

United States Department of the Interior
National Park Service

SENT TO D.C.

1-3-11

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Roytek, Richard, House

other names/site number Plummer, David (Joe) and Barbara, House; Thompson, Stephen A. and Kathy L., House

2. Location

street & number 3420 Richmond Avenue not for publication

city or town Mattoon vicinity

state Illinois code IL county Coles code 029 zip code 61938

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 at the following level(s) of significance:

national statewide local

Anne E. Haas Jan. 3, 2011
Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Signature of the Keeper Date of Action

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- Private
- public – Local
- public – State
- public - Federal

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

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

Number of contributing resources previously listed in the National Register

N/A

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

MODERN MOVEMENT: Ranch style – Linear
type, Prairie sub-type

foundation: Concrete

walls: Wood Frame, Bedford Limestone Veneer

roof: Asphalt

other:

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Richard Roytek House was constructed in 1950 on the western perimeter of the City of Mattoon. It is sited on the northeast corner of the intersection of Richmond Avenue and North 35th Street approximately one mile west of the central Mattoon business district in a pre-World War II, linearly developed neighborhood. The Roytek House was constructed in the Ranch architectural style emphasizing an asymmetrical plan radiating from a rectilinear core, elongated elevations incorporating a two vehicle garage and informal outdoor living spaces to the rear of the house. The Roytek House also exhibits Prairie style design influences through its hipped roof; horizontally-oriented, quarry-cut limestone veneer; extended, enclosed eaves; and ribbon/wrap-around windows. The two-level Roytek House possesses a concrete foundation, wood framing, asphalt roof covering, substantial amounts of glazing, wood floors, plasterboard wall covering and contemporary lighting/plumbing fixtures. The Roytek House site contains a wide expanse of front/rear lawns, mature trees and a considerable amount of rock/timber landscape beds containing indigenous/ornamental trees and grasses. The nomination consists of one contributing building and its associated lot. The Roytek House retains a high percentage of its original design and materials integrity. Principal alterations to the original design and fabric of the resource include replacement of original steel, single-pane windows with aluminum double-paned components; partial covering of original wood floors with engineered wood floors; and the opening of the floor plan between the dining room and the kitchen by cutting out a portion of the adjoining wall for the installation of a breakfast bar.

Narrative Description

SITE

The Roytek House site exhibits the sense of a contemporary mid-20th century family dwelling in an established residential neighborhood. Other housing in the vicinity of the site exhibits a variety of early 20th century styles. Principal styles present include Craftsman, Prairie Foursquare, Colonial Revival and Cape Cod along with a limited quantity of Compact Ranch. Immediately adjacent to the Roytek House to the north are 1980s Compact Ranch houses and to the east is a 1990s California Contemporary style house. Approximately a mile to the east is the central Mattoon business district, to the south is Mattoon Township's Lytle Park and residential areas, and to the west and north are residential subdivisions, agricultural fields and industrial plants.

The 175'x125' Roytek House site has a typical boulevard-to-alley pattern of depth and encompasses one-and-one half City of Mattoon outlots. The Roytek House is the dominant feature of the site and is set back approximately 75' from the right-of-way of Richmond Avenue. The perimeter of the house contains common aesthetic, circulation, mechanical and leisure features associated with a site of this character. These features include extensive serpentine river rock/pink granite landscape beds bordered with red speckled brick. The landscape beds contain a variety of indigenous/ornamental, deciduous/coniferous trees/shrubs and natural grasses, landscape boulders, timber landscape planters, and an aluminum flagpole. Deciduous trees are located outside of the landscape beds on the north, west and south elevations. Concrete walkways, a concrete driveway and concrete patios exist adjacent to the house. A chain link dog run area incorporating two 48" gates exists on the northeast quadrant of the property.

EXTERIOR

The exterior design of the Roytek House exhibits the characteristics of an asymmetrical, linear Ranch style variant, with prominent projections existing on the north and south elevations, an attached garage and an informal outside living space to the rear of the house. A cross-hipped roof with wide, overhanging eaves; ribbon, casement, wrap-around window units; horizontally-oriented stone veneer and a broad, fireplace chimney exhibit traits of the Prairie style. The entire house, along with the dominant chimney integrated on the south elevation, is veneered with rectangular, quarry-cut, Bedford limestone. There exist three exterior single door entrances, traditional ingress/egress on the south and

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north elevations and a less formal variant leading to the garage area on the east elevation. All entrances are adjacent to formal concrete walkways and patios.

The Roytek House possesses an approximately 4,600 square foot, cross-hipped roof of approximately 4/12 pitch, covered in asphalt shingles. The framing for the roof is a common rafter system supported by 4"x4" joists within the central bearing wall of the house. The 30" eave details include ship-lap cedar covering incorporating a 1" aluminum soffit vent. Also incorporated within the soffit are nine 6" brown anodized-aluminum can lights on the south and east elevations. Architectural/engineering features present on/above the roofline include a limestone veneered/capped fireplace chimney, a ridge-positioned, red brick mechanical chimney, electrical feed steel conduit pipe, a ridge vent system and aluminum flashing in required areas, while the fireplace chimney incorporates three terra cotta chimney pots capped with aluminum covers. The mechanical chimney is capped with an aluminum vent/cover. The perimeter of the roof incorporates a 5" brown, anodized-aluminum gutter system mounted on fascia board and linked to 2"x3" brown, anodized-aluminum down spouts running to below-grade, pea gravel drain pits.

The foundation, window wells, walkways, driveways and patios are poured concrete. The foundation is 10 inches wide and has seven window wells integrated on the east, north and west elevations. The wells are protected by wood-framed, mesh screen covers. The windows placed in the foundation at the wells are white, aluminum-clad, wooden, hopper types. A 32'x 16' concrete patio with two seating walls is centered on the north elevation. The seating walls are of concrete block construction veneered with multicolored, ashlar, synthetic stone and capped with limestone blocks. A concrete patio is located adjacent to the main entrance on the south elevation. A curved concrete walkway starting at the north elevation patio leads to the 22' wide concrete driveway.

The fenestration pattern of the exterior walls is typical of the linear Ranch style, with primarily vertical oriented openings. Windows are principally 24"x46", brown, anodized-aluminum, single light, double-pane casement units and 19"x46" fixed units. A bay window exists on the south elevation and contains oversized casement and fixed components. Smaller hopper type units exist at the bathroom/bedroom openings on the north and east elevations. Overlooking the north elevation porch are four 4'x6' aluminum fixed units. A curved glass block wall is incorporated into the fenestration pattern in a projection on the northeast elevation. All window units rest on projecting limestone sills.

