

United States Department of the Interior
National Park Service

SENT TO D.C.
11-15-2001

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name South Charter Street Historic District
other names/site number _____

2. Location

street & number roughly bounded by Marion and South Market Streets, Sage Drive and South State Street. not for publication
city or town Monticello vicinity
state Illinois code IL county Piatt code 147 zip code 61856

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)
William L. White (SHP) 11-7-01
Signature of certifying official/Title Date
State of Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)
Signature of certifying official/Title Date
State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

<input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet.	Signature of the Keeper _____	Date of Action _____
<input type="checkbox"/> determined eligible for the National Register. <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other, (explain) _____	_____	_____

Name of Property

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
59	14	buildings
0	0	sites
0	0	structures
4	0	objects
63	14	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

7. Description

Architectural Classification

(Enter categories from instructions)

Queen Anne

Dutch Colonial Revival

Gabled Ell

Materials

(Enter categories from instructions)

foundation Brick

walls Weatherboard

Brick

roof Asphalt

other Wood

Limestone

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
B Property is associated with the lives of persons significant in our past.
X C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

c. 1855 - c. 1940

Significant Dates

c. 1855 - c. 1940

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings Survey #
recorded by Historic American Engineering Record #

Primary location of additional data:

- State Historic Preservation Office
Other State agency
Federal agency
Local government
University
X Other

Name of repository:

Allerton Public Library

South Charter Street Historic District

Piatt County, Illinois

Name of Property

County and State

10. Geographical Data

Acreage of Property approximately 13.5 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 1 6 | 3 6 5 7 0 0 | 4 4 3 1 3 3 0

Zone

Easting

Northing

2 1 6 | 3 6 5 8 3 0 | 4 4 3 1 3 2 0

3 1 6 | 3 6 5 7 9 0 | 4 4 3 0 9 0 0

Zone

Easting

Northing

4 1 6 | 3 6 5 6 4 5 | 4 4 3 0 9 1 0

(See continuation sheet)

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Alice E. Novak/Preservation Planner

organization ArchiSearch

date June 2001

street & number 2801 Holcomb Drive

telephone 217.367.1855

city or town Urbana

state IL

zip code 61802

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name multiple owners

street & number telephone

city or town state zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 7 Page 1

Narrative Description

Summary

Located in west central Illinois, Monticello is the county seat of Piatt County. Monticello is located between the cities of Decatur and Champaign/Urbana, just off Interstate 72 which traverses the communities northeast/southwest. With a population of less than 5,000, Monticello is the county's largest community, in a region which consists mostly of farming. The focal point of the city is the courthouse square and surrounding historic commercial district. To the nearby north of the downtown is the National Register-listed North State Street Historic District, an approximately six-block long residential district consisting of fifty-six contributing buildings (twenty-one non-contributing) with a period of significance from c. 1855 - c. 1940.

The South Charter Street Historic District begins at the immediate south end of Monticello's commercial downtown, spanning from Marion Street to Sage Drive (renamed from Jefferson Street in honor of "The Sage," the nickname for the high school, which adjacent to the south.) While in plan view, this area is technically only three blocks long, the uninterrupted stretch of South Charter Street which runs between Marion and West Bond streets is equivalent to about three typical city blocks, making the length of the district more equal to six blocks. The district is two blocks wide, spanning from South Market Street, the city's main north/south corridor, to South State Street. Many of the properties built along South Charter Street within the long block from Marion Street to Bond Street retain original full lot lengths which extend the depth of the block to South Market or South State streets. Thus most of the historic resources occupying these bordering north/south streets consist of historic outbuildings--carriage barns and garages. Located on several lots throughout the historic district are early twentieth century hip roof garages which feature hip roof dormers, generally a rather unique feature among outbuildings. Many of the lots have driveways which extend the full depth of the block-deep lots; others have short rear accesses to outbuildings located near rear lots lines. Also included within the boundaries are a few properties which face the side streets: West Bond and West William. The dates and architectural styles/vernacular building types of these historic resources are consistent with those along South Charter Street, although they generally represent later development.

To the north of the South Charter Street Historic District, the downtown commercial area largely has dwindled down to surface parking lots and a few small scale commercial buildings at its southern terminus. The late Italianate style Wilbur F. Stevenson Residence at 316 South Charter Street (just outside of the historic district at the northwest corner of Marion Street), is now being used as a law office, but retains a substantial degree of integrity. Beyond South Market Street to the west and northwest are commercial and industrial uses including a grocery store, a fast food restaurant, and grain elevators. To the south is the substantially altered high school and junior high complex, with modern buildings/wings eclipsing a historic school building which remains at the core. To the east, historic housing continues, but lot sizes are smaller, giving the area a different character than South Charter Street. Additionally, these houses are more consistently vernacular in character, are smaller, and have a lesser degree of integrity.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 7 Page 2

The South Charter Street Historic District is completely residential in character, with the historic resources including houses, carriage barns, garages, a shed and carriage-related resources. The historic district continues to retain a good degree of integrity, with generous lots, mature landscaping, and contributing objects such as carriage posts and a carriage block continuing to contribute to the sense of location, design, setting, feeling, and association. Included in the historic district are a total of seventy-seven historic resources, sixty-four of which contribute to the historic district. Of the contributing resources, thirty-two are houses, twenty-eight are outbuildings, and four are objects. Of the thirteen non-contributing resources, seven are houses and six are outbuildings. Three of the non-contributing houses and all six of the non-contributing outbuildings are modern. The other four non-contributing houses are historic, but have been altered to the extent that the integrity of their historic form and materials has been substantially diminished.

No one architectural style or vernacular house type dominates the historic district. Perhaps most striking is the broad range of styles and types which are represented in the district. From Gothic Revival and Queen Anne, to a plethora of period revival styles such as Dutch Colonial Revival, Classical Revival, Tudor Revival, and Georgian Revival, the historic district includes a wide variety of popular architectural styles. Mixed among these, are vernacular houses, including an outstanding Classic (five bay) I-House, several Gabled Ells, and two varieties of Bungalows, among others. Yet other houses represent a combination of both a vernacular house type and an architectural style.

For the following property descriptions, west side (even numbered) South Charter Street properties are listed first, followed by the east side properties. Then from the west to east, South Market Street and South State Street properties are described. Cross streets/east-west streets are listed from north to south, with north side properties followed by south side properties for each of the side streets: West Bond and West William.

Description

South Charter Street, west side/even numbered

404 South Charter Street (Coleman-McIntosh House, c. 1872) Gothic Revival and Italianate; irregular shape. 2 stories, brick foundation and walls, limestone water table; multi-gabled asphalt shingle roof with bargeboards in the main gables and a modillioned cornice with paired brackets around the cornice of the entrance tower. A rebuilt chimney is on the front-facing gable's ridge. Near the middle of the primary facade is a square entrance tower with a steeply-pitched pyramidal hip roof; gable roof dormers with pointed-arch vents face all directions. Round arches face the front/east and side/north to access the front door. A terrace extends out from the entrance tower and spans the right/north bay of the house. A brick solid wall with concrete cap lines the early twentieth century terrace. The first story windows in the front gable are 2/2 double hung sash with double rowlock segmental arches, keystones and stone imposts. The fourth bay's window (in a side gable section) and the side elevation's windows also have double rowlock segmental arches, but rather than stone imposts, the arches end in three part corbels. The second story features round arched windows; pointed arched windows with trefoil upper sash are featured on the entrance tower. A small gable roof wall dormer with bargeboard

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 7 Page 3

matching that of the main gables and a round-arched 2/2 double-hung sash is over the fourth bay of the facade. A one story square bay window with a hipped roof and bracketed cornice is on the south elevation. The rear elevation has several original/historic wings. (Contributing)

Outbuilding (c. 1910) Carriage barn; rectangular shape. 1-1/2 stories, horizontal wood siding with corner boards; corrugated metal roof painted green. The barn is set at the rear of the lot in close proximity to South Market Street, in the southwest corner of the lot. It has original slider doors and a hay loft door which face north. A pedestrian door faces the house/east. A gravel drive is off South Market Street to the north side of the carriage barn. (Contributing)

412 South Charter Street (Yoakum-Fitzwater House, c. 1868) Gabled Ell, L-shaped front. 2 stories, brick foundation, narrow artificial siding; asphalt shingle gable roof. A corbeled ridge chimney is on the front facing gable. A full-facade low-pitched hip roof porch follows the L-shape of the facade, and has a decorative cut-out open wood rail and turned posts; wood stairs access the front and side. Windows are 2/2 double-hung sash with plain surrounds and drip molds. The original solid wood entrance door has two round arched panels over two rectangular panels and a transom. The rear/west has a 1-1/2 story west facing gable wing that extends on the north side with 4/4 double-hung sash; a shed roof enclosed porch extends from this wing with a set of four windows and a pedestrian door which face the rear. The south side of the rear elevation has a two story gable pavilion. Extending from this is a small one story gambrel roof wing with an additional entrance which faces the rear of the property. A short driveway off South Market Street accesses both a carriage barn and a garage, then curves around the house and continues through to South Charter Street. (Contributing)

Outbuilding (c. 1925) Garage; square. 1 story, artificially sided walls; asphalt shingle hip roof. This two car garage has overhead doors and a Colonial Revival cupola and weathervane. A 1/1 double-hung sash and pedestrian door with transom face north. The garage is located behind the house, to the east/southeast of the carriage barn; both buildings appear on the 1928 Sanborn map. (Contributing)

Outbuilding (c. 1890) Carriage barn, rectangular shape. Oversized 1 story, board and batten siding; asphalt shingle gable roof. Three hinged openings face west; one hinged opening faces north. Single 1/1 double-hung sash are in the gable ends. The barn is set in the southwest corner of the lot near South Market Street. (Contributing)

Object (c. 1880) Carriage post, obelisk form, limestone. Located near the street to the left/south of the sidewalk which leads to the house, is a limestone carriage post with an iron ring on the street side. The post is approximately four feet tall; carved into the stone is "J. Yoakum". (Contributing)

Object (c. 1880) Carriage step, limestone. Located at the street to the right/north of the sidewalk which leads to the house, is a limestone carriage step, approximately twelve inches by thirty-eight inches. (Contributing)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 7 Page 4

420 South Charter Street (Stickle-Tatman House, c. 1855) Classic (5 bays) I-House with very slight Italianate influence, rectangular shape/front section. 2 stories, concrete parged foundation, plain wood watertable, clapboard walls, wood corner boards; asphalt shingle truncated hip roof and three brick chimneys (south interior end, rear slope, and rear 1 story wing). The wide overhanging eaves indicate very modest influence of the Italianate style. The 1/1 double-hung sash have functioning wood shutters, plain drip molds and surrounds. The central entrance bay porch appears to date to the early twentieth century, although, according to Sanborn maps, a porch of this size and configuration has existed on the house since at least 1899. The porch has a hip roof with a slight bellcast, plain cornice, brick piers with wood posts, and a wood slat rail; brick cheek pieces with concrete caps frame the staircase. A simple wood surround and transom frame the front door. The south elevation has a one story rectangular bay window with a truncated hip roof and very petite dentil-like features appearing as paired brackets along a generally plain cornice. The house has two rear wings, with the first wing being 1-1/2 stories, and appearing continuous with the main house (identical drip molds on the windows & wood shutters.) The next wing is a rear-facing one story gable wing with a brick chimney, and is historic, if not original (appears on 1899 Sanborn map). A concrete and gravel driveway leads to the south side of the rear outbuilding, and extends through to South Market Street. (Contributing)

Outbuilding (c. 1890; c. 1920) Outbuilding (use not clear on Sanborn map) modified historically to a garage, two car. The garage has wood clapboard walls and a steeply-pitched asphalt shingle roof. This is one of several garages in this historic district which feature a hip roof dormer extending off or near the main hip ridge; on this example, dormers are east/front and west/rear, and have eight-light sash. Original doors have been retained. A very mature tree has grown in close proximity to the garage, in front of the east dormer. (Contributing)

Object (c. 1880) Carriage post; limestone. The post has a large iron ring on top, and is set near the street. The post is fashioned as a tree trunk, with two cut-off branches. (Contributing)

432 South Charter Street (McMillen House, c. 1879) Queen Anne influence, irregular shape. 2 stories, concrete parged foundation painted dark green, narrow artificial siding; asphalt shingle multi-gable roof. Original windows have been replaced, but the openings remain unaltered. A two story gable roof cut-away bay is on the south side of the front facade. The entrance is on the right bay; the front-facing gable extends north as a catslide over the entrance bay. A hip roof also extends front/east from that to cover the reentrant angle porch. The porch's turned wood posts and open slat rail appear original, but modern pineapple carvings have been added to the newel posts on either side of the porch stairs. A gable roof dormer faces north on the catslide over the entrance porch, and appears to be a later, but historic, addition. The gable front has a small section of bargeboard and a drop pendill. The north elevation has a side gable, with additional wings to the rear/west. A modern rear deck with a shed roof cover has been added. A rear berm with white pine trees alters the elevation along South Market Street, but adds privacy to the rear yard. A modern picket fence and arbor-like gateway feature have been added at the facade plane of the house, on either side. (Contributing)

Outbuilding (Modern) Two car garage, low-pitched gable roof. The garage is at the rear of the lot and faces South Market Street. (Non-contributing)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 7 Page 5

444 South Charter Street (Bushee House, c. 1910) Gabled Ell, T-shaped. 1 story, rock-faced concrete block foundation, wide weatherboard walls; asphalt shingle gable roof and brick chimneys, one on the side gable's ridge (corbeled) and the other on the side gable's west slope. A full-width hip roof porch follows the Gabled Ell form, with a gable over the entrance stairs which lead to the door facing the side/north; wood stairs access the porch from the front and side/north. The porch has rock-faced concrete block porch piers with vined mortar joints; columns set on piers; and a small wood slat open rail. Windows groupings are in both the left and right bays (in the front and side facing gables), and consist of a fixed sash with a leaded glass transom above each and 1/1 double-hung sash on either side. Shutters have been added. The south gable pavilion is one bay wide with a narrow window facing front. A rear gable roof dormer is off the ridge of the main gable roof. (Contributing)

Outbuilding (c. 1920) Two car garage with exposed end rafters, steeply-pitched hip roof with a hip roof dormer extending out from the main hip peak with a 6-light window and exposed end rafters as on the main roof. The original garage lift doors with 7 lights in the upper section of the doors are extant. (Contributing)

450 South Charter Street (Morford-Hubbart House, c. 1880) Queen Anne, basically rectangular in shape. 2 stories, parged foundation painted gray, original wood siding includes clapboards and diamond shingles in the gables, corner boards; asphalt shingle truncated hip roof with side gable wings and shallow front facing gable pavilion. Windows are narrow 1/1 double-hung sash with plain wood surround, molded drip caps. A large fixed sash is in the left bay, front facing gable. The original door with segmentally arched single light and transom above remains extant. The shed roof porch is highly decorative, with a small, steeply-pitched gable with bargeboard over the entrance bay, turned posts, spindlework and pendils; circular patterns are cut into the cornice. The porch's wood open rail is also highly decorative, carved. The deeply recessed right/north bay is in the north-facing two story gable that extends off the hip roof; a side entrance is recessed with an original historic door, historic storm door, transom. At this side entrance, is a small, partial hip roof porch with detailing identical to that on the front porch. A rear wing on the north side is one story appears is historic if not original, but the windows treatment is slightly different. The south elevation with cut-away bay with steamboat style brackets. Two entrances are at the rear of the south side: one is at-grade with c. 1940 aluminum awning; the other appears to be an extension of a bulkhead door which leads to the basement space. It is covered with a low-pitched gable roof, is wood sided, and has a single-light. A gravel driveway off South Market Street accesses the rear of the lot, and continues along the south side of the house to South Charter Street. (Contributing)

Outbuilding (c. 1905) Two car garage, steeply pitched pyramidal hip roof with exposed rafter tails. This garage was likely converted from a carriage barn which appears on Sanborn maps from 1909, 1915, and 1928. It is located on the rear of the lot, south side. (Contributing)

454 South Charter Street (Rankin House, 1920) Bungalow (Dormer Front), square shape. 1-1/2 stories, brick foundation, soldier course watertable, brick walls; asphalt shingle side gable roof, with knee braces. The full facade porch is within the main side gable roof, and is screened (historic/original). Brick cheek pieces with concrete caps frame the concrete stairs to the porch. The porch features tapered brick porch piers and a brick solid rail with a concrete cap. A rough aggregate segmentally

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 7 Page 6

arched cornice spans the width of the porch, resting on the tapered brick porch piers. The same treatment is used on the sides of the porch. A triple window set is on the right bay, and features an arched fixed sash with transom framed by double-hung sash. The roof is dominated by a front facing gable roof dormer with asphalt shingle walls, exposed rafters tails, three knee braces, and a set of four 4/1 double-hung sash with plain wood surrounds and a molded drip cap. The house's windows have vertically divided upper sash, mostly 4/1 double-hung sash. Some fixed windows on the north side are simply four vertical lights. The shed roof bay on the north elevation also has exposed rafter tails, and a triple window set. A steep shed roof entrance hood with knee braces is over the side entrance at the rear of the north elevation. The side elevations have mixed window groupings. A concrete driveway is on the north side of the house, and winds around to the rear garage which is set behind the house. (Contributing)

Outbuilding (c. 1925) Garage, shiplap siding, pyramidal hip roof. The garage has a pedestrian door and single garage door which face the rear of the house/east. A slight build-out extends the garage at the door only for approximately one foot. (Contributing)

462 South Charter Street (Bumstead House, 1906) Dutch Colonial Revival, rectangular shape. 1-1/2 stories, brick foundation, artificial siding; asphalt shingle gambrel roof and a rebuilt chimney on the ridge of the north side facing gambrel. The full facade front porch is incised within the main front gambrel roof; it is screened, and has a central door. The porch is constructed with brick piers and wood posts, with a solid porch railing and cornice of artificial siding. The upper half story has grouping of four replacement windows deeply recessed from the front gambrel's eaves; the gambrel apex is boxed and overhangs the window group. The side elevations have cross gambrels with evenly spaced bays; small shed roof dormers are off the front gambrel, to the front of the side gambrels. A one story oriel window is within the north side gambrel. A series of single windows are on the first story, with a north side entrance toward the rear/west section having a shallow deck from this entrance to the rear of the building. A large, fixed sash (replacement) and historic double-hung sash are in the north side gambrel. On the south side is a one story enclosed sun porch near the front facade; it was added between 1915 and 1928, according to Sanborn maps. A large rear two story addition with a low-pitched roof extends well past the south elevation; an open deck at the rear is covered with a broad gable roof with four full-height columns. An unimproved driveway of gravel, then grass passes through the entire full-depth lot on the north side. (Contributing)

Outbuilding (modern) A large, modern 1-1/2 story modified gambrel roof garage is at the rear of the lot. A two-car sized door and pedestrian door face north. (Non-contributing)

470 South Charter Street (c. 1940) Colonial Revival, rectangular shape. 1-1/2 stories, brick foundation, wide wood watertable, wide wood siding; asphalt shingle side gable roof with very shallow eaves, and north and south corbeled interior end chimneys. The house features a monumental entrance with a gable roof entrance pavilion slightly lower than the ridge of the main cross gable roof. The entrance is framed with 1-1/2 story paired columns. Engaged pilasters are on either side of the entrance. Oval Colonial Revival style windows (eight-light sash in a radial treatment) with four wood keys are on either side of the door. A broken swan pediment with a center vase is over the door with pilasters on either side. The wood entrance door is paneled, complete with Colonial Revival door knocker; a large lantern