The primary entrance door on the south elevation is wood and incorporates small widow with diamond-shaped, brass muntins. The entrance doors on the north elevation, as well as the interior garage door, are steel, two-panel models with half or three-quarter length Prairie style leaded-glass window lights of translucent and colored glazing. Entrance doors on the north and south elevations are faced by glazed aluminum storm doors. The two remote controlled garage vehicular doors are aluminum and mounted on aluminum tracks. The garage east elevation pedestrian door is a two panel steel door with the upper panel containing Lexan glazing.

Note: To accommodate interpretation of the following detailed descriptive narrative the footprint of the Roytek House is divided into east, central and west bays.

SOUTH ELEVATION

The primary, south, elevation is divided into three bays. The west bay is approximately 18' wide and projects approximately 2' forward from the line of the central bay. The central bay is approximately 40' wide and linear, except for the fireplace chimney which projects southward approximately 2' for a distance of approximately 6'. The 21' wide east bay containing the garage projects to the south approximately 6' forward of the central bay line.

The western bay contains one fixed window bordered by two casement windows. The central bay contains the primary entrance door, the chimney, which is flanked by two fixed windows bordered by two casement units and a window bay comprised of two 21"x63" fixed units bordered by two 22"x63" casement units. The west façade of the eastern bay projection contains one fixed 36"x48" window and one downspout. The east bay contains two 7'x8' aluminum vehicle doors.

The west and central bays of the south elevation are landscaped with river rock beds containing holly, euonymus, rhododendron and Japanese maple plantings, as well as decorative boulders. A 25' aluminum flagpole exists in the landscape bed directly in front of the main entrance.

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EAST ELEVATION

The east elevation of the Roytek House is subdivided into two bays. The 23' wide south bay contains the garage and the 21' wide north bay constitutes a bath and bedroom area. The south bay contains one of the steel entry doors, one downspout and a foundation window well. The north bay contains one hopper window. Adjacent to the south bay is a concrete/paver walkway and a landscape bed of pink granite contained by a split-faced block retaining wall and holding two aluminum clothesline poles. Natural elements of this landscape bed include a weeping cherry tree, Japanese yews and day lilies. The HVAC compressor is adjacent to the north bay.

NORTH ELEVATION

The north elevation of the Roytek House mimics the south elevation in linear dimensions, with east, central and west divisions. The eastern bay is approximately 23' in width and projects approximately 8' north of the central bay line. The central bay is approximately 40' wide. The west bay is approximately 14' wide and projects north approximately 2' of the central bay line.

The east bay contains a curved glass block wall, one single casement window, and a typical dual casement window. An additional unit of two casement windows exists on the west façade of the eastern bay projection. One typical downspout is mounted on the north face of the east bay, which also contains one window well.

The central bay exhibits the most diverse fenestration pattern of the Roytek House. At the eastern end are two 24"x36" casement windows. To the west of the windows is a door opening that is framed in wood and has a typical steel entry door and aluminum storm door; this door provides direct access to the patio. To the west of the door opening are four 5'x4' aluminum picture windows that directly overlook the patio and rear landscape. West of the picture windows is an aluminum hopper window. Also on the north elevation's central bay are two downspouts, a water shut-off valve, a teardrop patio light fixture and an electrical input box. Two foundation window wells exist at grade level along the central bay. The window well to the east is covered with a Lexan bubble.

The west bay contains two casement windows, an electrical meter box, and a foundation window well. Three Japanese yews are adjacent to the west bay façade.

WEST ELEVATION

The west elevation of the Roytek House is subdivided into two bays. The north bay is approximately 18' in width and incorporates two typical aluminum casement windows, one downspout and one window well. The south bay projects approximately 4' west of the line of the north bay and contains one casement window on the north façade of the projection. Two casement windows and one window well at grade level are located on the west façade of the south bay.

INTERIOR

The interior of the Roytek House constitutes approximately 1,760 square feet of main level living spaces over a full basement. The basement contains approximately 70% finished living areas. The remaining 30% of the basement spaces are classified unfinished and are used primarily for housing of building mechanical systems and storage.

The Roytek House retains a high percentage of its interior plan, materials and finishes related to its period of significance, 1950-1960. The framing of the house is oak and possesses oak flooring and sub-floors. Door/window frames, baseboards, original doors and decorative interior woodwork are birch and maple. Plasterboard, contemporarily referred to as drywall, was the original wall and ceiling covering and remains as such. The plasterboard is finished in smooth, popcorn and knockdown textures. Slate, ceramic and glazed tile flooring are present in bath, kitchen and entry vestibule areas. Engineered wood floors exist in the dining and sitting rooms. All non-historic surface flooring overlays the original wood surface or sub-flooring. Interior and closet doors are either original birch veneered, "waffle" support units or maple one and three-panel types. The maple door leading to the basement level contains Prairie style, translucent, etched, and hammered glazing framed with dark leaded framing. Forty percent of the interior doors are original birch veneered units and possess their original brass hardware. Non-historic door hardware is stainless steel.

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The metal composition of the permanent lighting fixtures and ceiling fans is stainless steel or aluminum. Approximately 40% of the original wall and floor mounted HVAC aluminum vent/return covers remain. Plastic and brass control/speaker wall plates for the non-functioning, original FASCO intercom/radio system remain mounted or have been secured behind recently installed drywall. Wall mounted electrical switch/receptacle plates, the solitary HVAC thermostat control and smoke/carbon dioxide detectors are plastic.

All interior walls are painted or faced with ceramic tile. All baseboards, surrounds and other interior wood components are either stained or painted.

Window treatments are composed of synthetic wood, linen, cellulose and plastic composition, interior mounted, horizontal blinds and roller shades.

FIRST LEVEL

The first level of the Roytek House contains the primary ingress/egress/circulation features of the building and presents the principal domestic spaces.

West Bay

The first level west bay contains the northwest and southwest bedrooms, as well as an entry vestibule to the southwest bedroom with a built-in cupboard/drawer linen storage unit and cleaning utensil closet adjacent to the central bay west corridor.

The northwest and south west bedrooms are consistent in materials and finishes. Both of these bedrooms possess oak floors, smooth plasterboard wall/ceiling coverings, birch baseboards/trim, one-panel maple doors, ceiling fans, FASCO intercom control plates, synthetic wood window blinds and small closets.

In the area adjacent to the central bay west corridor is the southwest bedroom entry vestibule with a built-in cupboard/four-drawer linen storage unit on the south face and a birch veneered swing door closet facing the central bay overcoat storage closet.

Central Bay

The first level central bay contains five rooms, an entry vestibule an overcoat closet and two circulation corridors.

The entry vestibule floor is covered with slate tile. The entry door surround, wall opening surrounds and a louvered divider between the vestibule and the living room are executed in stained birch. A stainless steel light fixture with frosted globe is centered on the ceiling.

The central bay west corridor and the adjacent overcoat closet possess the same materials characteristics as the entry vestibule. The ceiling contains a stainless steel light fixture with a frosted globe. Access to the overcoat closet is gained through two original, sliding, birch-veneered doors.

The central bay north corridor runs from the northwest bedroom to the sitting room. This corridor possesses a birch wall opening surround, maple baseboards and a synthetic, figured-maple, floor over the original oak floor. The walls and ceiling are smooth finished plaster board. A stainless steel light fixture and smoke/carbon dioxide detector are mounted on the ceiling. Along the north wall of this corridor is the entrance to the west bathroom.

The west bathroom contains a commode, shower and vanity. The floor is 12" glazed porcelain tile. The entry door is a maple, single panel unit. The walls are smooth drywall and are covered to a height of approximately 3.5' with 6" ceramic tiles topped with a 3" exposed rock, ceramic filler strip and ceramic pencil liner. The east wall contains a rectangular vanity mirror with stainless steel surround, a three globe, stainless vanity light fixture and a heated floor thermostat control. The ceiling is drywall with a "knockdown" textured surface and contains three can lights and an exhaust, light and heater combination device with a rectangular, white plastic cover. The 40"x36" shower is located in the northwest corner. The shower area is composed a synthetic stone shower pan, a glass block splash wall, a built-in shower caddy, a glass swing door with stainless steel hardware and stainless steel plumbing fixtures. The ceramic tile extends from

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floor to ceiling on the north and west shower walls. The maple vanity is situated along the east wall and possesses a brown granite surface, porcelain sink and stainless steel fixtures. The window treatment is an interior mounted, linen fabric roller shade.

The sitting room includes a synthetic, figured maple floor over the original oak floor, a stairwell opening to the basement level, a "window type" opening in the south wall above the stairwell, gray granite window sills and a stainless steel, post-and-cable stairwell balustrade. The walls and ceiling are plasterboard/drywall. The walls are smooth textured and the ceiling has a "knockdown" texture. The ceiling contains a stainless fan with frosted light globe and ten white, aluminum can lights. Window treatments are interior mounted, cordless top-down, bottom-up (TDBU), double honeycomb cellular fabric shades.

The living room features a birch louver room divider component adjacent to the entry vestibule along the west wall and a limestone-faced fireplace chimney along the south wall. The floor is unfinished oak currently over-laid with carpet and 8" slate tiles in front of the concrete fireplace hearth. The plasterboard walls are smooth and the ceiling is "knockdown" textured. The east wall possesses a birch surround 8'6"x6'8" opening to the dining room and contemporary HVAC and humidity controls. The ceiling contains a stainless fan/light, four can lights and two rotating globe can lights above the chimney. Window treatments are synthetic wood, interior mount, horizontal blinds. The dining room contains a synthetic cherry wood floor over the original unfinished oak floor, plasterboard smooth walls/"knockdown" ceiling, birch surrounds and maple baseboard/quarter round. Mounted on the ceiling is a stainless steel light fixture with a frosted globe. The north wall contains a typical circulation opening and an approximately 5'x4' wall opening to the kitchen. The kitchen opening incorporates a brown granite breakfast bar countertop supported by four cherry-stained, oak brackets. The dining room window treatment is an exterior mount, synthetic wood, horizontal blind.

The kitchen has a floor covering of glazed, porcelain tile. The ceiling has a soffit that is dropped 1' and projects inward 2' around the perimeter of the kitchen to accommodate infill above the wall mounted cabinets/floor mounted pantry and four sink/breakfast bar lights. The ceiling and soffit have a "knockdown" texture. Wall/floor mounted cherry cabinets are located on the north, east, and west walls. The cherry pantry is located on the south wall adjacent to the breakfast bar. The wall cabinets and pantry possess stainless, tubular-shaped, horizontal/vertical pulls and halogen, under-cabinet, lighting fixtures. The countertops for the floor mounted cabinets are a synthetic laminate. A two-dwell Swanstone sink incorporating stainless steel fixtures and a garbage disposal is directly below the north wall casement windows, which incorporate an interior mounted, linen fabric, roller shade window treatment.

East Bay

The east bay contains the northeast bedroom, the east bathroom, the garage entry vestibule and the garage.

The northeast bedroom contains an 8'x3' closet faced with dual, aluminum-framed, folding doors. The face of the folding doors is mirrored glass. The unfinished oak sub-floor is carpeted. The remaining physical features of the northeast bedroom are consistent with those of the northwest and southwest bedrooms, the only deviation being that the plasterboard ceiling has a "knockdown" texture.

The east bathroom incorporates an curved exterior glass block wall, glazed 1" diamond and 4" square black and white floor tiles and a corner-installed, neo-angle (asymmetrical pentagon) shower. The shower pan is synthetic stone. The three sides of the shower pan not adjacent to the interior walls contain glass block walls and a clear-glazed safety glass door with stainless hardware. The interior walls of the shower are covered with white, 6" smooth glazed tile topped by a black, diamond laid course between two black, pencil liner courses. The bathroom's entry door is a maple one-panel unit with a birch surround. The casement window surround is maple. The baseboards are black, smooth glazed tile. The walls and ceiling are drywall. The ceiling is "knockdown" textured and contains six can lights and a rectangular exhaust/light/heater combination device with a rectangular, white plastic cover. The cupboard/drawer cherry wood vanities on the north and east walls are topped with black granite. The vanity on the east wall contains a porcelain sink. Above the east wall vanity is a mirror with a black wood frame and a three globe stainless lighting fixture.

The garage entry vestibule contains a two-panel steel entry door with a stained-glass upper panel. The floor covering is the same as that used in the kitchen. The walls and ceiling are plasterboard with a "knockdown" surface texture. All door/circulation opening surrounds are birch.

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The two-bay garage rests on a 4"-thick, smooth, concrete pad. The walls are faced with yellow-glazed concrete block. The ceiling is plasterboard with a "popcorn" texture. There is a 2" wood crown molding around the upper wall perimeter at the juncture of the walls and ceiling. The ceiling contains an attic access cover with integrated pull down stair at the northwest wall juncture, two fluorescent light fixtures and two garage door remote/drive boxes. The aluminum framing for the garage door equipment is secured to angle iron linked through the plasterboard to roof joists. The north wall contains a two-dwell stainless-steel sink with associated copper water and PVC drainage lines.