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 7 Page 7

hangs from the porch ceiling. A small denticulated course runs beneath the broken pediment. Windows on the first story are 6/6 double-hung sash; upper story windows on the facade are 6-light fixed or awning sash. A cornice, plain except for a small denticulated course, spans the front of the building and wraps the gable over the front entrance. Corner boards treated as pilasters. The facade treatment wraps slightly to the side elevations as side cornice returns. The upper story on the side elevations has segmentally arched multi-light sash/6. The north elevation has a screened in porch. The rear elevation has a one story historic/original porch, now enclosed with jalousie windows. Pilasters and return cornices are also at the rear of the house. A driveway is on the south side of the lot back to the garage. A concrete sidewalk up to front brick stoop beneath monumental entrance is pigmented (red) concrete. (Contributing)

Outbuilding (c. 1935) Double car garage, side gable roof with a single, wide double-width overhead door is in close proximity to the rear of the house; the roof line nearly touches that of the adjacent property's garage. (Contributing)

474 South Charter Street (c. 1885) Queen Anne influence, irregular shape. 1 story, brick foundation, artificial siding; asphalt shingle multi-gable roof and brick chimney on the west slope of the side facing gable. The entrance is on the south angle of the gable front cut-away bay; a narrow transom is above the door. The shed roof front porch wraps the front and a portion of the north elevation, and includes turned posts. The front gable has a large fixed sash with a transom window; the transom has stained glass and wood muntins surrounding a plain, central pane of glass. Windows are 1/1 double-hung sash with modern storm windows added. The windows are detailed with a pilaster-type effect in the surrounds, with bulls-eye corner blocks. The north side gable has one window; the south side gable has paired windows. A rear-facing lower gable roof wing spans much of the rear elevation. The rear entrance has a small gabled hood. (Contributing)

Outbuilding (c. 1910) Two car historic garage (perhaps converted from a carriage barn), gable front roof. The walls are narrow shiplap siding. One original slider door (west bay) has been retained and one replacement door (east bay) has been added. A single 4/4 double-hung sash faces west; a 4/4 window and a four-panel pedestrian door face east. A partial concrete and asphalt driveway to the rear of the house, West Bond Street, gives access to the garage. (Contributing)

702 South Charter Street, at the southwest corner of West Bond Street (Miller House, c. 1880) Gabled El, L-shaped. 1 story, concrete parged foundation, artificial siding; asphalt shingle multi-gable roof and a ridge chimney is on the front gable. The house has been substantially altered (Foster Construction, 1986) with artificial siding, replacement windows, and a change in the pattern of the fenestration. The windows appear to be large fixed sash with a bottom awning sash. The house is three bays wide with a blind left bay consisting of a shallow hip roof. The porch has been enclosed. The front gable is cut-away with blind cut-aways. A flat roof porch extends off the reentrant angle; the solid rail is artificially sided. Concrete stairs with iron railings on either side access the porch; wood posts on top of the solid rail have been retained. The cornice is plain. The main entrance door is a modern replacement door with a three-tiered window set. The rear wing is historic/original. (Non-contributing)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 7 Page 8

Outbuilding (c. 1920) Single car hip roof garage accessed off West Bond Street at the rear of the lot. The garage is detailed with corner boards, and has original wood siding. A hip roof dormer with a multi-light sash extends off main hip ridge over the historic garage door. Two pedestrian doors face east/the rear of the house, as does a 3/1 double-hung sash. This is an excellent example of an early twentieth century single car garage, and retains a high degree of integrity. (Contributing)

704 South Charter Street (Bond House, c. 1890) Gabled El with Queen Anne influence, L-shaped front. 1 story, parged foundation painted dark green, wide metal (possibly historic) siding; asphalt shingle multi-gabled roof. The house has a half hip roof reentrant angle porch, with original beadboard rail, full height wood posts, and plain cornice. A cut-away gable extends far in the front with a modern c. 1940s door in the left/south of the cut-away; an additional entrance is deeply recessed in the reentrant angle faces front. The front gable has a wide fixed sash and plain transom above; the gable apex has a vent. A south facing gable is cut-away with decorative bargeboard trim. A truncated hip roof rectangular bay window off that gable has two windows facing south and single windows facing east & west. On the north side is another cut-away bay with a 1/1 double-hung sash substantially hidden by a two story evergreen. Windows throughout the house have bulls eye corner blocks, plain surrounds, highly decorative hoodmolds, and central pendill features. The cut-away bays additionally have sawtooth bargeboard treatment. The house continues to the rear with several wings. (Contributing)

Outbuilding (c. 1918) Very narrow single car garage, with a steeply-pitched gable front roof, wood swing doors, and shiplap siding. The garage is accessed off West Bond Street, behind/southwest of the garage to 702 South Charter Street. (Contributing)

716 South Charter Street (c. 1885) Queen Anne and Italianate influences, irregular shape. Tall 1 story, concrete parged foundation painted gray, artificial siding; asphalt shingle multi-gable roof and chimneys located on the right/north main gable and lower north gable wing. The front entrance has a flat roof porch extension that comes off a front-facing and the main side facing gable, in a front reentrant angle. It has been enclosed with 1/1 storm sash, and an artificially-sided solid rail; the front door is a modern replacement with leaded glass. Historic wood posts appear on either side of the door and around the window enclosures of the porch, remnants of the historic porch; the cornice is plain. To the right of the entrance/porch bay is a front facing gable with a semi-hexagonal truncated hip metal roof, bracketed cornice, and very narrow 1/1 double-hung sash. To the right of this is a very narrow 1/1 window with a plain surround; window appears to be original, but shutters added/non-functional. Lower gable wing continues to the north with wider 1/1 window appears to be a later/modern addition. (Contributing)

Outbuilding (c. 1930) Oversized single car garage with vertical wood siding, steeply-pitched pyramidal hip roof with exposed rafter tails, and a modern, solid overhead door. The garage is accessed off West William Street. (Contributing)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 7 Page 9

816 South Charter Street (Handlin House, c. 1890) Colonial Revival, basically square in shape. 2-1/2 stories, narrow clapboards first story; slightly wider clapboards second story with a wide wood belt course between the stories, corner boards; asphalt shingle hip roof and tall brick chimney, rear slope. The large hip roof porch is full facade and wraps south/left. A gable/pediment extends slightly from the porch roof over the entrance stairs, and has a denticulated cornice and a central "X" applique. The porch has a low concrete porch floor, poured concrete stairs and concrete cheek pieces, and full height columns (paired at the porch's pediment). The porch's cornice is denticulated with wreaths appliques over each of the columns around the porch (and painted in a multi-color scheme.) Aligned with the porch pediment is a one bay, 2-1/2 story table pavilion which contains the entrance. The entrance has a large single light door and plain surround. Palladian windows are on either side of the entrance bay with fixed sash and an arched transom framed by small double-hung sash on either side. Upper sash have leaded glass. The second story has very wide 1/1 double-hung sash with plain surrounds. The upper half story of the gable pavilion has a pair of smaller 1/1 double-hung sash; plain surround. The gable treatment on pavilion identical to the porch pediment. Hip roof dormers face north, south, and rear/west, and have corner boards and paired petite 1/1 double-hung sash, and denticulated cornices as on the main house and porch. The south elevation (facing Sage Drive/the high school) features a variety of windows, paired and single, in addition to another Palladian window like that on the porch, which is located on the rear/west of this elevation. A bulkhead door is at rear/west side of house to access basement. The small one story wing is original and includes a porch. Mature evergreens prevent a clear view of the upper stories of the rear elevation. (Contributing)

Outbuilding (c. 1905) Shed; long narrow shape, asbestos shingle gable (north/south facing) roof, clapboard walls. A pedestrian door faces the house/east. The shed is located at the rear of the house at about the mid-point of the full depth lot, and is without driveway access. It is difficult to view from public right of way due to proximity to house and mature evergreens which surround the house and its immediate lot. The building appears on the 1915 Sanborn map and is identified as a shed. (Contributing)

Outbuilding (c. 1902) Carriage barn, square shape. 1-1/2 stories, historic wood siding, asphalt shingle pyramidal hip roof. A hip roof dormer is off the south elevation with two fixed sash. Two narrow windows face east. A carriage barn door faces Sage Drive/south; a pedestrian door and window group is to the left/west of the carriage barn door. The barn is now used for commercial purposes, housing an antique shop. (Contributing)

South Charter Street, east side/odd numbered

407 South Charter Street (Matson-Barker House, c. 1900, altered 1915) Queen Anne and Craftsman, basically rectangular in shape. 2-1/2 stories, brick foundation, wide wood siding with wood shingling painted in a multi-color scheme; asphalt shingle pyramidal bellcast hip roof with broad eaves and exposed narrow rafter tails, and a chimney on the south slope of the main hip roof. Wood clapboard extends to about the mid-sash point of the second story windows, where the wall treatment becomes wood shingle, with a bellcast at the transition. Corner boards extend to the bellcast. The 1/1 double-hung sash have plain wide wood surrounds. A full-facade flat roof porch extends north past the front

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 7 Page 10

facade and wraps one bay of the north elevation. It features a solid wood rail with wood shingles, wood stairs (no cheek pieces or railing), and wood columns set atop the wood solid rail. The entrance is in the left bay, and has a wide door (which is set toward the middle of the porch). Triple window group with a wide 1/1 double-hung sash with narrower 1/1 double-hung sash on either side is on the first story. Above that window group on the second story are a pair of 1/1 windows. Above the entrance bay is a multi-light rectangular sash. On the right/south side of the facade is a shallow clipped hip roof pavilion which extends out from the main bellcast hip roof line. The full, deep cornice return creates a dormer effect at the upper story. A bellcast hip roof dormer is on south elevation. Mixed fenestration on the south elevation includes a small pair of windows and singles windows otherwise. A one story bellcast hip roof rectangular bay extends at the rear of the south elevation. On the southeast corner is a sleeping porch with triple window set facing south on the second story; a blind hip roof dormer is at the rear over this location. The rear elevation has a triple window set (in this case a narrow 1/1 framed by wider 1/1 windows) also at the left/southeast corner of the second story. A rear entrance on left/south side. An unusual octagonal truncated hip roof one story porch with exposed rafter tails is toward middle of rear elevation. Hip roof dormer with multi-light sash. The north elevation features an elaborate two-story round oriel with a bellcast copper decorative base, clapboard and wood shingle siding, two very tall oversized round arched 1/1 double-hung sash), wood keys, two fixed sash at the attic level and a conical bellcast roof. A wood picket fence surrounds the rear lot and the entire lots is splendidly landscaped. (Contributing)

Outbuilding (c. 1900) Carriage barn, vertical wood siding, north/south gable. Single four-light sash are in the gable ends. The historic doors remain on the east elevation, with the barn being set closely to South State Street and accessed from that direction. A weather vane is on the north end of the gable roof. (Contributing)

413 South Charter Street (Glasgow House, 1998) Modern, irregular shape. 2 stories, concrete foundation, EIFS (exterior insulation and finish system) walls, asphalt shingle side gable roof, and a south exterior end chimney. The front gable pavilion includes the entrance and a blind bay; a four window bay is in the second story. A low concrete porch is incised within the front gable pavilion; EIFS cheek pieces with concrete caps are on either side of the wide concrete stairs. A flat roofed screened in porch wraps one bay in the front, and continues along the south elevation. A large rear wing spans much of the rear lot along South Charter Street, and includes a double car garage. (Non-contributing)

419 South Charter Street (Porter House, c. 1875, modified 1907) Classic (5 bay) I-House modified historically, basically rectangular in shape. 2-1/2 stories, concrete parged foundation, narrow artificial siding; asphalt shingle truncated clipped hip roof, and a chimney is on the central truncated section of the roof. Windows are 1/1 double-hung sash, with historic storm sash. The 1899 Sanborn map shows this house in its original I-House form, with a one story rear wing at plane with the main house on the south elevation; other wings and porches extended north and east of this. At that time, it also had a central entrance porch. By the 1909 Sanborn map, the house is shown with its current form. A newspaper article confirms that the Porter family was making "improvements" to the house in 1907. The house features a full-facade two story porch. Solid cheek pieces are on either side of wood porch stairs to the raised porch. The porch has a solid rail with wood columns on top. The first story of the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 7 Page 11

facade is five bays, with a central entrance; the door is historic with a transom; two windows on either side. The second story is three bays. The truncated hip roof of the porch's second story serves as the floor of the second story porch. The second story porch has a wood open rail with narrow rails; full-height wood columns; and a central, single-light historic door with a simple surround with drip mold. A very small gable roof dormer consumed by a single window faces front/west. The north elevation has three evenly spaced bays, ending in a round two story bay (vertically sided) with a flat roof. The south elevation has evenly spaced windows (four on first; three on second). A one story historic/original wing with a steep gable roof is of the rear; facing north on this wing is a door with sidelights on either side and multi-light sash on either side of the door creating a Hall and Parlor-like wing. (Contributing)

Outbuilding (c. 1912) Single car garage to rear and south of main house, square shape. The garage has a very steeply pitched pyramidal hip roof, with a slight shed extension within that to allow for a larger car, board and batten-like siding. A pedestrian solid door is to left/north of garage door. The driveway which formerly led to this garage is no longer extant. In the front lot/south side, one car length of a concrete, tire-tread style driveway remains on line with this garage at the front of the lot. Very mature trees have grown within the former driveway space. The garage now has South State Street access. It was formerly a drive-through garage. (Contributing)

433 South Charter Street (Baker House, 1882) Queen Anne with slight Italianate influence, basically rectangular in shape. 2-1/2 stories, brick and concrete parged foundation, clapboard walls; asphalt shingle multi-gable roof with boxes cornices. Windows are 1/1 double-hung sash with plain wood surrounds with simple drip caps. The house features intersecting gable roofs with a lower front gable which incorporates most of the first floor. From the front, the house is almost Side Hall Plan within this gable, with a left/north bay entrance, historic two-light, two-panel door with transom. A north side facing cut-away gable is slightly taller than the front first story gable. The low wood porch deck is accessed by two wood stairs and a highly decorative wood open rail which continues around as the open rail of the porch. This railing is identical to that on 412 South Charter Street, nearby across the street. The porch posts are chamfered and the cornice is plain, with decorative detailing (carved brackets and side braces) at the posts. A keystone feature is over the entrance bay aligned with the entrance beyond. Three evenly spaced windows on the second story. The upper half story has a single 1/1 double-hung sash. The south elevation has a one story hip roof semi-hexagonal bay with carved brackets showing slight influence of Italianate style. A side entrance faces south and is almost at grade with a simple flat aluminum awning over a stoop. A series of two rear wings extends east. The first wing is two-stories (still much lower than the original house), and is one bay deep on the south side. A one story low-pitched gable one story wing with exterior end chimney on the east side is also at the rear; on the north 1/3 is a screened-in porch within a shed extension off the gable roof. Both wings are historic/original. A historic limestone slab sidewalk leads from the city right of way up the front yard to the house. A front driveway is on the south side of the lot. A curb cut is at the rear of the lot aligned with this driveway, but the driveway no longer extends through the lot. (Contributing)

Object (1882) Carriage post, limestone. Near the street and set to the right/south of the front sidewalk which leads to the house, this carriage post is fashioned as a tree trunk with five cut-off branches and a "squirrel hole." The date "1882" and "J. Baker" are carved into a smooth faced "plaque" which is applied to the tree trunk, all produced in limestone. (Contributing)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 7 Page 12

Outbuilding (modern) Two car, low-pitched gable front garage set near the southeast corner of the lot. The garage has wide 1/1 double-hung sash, paired on the rear/east and single on the north. (Non-contributing)

435 South Charter Street (Salyers House, c. 1909) Colonial Revival, rectangular shape. 2-1/2 stories, rock-faced concrete block foundation, artificially sided walls, asphalt shingle multi-gable roof, with a steeply-pitched main hip and a denticulated cornice. Antefixes are at all roof edges (including the main roof and dormer edges.) The 1/1 double-hung sash have plain window surrounds and simple drip caps. The raised full facade porch of brick-sized rock-faced concrete block, includes a solid porch foundation and cheek pieces; low open wood slat rail, concrete rock-faced piers which extend up past the rail height and have fat wood columns resting atop; and denticulated cornice like that of the main roof. A gable with wide cornice return, dentils, and swag treatment extends over the entrance bay. The door is single light, and has leaded glass sidelights with panels on either side; the surround includes pilasters and dentils with petite engaged columns, and wreath appliques over carriage light-like porch lights. In the first story south bay (to the right of the entrance) are two wide, plain 1/1 double-hung sash. On the second story are two Palladian windows groups, each consisting of a central round arched 1/1 with a wood key and leaded glass casement or fixed sash on either side; wood keys are over central sash. A hip roof dormer faces front, and is detailed with a denticulated cornice, antefix, and a set of three petite 1/1 double-hung sash. The north elevation has a bellcast hip roof pavilion with a Palladian window group similar to that on the main facade (apparently a staircase feature); it also has a single round arched stained glass window which matches that of the center window in the north-facing Palladian group located mid-floor. The upper half story has a pair of full height double-hung sash plus a square sash. A north side entrance is protected by a large at-grade low-pitched shed roof screened in porch, which is now only partially screened and extends almost to the extent of the north lot line. The south elevation is blind on first part of the first floor. A shallow hip roof semi-hexagonal bay extends to near the south side driveway; the bay has a narrow denticulated cornice. Three upper story windows and a dormer identical to that on the north elevation are on the south. (Contributing)

Outbuilding (c. 1925) Three car garage, clapboard walls, side gable roof. The garage is located on the rear/southeast corner of the lot (and appears on the 1928 Sanborn Map.) It has a single car entrance off South State Street which creates a drive-through, aligned with a front/west facing garage door. (Contributing)

447 South Charter Street (Reed-Heath House, 1909) Dutch Colonial Revival, rectangular shape. 2-1/2 stories, artificial siding; asphalt shingle gambrel roof. Pre-cast concrete stairs access the raised full-facade, low-pitched hip roof porch; an iron open rail is on either side within brick cheek pieces with concrete caps. The porch has a wood porch floor, wood slat lattice covering the porch base, brick piers extending from the grade level up past the railing level, wood open slat rail, and wood columns resting on the brick piers. The porch cornice continues out from the porch, and around the side of the house, dividing the first story from the upper stories. The facade is two bays with a right/south entrance; the door has a plain wood surround and drip cap. A triple window set is on the left side with a large fixed sash, 18-light transom with wood muntins and narrow 1/1 double-hung sash on either side. The second story has two pairs of 12/1 double-hung sash. A scrolled modillioned cornice is beneath the boxed apex of the gambrel. The upper half story has a slight overhang, and a large rectangular multi-light sash.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 7 Page 13