BASEMENT LEVEL

The 7' deep basement of the Roytek House extends completely under the first level living spaces and encompasses approximately 1,760 square feet. The walls and floor are poured concrete. Exterior foundation walls possess seven window openings with white, aluminum-clad, hopper units. The basement space is divided into three bays with a total of five rooms. Interior walls are 2"x4" wood framing covered in plasterboard/drywall. Approximately 60% of the basement ceilings are covered in plasterboard/drywall. Basement doors are principally three-panel maple units. One original, flat-panel, birch veneered door with birch frame salvaged from the main level has been mounted at the entry to the east storage room. Door surrounds and baseboards are 2" maple, graduated molding. Permanent light fixtures are stainless steel with frosted glazing or aluminum, industrial fluorescent fixtures.

The stairwell from the first level sitting room incorporates twelve steps/risers covered in grid patterned vinyl covering and descends to a vestibule with a maple, one-panel entry door containing decorative glazing and leaded framing. The entry door opens to the principal circulation hub of the basement.

West Bay

The basement west bay contains a southern media room, a central office and a northern closet space with sliding doors. The media room possesses plasterboard walls and ceiling with a "knockdown" texture. Mounted on the ceiling is an 18" circular stainless light fixture with frosted glazing. The office walls are smooth drywall and the ceiling is open, exposing the oak joists and sub-floor of the main level support/floor system. The closet has an open ceiling with pull chain light fixture. The building electrical feed/breaker box is mounted on the north wall of the closet.

Central Bay

The central bay contains a southern family room and a northern laundry/storage room.

The family room floor is covered with sand and white, 12", vinyl tile in an alternating pattern. The walls and ceiling are "knockdown" textured drywall. On the north wall is a recess formerly used as a bar area. Exposed in this area is a tubular steel floor jack component which supports the main level bearing wall. On the eastern portion of the south wall is an access panel for the water shut-off valve. The ceiling contains two circular and one linear stainless steel light fixtures with frosted glazing.

The laundry/storage room possesses the basement level entry door and an enclosed storage area under the stairwell. The walls in this room consist of framed stud walls with smooth textured drywall covering. The open ceiling has exposed first level floor components: duct work, electrical wiring, rated natural gas piping, copper water piping, cast iron/PVC sewer lines and telecommunication/cable TV lines/boxes. Mounted below grade in the northwest corner of this room is a circular sump pump well containing a one-half horsepower pump. Two 2" diameter and 50" high PVC standpipes are mounted in the floor drains of this room. The Carrier Crusader HVAC unit, Carrier Model 31KAX air cleaner and original Chippewa humidifier are located along the south wall adjacent to the storage area under the stairwell. An A.O. Smith, 50 gallon, hot water heater and brick utility chimney are located along the south wall near the humidifier unit. A door opening to the east bay storage room is located on the east wall.

East Bay

The east bay contains a storage room of asymmetrical shape below the first level northeast bedroom and east bathroom. The walls in this room are concrete foundation material, except for the west wall which is drywall mounted on a stud frame. Wooden shelving extends the length of the north wall. The ceiling is open to the first level floor framing and

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contains electrical wiring, duct work and water lines to the first level east bay spaces. A steel, 4" I-beam supporting the first level floor spans perpendicularly to the floor joists in the northern section of this room.

CURRENT PROPERTY CONDITION/INTEGRITY

The Roytek House and site has been very well maintained and is in good physical condition. Past projects to repair or modify the original building have been rehabilitative in nature and have been undertaken in a generally sympathetic approach to original design plan and materials.

Modifications to the original building include: replacement of original wooden garage doors with aluminum doors (1992), removal of two powered-fan roof vents and incorporation of a roof ridge vent system (2008), rehabilitation of the east bathroom (1978 & 2008), rehabilitation of the west bathroom (2008), rehabilitation of the kitchen (1994 & 2008) replacement of lined 1970s era basement paneling with drywall (2008), removal/sealing of a brick, basement level family room fireplace/surround to mitigate foundation leaks (2008), opening of the dining room/kitchen adjoining wall 4' for a contemporary breakfast bar (2008) and replacement of original single-pane, steel windows with aluminum dual-pane to reduce infiltration/conserves energy (1978).

Non-historic materials introduced during various phases of rehabilitation include tile floor covering in the main entrance vestibule, bathrooms and kitchen, wall tile in the bathrooms, engineered wooden floors in the dining room and sitting room, commercial vinyl covering on the stairwell risers, a stainless steel stairwell balustrade and replacement of original exterior/interior doors. The original oak flooring remains in place under the new engineered floors in the dining room and sitting room, and original plywood flooring remains under the entry vestibule slate tile and the floor tile in the bathrooms. The original oak flooring in the living room, dining room and northeast bedroom were never finished and remain in their raw form. The 2008 porcelain tile floor covering in the kitchen replaced the same material laid down over plywood in 1994. Wall tiles in the bathrooms were introduced in 2008. The original stairwell balustrade replaced in 2008 with a stainless steel component was exterior wrought iron material not aesthetically compatible with interior design characteristics of the house. Door replacement was based upon degraded condition of originals that had been punched-through, marred and damaged by the movement of furniture. Original flat, birch-veneered interior doors were replaced with maple one and three-panel units. Original flat, steel exterior doors were replaced with steel one-panel units with Prairie style leaded glazing.

Overall, the Roytek House retains a high degree of its original plan, structural/architectural design attributes and materials integrity. It conveys its original architectural design through the exhibition of its Ranch and Prairie architectural style characteristics. The building/site also conveys a sense of a mid-20th century single-family residence, in that it retains a high percentage of original primary spaces, finishes, and landscape features.

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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.
- 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 old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1950

Significant Dates

1950

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Kabbes, Harry, General Contractor

Period of Significance (justification)

The Period of Significance for the Richard Roytek House is the year in which the construction was completed.

Criteria Considerations (explanation, if necessary) N/A

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The locally significant Richard Roytek House is eligible for listing on the National Register of Historic Places under Criterion C in the area of Architecture. It is an excellent local example of the domestic Ranch architectural style exhibiting Prairie style influences. The Roytek House is also a prime local example of early Ranch style construction in a pre-World War II linear development tract and pre-dates the post-World War II serpentine Ranch style sub-divisions in Mattoon by four years. Characteristics of the Ranch style exhibited by the Roytek House include: asymmetrical projections radiating from a central rectilinear core, linear room arrangement, a wide primary elevation incorporating an attached garage, large picture windows and an informal outdoor living area to the rear of the house. Prairie style design elements possessed by the Roytek House include an open floor plan, cross-hipped roof with extended overhanging eaves, horizontally oriented limestone veneer and doors with leaded/decorative glazing. The period of significance is 1950, the year the construction of the house was completed.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

**MATTOON, ILLINOIS
ESTABLISHMENT & DEVELOPMENT**

The City of Mattoon is located in Coles County 185 miles south of Chicago, Illinois and 135 miles southwest of Indianapolis, Indiana on the level topography of east central Illinois.

The terrain in which Mattoon is located was Kickapoo Indian hunting ground prior to the arrival of Anglo settlers in the area. A large Kickapoo village existed southeast of Mattoon in the Seven Hills area south of the current Coles County Municipal Airport. This area, as well as all other Illinois land claimed by the Kickapoo, was relinquished to the federal government as a result of the Treaty of Edwardsville in 1819.¹ After resolution of the Kickapoo land claims, Anglo immigrants from Kentucky, Tennessee and Virginia were drawn to the Coles County area as part of the Upland South migration associated with the settlement of the Northwest Territories. Pioneer settlements in the vicinity of present day Mattoon included Richmond, Paradise and Wabash Point.²

The catalyst for the actual establishment of Mattoon was the mid-19th century U.S rail transport system development boom. In June 1855, two newly constructed rail lines, the Illinois Central and the Terre Haute & Alton, crossed in western Coles County. Although the Terre Haute & Alton line would not continue westerly construction for another year and trains would not run on the Illinois Central for another two years, completion through the crossing site was a competitive issue between the two lines. The last to complete track at the intersection would assume perpetual maintenance responsibilities for the site. The Terre Haute & Alton line finished first and its supervisor of construction, William B. Mattoon, lent his name to the boon town springing up around the intersection.³

Development of the City of Mattoon actually preceded the completion of the rail intersection by more than a year. Once it was known where the lines would cross, Coles County pioneer Ebenezer Noyes led a group of area residents in a land speculation effort by buying property in two township sections surrounding the proposed intersection. The land was platted in early 1855 and lots were sold for \$25 to \$100 per parcel. Although the first permanent buildings in Mattoon were in a location called "Truetown," in the vicinity of present day 12th Street and Richmond Avenue, the construction effort soon shifted a half mile to the west where the rail lines had intersected. By the winter of 1855-1856 there were over 100 permanent buildings in Mattoon.⁴ Mattoon's first church, the Presbyterian Baptist, was constructed in 1856 on the southeast corner of the present day intersection of 15th Street and Wabash Avenue.⁵

Mattoon, at the beginning of the Civil War, was a rail transportation and agricultural center of 2,000 people. Numerous hotels, saloons and warehouses extended outward from the point where the rail lines crossed and along the newly developing circulation corridors of Broadway and Western avenues. Not only did Mattoon serve as a transport and commodities production center for the Union during the Civil War, it also bore witness to Union military and Confederate clandestine terrorist operations.

Roytek, Richard, House
Name of Property

Coles County, Illinois
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On 15 June 1861, Colonel Ulysses S. Grant assumed command of his first Civil War unit, the 21st Illinois Infantry, near the intersection of the Illinois Central and the Terre Haute & Alton lines.⁶ The Union Fairgrounds northeast of central Mattoon was turned into a reception/mustering-in center for Union troops and was named Camp Grant in honor of its first mustering officer.⁷ Additionally, a multi-corral facility for the acquisition and rehabilitation of Union cavalry mounts and draft horses was located on the north side of Mattoon near Dodge Grove.⁸

Captain Thomas Henry Hines (CSA) operated his cell of Confederate terrorists out of Mattoon during the summer and fall of 1864. This cell's (ex-Confederate cavalrymen and ex-Confederate prisoners of war) principal mission during their time in Mattoon was to disrupt the 1864 Republican and Democratic conventions in Chicago and later, the November presidential elections. Hines's efforts were part of a broader Confederate plan known as the "Northwest Conspiracy." After convention failures in Chicago, Hines took to burning warehouses in Mattoon until, betrayed by one of his own men, he left town with a detachment of the Union Provost in hot pursuit.⁹

In the decades following the Civil War, Mattoon continued to grow as the result of its rail transport and agricultural economy. In 1871, the Mattoon City Council enticed the Indianapolis & St. Louis Railroad, formerly the Terre Haute & Alton line, to move its headquarters and shops to Mattoon from Litchfield. Sixty acres on the eastern fringe of the city (Richmond Avenue between 6th & 10th streets) were donated for the Indianapolis & St. Louis line's relocation. A similar program was initiated by the city in 1880 to attract the location of the Peoria, Decatur and Evansville line's shops. These shops later became property of the Illinois Central line and were located at the west end of Charleston Avenue at present day 27th Street.¹⁰ In 1882, the Indianapolis & St. Louis line entered receivership and was eventually merged into what became known as the Cleveland, Cincinnati, Chicago and St. Louis Railway (Big Four) in 1889.¹¹

A major change in the metropolitan landscape of Mattoon occurred in the pre-World War I era. The intersection of the Illinois Central and the Big Four lines in Mattoon had become a burdensome nightmare for rail line operators as well as the 10,000 plus citizens of the city. Increase of rail traffic caused numerous scheduling delays for the rail operators because of intersection congestion. Principal city street circulation was blocked for extended periods due to the backed up trains.

Mattoon city officials had been lobbying the Illinois Central to create a "Subway" or below-grade rail bed for many years. In 1914 the Illinois Central completed this structure. Many of Mattoon's original buildings built along the original rail right-of-ways, the Essex House Hotel and Union Depot to name two, were razed as part of this project. The project did result in the construction of five vehicular bridges over principal Mattoon thoroughfares and, in 1916, a new Illinois Central Depot at 1718 Broadway Avenue.¹²

In 1930, the New York Central Railroad entered into a lease agreement with the Big Four. The Vanderbilt family was a major stock holder of both lines. Although officially known as the New York Central, and later the Pennsylvania Central, local residents continued to refer to the line as the Big Four until its eventual demise when the rails were removed and the assets sold in the 1980s.¹³

Municipal improvements in Mattoon lagged far behind its population and economic growth. In the 1880s, there were no sidewalks, paved streets or communal lighting. The city installed a few gas streetlights in 1884. During 1891-1892, portions of the main thoroughfares, Broadway, Charleston and Wabash avenues, were paved. The city built a municipal power plant to provide electric lighting for city streets in 1893.¹⁴ Potable water was provided to the city in 1885 through the construction of a municipal water plant supplied by deep wells. Eventually, a privately undertaken, city-supported project would create the Lake Paradise City Reservoir (1907).¹⁵

The Mattoon School District had its origins in the 1860s, but it didn't really flourish until West Side School was built in the early 1870s and secondary education through the high school level was offered in earnest. During the early part of the 20th-century, a new high school at 21st Street and Western Avenue and a half dozen elementary schools were constructed around the city.¹⁶ In the 1950s, a new high school was constructed at the 2700 block of Walnut Avenue. In the mid-1960s, the Lakeland Community College District was established. Classes were initially held at different vacant or underused buildings in Mattoon until a permanent campus was established south of Mattoon in 1971.