The north elevation has a shallow semi-hexagonal hip roof oriel with a triple window set. Above the oriel are paired windows within a side gable. A hip roof dormer is on west end of north elevation. On the south side, a concrete driveway runs along the house to an attached Mansard roof single car garage addition which is substantially recessed from the front facade plane of the house. The garage wing has a pedestrian door which also faces the driveway/west. On the main house, a four window group of diamond-paned/1 double-hung sash are on the first story (a presumed dining room location); above that are paired windows. A hip roof dormer with a petite 1/1 double-hung sash is at east end of the south elevation. An addition on the home was done in 1964, designed by architect Ed Cook; Hammerschmidt served as the contractor. The full-elevation rear addition is brick faced, blind on north 2/3, with two windows and pedestrian door into the rear of what is the garage addition on the south side of the house; a large brick interior end chimney is in the middle of the addition. The brick wall treatment extends to create a half-wall enclosed terrace space at the southeast corner of the house. (Contributing)

Outbuilding (c. 1940) Single car garage, low-pitched gable roof and boxed cornice returns has paired windows facing the north and south sides. A short concrete driveway off South State Street accesses the garage. (Contributing)

449 South Charter Street (1st Presbyterian Parsonage, c. 1872) T-Plan, T-shaped. 1-1/2 stories, brick foundation, artificial siding, asphalt shingle gable roof, and front ridge chimney. The house has a left bay entrance with transom into a slight build-out area to the north side of the front facing gable, an extension within the nearly full-facade hip roof porch. Porch extends out around the north of the front gable pavilion. (Sanborn maps show that the house had only a left/north reentrant angle porch until after 1909.) The porch appears to have modern replacement materials: plain cornice, very petite turned posts and turned balusters. Two wood steps access the raised wood porch floor. The front gable has a wide fixed sash with transom and paired 2/2 on the second story. The side elevations have mixed fenestration, including an octagonal window on the first story near the north side gable. The south facing gable wing is blind on the west. The south side elevation is difficult to view due to mature evergreens. The one story low-pitched gable wing is historic/original. (Contributing)

Outbuilding (c. 1929) Single car garage, gable front roof. The garage is very narrow/small in scale. It is accessed by a concrete tire and grass strip driveway on the north side of the house. (Contributing)

Outbuilding (Modern) 1-1/2 car garage with a low-pitched hip roof, synthetic siding, and a pedestrian door facing north. The garage is located in the southeast/rear lot corner. (Non-contributing)

461 South Charter Street (c. 1914) Craftsman influence, Four Square, rectangular shape. 2 stories, brick foundation, clapboard walls, wood watertable, and corner boards treated as fluted pilasters; asphalt shingle gable front roof with deep cornice returns. The upper story of the house with "half-timber" treatment, painted in a multi-tone color scheme, and a plain cornice. The windows and door have plain wood surrounds and drip caps. The house has a full facade, low-pitched gable porch with very deep cornice returns in a Tudor-like archway as on the main house gable. The raised wood porch floor has a solid brick base. Brick piers extend from the ground (on the end bays); fluted wood posts on brick piers frame the central entrance bay. The first story facade windows are large fixed sash with

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 7 Page 14

transoms. The second story has wide 5 vertical/1 double-hung sash. A central 3-light small window set high within the second story. The north elevation is symmetrical with paired windows on the right/west bays on both stories and a triple window set on the rear of the first story; paired are windows above. On the south elevation, a hip roof shallow rectangular oriel has bracket-like features at the base and fluted pilasters at corners. A central window pair is over the side entrance with a historic storm door. An unusual rectangular window is to the east of the oriel. The original rear wing also with fluted corner boards as pilasters; a hip roof porch extension has a modern deck added. (Contributing)

Outbuilding (c. 1935) Garage with pyramidal hip roof retains its two bay slider historic doors, shiplap siding. The garage is accessed at the rear of the lot/South State Street from a short concrete driveway. (Contributing)

465 South Charter Street (Widick House, 1917) Four Square, Craftsman influence, rectangular shape (very similar to 461, with almost a mirror plan). 2 stories, brick foundation, wood watertable, artificial siding was removed in recent years with original wood clapboard now exposed and painted in a multi-color scheme; asphalt shingle hip roof. Corner boards are as fluted pilasters. Windows are wide double-hung sash with vertically divided upper sash, usually 4/1. The full-facade brick porch has brick piers which extend from the ground at the corners; slight Craftsman influence is exhibited in the brick detailing at the top of the piers. Framing the entrance bay are tapered porch posts atop brick half-piers with concrete caps. A wide bellcast overhang is on both the main and porch roofs. A central gable extends slightly over the porch stairs; it has an extremely wide, deep cornice return with "half-timbering" treatment in vertical wood. The second story features a large, square central window with 3 vertical lights, and is set high within the story. The wood sill is continuous on the second story. A wide hip roof dormer with a triple set of short wide windows faces front as an extension of the main hip roof ridge line. On the north elevation, a hip roof rectangular oriel is over a side entrance accessing the north side concrete driveway which extends the full depth of the lot to South State Street. Windows are mostly paired windows on this elevation; two short square windows are above the oriel. The south elevation has paired and triple sets of windows on the first story; the second story with has paired windows until the rear which has a set of four windows indicating a second story sleeping porch; a triple window set faces the rear/east from this location. The one story, low-pitched hip roof rear wing is original and spans the entire elevation; like the main section of the house, it also has corner pilasters. A screened-in porch is on the south half of the wing. (Contributing)

Outbuilding (Modern) Three car garage, steeply-pitched pyramidal hip roof with wide eaves, wood walls. Two garage doors: one is single and one is 1-1/2 car width. The hip roof has a cupola-like feature. The garage appears historic, with its design being akin to a carriage barn. (Non-contributing)

471 South Charter Street at the northeast corner of West Bond Street (Lemen-Norris House, c. 1900) Pyramidal hip cottage with Classical Revival influence, irregular shaped, but front facade is T-shaped. 1-1/2 stories, brick foundation, clapboard walls; asphalt shingle multi-hip roof with gables and partially corbeled brick chimney south slope of main hip. A scrolled modillioned cornice surrounds the historic section of the house. The roof of the house's core is very steeply-pitched pyramidal roof. Extending west off this main hip is a lower hipped roof wing with an extensive bellcast encompassing the porch, which forms a U-shape around the T-shaped facade. The entrance is left/north, and retains a large light

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 7 Page 15

historic/original door. The porch has original lattice work on its base, a raised wood porch deck, an open narrow slat wood open rail, full height porch columns, and a plain cornice with modillions under wide eaves. A hipped roof dormer with clapboard walls extends off this lower hip roof section; it, too, has modillions and single square sash facing front/west. Beneath the porch roof, a 40-light transom is over a large fixed sash at the end of the T stem. The north elevation has a 1-1/2 story round tower with a cornice of a delicate series of swags (some of which are now missing); it is clad with wood shingling and has tall, narrow single light sash on the first story and shorter sash on the upper story. A denticulated cornice is above the tower's swags. The north and south side gable pavilions have recessed upper story sash with scrolled pediment hoodmolds. Main doorway on right/south side of t-bar extension. Some windows have been replaced on the south elevation. A small hipped roof rear porch on the south side with full-height columns like those on the main porch; patio doors added into house and a single pedestrian door faces west. A small section of this historic porch has been enclosed toward right/west one bay with a single light sash. On the east/rear elevation is a large addition, which includes a two car garage (accessed off West Bond Street) and additional spaces. The upper story of the addition has two gable roof dormers with 1/1 double-hung sash. The lot extends the block depth to South State Street, with the house now consuming much of that depth. (Contributing)

703 South Charter Street, at the southeast corner of West Bond Street (Davidson House, c. 1885) Queen Anne influence, irregular shape. 2 stories, brick foundation with interlocking brick treatment at corners, narrow artificial siding, varied roof with main core being a truncated hip with gable pavilions off that (asphalt shingle). The windows are detailed with a pilaster-like surround with bulls eye corner boards and a scalloped cornice-like treatment serving as a drip cap. The blind left bay goes to the side of a north facing gable pavilion. The entrance has a multi-light door with a plain surround, a raised concrete stoop with full-height columns, and gable extension with boxed cornice. Above the entrance is a pair of 4-light (in a 3 vertical/1 pattern) casements into the truncated hip section. A right/south facade gable is cut-away gable with the same window placement on both stories: a wide central fixed sash and a 6-light transom; 1/1 double-hung sash are on either side in the cut-aways. A porch-like hip roof section extends south with triple window sets on the first and second stories; the south elevation has sets of four windows. A small breezeway gable wing has been added, perhaps historically, to the south, and extends the house over to a gable front garage, now attached on the south. Two modern doors face front/west and a large two-part swing doors are above in an upper story loft area. Boxed cornice returns are on the front gable roof of this garage; two small windows face south. The north elevation has a stained glass window toward the front around entrance bay. The north side entrance has the same pilaster/bulls eye surround treatment as windows. A half-circle driveway is off West Bond Street. (Contributing)

717 South Charter Street at the northwest corner of West Williams Street (Rodgers House, c. 1875) Gabled Ell with slight Colonial Revival influence on porch, L-shaped. 2 stories, brick foundation, artificial siding; asphalt shingle gable roof and a boxed cornice. 2/2 double-hung sash windows. A full-facade porch extends out from the reentrant angle across the front facing gable on the south bay. The porch has a truncated hip roof with a gable pediment extending over the entrance bay with paired columns on either side of the entrance bay and posts at the porch ends; engaged pilasters are at the facade plane. Wood slat lattice remains as a porch base covering. Brick piers with concrete caps rise from grade up past the railing level to support the porch posts and columns. A large two-car garage

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 7 Page 16

low-pitched gable wing extends on the north side of the house off the north facing gable eclipsing the original first story of that gable; it is clad with a different color of synthetic siding from the main house. The addition is blind on the north side. The south elevation is symmetrical, and four bays wide. A modern deck has been added to rear of house. A shallow two-story shed wing is on rear. The lot does not extend back to South State Street. (Contributing)

817 South Charter Street (Mary J. Piatt Bryden House, c. 1864) Double pile vernacular, rectangular shape with an off-set rear wing. 1 story, foundation not visible, narrow artificial siding; asphalt shingle side gable roof and brick ridge chimney is on the south half of the house. Windows are 1/1 double-hung sash replacements, with snap-in muntins (some broken); non-functioning shutters have been added. The house is five bays wide and two rooms deep. A small central hip roof porch has Doric posts; engaged pilasters are at the facade plane and a plain entablature surrounds. The entrance is surrounded with three-light paneled sidelights and a three-part transom. The narrow gable roof wing which extends off the southeast corner of the house is historic/original. It is two bays wide on the south side; one blind bay to rear/east side. The house is now surrounded with a parking lot; it is rented by the school system to a dental practice. (Contributing)

South Market Street

447 South Market Street (c. 1980) Tri-Level, L-shape. 1 story on a raised basement, concrete foundation, brick-faced lower story and wide artificially sided upper story; low-pitched asphalt shingle gable roof. The windows are 1/1 double-hung sash with non-functioning shutters. A double car, gable roof attached garage is on the north side of the house. (Non-contributing)

451 South Market Street (c. 1925) Craftsman influence (perhaps a pattern book house), rectangular shape. 1 story, poured concrete or concrete parged foundation; artificially sided walls; asphalt shingle clipped gable roof, and a tall brick chimney is in the middle of the west slope. A stone retaining wall lines the lot on the north/left side with a flower garden adding to the picturesque setting. A slight berm is on the front lot. Three poured concrete stairs with cheek pieces access the upper tier of the lot and the house. A concrete terrace is in front of the entrance, and extends past the first window pair on the main facade. The entrance is on the left/north bay and is not clearly visible beyond mature evergreens. A bellcast extension within the main roof serves as a door hood. The door is framed by two narrow windows (perhaps casements) which are approximately half-height (and are not fashioned as sidelights.) These windows have sills which extend like shelves with small brackets beneath. The middle of the facade has two pairs of narrow 6/1 double-hung sash with historic/original wood shutters. The shutters consist of three vertical slats with cut-out keyholes. A small rectangular fixed sash is in the far right/south bay of the facade. The side elevations are two bays, with 6/1 double-hung sash. This house is behind 454 South Charter Street, where the current/extant house replaced an earlier house in 1920. The original full-depth lot is presumed to have been sub-divided shortly thereafter, allowing for the construction of this house shortly thereafter. This house appears on the 1928 Sanborn map. (Contributing)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 7 Page 17

Outbuilding (c. 1935) Oversized single car gable roof garage with overhead door facing west/South Market Street. It is access by a gravel driveway on the south side of the house, and is in very close proximity to the garage belonging to 454 South Charter Street. (Contributing)

South State Street

702 South State Street at the southwest corner of West Bond (c. 1985) Ranch (pre-fabricated), rectangular shape. 1 story, concrete block foundation, artificial siding; asphalt shingle hip roof. A small gable extension on the facade is incised on the left/south and right/north bays. The entrance is on the north side of this extension, and has a small raised concrete stoop. A bow picture window group is in the north bay. The side elevations have minimal fenestration. Three small 1/1 double-hung sash are on the rear/west elevation. This house has a very shallow backyard (with 703 South Charter Street located to the west.) (Non-contributing)

West Bond Street

216 West Bond Street, at the northeast corner of South Market Street (c. 1900, altered) Gable front, generally rectangular shape. 2 stories, brick foundation, artificial siding, asphalt shingle complex hipped gambrel roof with side shed roofs. Windows are 1/1 double-hung sash, with non-functioning shutters. Full facade, hip roof porch flares to either side, and has a boxed cornice. Within the porch is a central entrance extension; the modern solid door has leaded glass fixed sash on either side. The porch has an open wood porch rail, wood posts, and a low concrete porch floor (one short step high). On either side of the entrance are 1/1 double-hung sash. Minimal side elevation fenestration. The house which appears here on the 1915 and 1928 Sanborn maps has a front Gabled Ell form, unlike this house; however, the brick foundation indicates at least a portion of this house is from an earlier building. The substantial alteration and odd configuration of this house make dating it and the alterations very difficult. (Non-contributing)

Outbuilding (c. 1940) Double car, artificially sided garage to the east and rear/north side of the house; large, single modern overhead door; clipped front gable roof. (Contributing)

205 West Bond Street, at the southwest corner South Market Street (c. 1890, altered) Altered to a Gabled Ell as part of a modern alteration; L-shape. 1-1/2 stories, concrete parged foundation, artificial siding; asphalt shingle multi-gable roof. Windows are 1/1 double-hung sash. A lower gable roof wing extends east with the entrance. The entrance features a raised stoop and iron open rail; it has no hood. A taller gable front section is to the right/west with two 1/1 windows on the first story and a single 1/1 window on the upper story. A still taller gable section is behind this front gable section. It has mixed fenestration and may be a completely modern wing. The rear lot along South Market Street is enclosed with a stockade fence. The 1928 Sanborn map shows this house as having a 703 South Market Street address and a front porch on the South Market Street/west side. The rear wing of that period is now the lower east wing of the main facade, with the entrance and orientation of the house being complete modified. (Non-contributing)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 7 Page 18

Outbuilding (Modern) Two car garage, low-pitched gable roof garage, located at the rear/southeast lot line. (Non-contributing)

West William Street

100 West William Street (Tipsword House, c. 1925) Craftsman influence (perhaps a pattern book house), rectangular shape. 1-1/2 stories, rough aggregate concrete foundation painted brick red, artificial siding, side clipped gable roof and east exterior end chimney. The house is 3 bays wide with a central entrance. The entrance retains the multi-light door with 4-light sidelights with panels. The deep central entrance porch is covered by a clipped gable roof, with deep returns. A sunburst feature is above the door. The porch has a raised concrete stoop, and is supported by paired columns on either side. Window groups are on either side of the central entrance bay have a 5 vertical/1 wider central window with single 6/1 windows on either side. The east elevation has a side door with a shed hood and brackets. The upper story has paired 6/1 double-hung sash. Six-light casement sash are on either side of the brick exterior end chimney. A single 6/1 double-hung sash is on the north end bay. The west elevation has a central 6/1 double-hung sash and paired 6/1 windows in the end bays. The rear/north elevation has two groups of multi-light sash (as on the front facade) on the middle and west bays; a single 6/1 is on the east bay. This house is nearly identical to *The Crescent*, produced by Sears, Roebuck and Company in the 1920s. Only the clipped gable roof and east exterior end chimney differ. Curiously, several copies of this house are located throughout Monticello, including examples on South Independence and North State Street. (Contributing)

Outbuilding (c. 1940) Oversized single car garage with replacement overhead door and pedestrian door facing South State Street/east. The garage is clad with wide steel siding, and has a front gable roof with wide eaves. A 4-light sash faces south. (Contributing)

210 West William Street (c. 1925) Bungalow (Gable Front), rectangular shape. 1 story, blond brick foundation, artificial siding; asphalt shingle gable front roof. The porch is nearly full-facade with a left/west access from the driveway (asphalt) side of the house. The porch has 3 blond brick porch piers which extend from the ground to the porch rail height. The iron open rail is a replacement; iron posts are atop the brick piers. A lower gable extends over the porch within the main gable. The entrance has a central multi-light historic door. 8/1 windows are in the end bays (with the upper 4 of the top 8-light sash being much shorter than the lower 8). An 8-light petite rectangular sash is in the enclosed porch gable. Both side elevation have three bays of windows (as single, triple set, and single), but the west elevation additionally features a rear at-grade door; it has a gable hood with knee braces. The house and garage appear on the 1928 Sanborn map, but the materials changes to the house (especially to the visually dominating porch) have been severe. (Non-contributing)

Outbuilding (c. 1925) Two car gable front, artificially sided garage is at the rear lot line on the west side. The historic overhead doors have no windows. (Contributing)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 7 Page 19

212 West William Street (c. 1928) Bungalow (Dormer Front), rectangular shape. 1-1/2 stories, yellow brick foundation and walls; asphalt shingle side gable roof and a small brick chimney on a rear elevation dormer. Windows are 4-vertical/1 double hung sash with rowlock lug sills. Four windows are on the left/west bay, with the entrance in the right. Poured concrete stairs with yellow brick cheek pieces and concrete caps lead to the raised concrete stoop. The original multi-light door has been retained behind a modern storm door. The entrance is covered with a broad gable hood with exaggerated knee braces. A square 4-light sash is to the near right/east of the door in the far end bay. On the facade is a broad central gable front dormer with artificial siding; three knee braces and two pairs of smaller windows are on the dormer. The east elevation, exposed to South Market Street, has a shed roof rectangular one story bay with a set of windows. A single window is to the left/north and paired windows are to the right/south. Paired windows are in the upper story. On the west elevation are paired windows on the left/south and single windows in the middle and right bays; as on the other side, paired windows are in the upper half story. The rear elevation has an at-grade entrance with a deep gable hood and knee braces. A single window is on the left/east and paired windows are on the right/west. A roof dormer has a single window and a small brick chimney goes through the dormer. A wood fence encloses the backyard along South Market Street. (Contributing)

105 West William Street, at the southwest corner of Sage Drive, which changes into South State Street just north across West William Street (c. 1935) Tudor Revival, irregular shape. 1-1/2 stories; concrete foundation; brick, stucco and "half-timbering;" asphalt shingle multi-gable roof. The main section of the house is side-gabled with a lower front gable pavilion, the upper story of which is "half-timbered." A still lower gable front entrance pavilion extends out of that with a recessed entrance featuring a multi-light door and historic screen door. The recessed entrance is coved with stucco and brick wall treatment, and is topped with a soldier course segmental arch. The front sidewalk curves picturesquely to the entrance. The house features multi-light casement sash in pairs and groups. A wide brick chimney is on the east side main gable. The east side concrete terrace accessed through a multi-light door framed by 8-light sidelights all grouped under a shallow shed hood. A half-timbered side gable has a set of three 8-light casements. A brick 1-1/2 story extension is out of this side gable with two pairs of 8-light casements under a wood lintel which has a scalloped bottom edge. A tall, rectangular panel is inset near the apex. The rear elevation has a clipped gable 1-1/2 story pavilion, with the one story shed room sunroom spanning all of this pavilion. Sunroom with multi-light French doors/windows. The brick of the sunroom appears to be slightly different than that on the main house or has been repointed inconsistently with the main house. A brick solid wall encloses the terrace off the sun porch to the southeast. (Contributing)

Outbuilding (c. 1935) Brick garage with clipped gable roof accessed from Sage Drive/east at rear of lot. The garage has two overhead paneled doors with 6-lights each. A shed hood is over the pedestrian door which faces house/north. (Contributing)

123 West William Street, at the northeast corner of South Charter (c. 1932) Bungalow (Dormer Front variation), rectangular shape. 1-1/2 stories, wavy patterned wire-cut brick foundation and walls, asphalt shingle side gable roof. A sidewalk of brick matching the main house curves to the porch from the northwest corner of the lot. The low-pitched front gable porch is accessed from the right/west side only. It has brick piers, a brick solid wall, and a plain cornice. The central entrance features a multi-

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 7 Page 20

light door with a modern storm door. Sets of 3 narrow 1/1 double-hung sash are on the end bays. Two unusual triangular roof dormers with 9-light sash are set on either side of the entrance porch's gable ridge. The west elevation has two sets of 3 narrow 1/1 double-hung sash; paired 1/1 windows are in the upper story. The east elevation is identical. The rear elevation has an at-grade entrance without an entrance hood. Paired 1/1 windows are in the end bays. In the middle, to the left/west of the entrance, are paired single light sash; a small rectangular sash is set high on the first story. A gambrel roof dormer with narrow clapboards is off-set to the right/east with two 9-light sash. (Contributing)

Outbuilding (c. 1932) Double car brick garage, side gable roof. The garage is located at the rear/southeast corner of the lot at the end of the east side concrete driveway. An aluminum awning extension has been added to provide carport space in front of the garage bays. (Contributing)

205 West William Street, at the southwest corner of Sage Drive (Pike House, c. 1940) Tudor Revival, irregular shape. 1-1/2 stories, concrete foundation; random yellow limestone and "half-timbered" walls on front/north, east and west; original wavy-patterned "clapboard" painted brown on the rear elevation and parts of the west elevation; shake shingle multi-gable roof. A random rock front sidewalk matches the stone of the house. A two-tier lantern is on an iron post which also carries the address at the lowest slope of the two tiered front yard. At the house is a stone terrace which spans the left/east half of the facade. The main section of the house is 1-1/2 stories with a side gable roof. On either side of the gable entrance projection are 8/8 double-hung sash. A petite leaded, diamond-paned sash is to the left/east of the entrance; it has an original door with a small multi-light windows and historic multi-light storm door. An original copper lantern is set above the entrance. To the right/west is a steep gable roof projection which overhangs at the 1/2 story height with "half-timbering" of mortar-colored stucco with brown-painted "timbers." Paired 6/1 double-hung sash are here. Below this overhang is an 8/8 window framed by 6/6 windows on either side. A tall limestone chimney extends from the middle of the front slope of the main gable. Two wall dormers are on the west elevation in the "half-timbered" section, each with single 8/8 windows. The rearmost of these elevation is concealed by a two story evergreen tree. The southwest corner of the west elevation has a gable extension clad with wavy-cut clapboards and a built-in, single car garage as an original feature of the house. The east elevation has a shallow one story clapboard projection with paired 6-light casement windows. The upper story of the main section of the house is also clad with wavy-cut clapboards on this elevation. The rear elevation is clad completely with wavy-cut clapboards. A steeply-pitched gable hood protects the south/rear facing entrance. A rear gable projection extends off the main side gable and includes a pedestrian door into the rear of the built-in garage. A wall dormer is above with an 8/8 window. A shed roof dormer is between the rear gables and off the main side gable; single 8/8 window. (Contributing)

Outbuilding (c. 1940) A steeply-pitched gable front single car garage is deeply recessed in the rear/southwest of the lot. The garage's wavy-patterned clapboard siding matches that on the rear elevation of the house. It has an overhead door with a copper lantern above matching one on the main entrance of the house. A concrete driveway leads to the garage from West William Street; a concrete turn-around/extra parking space is to the front and left/east of the garage. (Contributing)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 7 Page 21

211 West William Street, at the southeast corner of South Market Street (c. 1925) Georgian Revival; rectangular shape. 2 stories, brick foundation and walls; asphalt shingle hip roof. Windows are 3/1 double-hung sash with rowlock sills; non-functioning, but historic wood shutters are painted green and have a clover cut-out. The central entrance has an original paneled door and historic screen door framed by multi-light sidelights under a flat roof door hood with a deep overhang supported by wide columns on either side. An iron balconet is outlined on the roof above, but is without access. Paired double-hung sash are on either side of the entrance and on the end bays of the second story. Petite multi-light sash are in a 3/1 appearance (but are fixed or casement) set high in the central second story bay. A one story hip roof enclosed sun porch is on the left/east. On the west is a recessed two story hip roof pavilion with paired wide 1/1 windows on the first story and narrower 3/1 windows on the second story. The west/South Market Street elevation has a set of three 3/1 on the second story sleeping porch and two pairs of windows on the first story. The rear elevation has an exterior end chimney and a hip roof dormer with a square sash. A one story hip roof entrance projection is also on the rear elevation; the door is flanked by petite 3/1 windows set high and an odd wood narrow rectangular (upright) inset with a header sill. Single windows are set symmetrically on the first and second stories. Landscaping surrounds the boundaries of the rear lot. (Contributing)

Outbuilding (c. 1925) Double car garage, brick with a hip roof. Two original overhead doors with panels and 6-lights on each have been retained. It is located at rear southeast corner of the lot, and is accessed by an asphalt driveway. (Contributing)

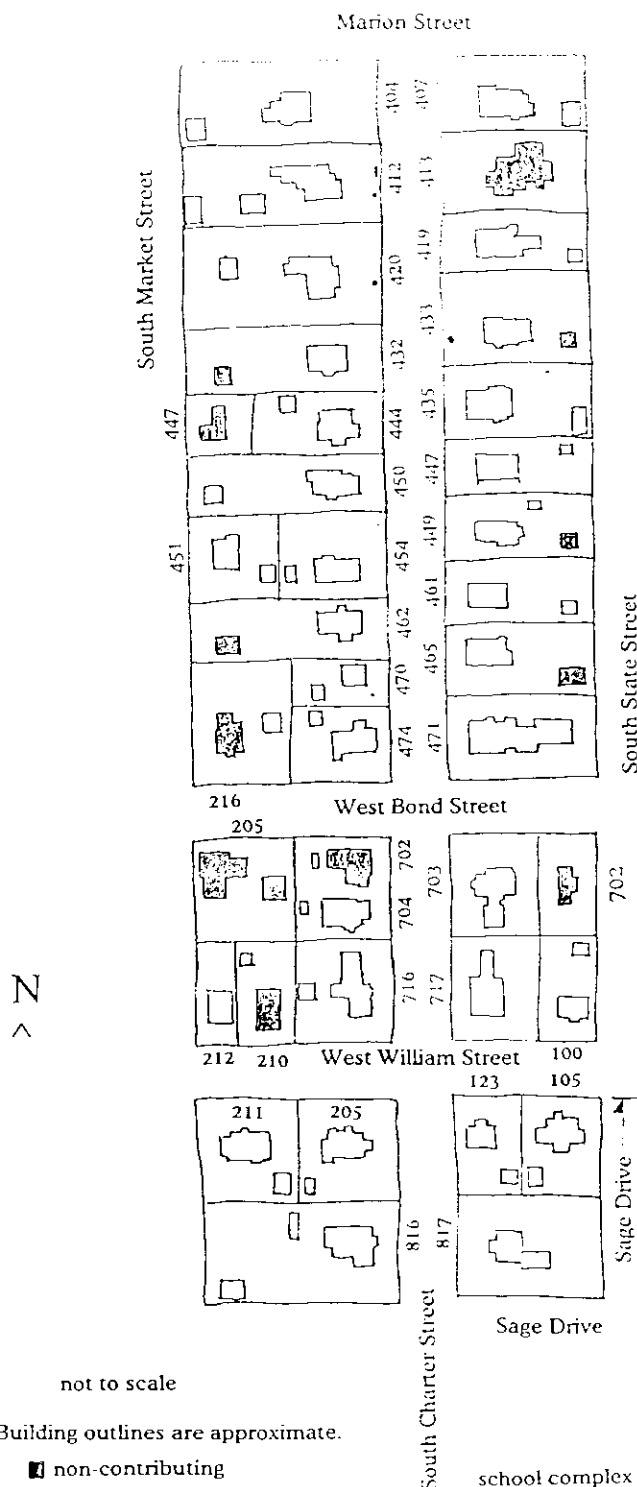
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 7 Page 22

Historic District Map



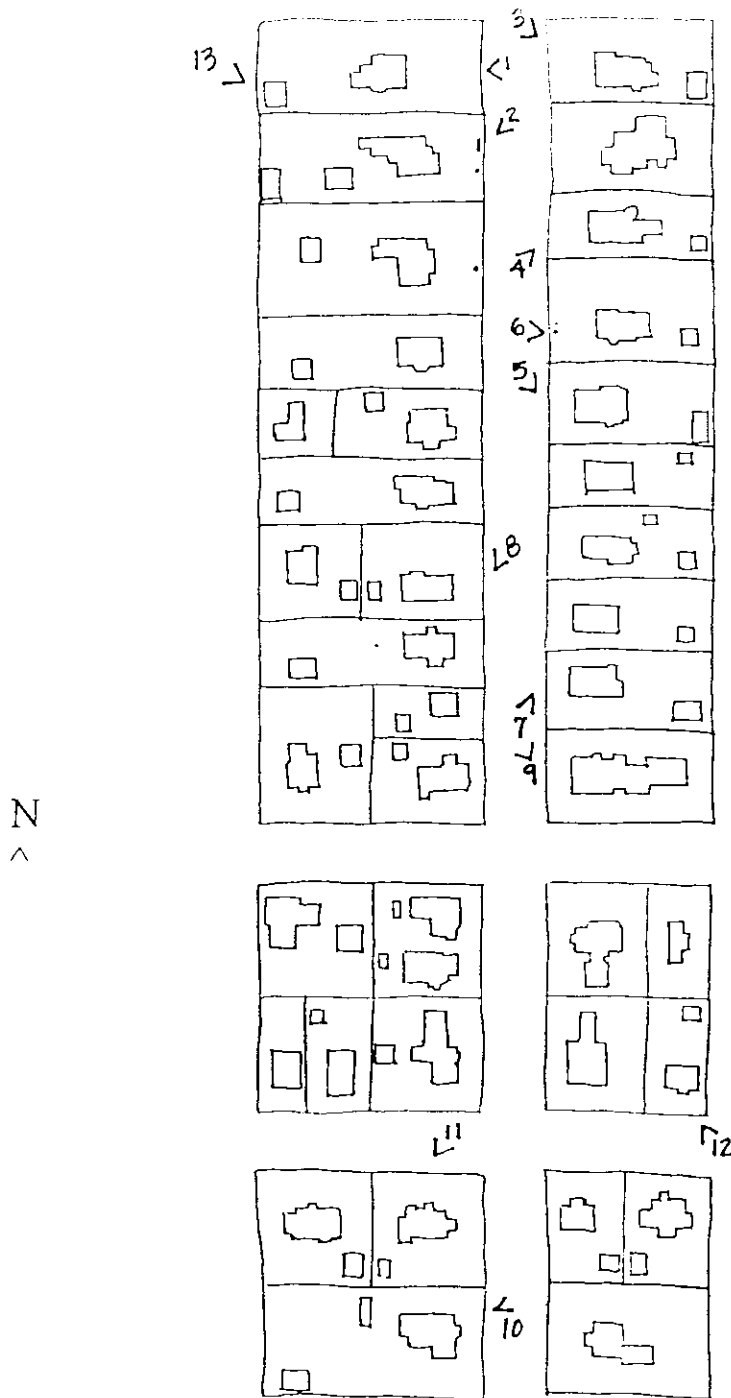
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 7 Page 23

Photo View Map



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 8 Page 24

Statement of Significance

Summary

The South Charter Street Historic District is eligible to the National Register under Criterion C for Architecture, representing a significant concentration of popular nineteenth and early twentieth century architectural styles and vernacular building types. Seven vernacular building types and nine architectural styles are represented in the seventy-seven building historic district. Additionally, the appropriate outbuildings of the period--carriage barns, then garages--continue to lend to the sense of place conveyed in this six block section just south of the downtown. With a period of significance from c. 1855 to c. 1940, the South Charter Street Historic District represents some of the city's first growth outside of the Original Town plat. Among the architectural styles represented are Gothic Revival, Italianate, Queen Anne, Colonial Revival, Georgian Revival, Classical Revival, Tudor Revival, Dutch Colonial Revival, and Craftsman. Vernacular building types include the Gabled Ell, Classic I-House, Pyramidal Cottage, and Bungalow. The wide range of residential architecture attests to this area's prominence throughout much of the city's development. While some of the extant architecture represents the first generation of construction, other houses were replaced historically, as South Charter Street and related side streets continued to be a desired address in the city.

Several aspects of the history represented in the South Charter Street Historic District are striking. Firstly, the range of architecture represented in thirty-two contributing houses is fairly surprising. With seven vernacular types and nine architectural styles, no one type or style is visually dominant. Beyond that, the variety of architecture is accentuated by a mixture of materials. Walls are mostly clapboard, but brick, limestone, and "half-timbering" are also used; rock-faced concrete block is sometimes used as a foundation material, giving additional variety. Secondly, a large number of the original or early occupants of these houses were new to Monticello. Moreover, an overwhelming number of occupants had migrated to Monticello from Ohio, usually from Pickaway County (see *South Charter Street Residents*). The reason for this migration and attraction to Monticello is not known, but native Ohioans located throughout the city. Generally, the people who created the architecture in the historic district were pioneer families and their children. Lastly, the duration of occupancy of many of the families is quite exceptional. Many of the houses remained in the same family for more than fifty years, with the next generation of families remaining in the houses where they were raised (see *South Charter Street Residents*). Perhaps the most overwhelming example is the Coleman-McIntosh House at 404 South Charter Street, which had an approximately forty-year tenure with the Colemans, followed by a near ninety-year tenure of the McIntosh Family.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 8 Page 25

Seventy-three of the historic district's seventy-six historic resources are buildings. Thirty-two houses contribute; seven houses are non-contributing, but only three of these are modern. While some of the houses have been artificially sided, it has not impacted the overall integrity of the historic district. In most all uses of artificial siding, the material is very difficult to detect from the street; windows and trim, porches, roof line and building shape have not been changed in most cases, despite the wall material change. Twenty-eight carriage barns, garages, and a shed contribute to the historic district. Because many of the lots are a full block deep, the location of outbuildings on the boundary streets of South Market and South State is particularly important in contributing to the integrity of location, feeling, association and setting. Additionally contributing are three limestone carriage posts and a carriage step. Much of the 400 block of South Charter Street retains mature trees in the right-of-way, which lends further historic character to the area.

During the period of significance, the city itself recognized South Charter Street as one of its premier streets. In commenting on Dr. Coleman's house at 404 South Charter Street, a newspaper reported that it "was the most artistic in the city in its newer days."¹ When the John Salyers Family built their new Colonial Revival house at 435 South Charter Street, the *Monticello Bulletin* announced that the home was "one of the handsomest residences in the town and it is well located."² With its setbacks, generous lots sizes, historic houses and outbuildings, carriage posts and steps, mature landscaping, and architectural variety, the South Charter Street Historic District retains a high degree of integrity and is still "well located" in Monticello.

Monticello

Serving as the seat of Piatt County, Monticello is located in west-central Illinois, nearly equidistant between the larger communities of Champaign-Urbana and Decatur. Interstate 72 provides a modern linkage to these communities. With a population of less than 5,000, Monticello is Piatt County's largest city. The Sangamon River clips the western edge of the city, flowing through the nearby Robert Allerton Park and Allerton Natural area, an extensive University of Illinois owned property just southwest of the city. The community provides a charming small town setting within commuting distance from Champaign-Urbana, Decatur, Charleston, and even Springfield.

Piatt County was formed in 1841, with Monticello being its county seat from the beginning. The formation of the county was part of a movement for county organization dating to 1837. Piatt's Point, the earliest incarnation of Monticello, had been oriented toward county government in Decatur/Macon County, with nearby areas around the community being divided between DeWitt and Champaign counties.³ The new county's namesake, James A. Piatt, Sr., had arrived in the area in 1829, and was among the earliest Anglo-American settlers

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 8 Page 26

to the area. While movement was being made toward the formation of Piatt County, James A. Piatt, Sr., Major James McReynolds, Abraham Marquiss, and William Barnes formed a joint stock company to develop a village.⁴ Piatt registered a plat in 1837 and Major James McReynolds named it "Monticello," a reflection of his admiration for Thomas Jefferson.⁵ During his nine years in Monticello, Piatt had become a prominent land speculator; he died in 1838.

The first of three courthouses was built in 1843; in 1856, it was replaced. Abraham Lincoln may have visited the second version of the courthouse. He campaigned in Monticello in 1856 and 1858. In 1858, Monticello was incorporated as a town; city status was achieved in 1872. The town's first bank was established in 1870.

Buffalo hunting and cattle grazing were among the top early nineteenth century reasons for settling in the area, with improved farm equipment and better transportation for marketing grain enabling a change from livestock to grain farming.⁶ Access to the community was greatly improved with the coming of the railroads to central Illinois in the 1850s and 1860s. By the early 1870s, two railroads went through Monticello: the Illinois Central Railroad and the Chicago and Paducah Railroad, later known as the Wabash Railroad.

The widespread use of drainage systems in the area allowed agricultural operations around Monticello to expand. By 1883, drainage was common practice and with the success of farming in the area, the City of Monticello was also growing as a local center for commerce. Older frame commercial buildings surrounding the courthouse square were being replaced with brick buildings. The Rhodes Block was built in 1874, to the northeast of the courthouse, and included an opera house. Other brick commercial buildings included Dr. Noecker's Block, the Bohn and Vangundy Building, Dickerson's Store, and buildings owned by Julius Brown and John Davison on the southwest corner and the south side of the courthouse area.⁷ The city's continuing success resulted in the construction of the high school building in 1894, which is still in use just south of the boundaries of the South Charter Street Historic District. Other new construction included the town hall and the Allerton Public Library and Opera House (continuing in use as the Monticello Community Building, which includes the library), both in 1896, and the third Piatt County Courthouse (which also continues in use) in 1903.

Despite the dominance of farming in the local economy of the surrounding area, Monticello was not without industrial success. In 1893, the Pepsin Syrup Company was founded by several local residents, including C.H. Ridgely, Harry Crea and Dr. W.B. Caldwell, creator of the laxative "Dr. Caldwell's Syrup Pepsin." Other patented medicines were also produced locally, including Dr. Knott's Croupine, Pinus Medicine, and Pine Balm.⁸ The lavish headquarters of the Pepsin Syrup Company remain on the western edge of the city's

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 8 Page 27

downtown, just east of the railroad tracks which run north/south. Although the large brick complex is deteriorated due to lack of maintenance, the well-appointed interior remains substantially intact.