Roytek, Richard, House
Name of Property

Coles County, Illinois
County and State

Recreational areas have always been an important part of the social fabric of Mattoon. The first Mattoon park was Allison-Cunningham (1858) located between 12th and 13th streets along Champaign Avenue. Peterson (1903) and Lytle (1912) are the largest Mattoon parks. Lytle contains a 1929 in-ground pool with support facilities.¹⁷ It is one of the largest outdoor pools in the state.

Industry in Mattoon has its origins in the 19th century. The broom corn industry flourished in Mattoon from the pre-Civil War era well into the 1940s. Numerous broom factories existed in the area. The Sun Broom Company and the American Broom Company remained in operation on Richmond Avenue in Mattoon until the 1990s.¹⁸ Mattoon's first heavy industry, Chuse Manufacturing Company, was established in Mattoon along the Indianapolis & St. Louis right-of-way between 12th and 14th streets in 1875. Chuse produced high speed steam and electric engines.¹⁹

The Mattoon area also possesses the natural resource of a thick bed of clay subsoil. By the 1880s, several factories were established in Mattoon to produce drainage tiles and eventually brick pavers for streets. Most notable of these enterprises was the 1883 Mattoon Tile and Brick Company located on Piatt Avenue in the northern portion of the city. By the beginning of the 20th century, Mattoon Tile and Brick was producing millions of pavers and bricks annually for road and building construction.²⁰

Many small fabrication shops prevailed in the early days of Mattoon to support the rail industry. The Mattoon Refrigeration Company was established in 1901 to provide ice to the Illinois Central Railroad for its refrigerated rolling stock. The H.W. Clark Company established a plant to manufacture water meters and water works equipment in 1907. In 1922, the Brown Shoe Company established a plant in Mattoon.

New economic opportunities were realized in Mattoon in the late 1930s, when profitable oil wells were drilled south of the city. The oil boom lasted until the 1960s, but was supplemented in the 1970s when natural gas wells were drilled in the same area and proved profitable.²¹ To a minor extent, oil and natural gas operations have remained active south of Mattoon into the 21st century.

During World War II, the Atlas Diesel Company was enticed to locate a division in Mattoon to produce shell casings and diesel engines. Following World War II, corporations such as Blaw Knox, Anaconda Steel, Associated Spring, R.R. Donnelly and General Electric established plants in Mattoon to support the auto, heavy equipment, printing and commercial lighting industries.

Residential housing development, with supporting facilities, such as schools, grocery stores and churches, in Mattoon has generally radiated outward from the original Illinois Central and Terre Haute & Alton rail intersection. Hotels and vernacular frame housing dominated the pre-Civil War residential structures. During the later half of the 19th century, residential housing continued to be dominated by vernacular forms, but academic styles such as Italianate, Queen Anne and Second Empire began to be introduced along main thoroughfares such as Western, Charleston, Wabash and Lafayette avenues. Craftsman, Prairie and Colonial Revival styles are predominant in the inter-war period. The post-World War II was a boom time for residential construction in Mattoon with Ranch style subdivisions springing up on the east, south and west sides of the city. Since 1990, most new housing developments in the Mattoon area have taken place in the rural landscape to the southeast of the city.

Mattoon in 2010 is a community of approximately 17,000 inhabitants supported by regional agricultural operations, Sarah Bush Lincoln regional medical facility, Consolidated Communications Corporation, service industries and regional education facilities. The principal consumer retail district abuts Illinois Route 16 near the intersection with Interstate 57 on the east side of the city. The development of this east side retail area has somewhat diminished consumer and business activities in the original central Mattoon commercial district.

RICHARD ROYTEK HOUSE

The Richard Roytek House is located at 3420 Richmond Avenue in Mattoon, Illinois on the northeast corner of the intersection of Richmond Avenue and North 35th Street.

Roytek, Richard, House
Name of Property

Coles County, Illinois
County and State

In 1939, Frank James Roytek, a Division store keeper for the New York Central Railroad, purchased approximately five acres of property on the west side of Mattoon that included all land north of Richmond Avenue between 34th and 35th streets and terminating with the alley right-of-way south of Shelby Avenue.²² Two residential properties existed on the site. The Roytek family took up residence at one house located at 3400 Richmond Avenue. A second small, vernacular, frame house existed on North 35th Street near the intersection of Richmond and 35th.²³

Frank Roytek's son Richard (b. 1925), graduated from Mattoon High School in 1943 and was drafted into the U.S. Army. Roytek served in the 5094th Ambulance Company of General George S. Patton Jr.'s 3rd Army. After serving two years in Europe, Roytek returned to Mattoon and spent two years studying at Eastern Illinois State College in Charleston. In 1947, Roytek became a partner in the local Dixie Crème Donut franchise. In 1955, Roytek sold his interest in the Dixie Crème franchise and partnered with local physician John Jemsek in the purchase of the local Dairy Queen franchise from Mattoon oil industry executive Jim Schaefer. Roytek and his family have owned and operated the two Mattoon Dairy Queens since Dr. Jemsek sold his interests in the late 1950s. Roytek retired as managing partner in 1999.²⁴

In 1948, Roytek married Margaret (Marge) Bence a Windsor, Illinois native. As a wedding present from his family, Roytek was given the property comprising approximately one-and-one-half lots on the southwest corner of the property purchased by Frank James Roytek in 1939. Roytek and his wife took up residence in the small house on the property located on North 35th Street. Additionally, in 1948, Roytek and his wife took a trip to Harlingen, Texas to visit his brother-in-law Leon Bence. Leon Bence was dating a woman whose family had recently constructed a Ranch style residence. Upon seeing the property, Roytek decided this was the house he wanted to build in Mattoon. "The style was contemporary and there were few, if any, like it in Mattoon," Roytek reflected. Roytek took numerous photographs of the Texas property and asked his brother-in-law to acquire plans and send them to him. Roytek eventually received the floor plan, but nothing else.²⁵

With floor plan and photographs as a guide, Roytek hired local contractor Harry Kabbes to initiate construction in 1949. Roytek desired a basement level and decided to turn the porch on the original plan into a sitting room with large picture windows and an exterior door. Other minor changes, i.e. elimination of a garage mud room and a broom closet, to the Texas plan were made. No architect or engineer was consulted. Planning and execution were undertaken by the team of Roytek and Kabbes. Farrier Construction of Mattoon did the excavation and poured the concrete foundation. Craftsmen were local. One carpenter was Winnie Jones. The building materials came from Mattoon's Construction Materials Company and Kull Lumber Company. One invoice that Roytek recalls was for forty tons of Bedford limestone at \$37.50 per ton.²⁶ Robert Kull, Sr., former principal of Kull Lumber Company indicates that in 1950, Bedford limestone was commonly available from all major building suppliers in Mattoon.²⁷ The house was completed in 1950 at a cost of \$19,000.²⁸