The decade of the 1920s marked an era of particular success for the patent medicine investors of Monticello. Harry Crea sold his interest in the Pepsin Syrup Company to A.F. Moore and A.C. Thompson, individuals whose fortunes helped encourage the construction of mansions along North State Street, leading to the street being tagged "Millionaire's Row." The once-thriving patent medicine industry was seriously impacted by the stock market crash of 1929. Economic recovery locally, however, was fairly quick. The National Bank of Monticello, now Bank One, was established in 1933. A hospital was established in 1939 and opened in the city in 1941. Kirby Hospital first occupied the mansion at 1005 North State Street; that building was demolished in the 1970s for the current hospital building. Other businesses established in the community included First State Bank, which has operated in the city since 1945.

Today, Monticello is part of the Illinois Main Street program, a status which it has enjoyed since 1997. The city enacted a non-binding historic preservation ordinance as part of the requirements to become a Main Street community, but in 2000, revised their ordinance to be binding, requiring design review for local landmarks and historic districts. The North State Street Historic District was listed in the National Register on August 14, 1998.

South Charter Street's Development

The architecture which was produced on South Charter Street was the result of the first burst of growth outside of the city's original town plat. On June 18, 1837, the Original Town plat of Monticello was registered in what was then Macon County. This plat encompassed twenty blocks, from Irving Street on the west to Hamilton Street on the east, and from Livingston Street on the north to Marion Street on the south. Near the center of this original town was the eventual courthouse square. Initially, this Original Town plat was mixed use, with residential buildings mingling among commercial structures. As the city grew and became the county seat in the newly formed Piatt County, it began to develop more of a commercial core. The need to expand was formalized in one the first plats to follow the Original Town--the Out Lots to the Original Town. The Out Lots were two separate tracts of land. The smallest of these two sections of Out Lots was to the immediate north of the Original Town, from Livingston Street to the railroad tracks, one block north, then bounded again by the railroad tracks on the west, and Hamilton Street on the east. The larger section of the Out Lots was to the south of the Original Town. This encompassed the long block south from Marion Street to Bond Street, the core of the South Charter Street Historic District, and was identical in east/west width to the Original Town. The southern boundary of the Out Lots met with the second of the city's plats and the remainder of the South Charter Street Historic

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 8 Page 28

District: Mary J. Piatt's South Addition, the plat for which was filed on April 26, 27, and 28, 1858.⁹ Piatt, the daughter of the county's namesake, James A. Piatt, lived on block six of her addition, at 817 South Charter Street, within the South Charter Street Historic District.

By the time the 1875 Piatt County Atlas was published, the South Charter Street section of the Out Lots had been substantially built, with eleven houses shown between Marion and Bond Streets and the First Presbyterian Church. Mary Piatt's house was still in something of an oasis, with only a few houses shown that far south. A pump station was to the southwest of Piatt's house. While the city's growth is not necessarily inhibited by the lack of formal plats being filed, the plats do represent a formal acknowledgment of the city's growth produced by the landholders of that time. When officials in Monticello decided the city was outgrowing its Original Town, South Charter Street was the direction they chose initially for future growth.

Architecture

Architecturally, the eclecticism of the architectural styles and vernacular building types is the most striking feature of the South Charter Street Historic District. Seven vernacular building types and nine architectural styles are represented among the district's seventy-three buildings. This broad range of architectural representation appropriately reflects the long pattern of development from c. 1855 - c. 1940. The summaries below briefly highlight the architectural styles and vernacular building types represented in the historic district, with styles discussed first.

Architectural Style

Architectural style implies that a building was "designed and built according to the dictates of a specific, readily identifiable, national or regional architectural style."¹⁰ Architectural styles were typically inspired by trends and academic principles of various time periods. Sometimes a professional architect or builder was involved. The term *high style* is sometimes used for buildings which are clearly of an academic architectural style, with many of the style's features used on the building. *Influence* or *elements* of a style applies to buildings which have only a few aspects of a particular style. Beyond these classifications, some buildings may also illustrate a transition between architectural styles, as is the case in the South Charter Street Historic District. For example, the Coleman-McIntosh House at 404 South Charter Street exhibits elements of the older Gothic Revival style, combined with elements of the later Italianate style. Similarly, but a bit more unusual, is the combination of the Queen Anne style with the Craftsman style, as is used on Matson-Baker House at 407 South Charter Street.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 8 Page 29

Gothic Revival is the oldest style represented in the district. Occurring at the earliest period of the romantic, picturesque movement which swept the nation from the mid-nineteenth century, the Gothic Revival style was generally used from c. 1830 - c. 1870. The style was, in part, a reaction to the earlier nineteenth century Greek Revival style, which used classical elements and simplicity to symbolize liberty for the new nation.¹¹ The Gothic Revival style broke the classic seal and opened a fountain of revival styles which followed for many years.¹² The style was popularized by publications such as A.J. Davis's *Rural Residences* (1837), A.J. Downing's *Cottage Residences* (1842), Richard Upjohn's *Rural Architecture* (1852), and *The Horticulturist* (1846-1875).¹³ Elements of the style include a general emphasis on verticality, narrow lancet or pointed arch windows, decorative bargeboards (gingerbread) with finials, hoodmolds over windows and doors, tall clustered chimney stacks which are often paired on gable roofs, steeply-pitched gable roofs which are often cross gabled, and stained glass.¹⁴ The Coleman-McIntosh House at 404 South Charter Street features steeply-pitched gables, including a gable wall dormer, with decorative bargeboards, hoodmolds over windows and doors, and a pointed arched, multi-light window. However, the house also includes features on the Italianate style.

Like the Gothic Revival style, the Italianate style was part of the Picturesque movement in England, a reaction to about two hundred years of more formal, classical ideas.¹⁵ The American version of the style generally followed the informal rural models, but variously modified the European versions, adapting and embellishing them into a truly indigenous style.¹⁶ Used from c. 1850 - c. 1885, the style's most common characteristics include low-pitched hip roofs, wide overhanging eaves, bracketed cornices, and round or segmentally arched windows with hoodmolds. Massing is usually squarish and windows are usually 2/2 double-hung sash, with tall first story windows. The 2/2 double-hung sash, round and segmentally arched hoodmolds, brackets, and south side rectangular bay reflect the Italianate influence on the Coleman-McIntosh House. However, the square entrance tower of the house reflects the Italian Villa style, which was used approximately during the same period as the Italianate style; it is distinguished by prominent tower features, but is otherwise very similar to the Italianate style.¹⁷

The Queen Anne style or influence is exhibited on eight of the houses in the South Charter Street Historic District. Extremely popular for residential architecture during the last quarter of the nineteenth century through the turn of the century, the Queen Anne style was partially influenced by medieval forms. The popularity of the style was enhanced by the British buildings for the Centennial Exposition of 1876 in Philadelphia and by the work of English architect Richard Norman Shaw, whose early designs were widely published in architectural journals.¹⁸ Elements of the style include asymmetrical massing and irregular floor plans, a variety of facade materials (especially sawn shingles mixed with clapboards or brick mixed with stone detailing), bay and/or oriel windows, a highly varied roof line, decorative gable ends, leaded/stained glass windows, steeply-pitched roofs, prominent chimneys with

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 8 Page 30

decorative treatments, and rounded turrets or square towers.¹⁹ The Morford-Hubbart House at 450 South Charter Street is a good example of the style, conveyed through patterned shingling, asymmetrical massing, decorative porch treatments, and cut-away bay with steamboat brackets. More typical is the influence of the style within the historic district. The McMillen House at 432 South Charter Street with its asymmetrical massing and cut-away gable pavilions, and the irregularly shaped house at 474 South Charter Street with its sawtooth window trim and bulls eye decorations are examples of how the influence of the Queen Anne style is expressed in the historic district. Additionally, the style is used in transition with the earlier Italianate style (716 and 433 South Charter Street) and the Craftsman style (as a result of fire damage to 407 South Charter Street.)

A variety of period revival styles were used in the early nineteenth century, with each representing various attempts to evoke the past. The Colonial Revival style was a dominant architectural style for domestic building throughout the country during the first half of the nineteenth century, but was used as early as c. 1880.²⁰ Practitioners of the style sought inspiration from America's own past, using architectural elements which had been identified with earlier periods of American architecture. As with other architectural styles, the Colonial Revival style represented a reaction to the immediate past. In this case, the past pertained to the styles of the Victorian Period--including the Italianate and Queen Anne styles--which were thought to have been excessive. Colonial encompasses several styles which were all loosely based on the revival of American and Old World building traditions.²¹ Most commonly, these Colonial Revival houses were larger than their earlier American inspirations and the designers used a free interpretation of the historic Colonial Elements. Nationally, an early proponent of this style was the New York architectural firm of McKim, Mead, and White. Colonial Williamsburg's restoration after 1925 contributed to the increased popularity of the style. Additionally, numerous organizations and publications helped promote the style. The Home Owners Service Institute and the Architects' Small House Service Bureau (1919-1942) advocated small versions of the style, while professional journals such as *Architectural Record*, *Pencil Points*, and *Architectural Forum* published measured drawings and photos which provided additional resources for the style.²² The style typically features a symmetrical facade, rectilinear form, roof dormers, double-hung multi-light windows, Palladian windows, smooth Tuscan columns or fluted pilasters, elaborate porches, balustrades on roofs or porches, and shingle or wide clapboard siding (on frame examples).²³ The Handlin House at 816 South Charter Street and the Salyers House at 435 South Charter Street are very good examples of the Colonial Revival style. While later in construction, the house at 470 South Charter Street is also a good representation of the later applications of the Colonial Revival style.

Coinciding with the use of Colonial Revival, the Georgian Revival style shares many of the same architectural treatments. McKim, Mead, and White's H.A.C. Taylor House in Newport, Rhode Island, 1885-86, helped set the direction for this style, which was used nationally from c. 1895 - c. 1950. Rather than using the Colonial vernacular as inspiration, historic

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 8 Page 31

antecedents for this style relied on Georgian and Federal models. Characteristics of the style include formal symmetry of three or five bays, hipped or gabled roofs, large chimneys, a double pile or two rooms deep house plan with a central hall, dormer windows with classical details, Palladian window above the entrance, broken or segmental pediments, columned porticos, quoins and belt courses, modillions and dentils, multi-light windows, raised basements and water tables, and classical entablatures.²⁴ The house at 211 West William Street is the historic district's only example of the style. Constructed of brick, the house features an east side sun porch, a central entrance with sidelights, and an iron balconet.

Among the earlier and longest lived of the period revival styles was the Classical Revival, used from c. 1895 - c. 1950.²⁵ The World's Columbian Exposition of 1893 in Chicago, with its mandated classical theme, did much to ignite the craze for several classically-inspired styles of the late nineteenth and early twentieth centuries. The use of stone, monumental scale, and classical features such as columns, pilasters, and pedimented doorways, fit particularly well on public and commercial buildings of the period, with banks particularly favoring the style. With domestic architecture, the style never was as prevalent as the closely related Colonial Revival style.²⁶ The Classical Revival style, as applied to houses, had two principal waves of popularity. From c. 1900 - c. 1920, the style emphasized hip roofs and elaborate, correct columns.²⁷ A later phase, from c. 1925 - the 1950s emphasized side-gabled roofs and simple, slender columns; during the 1920s, the style was surpassed by other period revival styles.²⁸ In *A Field Guide to American Houses*, Virginia and Lee McAlester define a one-story domestic sub-type of the Classical Revival style: A common sub-type, these typically have hip roofs with prominent central dormers. The colonnaded porch may be either full or partial-width, and may be incorporated under the main roof.²⁹ The Lemen-Norris House at 471 South Charter Street fits well within this sub-type of the Classical Revival style. Mimicking a pyramidal hip cottage vernacular form within its core, a lower-pitched hip roof extends for a front central wing, and incorporates a U-shaped porch, with simple Doric columns and a modillioned cornice. A central roof dormer extends from the apex of this lower hip, and is detailed with a modillioned cornice above its plain frieze. A north side tower features a cornice of applied swags and the side gable pavilions features upper story windows with broken pedimented hoodmolds.

The Tudor Revival style, c. 1890 - c. 1940, was based on 16th century vernacular architecture, and was promoted by Richard Norman Shaw in England during the 1880s; the style reached the eastern United States just before the turn of the century, with the earliest uses of the style being more lavish, architect-designed versions of their English inspiration. More refined or simpler versions characterized the widespread use of the style, from just after the turn of the century until around World War II.³⁰ Steeply-pitched roofs, multi-gabled roofs, slate roofs or false thatched roofs with rolled edges, decorative half-timbering, multiple window groups with multi-light sash, massive chimneys and asymmetrical massing are among the identifying features of the Tudor Revival style. Two excellent examples of the style are in the historic

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 8 Page 32

district at 105 and 205 West William Street. Both examples have a mixed use of materials, irregular shapes/asymmetrical massing, multi-gabled roof lines, and mixed window groupings. Additionally, both examples are impeccably maintained, and retain an extremely high degree of integrity.

The Dutch Colonial Revival was popular with middle-class urban and suburban families from c. 1900 - c. 1935.³¹ Based on Hudson River models, the style is especially distinguished by its gambrel roof. As with many other period revival styles, the Dutch Colonial Revival style was also an attempt to recreate an earlier historic style. While earlier examples of the style may have been larger and lavishly detailed, the more typical use of the style was for smaller, cottage-like houses in the 'teens through the mid-1930s. The style reached its peak in the 1920s, but mail-order catalogs and plan books carried houses of this style from 1904 to the early 1940s.³² Pattern books such as those produced by Radford Architectural Company and even mail order sources such as Sears, Roebuck and Company were extremely influential in promoting the style; from 1911 to 1940, Sears manufactured twenty-seven different Dutch Colonial Revival houses.³³ The Bumstead House at 462 South Charter Street is a good example of the style; the Reed-Heath House at 447 South Charter Street is an especially good example of the style.

Dating from c. 1905 - c. 1930, the Craftsman style in the United States was part of an international movement based on concern for the arts, a concern which was manifested in the promotion of simpler design, natural materials, and fine craftsmanship.³⁴ Stylistically and philosophically, the style was driven by English designer William Morris. In the United States, a major proponent of the style was Gustav Stickley, publisher of *The Craftsman*. Published between 1901 and 1916, the popular magazine included house plans with other Arts and Crafts-related articles.³⁵ Architectural elements of the Craftsman style include low-pitched gable roofs, wide overhangs supported by knee braces, rafter tails, oversized chimneys, multi-light upper sash over single-light lower sash or casement windows, and a mixture of wall materials which often includes stucco. The style was applied successfully to vernacular house types, particularly the Bungalow and the Four Square. Other styles such as the Prairie style and period revival styles such as Colonial Revival, Dutch Colonial Revival, and Tudor Revival expressed the design principles of the Arts and Crafts movement/Craftsman style as well.³⁶ Two examples of the style as applied to the Four Square vernacular building type are located next to each other at 461 and 465 South Charter Street. Two cottage-type examples are found at 100 West William and 451 South Market Street, both being small, quaint, simple inspirations of the style. Perhaps the most unusual combination of styles is on 407 South Charter Street, originally a Queen Anne style house. The house suffered extensively, especially at its roof line, from a fire in 1915;³⁷ the resulting rehabilitation of the house gave it a new blend of Queen Anne and Craftsman, with exposed rafter tails along its wide eaves.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 8 Page 33

Vernacular House Types

In contrast to architectural styles, vernacular building types are categorized or defined by building plan and function, as opposed to architectural elements. Rather than being architect-designed, vernacular buildings typically reflect folk or non-academic architecture. Vernacular buildings are the result of local/regional building traditions, or of a particular group of people. While architectural styles may be associated with specific, definable periods of history, vernacular building types developed over much larger spans of time, some being used in a seventy-year span. By the late nineteenth century, vernacular building types were not just restricted to local building traditions, but spread nationally due to the industrial manufacturing system, plan and pattern books, and construction trade journals.³⁸

Vernacular building types may be very plain or they may exhibit the influence of an architectural style. Porches, cornices, and windows provide some of the means by which a vernacular building might convey an architectural style. Furthermore some buildings which might be considered high style in terms of architectural style, may also have vernacular house forms. Most typically, this combination might be used with the Italianate style and the Side Hall Plan house type, a popular urban form. The Greek Revival style also mixed well with the Gable Front or Upright and Wing vernacular house types.

The Gabled Ell is the most prevalent vernacular house in the historic district. Used during the late nineteenth century, the Gabled Ell was a popular post-Civil War house type. Gabled Ell houses are common in rural areas and small towns. Key features of the house are one or two stories with an irregular plan, intersecting gable roof, and asymmetrical fenestration. House shapes may actually be L-plan or T-plan, but the front-facing form should appear as an L-shape. The house is distinguished from the sometimes similar Upright and Wing in that both gable wings are the same height. Typically, the longer wing of the Gabled Ell faces the street, with the front reentrant angle lending itself to a decorative porch and some opportunity for the expression of architectural stylistic influence. Gable ends, too, may show the influence of an architectural style. The main entrance is usually in the front of the side gable wing, but the reentrant side of the front wing may also have an entrance. Gabled Ell houses in the historic district are located at 412, 444, 702, 704, and 717 South Charter Street.

The second most prevalent house type in the historic district is the Bungalow. Bungalows are square or rectangular houses with one or one and one-half stories and large rectangular porches, usually full-facade. The two sub-types include the Gable Front and the Dormer Front. As with many other vernacular building types and architectural styles, the popularity of the Bungalow was promoted through journals and mail-order sources. Sears, Roebuck and Company's *Book of Modern Homes* (1908-1940) and Aladdin's *Aladdin Houses* (1911) prominently featured Bungalows, as did the *Ladies' Home Journal*. The *Journal's* Editor, Edward Bok, espoused the simplified, functional advantages of Bungalow houses.³⁹ Overall,

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 8 Page 34

Bungalows may be characterized as being modest, well-constructed houses with an emphasis on horizontal lines (as expressed through low-pitched roof lines, broad dormers, and wide porches) and craft-oriented natural materials.⁴⁰ Despite the inherent simplicity, some examples of this house type could be quite elaborate, with architects introducing design elements of the Craftsman, Spanish, and even Japanese styles to create a unique house type.⁴¹ Examples in the South Charter Street Historic District include both variations of the type. Dormer Front Bungalows are at 454 South Charter Street, and 123 and 212 West William Street. A Gable Front Bungalow is at 210 West William, but is non-contributing due to extensive materials changes.

The I-House type dates from the early nineteenth century until around 1890, and derives its name from prominent distribution in the "I-states"--Indiana, Illinois, and Iowa. I-Houses rapidly became symbolic of agricultural prosperity on the Midwestern rural landscape.⁴² They are two stories in height, one room deep (single pile), and at least two rooms wide. Rather than a central hall, the first floor plan of the three and four bay I-Houses is like that of another vernacular building type--the Hall and Parlor. The hall in this reference is not a hallway or passage, but is a room, usually the one into which the front door opens. The parlor is typically the larger of the two first floor rooms, allowing for a more formal space. The five bay or Classic version, allows sufficient width in the house to have a central hallway; some versions of the three bay, or Pre-Classic I-House, also have central hallways. Chimneys are typically at the gable ends, and rear ells frequently were either original features or added historically to provide additional space, commonly for kitchens. I-Houses frequently feature one or two-story front porches which may have been either original features or later, but historic, additions to "update" the house. An excellent example of the Classic I-House form is the Stickle-Tatman House, c. 1855, at 420 South Charter Street. Although it was altered historically, the Porter House at 419 South Charter Street retains a Classic I-House in its front section, with a two story full-facade porch.

The American Foursquare was an extremely popular house type in the first quarter of the nineteenth century. As with other house types, the Foursquare was popularized greatly through pattern books and mail-order catalogues. Two or two and one-half stories in height, the Foursquare is notable for its boxish form, typically topped with a pyramidal low-pitched hip roof. Basements are almost always raised, requiring a few stairs to reach the front porch, which is almost always full-facade and also topped with a low-pitched hip roof. The raised basement also typically allows for an at-grade side entrance to the basement landing, which can enable a driveway side entrance to the house. Roofs usually feature hipped roof dormers, at least in the front, if not also facing the sides. Four Square houses are at 461 and 465 South Charter Street. The houses are near mirror plans of each other, but have different architectural treatments. The front gable roof on 461 is an uncommon feature for a Four Square house.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 8 Page 35

The Pyramidal Cottage is a square or rectangular house, with a prominent pyramidal hip roof being its distinguishing feature.⁴³ Generally associated with the South, these cottages have tall steeply pitched roofs which serve to vent hot air up and out of the living spaces below; the roof is thought to be particularly well-suited to long, hot summers.⁴⁴ Occasionally, the roof is truncated at the top. The Pyramidal Cottage was most popular from c. 1890 to c. 1910.⁴⁵ The Lemen-Norris House at 471 South Charter Street is a rather complex example of this type, with a lower, secondary hip roof section extending front from the main steeply-pitched hip roof core. The house also exhibits the influence of the Classical Revival style.

Outbuildings are also an important aspect of this historic district. With full-depth lots for many houses, the rear vistas of South Market and South State streets are substantially occupied by outbuildings which help define the historic district. Several carriage barns contribute to the historic district. Carriage barns or carriage houses may date throughout the nineteenth century and into the early twentieth century. They were designed to house horse-drawn vehicles, related equipment, and stable horses. Carriage barns may be built of a variety of materials, but are almost always located on rear lot lines of residential lots. As with garages, carriage barns may vary substantially in terms of their architectural detail and design. More vernacular examples may be modest, one story buildings. More substantial carriage barns could be one and one-half or two stories, with hay lofts and an apartment for the driver on the second story.⁴⁶ Commonly, carriage barns were converted into garages in the early twentieth century. The Sanborn map of 1899 shows about half of the South Charter Street Historic District, from Marion Street south to 462 South Charter Street. At that time, all of the houses were accompanied by outbuildings. The Stickle-Tatman House at 420 South Charter Street had the busiest backyard, with five outbuildings including a square 1-1/2 story carriage barn, and a long, rectangular one story carriage barn with an attached one story shed; two other one story buildings were nearby. The cluster of outbuildings nearly completed shielded the house from South Market Street. The Yoakum-Fitzwater House at 412, next door to the north of the Stickle-Tatman House, also nearly had its rear lot line filled with outbuildings. In 1899, the house had two large 1-1/2 story carriage barns, with the northernmost barn having a one story wing or shed to the northern edge of the lot. More typical at that time were small one story unidentified outbuildings which were at the rear lot line of most all of the properties. The "auto" (automobile) designation begins appearing on many of the outbuildings by the December 1915 Sanborn map.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 8 Page 36

South Charter Street Residents

The history of the residents of South Charter Street and related side streets is useful in understanding the development of the area. With first generation architecture, mingled with later historic architecture, the historic district represents an amalgamation of architectural styles and vernacular building types that these citizens brought to Monticello and South Charter Street.

Dr. John and Caroline ("Carrie" Rose King) Coleman had their Gothic Revival/Italianate style house built c. 1872.⁴⁷ The Colemans moved from LeRoy to Monticello in 1860 and Dr. Coleman established a thriving medical practice. However, by 1862, Dr. Coleman had joined the Army and was commissioned as a surgeon with the 41st Illinois Infantry.⁴⁸ Coleman returned to Monticello in 1865 and began a long-time affiliation with education in Monticello. He was elected County School Superintendent in 1865, and remained in that office until December 1, 1869. He was active in the organization of Monticello High School in the fall of 1877, with the first class graduating in 1878. Dr. Coleman's civic involvement extended well beyond education. For thirty-eight years, he served as President of the Monticello Cemetery Association, which he helped found in May 1873.⁴⁹ Coleman is credited with the idea of the cemetery being more park-like in its design. Winding drives and fountains, along with an unplatted, reserved section of land being dedicated as park space were among Coleman's dictates.⁵⁰ Coleman was also an active member of the Franklin Post 256, a veterans' organization of the Grand Army of the Republic. Despite these numerous civic involvements, Dr. Coleman apparently continued to practice medicine throughout much of his life; his medications were kept in the tower room of the house and he possibly saw patients in another room of the house.⁵¹ Later in his life, he additionally became active in the Piatt County Board of Pension Examiners. Dr. Coleman served on the Building Committee when the new town hall and library building was erected;⁵² he was Chairman of the Sub-Committee on Decoration, with his obituary stating, "His wall designs are the foundation of the present decorative style."⁵³ The obituary further elaborates that "Dr. Coleman's residence on South Charter Street was the most artistic in the city in its newer days."⁵⁴

While 404 South Charter Street had an approximately forty-year association with the Coleman family, the house's association with the McIntosh family is even more overwhelming. The current occupants of the house, the Jim and Ann McIntosh Family, represent the fourth and fifth generation of the family to own/occupy the house, a nearly ninety-year tenure of the McIntosh family. The house was purchased by Charles McIntosh, the County Superintendent of Schools, in June 1912, with the *Monticello Bulletin* announcing that McIntosh's mother would keep house for him. Apparently his mother had that chore until January 1919, when Charles married Edna Lumsden of Monticello. Charles McIntosh served as Superintendent of Schools for fifty-one years; all schools in the county were closed on the day of his funeral

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 8 Page 37

service. Edna taught in Piatt County Schools and served as Assistant County Superintendent.⁵⁵

The Gabled Ell house at 412 South Charter Street was built c. 1868 for Jesse and Alice McCoy Yoakum and their daughter Fannie. As with many other early Monticello residents, Jesse hailed from Ohio (Ross County), first settling in Willow Branch on land owned by the prominent Samuel W. Allerton.⁵⁶ He owned land in nearby Macon County before selling that and purchasing the Willow Branch farm from Allerton, then eventually moved to Monticello. While Yoakum's land holdings and farming gave him local distinction, his personal life was not without tragedy. After ten years of marriage, his first wife, Alice, died; their daughter Fannie died several years later at the age of fifteen. Yoakum was married to Emma Blaine on May 28, 1878; their son William preceded Jesse in death by eight years. Yoakum may be presumed to have had a good deal of respect for Samuel Allerton, as Yoakum's son's middle name was Allerton. Jesse Yoakum died in his home at age eighty-one in May 1903.⁵⁷ In 1904, James H. and Nancy Ellenor Barnes Fitzwater purchased the house from Mrs. Yoakum for \$3,000; Mrs. Yoakum eventually relocated to California.⁵⁸ James Fitzwater also hailed from Ohio (Washington Court House), and was a farmer in Deland before retiring to Monticello around 1903. Nancy was born in Lodge (Piatt County, Illinois, on April 11, 1852) and married James on February 25, 1873 in Deland. They had eight children.⁵⁹ Mrs. Fitzwater is presumed to have lived in the house until her death on January 19, 1945.⁶⁰ Their daughter Jean⁶¹ married Arthur M. Foster on March 6, 1918, and this family may have occupied the house following Mrs. Fitzwater's death. Their second daughter Bessie Ellenor, married Dr. Ralph Bushee in this house in June 1914; the Bushees moved into 444 South Charter Street.

The Classical I-House with Italianate influence at 420 South Charter Street was built c. 1855, and is among the oldest residences remaining in the city. While information available on the house is somewhat conflicting, David and Annabelle Piatt Stickle are believed to be its first occupants.⁶² Stickle was born on September 11, 1816 in York County, Pennsylvania, and moved to Macon County, Illinois with his parents and siblings in 1837. He was involved with a business in Decatur, before relocating to the newly-established county seat of Monticello in April 1841. He established the city's first general store, located on the south side of the courthouse square. On May 31 of the following year, he married Annabelle Piatt (born on May 16, 1825 in Lawrenceburg, Indiana), the daughter of pioneer settler James Piatt.⁶³ The family relocated to a farm sometime in the late 1850s before returning to the city in 1865,⁶⁴ when Mr. Stickle bought A.T. Pipher's hardware store; he ran this business for several years before he closed it, with the remaining merchandise going to Piatt, Hubbell and Company.⁶⁵ Upon their return to the city, the Stickles built a brick Side Hall Plan house on a three and one-half acre tract to the west of the railroad tracks, on West Washington Street. That house is extant as the core of the Pepsin Syrup Company building. Stickle was Postmaster during President Buchanan's office, and was the first mayor of Monticello. Stickle's other civic roles

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 8 Page 38

include serving as police magistrate for several years and being elected to the legislature in 1858.⁶⁶ Daniel Stickle died on September 9, 1893 (age seventy-seven); his widow moved to Chicago with her daughter Nellie in 1905 and died there in 1906 at the age of eighty-one.⁶⁷

The house at 420 South Charter Street is perhaps better known for its association with Caleb A. and Caroline Honselman Tatman. Caleb was born near Sommerset, Perry County, Ohio on January 7, 1837, and moved to Piatt County with his parents (Obadiah and Jane Thompson Tatman) in November 1848.⁶⁸ The family (once including seven children) located on a farm owned by W. H. Piatt, but Obadiah died in 1854 and Jane died in 1856. Caleb initially farmed, but by 1863, he had begun teaching, first for five years in country schools, then for a similar term in Monticello schools. On February 10, 1870, Caleb and Caroline and are presumed to have moved into 420 South Charter Street at this time.⁶⁹ At that time, Caleb was Piatt County Superintendent of Schools, a position which he held for four years. During this time, Tatman managed to study law and in 1876, he was admitted to the bar. He practiced law for four years in a partnership with A.T. Pipher before becoming the agent for the Greenwich Bank of New York City in Piatt and adjacent counties.⁷⁰ While his professional interests had turned to money lending and real estate, Tatman was also building his own private real estate empire. Tatman amassed substantial land holdings which not only included local tracts, but also tracts in Kansas, Oklahoma, South Dakota, and Missouri. His land holdings at the time of his death were estimated at more than 1,500 acres.⁷¹ Beyond his professional success, Tatman was also much involved in the other activities, including politics. In this capacity, he had the distinction of serving as Joseph Cannon's first campaign manager; the famous "Uncle Joe" Cannon of Danville went on to become a very influential forty-six year Member of Congress. Tatman was a three term member of the State Board of Agriculture and took an active part in the management of the annual State Fair.⁷² He died at age ninety on October 8, 1927. Caroline Tatman was a life long resident of Monticello. Born in Monticello on February 10, 1842, Caroline Honselman was the granddaughter of Catherine Piatt, a cousin of James A. Piatt, the county's namesake. Mrs. Tatman preceded her husband in death by six years (April 18, 1921.) The Tatman's had two daughter: Nellie Frank Tatman and Eva "Kip" Tatman, neither of whom ever married. The house remained in the family until after Eva's death at age ninety-eight on December 31, 1977. Eva Tatman's will provided for the establishment of a retirement home; this was eventually located on the east edge of the city.

The Queen Anne style house at 432 South Charter Street, built c. 1879 was first occupied by George and Christina Letherman McMillen. George was born (November 18, 1849) in Logansport, Cass County, Indiana. When he was seven, his parents (Thomas and Mary) and their nine children moved to a farm in Champaign County, Illinois. After George's marriage to Christina (of Salem, Indiana) in 1876, he farmed for three years in Piatt County. The McMillens then moved to Monticello, where George manufactured tile and brick until 1888.⁷³ He then began in a hardware business, first in a partnership with Henry H. Saint, who later sold his interest to Charles Coe; McMillen bought out Coe in 1903.⁷⁴ He retired in 1922 after

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 8 Page 39

forty one years in the hardware business, with his business located on the east side of the square for twenty of those years.⁷⁵ The McMillens had at least two sons and two daughters.⁷⁶ Mrs. McMillen died in 1922. The McMillen's household included a servant, Sylvania Daniels, who was also from Indiana; the length of her employment is not known.⁷⁷ Later census data lists that the McMillen's house included four boarders, three of whom were school teachers.⁷⁸ Miss Gertrude McMillen remained in the house until about 1961, when she moved to the Emma B. Millikin Home in Decatur; she died on August 12, 1963 and was never married. Her siblings had all died by 1911.⁷⁹

William C. and Lucy Hubbard bought their home at 450 South Charter Street from the Morford family in June, 1900 at a cost of \$2,500.⁸⁰ (The Morfords were likely the original occupants of the house, but no information on the family has been identified.) Like many other early Monticello residents, William was born in Ohio (Pickaway County, October 26, 1835), but came to Piatt County with his family in 1836, settling on Goose Creek. Hubbard entered the Army in Co. E. 107th Illinois Infantry in 1862, remaining in service for three years.⁸¹ He returned to Monticello and married Clarinda Marquiss in 1857, but she died the following year, leaving a daughter. Hubbard had seven children with his second wife, Lucinda Coon, whom he married in 1861. He had owned several Piatt County farms, including one in Goose Creek Township where he reared his family; this may have been the farm initially purchased by his father.⁸² According to his obituary, he was one of the largest landowners of this section of the state. William Hubbard was elected to two terms in the Illinois House, the first in 1874 and the second, twenty years later.⁸³ Hubbard apparently met his demise over an occurrence at his South Charter Street home. "Mr. Hubbard had attended the morning services at the Methodist church. He became excited over a small fire that originated at his house and dropped dead from heart trouble just before dinner."⁸⁴ Lucinda Hubbard was also a transplant from Pickaway County, Ohio. Born on November 10, 1837, she came to Illinois at age twelve, spending time in Champaign and Piatt counties. Her father, Bartholomew Ham, was one of the pioneer residents of Piatt County, along with William Piatt and Ezra Marquiss, Sr. (the father of William Hubbard's first wife.) Lucinda was first married to Joseph Coon, who lived only a few years after their marriage.⁸⁵ She died in 1912, six months after William died. The house remained in the family well into the twentieth century. William and Lucy's daughter Edith remained in the house until sometime in 1946, when she moved in with relatives in Philo before dying in June, 1946.⁸⁶

The brick Bungalow at 454 South Charter Street was rumored to have represented a 1920 remodeling of the much older A. B. Tinder House, but the extant Bungalow is clearly a replacement house. The earlier house belonged to Americus B. and Elizabeth Green Tinder. Americus B. Tinder was born in London, Madison County, Ohio on September 18, 1837, and came to Monticello in 1853. He served in the Second Illinois Cavalry during the Civil War. Tinder married Elizabeth Green (born on September 29, 1844 in Trenton, New Jersey) on April 12, 1881; the couple had two children. Tinder was a long-time mail agent on the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 8 Page 40

Wabash Railroad before becoming a druggist several years before his death at age seventy-five in 1912.⁸⁷ Elizabeth left Monticello with her daughter Bess around 1918, to join her other daughter Irene Bowles and her husband Paul in Detroit.⁸⁸ The date and architectural style/vernacular building type of the original house is not known, but the earlier Tinder House does appear with a T-plan and as a two story frame house on the Sanborn Maps through 1915. The *Piatt County Journal Republican* of June 24, 1920 reported that the Tinder Home was being remodeled, with the work being done by local contractor Ed Hemphill. But the July 8, 1920 version of the same newspaper reported that W.W. Kirkland was tearing down the Tinder Home and erecting a new Bungalow. The 1921 Directory lists Esta Rankin at this address. (The year before she had been listed as living with her parents and a sister at 475 Elm Boulevard.)⁸⁹ Esta, born in July 1894, was the daughter of William W. and Anna Hankinson Kirkland. The reason for the last name of Rankin is unknown; Esta married R.A. Helm and moved to Champaign. She had left this address at least by 1932, according to phone directory listings.

The Dutch Colonial Revival House at 462 South Charter Street was built in 1906 for Dr. Charles and Metta Andrews Bumstead. Like the Rankin House to the north, this house also represents a second generation of construction on South Charter Street; comparisons between the 1899 and 1909 Sanborn maps indicate an earlier house was replaced.⁹⁰ Charles Bumstead was born on February 25, 1876 in Pekin, Illinois; he was married on July 24, 1901 to Metta (born on August 25, 1878 in White Heath, Piatt County, Illinois). Bumstead came to Monticello in 1900 as the first doctor in the city to be the graduate of a four year medical program and a hospital internship.⁹¹ He took over the practice of Dr. Wilkinson on August 1, 1900 while Wilkinson took a year's sabbatical in Europe, but Bumstead's medical practice continued in Monticello for more than forty years. The Bumsteads had two children: Charles Heath and Marian L.⁹² Their household also included domestic help; the 1910 U.S. Census lists Viola Bloomingdale, age twenty-three and from Ohio, as the Bumstead's servant. Bumstead was active civically as well as professionally. He served as Mayor from 1933 to 1935, after serving one term as a city alderman.⁹³ He organized the Piatt County Medical Society and was a founder of the anti-tuberculosis campaign in the county. He also was active in organizing the doctor's staff at Kirby Hospital after it was opened in the early 1940s, and was president of the hospital staff at the time of his death in 1943. Metta died at age ninety-two in 1970. The duration of the Bumstead family occupation of this house is not clear, but they were still listed at this address in 1940.⁹⁴

The one story Gabled Ell house at 702 South Charter Street was built around 1880. The Monticello Works map lists ownership as Scott Miller for sometime in the 1880s or 90s. By 1909, the house was occupied by W. E. and Alma Douglas Rodgers. The 1910 U.S. Census indicates that William was a farmer (then thirty-six years old, with Alma being seven years older) and that the household included a nineteen-year-old servant, Margaret O'Connor. The Rodgers had twin sons, William and Wade, and a daughter, all of whom eventually moved to

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 8 Page 41

California.⁹⁵ Rodgers sold the house to Anton Hammerschmidt in August 1909.⁹⁶ Locally, the house may be better known for its later occupants, Waldo E. "Wad" and Eleanor M. Gibson Simmons, who lived here sometime after 1921 and at least through 1940.⁹⁷ The Simmonses ran the local Lyric Theatre for many years. Mr. Simmons was a veteran of World War I; he died on October 18, 1976. Mrs. Simmons died on April 5, 1977.⁹⁸

While William Rodgers was living at 702 South Charter Street, the *Monticello Bulletin* (19 February 1909) announced that Rodgers purchased the north lot of the Dillin property, between the Presbyterian Parsonage (449 South Charter Street) and Mrs. Dillin's House (471 South Charter Street) and that Rodgers would be building a new house. That lot would become 465, but the 1915 Sanborn Map does not indicate the lot, much less a house. (A house was eventually built by George and Lillie May Widick in 1917, on the lots which Lillie May's father, Thomas McCartney, had bought from Rodgers.) Rodger's father, A.L. Rodgers, owned the lot at 471 South Charter Street at least in the 1890s; that lot would have been adjacent to the south of the lot at 465. A.L. is listed at 717 South Charter Street in the 1909 City Directory. The *Monticello Bulletin* of October 11, 1912 announced that the A.L. Rodgers property on South Charter Street had been remodeled and the W.E. Rodgers family had moved in. W.E. is listed at that address in the 1921 City Directory. Evidently the Rodgerses had an affinity for South Charter Street.