Once the residence was completed, Roytek sold the North 35th Street house in which he had been living. It was moved to the north side of Mattoon. Over the next ten years Roytek and his family undertook the landscaping of the property. This project involved the establishment of extensive rock/timber landscape beds/boxes along with numerous ornamental and indigenous plantings. The landscape design layout and selection of trees/plantings is attributed solely to Richard Roytek. The property contained no trees prior to 1950 and Roytek desired to develop the areas adjacent to the house into a setting more typical to prairie tree lines still prevalent in the rural areas around Mattoon. Plantings selected by Roytek included; oak, maple, ginkgo, birch and ash trees, and holly and yew shrubs. Many of the trees and shrubs used in the landscaping plan were acquired from Rathe's Nursery on County Road 1000 North northeast of Mattoon.²⁹

Improvements/modifications to the house during the Roytek tenancy included replacement of the original steel windows (1978), remodel of the east bathroom (1978) and replacement of wooden, lift, garage vehicular doors with aluminum remotely operated units (1992).³⁰

The Richard Roytek family resided at the property from 1950-1994. Richard and Marge Roytek raised five children, Gary, John, Mike, Jean Ann and Mary Margaret (Moni) at the house until Marge's passing in 1972. Richard married Murphysboro, Illinois native Wanda Ozburn in 1976. In 1994, Roytek sold the property to Mattoon residents Barb and Joe Plummer for \$135,000.³¹

Roytek, Richard, House
Name of Property

Coles County, Illinois
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Mattoon native David Joe Plummer (b. 1954) was a twenty-eight year member of the Mattoon Police Department (MPD). Plummer's career with the MPD began in 1976 as a Patrolman and ended in 2004 as Chief of Police. Plummer continued his career in law enforcement as an Investigator with the Chicago Office of the Drug Enforcement Agency (2004-2007) and currently serves as a Detective with the Maricopa County (Arizona) Attorney's Office. Barb Turner (b. 1952), a Windsor, Illinois native, was an assembler at the General Electric Mattoon Lamp Plant from 1974-2004. The Plummers have two children, Rob and Jennifer, who also were residents at the Roytek House.³²

During the tenancy of the Plummers, improvements/modifications to the house included; a kitchen remodel, stairwell plasterboard replacement and HVAC main burner unit replacement; all completed in 1994.³³ In 2007, the Plummers sold the house to Stephen A. and Kathy L. Thompson for \$172,000.

Mattoon native Stephen A. Thompson (b. 1951) is a historian with a twenty-five year professional career in cultural resource management. Thompson has worked for the National Park Service, the Illinois Historic Preservation Agency and the U.S. Department of Defense in cultural resource positions. Currently, Thompson is the Principal of Intrepid Consulting Services, Inc. located at 3420 Richmond, Mattoon, Illinois. Thompson has worked on projects such as the rehabilitation/movement of the U-505 World War II German submarine at Chicago's Museum of Science and Industry (1996-2001) and conducted archaeological investigations at Little Big Horn National Battlefield near Crow Agency, Montana (1999). Kathy L. Thompson (b. 1951) is a life-long resident of Mattoon. She has been a dental hygienist with the Kepp Dental Clinic in Mattoon since 1979.

After purchasing the Roytek House, the Thompsons undertook a lengthy rehabilitation of the property which included rehabilitation of both bathrooms and kitchen, the sealing of five major leaks in the foundation, replacement of asphalt roof covering and associated flashing, replacement of all plumbing lines, re-wiring, installation of recessed lighting fixtures, dry walling basement stud walls, placement of a granite breakfast bar between the kitchen/dining room and rehabilitation of site landscape features. All improvements/ modifications by the Thompsons took into account the Secretary of Interior's Standards and Guidelines for Rehabilitation of Historic Buildings. Craftsmen involved in the rehabilitation included carpenter Doug Dodson, plumber Hallum Shutts, electrician Ronnie Spurgeon and floor/tile specialists Jeff Eaton and Jeff Marlow. Local construction firms contracted for the project included Durwin Sanders Concrete, TNT Tuckpointing, Harrelson Plumbing, Adkisson Construction and Maxedon Landscaping. Building materials were acquired from Loews, Home Depot, Menards, Springfield Electric, Kull Lumber of Mattoon, Luther Falls Stone Company of Urbana, Illinois and Countryside Woodworking of Arthur, Illinois.

The Roytek House of 2010 continues to function as a single family residence within a pre-World War II neighborhood and closely approximates the two-level, Ranch house with Prairie influences built by Richard Roytek in 1950.

RICHARD ROYTEK HOUSE ARCHITECTURAL STYLE

The Richard Roytek House exhibits the features of mid-20th century Ranch style with Prairie style design elements. Exterior Ranch characteristics include a low rectangular form with asymmetrical projections, an attached garage, a low pitched roof, large picture windows and a private outdoor living area to the rear of the house. Exterior Prairie style features include a cross-hipped roof with extended overhanging eave, a broad chimney, horizontally-oriented limestone veneer and ribbon casement windows often wrapping projecting corners. The interior of the residence reflects the open plan of the principal living areas, textured wall finishes and natural materials typical to the Prairie style. The linear arrangement of rooms and main floor level with the exterior grade is emblematic of the Ranch style.

The Roytek House site is extensively landscaped with rock/timber landscape beds accented with boulders, native grasses and indigenous/ornamental trees. This planned, exterior environment, in conjunction with the numerous ribbon/wraparound window units throughout the house and large windows overlooking the rear patio, contributes in the effort to "bring the outside in" design approach consistent with the Ranch style. The "bring the outside in" design approach is also characteristic of the Prairie style through the use of natural materials within the interior. This approach is represented in the interior of the Roytek House through the use of natural materials such as limestone, granite, slate/ceramic tile and a variety of wood types.