The house at 704 South Charter Street belonged to Mr. and Mrs. D.S. Bond around the turn of the century. It was sold to Fred Edie in February 1909 for \$2,200; Mrs. Bond was then a widow and planned to move to California, according to a newspaper account.⁹⁹ Edie did not stay long; by January 1910, the *Monticello Bulletin* announced that Isaac Higgins and family were moving to the Fred Edie property on South Charter Street.

The Colonial Revival House at 816 South Charter Street was likely built by c. 1890, as the Monticello Water Works maps attribute its ownership to W.C. Handlin; Sanborn maps do not cover the city this far south until the 1915 map. By the 1909 Monticello City Directory, the house belonged to Jacob C. Kuns. J.C. Kuns was born on November 30, 1860 in Cerro Gordo, Piatt County, Illinois and married Flora Class (born December 31, 1872 in Monticello) on June 17, 1889.¹⁰⁰ He was an insurance agent and real estate "dealer." By 1920, the family had left this house and was living at 703 South Market Street.¹⁰¹ Elim and Mary Stevenson Hawbaker were the next family to occupy the house. Their household included at least three children and a maid, Hattie Pollard from Kentucky. Elim was a 1904 graduate of the University of Michigan Law School and practiced in Mansfield until 1906 when he became county judge, a position which he held for eight years. In 1914, he began to practice law in Monticello, as a partner in the firm of Hawbaker and Sievers.¹⁰² He was a two-term president of the Piatt County Bar Association and a one-term president of the third district federation bar association. His civic involvements included being president of the Monticello Community

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 8 Page 42

Club and a former secretary of the Monticello School Board. Mary Hawbaker died in November 1933; in 1936, Elim married Edith Shaw. Mr. Hawbaker died at age seventy-two in 1952; he is presumed to have lived at 816 South Charter Street until his death.¹⁰³

The house at 407 South Charter Street was built c. 1900 for Dr. William Matson, an Ohio native, and replaced an earlier house. In 1907, Matson sold both his house and medical practice to Brent L. Barker, and left for Europe; he eventually settled in Denver. Dr. Barker was born on December 15, 1871 in Somerset, Kentucky; Nellie Rankin was a Piatt County native, born on September 1, 1882 in Cisco.¹⁰⁴ They were married on June 17, 1903 and had two daughters, Lois (1905) and Ruth (1909); in at least 1910, their household also included a boarder, Gertrude Edgar.¹⁰⁵ Barker was an 1897 graduate of Louisville Medical College and practiced medicine in Kentucky for a year before coming to Illinois and settling in White Heath. The house was damaged by fire in 1915, with flames pouring from the roof; the Barkers temporarily relocated to the Rankin property (Nellie's parents) while repair work occurred.¹⁰⁶ The fire reportedly destroyed the house's roof, thus the Craftsman-inspired roof with exposed rafter tails is presumed to have been the replacement roof for that damage. Dr. Barker died on September 29, 1917; Nellie died on June 26, 1971. She had apparently remained in this house until her death. Their daughter Lois Leary may have lived in this property; she died on August 7, 1977 and the property remained in the family's name until 1978-79.¹⁰⁷

The house at 419 South Charter Street was built c. 1875, and its original occupants have not been identified. However, W.J. and Martha "Mattie" Porter were among the house's earliest occupants.¹⁰⁸ William J. Porter was born in Circleville, Ohio on June 4, 1852 and came to Illinois with his parents, first settling in Mansfield. He married Martha Van Gundy (born in Camargo on February 5, 1852) on September 26, 1874, and at least from that time on, the couple lived in Monticello.¹⁰⁹ The Porters had three children, but the couple was only survived by one daughter, Rachel Etta, who married Rutherford Bradford Weddle on November 25, 1903. The Porter household also included Eliza Neal, a widowed aunt.¹¹⁰ The *Monticello Bulletin* of March 1907 announced that the Porters were making improvements to their South Charter Street house. This date jibes with the shape of the house on the 1899 and 1909 Sanborn maps, with the 1909 map showing a substantial change to the rear configuration of the house, in addition to a north side round bay being added. W. J. Porter was an insurance agent. Mattie died on December 25, 1922, after which Mr. Porter moved to his daughter's house on Washington Street.¹¹¹ The William A. Scott Family were the next occupants of the house, likely from the time of Mr. Porter's departure at least past 1940.¹¹² Dr. Scott was born on August 22, 1884 in Redmon, Illinois and married Verna Eileen Martin (born on February 8, 1886 in Cerro Gordo) on June 30, 1909.¹¹³ The Scotts had two sons, William Martin and Wendall Paul, both of whom became doctors; Verna's mother Ida also lived with them for a while.¹¹⁴ Mr. Scott began working for the H.P. Martin store in 1909 and after working in the store for several years, purchased it. He retired in 1936, but continued

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 8 Page 43

management of his farming interests. He served several terms as an alderman.¹¹⁵ Scott died in 1941 at the age of fifty-six. Mrs. Scott apparently remained in the house until her death in 1953 at the age of sixty-seven; she had served on the board of the Methodist church for many years.¹¹⁶

The house at 433 South Charter Street was built for Jeremiah and Jane Baker in 1882.¹¹⁷ Jeremiah was born on February 24, 1821 in Pickaway County, Ohio. Baker came to Piatt County in 1843. He married Jane Ater (born on September 19, 1832 in Ross County, Ohio¹¹⁸) on November 2, 1853 in Piatt County, Illinois; the Bakers had no children.¹¹⁹ For many years, the Bakers were residents of Willow Branch township, where they "amassed considerable property."¹²⁰ The Bakers moved to Monticello where they built "a commodious home on South Charter Street;" the home may have been constructed by Clyde H. Ryder.¹²¹ After a lingering illness, Jerry Baker died in his South Charter Street home on October 30, 1896. Sometime between Jerry's death and the 1910 U.S. Census, the ownership of the home transferred to John A. and Charity Smith; Charity Smith was Mrs. Baker's sister. Mrs. Baker continued living in this home until her death on July 22, 1920 at the age of eighty-seven¹²²

The Colonial Revival house at 435 South Charter Street was built in 1909 for the John Andrew Salyers Family.¹²³ The *Monticello Bulletin* of November 26, 1909 announced that "Mr. & Mrs. John Salyers moved into their new South Charter Street home, "one of the handsomest residences in the town and it is well located." John was born in Fayette County, Kentucky on October 30, 1848. He married Letitia Robinson (born November 1, 1850 in Morgan County, Illinois) on February 15, 1871 in Morgan County. Salyers had apparently moved to Piatt County before their marriage, sometime around 1869.¹²⁴ Salyers became a prominent farmer, then retired from active farming in 1909, building the house at 435 South Charter Street as his retirement home; he would have been sixty-one years of age at this time. The Salyers had four children. Letitia died on December 7, 1925.¹²⁵ The house remained in the family at least into the 1940s, next being owned/occupied by the Salyer's son Harrison ("Harry").¹²⁶

In 1909, Clyde Ryder bought the Presbyterian Church at 447 South Charter Street for \$1,215.50.¹²⁷ Ryder tore down the church and reused the lumber for a new Dutch Colonial Revival house at that address. By September 1909, Ryder had sold the new house to S. R. and Jennie Reed. Samuel R. Reed was a prominent Monticello lawyer who died on October 10, 1910 at the age of sixty-nine, and was yet another of the Ohio transplants to Monticello (from Monroe County.) Hannah "Jennie" Clouser Reed was also a native of Washington Court House, Ohio, born on December 23, 1845. She and Samuel married in Fayette County, Ohio in 1862, later moving to Piatt County.¹²⁸ The Reeds had six children, one of whom died before turning one year old.¹²⁹ Mrs. Reed occupied this house until her death at age eighty-six in December 1932.¹³⁰ The home was apparently rented for several years. One of the renters, N.E. Hutson, occupied the house while undertaking extensive renovations to the Dwight

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 8 Page 44

Moore House at 1004 North State Street, where the family moved in 1939. In 1939, the home was purchased by Robert and Leta Heath. Robert died in 1994; Leta remains in the house. A J.R. Heath is listed at 433 South Charter Street in 1932 city directory; this is presumed to be James Robert Heath, the father of Robert Heath. Thus Robert would have moved two doors down from his family's home.

The house at 449 South Charter Street was constructed as the parsonage for the First Presbyterian Church c. 1872. Despite the Presbyterians organizing in Monticello as early as 1842, their meetings were held in the courthouse or the Methodist Episcopal Church.¹³¹ In 1869, on a donated lot at 447 South Charter Street, a wood frame church was constructed for \$4,000.00.¹³² In its tower, the church included a 1,000 pound bell which was moved to the church's later building and remains the only church bell still used in Monticello.¹³³ The parsonage was built shortly after the construction of the church. On the 1899 Sanborn Map, both the church and parsonage building are shown; by the 1909 Sanborn map, the church has been replaced with a house. While the house's earliest church-related occupants have not been identified, the John Weddle Family began occupying the house around 1913. An article in the November 7, 1913 *Monticello Bulletin* noted that Weddle was having an excavation done around the house, for the installation of a furnace and bathroom. John Henry Weddle was born on July 4, 1844 in Somerset, Kentucky, moving to Illinois with his family the following year and settling in Winchester; the family later moved to Salt Creek, near Clinton, then to Willow Branch Township in 1855.¹³⁴ Weddle was a veteran of the Co. D. 73rd Illinois Infantry, then later became active in the Franklin Post of the G.A.R.¹³⁵ Weddle had four children from his first marriage; he married Zoa Irwin, an Ohio native (born February 20, 1860) on August 25, 1892 in Cerro Gordo.¹³⁶ Zoa Weddle died in Florida in 1948; she had remained in the South Charter Street house until at least 1940.¹³⁷

While the July 24, 1914 edition of the *Monticello Bulletin* announced that Thomas McCartney of Cisco purchased the lots on (465) South Charter Street from William E. Rodgers and planned to erect a modern residence, nothing appears at that address on the 1915 Sanborn Map. However, the resulting house did have a familial relation. The Four Square at 465 South Charter Street was built for the George and Lillie McCartney Widick (Thomas and Cynthia McCartney's daughter) in 1917 at a cost of \$6,000.¹³⁸ Widick was born on May 17, 1866 in Willow Branch, Piatt County, Illinois. He married another Piatt County native, Lillie May McCartney (born May 28, 1871 in Cisco) on February 18, 1891; they had one son.¹³⁹ Widick, a farmer, was fifty-one when he had this house built. He died at age eighty-six in October of 1952; Mrs. Widick died the following year. The Widick's son Wayne, his wife Edith and daughter Helen, also lived at the house, although the duration of their occupation has not been confirmed.¹⁴⁰ They lived in the house at least through 1940.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 8 Page 45

A.L. Rodgers and a Mrs. Dillin were names linked to the property at 471 South Charter Street, but records are not clear as to whether either of them occupied the extant house at that address. The house was built c. 1900, and among its earliest occupants was George B. Lemen, who was listed at this address in 1909. But the house is most associated with the Norris family, first being occupied by Earl and Bessie Doss Norris, then later by their son Lynn D. Norris. Earl, a retired Douglas Aircraft employee, had moved to Long Beach, California before his death in 1967.¹⁴¹ Lynn, a veteran of World War II and an electrician for IBEW Local 601, died in his home in 1988 at the age of seventy.¹⁴²

Judge Marion R. Davidson and his family were long time occupants of the house at 703 South Charter Street. Davidson, born on April 4, 1847 in Mt. Zion, Macon County, Illinois, married Emma Margaret Reeme (born March 26, 1852 in Harrisburg, Pennsylvania) on March 5, 1874.¹⁴³ The exact duration of the Davidson's occupation of this house has not been established, although they are listed at this address in the 1909 and 1921 city directories; the 1920 U.S. Census listed Judge Davidson, by then a widower, and his forty-one-year-old daughter Mabel at this address. Davidson was in his third term as a Piatt County judge when he died in 1929 at the age of eighty-two; newspaper accounts state that he died at his home, following two year's illness.¹⁴⁴ Davidson was a graduate from the Mt. Zion Academy and first practiced law in Lovington. He went to Decatur in 1871 to study with the late Judge William E. Nelson, staying there for over a year, but then returned to the family farm. He came to Monticello in 1878, and established a law practice. He was elected county judge in 1891, 1922, and 1926.¹⁴⁵ The Davidsons had four children; Mrs. Davidson died in April 1917. Davidson's daughter Mabel moved to Bement to live with her sister following the father's death, thus ending the occupation of the Davidson family.¹⁴⁶ The Bela Stoddard Family were the next occupants of 703 South Charter Street. Bela was born on April 2, 1898 and married Mildred Cessna (born May 18, 1901 in Grinnell, Iowa) on December 21, 1921, in Ames, Iowa.¹⁴⁷ Stoddard was an extensive landowner and civic leader in Monticello; he died in July 1958 at the age of sixty.¹⁴⁸ Mrs. Stoddard died at the age of eighty-six in 1987; she was living in the Piatt County Nursing Home at that time.¹⁴⁹ The Stoddards had three sons, two of whom remained in Monticello. According to telephone book listings, the Stoddards moved from 703 South Charter to another house in the historic district--105 West William Street--sometime between 1932 and 1940.

A.L. Rodgers occupied 717 South Charter Street at least in 1909; by 1921, the house is listed with W.E. Rodgers as the owner.¹⁵⁰ In 1932, the house belonged to the William Harris Family, with the Harrises remaining there at least into the 1940s.¹⁵¹ The house suffered a small fire on its roof, believed to have been from a spark out of the chimney which settled on some wood shingles, according to a January 29, 1942 article. The damage was slight, according to the article; the house was listed as belonging to Mr. and Mrs. William Harris.¹⁵²

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 8 Page 46

The cottage at the southeast end of the historic district--817 South Charter Street-- was the home of Mary J. Piatt Bryden, the daughter of the county's namesake. Mary Jane Piatt was born on January 10, 1839, and was part of the first generation of Piatt County residents. She married William Bryden (born September 8, 1830) on June 5, 1860 in Piatt County. The Brydens had four children, two of whom died as infants. William Bryden died on February 5, 1866 in Savannah, Georgia, "where he had gone for the benefit of health. He was on his way home at the time of his death."¹⁵³ The 1870 U.S. Census lists Mary (then thirty-one) with sons Charles (then six) and William J. (then four), along with Lou Connor (a nineteen year old domestic servant), Mary Van Unkele (a seventy-nine year old, whose connection to Bryden is unknown), and Estelle Hull (a twenty-seven year old music teacher, presumed to be a boarder.) In 1880, the household included only Mary and her two sons and by 1900, only the thirty-six year old Charles remained with Mary (then sixty-one.)¹⁵⁴ Mary's son William died in February 1901 in Palm Beach, California; his wife, Georgia Finch Bryden, died in September of that same year. William and Georgia had two children. According to the 1910 U.S. Census, Charles continued to live with his mother, with the household also including Florence Carendor, an eighteen year old servant.¹⁵⁵ Charles married Grace Lykas in October of 1921; he would have been fifty-eight or fifty-nine; he died on January 19, 1930. Charles and Grace had one daughter, Mary, born in 1923. Charles is listed as having "no active business, but supervised several farms in this territory which he owned."¹⁵⁶ Mary Piatt Bryden died on July 24, 1911, with the funeral services being held at her residence. The house later became the offices of the Monticello Superintendent of Schools, before becoming a dental office.

Context

The small, well-kempt community of Monticello is dominated by historic architecture throughout much of its core. Areas in the southeast and east sections of the city, and just outside of the city limits, have more modern housing, including Ranch style houses and the large retirement village, Tatman's Village on Ridge Road, which was funded by the estate of Eva Tatman (who had lived at 420 South Charter Street.)

Most of the sections of the city which surround the downtown are historic in character. The North State Street Historic District extends from the railroad tracks one block south of Center Street to roughly one block north of Oglesby, encompassing the 300 - 1100 blocks of North State Street and a few side street and North Charter Street properties. Listed in the National Register in 1998, this historic district features seventy-seven resources from c. 1870 to 1948, representing a variety of late nineteenth and early twentieth century architectural styles and vernacular building types. The district is visually dominated by period revival styles of the late nineteenth and early twentieth centuries, although it also includes excellent examples of earlier styles such as Gothic Revival and Queen Anne. Generally, the district was built up later than South Charter Street, and includes more high style houses. The generous lot sizes and setbacks give the North State Street Historic District a slightly more regal character.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 8 Page 47

Monticello has the luxury of having two premier historic residential streets: South Charter Street and North State Street. The two make logical comparisons. South Charter Street was basically the first of the city's premier residential addresses. The architecture is more varied, and is generally less high style. North State Street developed more intensely around the turn of the century and the early twentieth century, with a substantial momentum from the executives of the Pepsin Syrup Company.

East of South Charter Street, historic housing continues for several blocks. This section consists of housing which is more consistently vernacular in character. The houses are generally smaller, as are the lots. Moreover, the integrity of individual houses changes, with artificial siding, porch alterations, and window changes becoming increasingly common. Mobile homes occupy a few scattered lots.

A small section of Piatt Street has a cluster of historic houses on the east side of the street for a couple of blocks. Because the houses on the west side of the street are more oriented toward the side streets, this stretch of housing lack the cohesiveness of other historic areas in the city. Marion Street, from the railroad tracks/Park Street to Allerton Street, has a two block concentration of historic housing from the late nineteenth century, but artificial sidings and modern alterations such as porch changes effect the integrity of these properties in terms of National Register significance. A section of Elm Street between Wilson and High streets, also has historic housing; integrity as well as cohesiveness effect this section.

The South Charter Street Historic District remains as the city's earliest prominent residential street, with a wide variety of architectural styles and vernacular building types attesting to the street's continued popularity for about eighty-five years.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 8 Page 48

Endnotes

1. Property files, 404 South Charter Street.
2. Property files, 435 South Charter Street.
3. University of Illinois at Urbana-Champaign, Department of Urban and Regional Planning, Fall 1974 class, Patty Erdmann, Gina Natarus, Kathleen McCabe, and Douglas Munski, *Historic Preservation: Pride and Progress for Monticello, Illinois* (Urbana: University of Illinois at Urbana-Champaign, Department of Urban and Regional Planning, December 1974), 5.
4. Ibid.
5. Monticello Chamber of Commerce, Tour Committee, *Monticello Architectural Tour, Monticello, Illinois* (Monticello: Monticello Chamber of Commerce, 1994).
6. Ibid.
7. E. Piatt, *History of Piatt County* (Chicago: Shepard and Johnson, 1883), 245, as cited in University of Illinois, 9.
8. University of Illinois, 10 and Monticello Chamber of Commerce.
9. Piatt's addition was later vacated and replatted on April 10, 1886. Book 37, p. 256, County Recorder's Office.
10. Stephen C. Gordon, *How to Complete the Ohio Historic Inventory* (Columbus: Ohio Historic Preservation Office, 1992), 74.
11. Mary Mix Foley, *The American House* (New York: Harper & Row Publishers, 1980), 149.
12. Ibid.
13. Gordon, 80.
14. Ibid.
15. Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1984), 212.
16. Ibid.
17. John J.-G. Blumenson, *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945* (Nashville: American Association for State and Local History, 1981, 2nd edition), 35.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 8 Page 49

18. Gordon, 91.
19. Ibid.
20. McAlester, 321-22.
21. Gordon, 100.
22. Ibid.
23. Ibid.
24. Ibid., 102.
25. McAlester, 343.
26. Ibid., 344.
27. Ibid.
28. Ibid.
29. Ibid.
30. Gordon, 109.
31. Ibid., 104.
32. Ibid.
33. Ibid.
34. Ibid., 102.
35. Ibid.
36. Ibid.
37. Property files, 407 South Charter Street.
38. Gordon, 76.
39. Ibid., 108.
40. Ibid.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 8 Page 50

41. Ibid.

42. Gordon, 127.

43. John Jakle, Robert Bastian, and Douglas Meyer, *Common Houses in America's Small Towns* (Athens: The University of Georgia Press, 1989), 139.

44. Ibid.

45. Ibid., 220.

46. Gordon, 162.

47. Property files, 404 South Charter Street.

John W. Coleman was born in Montgomery County, Ohio on January 8, 1831; he died in Decatur on June 8, 1915 at the age of eighty-four. Caroline "Carrie" Rose King Coleman was born in 1840 in Terre Haute, Indiana and died on June 26, 1902 in Decatur. The Colemans had six children, four of whom died before reaching the age of two and one of whom died at age fifteen. Their daughter Linda (Lyda) was a librarian in Monticello for fifteen years and never married; she died at the age of eighty-five in August 1947 in Monticello. Source: Property file, 404 South Charter Street, Allerton Library, Monticello.

48. Ibid.

49. Ibid.

50. Ibid.

51. Ibid.

52. This building continues in use as the Monticello Community Building which includes the Allerton Public Library. It was originally the town hall and Allerton Library and Opera House, with the township paying for the building's construction and Samuel Allerton supplying the furnishings, many of which remain extant in the library space.

53. Ibid.

54. Ibid.

55. Ibid.

56. Property files, 412 South Charter Street.

57. Ibid.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 8 Page 51

58. Ibid.

59. Ibid.

60. Mrs. Fitzwater remains listed at this address at least until 1940, according to available telephone directories. Mr. Fitzwater died on November 25, 1937.

61. Born on October 21, 1893 and died January 13, 1968. Property files, Allerton Library

62. Some accounts speculate that the house was moved to this location by C.A. Tatman from his farm. See "Tatman trust provides retirement home," Vertical files, Allerton Public Library Archives, "Families."

63. Property files, 420 South Charter Street.

64. Stickle had a brick Side Hall Plan house built upon his return to the city (1865). Located several blocks west of the courthouse square, the house was acclaimed as the finest in the county at that time; the Stickles occupied the house for thirteen years. This house remains extant as the core of the Pepsin Syrup Company Building. Source: Vertical files, Allerton Public Library Archives, "Families."

65. Property files, 420 South Charter Street.

66. Ibid.

67. Ibid.

68. Ibid.

69. Ibid.

However, according to "Tatman trust provides retirement home," Tatman moved his mother, brother, and sister to Iowa after his father's death, then returned to Monticello in 1856. The same article claims that this house was moved to its current location from some of Tatman's Piatt County farm land, but this source of this information is unknown.

70. Property files ("Caleb A. Tatman, Pioneer of Piatt County Summoned").

71. Ibid.

Another article, "Tatman trust provides retirement home," claims that Tatman left 1,868 acres of farmland for his daughters to manage.

72. Ibid.

73. Property files, 432 South Charter Street.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 8 Page 52

74. Ibid.

75. Ibid.

76. Information between census research and obituaries is conflicting.

77. 1880 U.S. Census, according to "Family" file, Allerton Public Library Archives.

78. 1910 U.S. Census: Monticello Township, Piatt County, Illinois, as transcribed in "Family" files, vertical files, Allerton Public Library Archives. The McMillens were both 60 years of age at this time. Their daughter Gertrude was not listed as living at this address at this time, but had returned by 1920, according to the 1920 U.S. Census.

79. Family files, McMillen Family.

80. Property files, 432 South Charter Street.

81. Property files, 450 South Charter Street.

82. Ibid.

Newspaper accounts indicate the elder Hubbart, Richard, bought 160 areas of land at \$1.25 per acre on Goose Creek when the family initially migrated to Piatt County. He added other acreage to this original tract, and is credited with being "one of the leading citizens in the up-building of the new county." Richard Hubbart served as Swamp Land Commissioner for several years.

83. Property files, 450 South Charter Street.

84. Ibid.

85. Ibid.

86. Ibid.

87. Ibid.

88. Ibid.

89. 1920 U.S. Census, Piatt County, Illinois (Monticello Township), as transcribed in "Family" vertical files, Allerton Public Library Archives.

90. The footprint of the house changed from a rectangular shape with a north/south orientation, the footprint is clearly changed to a narrow rectangular shape with an east/west orientation by the 1909 Sanborn. The earlier house is attributed to D. G. Cantner on the 1880s Monticello Water Works map.

91. "Prominent Physician, Civic Leader Dies, Sunday, May 30," Piatt County Journal, June 3, 1943.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 8 Page 53

92. Property files, 462 South Charter Street.
93. Ibid.
94. Telephone Directory, 1940.
95. Property files, 702 South Charter Street.
96. MB, 20 August 1909.
97. City directories and telephone directories. Obituaries, "Family" vertical files, Allerton Public Library Archives.
98. Property records.
99. Property files, 704 South Charter Street.
100. "Family" vertical files, Allerton Public Library Archives.
101. "Monticello Woman Dies Suddenly," "Family" vertical files, Allerton Public Library Archives, 1921 Directory for Monticello, and 1920 U.S. Census as transcribed in the "Family" vertical files.
102. "E.J. Hawbaker, 72, Monticello, Dies in Rochester, Minnesota," December 4, 1952, Property files, 816 South Charter Street.
103. Hawbaker is listed at 816 South Charter Street through the 1940s according to available telephone directories.
104. "Family" vertical files, Allerton Public Library.
105. 1910 U.S. Census as transcribed in the "Family" vertical files, Allerton Public Library Archives.
106. April 2, 1915; source of article not identified. "Family" vertical file.
107. "Brent Leigh Barker Family" file, "Family" vertical files, Allerton Public Library Archives.
108. "Family" and "Homes" vertical files, Allerton Public Library Archives.
109. "Mrs. W.J. Porter Dies Monday" and an obituary on William J. Porter, no title. "Family" vertical files, Allerton Public Library Archives.
110. 1900 and 1910 U.S. Census data, as transcribed in "Family" vertical files.
111. "Family" vertical files.
112. U.S. Census data as transcribed in the "Family" file; telephone directories, 1932 and 1940.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 8 Page 54

113. U.S. Census data as transcribed in "Family" file.
114. U.S. Census data as transcribed in "Family" vertical files. . .
115. "Family" vertical files.
116. Ibid.
117. "Family" vertical files.
118. Jane Ater was one of nine children of James and Sabine Ater. The family came to Willow Branch, Illinois in 1851; Jane would have been nineteen.

"Mrs. Jane Baker Passes Away," PCR, 27 July 1920 and "Mrs. John A. Smith is Dead," PCR, 1 June 1922, Property files.
119. "Family" vertical files, Allerton Public Library.
120. "Death of Jerry Baker," Piatt County Republican, 5 Nov 1890.
121. Quote from "Death of Jerry Baker," Piatt County Republican, 5 Nov 1890.
Ryder connection from "Family" vertical files.
122. "Family" vertical files.
123. Ibid.
124. While "Piatt Pioneer is dead at 85," labels Salyers as a "pioneer," dates within this article list his move to the county as 1869 and 1896; the earlier date jibes with census data, with the later data likely being a typographical error. Piatt County Republican, 31 May 1934.
125. "Family" vertical files.
126. Harrison M. Salyers was born on November 5, 1873 and married Maude McMillen (born November 5, 1873 in Piatt County) on February 12, 1896. Maude died in April 1904; Harry married Bertha Mitchell on June 10, 1920. Harry died on March 2, 1944 in this home; Bertha died in January 1947, also in this home.

"Family" vertical files.
127. Ibid.
128. "Mrs. Jennie Reed Passes Away," Piatt County Republican, 15 Dec 1932.
129. "Family" vertical files.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 8 Page 55

130. "Mrs. Jennie Reed Passes Away," Piatt County Republican, 15 December 1932.
131. *Monticello 150 years*, 72.
129. Ibid.
133. Ibid.
134. "Civil War Veteran Dies," Piatt County Republican, 26 Feb 1931.
135. Ibid.
136. "Family" vertical files.
137. *City Cyclopedia of Monticello*, 1940.
138. Piatt County Republican, 26 Jan 1917.
139. "Family" vertical files.
140. *City Cyclopedia of Monticello*, 1940.
141. "Earl B. Norris Rites Held At Monticello," *Piatt County Journal Register*, 5 October 1967.
142. Lynn Norris obituary; "Family" vertical files.
143. "Family" vertical files.
144. "Piatt County Judge is Dead," *Piatt County Republican*, 21 May 1929.
145. Ibid.
146. "Mabel Davidson Dies in Bement Friday After Long Illness," *Piatt County Republican*, 2 Dec. 1943.
147. "Family" vertical files.
148. Ibid.
149. "Family" vertical files, unmarked Mildred C. Stoddard obituary.
150. 1909 Monticello City Directory and 1921 Directory for Monticello.
151. Telephone books.
152. "Little Fire Damage to Harris Home," *Piatt County Republican*, CR 29 Jan 1942.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 8 Page 56

153. "Pioneer of the Thirties," *Piatt County Republican*, 17 July 1911.

154. 1890 and 1900 U.S. Census, Piatt County, Illinois as transcribed in "Family" vertical files.

155. "Family" vertical files.

156. Ibid.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 9 Page 57

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 10 Page 58

Geographical Data

Verbal Boundary Description

Commencing at the northwest corner of 404 South Charter Street, go south along the west/rear lots lines of 404, 412, 420, and 432. Continue south along the west front lot line of 447 South Market Street, then continue south along the west/rear lot line of 450 South Charter Street. Then continue south along the west/front lot line of 451 South Market Street and continue south along the west/rear lot line of 462 South Charter Street and the west/side lot line of 216 West Bond Street. Continue south across West Bond Street and continue south along the west/side lot line of 205 West Bond Street and 212 West William Street, which is just east of South Market Street. Go south across West William Street, then along the west/side lot line of 211 West William Street, and continue south until a point at the southwest corner of 816 South Charter Street. Then go east along the south/side lot line of 816 South Charter Street, across South Charter Street, and along the south/side lot line of 817 South Charter Street to a point at the southeast corner of 817 South Charter Street. Then go north along the east/rear lot line of 817 South Charter Street, continuing north along the east/side lot line of 105 West William. Cross West William Street and continue north along the east/side lot line of 100 West William, and north past the east/front lot line of 702 South State Street. Continue north across West Bond Street and along the east/rear lot line of 471 South Charter Street. Then continue north along the east/rear lots lines of 465, 461, 449, 447, 435, 433, 419, 413, and 407 South Charter Street until a point at the northeast corner of 407 South Charter Street. Then go west along the north/side lot line of 407 South Charter Street, across South Charter Street, to the point of origin.

United States Department of the Interior
National Park Service

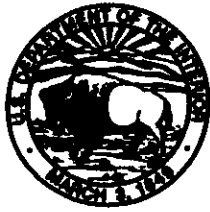
National Register of Historic Places Continuation Sheet

South Charter Street Historic District, Monticello, Piatt County, Illinois

Section number 10 Page 59

Boundary Justification

The boundary includes all the houses and related historic resources which are part of the Original Town Out Lots and Mary J. Piatt's South Addition to Monticello, and which retain historic integrity. Additionally, the houses relate through lot size, setback, vernacular building types and architectural styles, and period of construction. Beyond the boundaries to the north, the area is almost entirely surface parking lots and commercial buildings at the south end of the downtown. The historic district is separated in feeling by South Market Street to the west, the major north/south arterial street through town. To the west on the north end of the historic district are modern commercial enterprises. To the west on the south end of the district, are historic residences, but they are oriented to the side streets, and generally have smaller lots and a simpler architectural development than the houses on South Charter and related streets. To the south of the historic district is the large high school complex, at the core of which is a historic school building which has been nearly surrounded with modern additions, with only its historic upper story now visible. To the east of the historic district, the area continues to be historic and residential, but is visually much different. The lot sizes are smaller, the buildings are overwhelmingly vernacular and smaller in scale, and the integrity of the houses has been more substantially altered.



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WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 1/14/02 THROUGH 1/18/02

JAN 25 2002

KEY: State, County, Property Name, Address/Boundary, City, Vicinity, Reference Number, NHL, Action, Date, Multiple Name

ARKANSAS, CHICOT COUNTY, Liberto, P. and J.--Rosa Portera Building, Main St., Eudora, 92001348, REMOVED, 1/14/02 (Ethnic and Racial Minority Settlement of the Arkansas Delta MPS)

ARKANSAS, CLARK COUNTY, Benjamin Mercantile Building, 410 Main St., Arkadelphia, 90001378, REMOVED, 1/14/02

ARKANSAS, DALLAS COUNTY, Brewster House, US 79, Fordyce, 83003464, REMOVED, 1/14/02 (Dallas County MRA)

ARKANSAS, DALLAS COUNTY, Koonce Building, 3rd St., Fordyce, 83003525, REMOVED, 1/14/02 (Dallas County MRA)

ARKANSAS, DALLAS COUNTY, Old Fordyce Post Office, E. 2nd St., Fordyce, 83003530, REMOVED, 1/14/02 (Dallas County MRA)

ARKANSAS, DALLAS COUNTY, Princeton Methodist Church, AR 9, Princeton, 83003533, REMOVED, 1/14/02 (Dallas County MRA)

ARKANSAS, PAULKNER COUNTY, First Baptist Church, Davis and Robinson Sts., Conway, 82000813, REMOVED, 1/14/02 (Thompson, Charles L., Design Collection TR)

ARKANSAS, MILLER COUNTY, First Methodist Church, 400 E. 6th, Texarkana, 82000863, REMOVED, 1/14/02 (Thompson, Charles L., Design Collection TR)

ARKANSAS, MILLER COUNTY, Lightfoot, Dr. J. A., House, 422 Pecan St., Texarkana, 95000792, REMOVED, 1/14/02

ARKANSAS, PERRY COUNTY, Cypress Creek Bridge, Co. Rd. 64, over Cypress Creek, Perry vicinity, 90000537, REMOVED, 1/14/02 (Historic Bridges of Arkansas MPS)

ARKANSAS, POLK COUNTY, Scoggin House, 1215 Port Arthur Ave., Mena, 78000616, REMOVED, 1/14/02

ARKANSAS, PULASKI COUNTY, Forrey-Smith Apartments, 409 Ringo St., Little Rock, 82000892, REMOVED, 1/14/02 (Thompson, Charles L., Design Collection TR)

ARKANSAS, PULASKI COUNTY, Forrey-Smith Apartments, 1019 W. 4th St., Little Rock, 82000893, REMOVED, 1/14/02 (Thompson, Charles L., Design Collection TR)

ARKANSAS, PULASKI COUNTY, Pulaski County Road 71D Bridge, Co. Rd. 71D over Bayou Meto, Jacksonville, 95000652, REMOVED, 1/14/02 (Historic Bridges of Arkansas MPS)

ARKANSAS, SALINE COUNTY, Saline River Bridge, Co. Hwy. 365, over the Saline River, Benton, 90000529, REMOVED, 1/14/02 (Historic Bridges of Arkansas MPS)

ARKANSAS, SEBASTIAN COUNTY, Vache Grasse Creek Bridge, Co. Rd. 77A over Vache Grasse Cr., Milltown vicinity, 95000563, REMOVED, 1/14/02 (Historic Bridges of Arkansas MPS)

ARKANSAS, SHARP COUNTY, Metcalf House, Gin Dr., Evening Shade, 82002138, REMOVED, 1/14/02 (Evening Shade MRA)

ARKANSAS, WHITE COUNTY, Roper House, Hill Street, McRae, 91001346, REMOVED, 1/14/02 (White County MPS)

CALIFORNIA, LOS ANGELES COUNTY, McCarty Memorial Christian Church, 4101 W. Adams Blvd., Los Angeles, 01001456, LISTED, 1/17/02

CALIFORNIA, SHASTA COUNTY, Cascade Theatre, 1731 Market St., Redding, 01001459, LISTED, 1/17/02

CONNECTICUT, LITCHFIELD COUNTY, Terryville Waterwheel, 262 Main St., Plymouth, 01001412, LISTED, 1/04/02

ILLINOIS, PIATT COUNTY, South Charter Street Historic District, Roughly bounded by Marion and South Market St.s, Sage Dr., and South State St., Monticello, 01001464, LISTED, 1/17/02

ILLINOIS, ST. CLAIR COUNTY, Spivey Building, 417 Missouri Ave., East St. Louis, 01001462, LISTED, 1/17/02

IOWA, BUCHANAN COUNTY, Otterville Bridge, Bordner Dam Rd. over Wapsipinicon R., Independence vicinity, 98000759, REMOVED, 1/14/02 (Highway Bridges of Iowa MPS)

IOWA, DUBUQUE COUNTY, Kidder, Zephaniah, House, 206 1st Ave. NE, Epworth, 78001218, ADDITIONAL DOCUMENTATION APPROVED, 1/18/02

IOWA, JONES COUNTY, St. Luke's Methodist Church, 211 N. Sycamore, Monticello, 01001461, LISTED, 1/17/02

IOWA, MARSHALL COUNTY, Marshalltown Downtown Historic District, Roughly bounded by 2nd St., State St., 3rd. Ave., and E. Church St., Marshalltown, 01001463, LISTED, 1/17/02

IOWA, POLK COUNTY, Home Lodge No. 370 A F and A M, 603, 605, 607, and 609 E. Locust St., Des Moines, 99000738, REMOVED FROM ELIGIBLE LIST, 1/14/02

IOWA, POLK COUNTY, Seth Richards Commercial Block, 300-310 Court Ave., Des Moines, 01001460, OWNER OBJECTION DETERMINED ELIGIBLE, 1/16/02

IOWA, TAMA COUNTY, Conant's Cabin and Park, IA 96, 3 mi. E of Gladbrook, Gladbrook vicinity, 00000920, ADDITIONAL DOCUMENTATION APPROVED, 1/18/02

LOUISIANA, CADDO PARISH, Star Cemetery, off 2100 blk of Texas Ave., Shreveport, 01001478, LISTED, 1/17/02

MASSACHUSETTS, BERKSHIRE COUNTY, Main Street Historic District, 1-57 Main St., 1-2 Pine St., 2 Sergeant St., Stockbridge, 01001466, LISTED, 1/17/02

MASSACHUSETTS, MIDDLESEX COUNTY, Graniteville Historic District, Broadway, Church, Cross, First, Fourth, N. Main, River School, Second, and Third Sts., Westford, 01001467, LISTED, 1/17/02