Ranch Style

Roytek, Richard, House
Name of Property

Coles County, Illinois
County and State

The Ranch architectural style originated in California as an early 20th century design based on adobe and wood-framed ranch buildings from the 19th century. It was one of the dominant residential designs in the United States in the post-World War II era. During the postwar period, the style was predominant in California and the western U.S., however, by 1960, the style proliferated in subdivision developments throughout the nation. The Ranch style remains popular as a retro-residential style in the early 21st century. During its lifespan, changes in plan and associated architectural features have been motivated by the sense that the Ranch house should be up-to-date in terms of design and function.³⁴

The Ranch style promotes the design concepts of livability, flexibility and unpretentious character. The style also promotes the merging of outdoor living areas with the interior through the incorporation of large areas of glass. The Ranch style features linear frame construction, often with masonry veneer, low-pitched hipped or gable roofs with extended eave/soffit elements at the roof/wall juncture and elevations composed asymmetrically. The Ranch house emphasizes maximizing façade widths by the incorporation of built-in garages. Plan footprints are most commonly rectangular with asymmetrical projections. Elaborate designs are extremely asymmetrical, incorporating L, U, and Y plans. Front and side-gabled versions are widespread. Interior layouts for this style emphasize an open floor plan, linear arrangement of rooms connected by corridors and telescoping wings radiating from the rectangular core.³⁵ Both exterior and interior detail design features are often borrowed from preceding architectural styles such as Prairie, Colonial Revival and Craftsman.³⁶

The Ranch style was the creation of California architect Cliff May who, in 1931, designed and built a one-story, tiled-roof courtyard house in San Diego. May, an amateur musician, had never attended architecture school, but had designed furniture, surprisingly sold the house for \$9,500 in the midst of the Great Depression. May repeated his success by designing fifty other commissions in San Diego as an architect/developer, before relocating his firm to Los Angeles in 1935. From his Los Angeles based office, May designed over 1,000 custom Ranch homes, sold over 18,000 Ranch house plans and designed numerous Ranch house tracts, many which he developed personally. May's principal approaches to the Ranch design included low profile, cross ventilation, floors level with the ground and courtyards and an emphasis on informal outdoor living spaces. May continued to work as an architect/developer into the 1980s.³⁷

Although the Ranch style was first integrated in established linear neighborhoods, the mid-1930s witnessed the development of Ranch style subdivisions. Around Los Angeles in 1935, the U.S. Farm Security Administration constructed a group of Ranch houses on a tract of subsistence homesteads laid out to respect the exiting character of a former walnut grove. For the project, architect Joseph Weston designed four different Ranch houses based on the number of bedrooms, each type having multiple plans and elevations to ensure variation for the development. Contemporaneous, privately developed Ranch house subdivisions were also built around Los Angeles. Rolling Hills on the Palos Verde peninsula and Riviera Ranch in West Los Angeles were composed of small estate-like parcels that were promoted to middle class buyers. During World War II, many defense housing tracts were developed in California using Ranch houses that incorporated minimal design characteristics. One prominent defense tract development of this type was San Lorenzo Village south of Oakland.³⁸

The popularity of the Ranch style increased in the post-World War II era through articles in periodicals such as *Good Housekeeping*, *House Beautiful* and *Better Homes and Gardens* promoting the style.³⁹ *Sunset Magazine*, in collaboration with Cliff May, published the *Western Ranch House Pattern Book* in 1946. Cliff May Homes began nationally marketing variations of its "Magic Money House" a 1953, standard, pre-fabricated, 830 square foot Ranch design in the mid-1950s. Throughout the 1950s and 1960s, a low rectangular form and a sense of informality remained consistent in design approaches.⁴⁰

The automobile was a critical social factor in the development of 20th century suburban residential properties, where the populace need not be densely centered around mass transit facilities. The common availability of automobiles also helped make remote, larger residential lots, where wide Ranch designs could flourish, economically feasible.⁴¹ A significant amount of non-residential suburban development, such as schools, municipal buildings, small office buildings, health care facilities, service stations, motels and shopping centers, also adopted the low in scale, linear plan of the Ranch style during the 1950s and 1960s.⁴²

Roytek, Richard, House
Name of Property

Coles County, Illinois
County and State

Ranch style popularity waned in the latter decades of the 20th century as Contemporary, suburban, residential designs evolved into buildings of larger mass and scale, as well as vertical emphasis. The Ranch style, although still prevalent as new construction in some regions of the U.S., is now approached by consumers with apprehension as it is considered ordinary and common.⁴³

Prairie Style

Prairie style, like the Ranch, is one of the few indigenous American forms of architecture. The term Prairie is likely attributed to architect Irving Pond who reflected that the style echoed the spirit of the prairies of the great Middle West. Prairie style designs were intended to blend in with and be intimately connected to the surrounding landscape.⁴⁴ Primary characteristics of the style include low-pitched hipped roofs with widely overhanging eaves, façade detailing emphasizing horizontal lines, ribbon window units and open floor plans.⁴⁵

Although created by a group of Chicago architects in the later 19th century, Frank Lloyd Wright became known as the master of the Prairie house through his early design portfolio. In 1908, Wright said of the Prairie style, "We of the Middle West are living on the prairie. The prairie has a beauty of its own and we should recognize and accentuate this natural beauty, its quiet level. Hence, gently sloping roofs, low proportions, quiet skylines, suppressed heavy-set chimneys and sheltering overhangs, low terraces and outstretching walls sequestering private gardens."⁴⁶

The glazing in Prairie houses is visually impressive. All landmark examples have extensive "ribbons" of casement windows arranged in conspicuous long rhythmic series of tall rectangles. The leaded art glass in these windows is distinctive for its geometrical patterns of lines, squares, and diagonals, as well as iridescent colors. The geometric patterns are often abstractions of plant forms, and many architects integrated these motifs through the whole house.⁴⁷

On the interior, Prairie houses have informal open plans, i.e., broad, non-restricting passages leading from one to another of the main floor's interior spaces, creating long views from room to room and emphasizing the feeling of freedom and space. Privacy or a more intimate space could be achieved by drawing heavy velvet curtains across the entrance to the rooms. Additionally, the dominant feature of Prairie living rooms is the fireplace. Broad and sometimes surrounded by inglenooks, these fireplaces are the architectural focus of the room.⁴⁸

While the exterior of a Prairie house embraces the land by its horizontal orientation, natural materials, and color palette of browns, yellows, creams and golds, the interior is just as closely connected. Walls in the best examples are elaborately articulated with oak trim, isolating plastered surfaces like framed prints on the walls, above the plate rack, and on the ceiling. In these spaces Wright and the others used two main palettes: the autumnal colors red and verdant glade. Wall plaster is mixed with sand, giving the surface a rough, deep texture; color was applied by "stamping" it on with a stiff brush, often with a glaze coat over another complementary color underneath.⁴⁹

In addition to art glass and fireplace surround treatments, interiors were commonly filled with custom works of art which included architect-designed furniture. The most famous Wright collaborator was Milwaukee interior decorator George Mann Niedecken who designed trademark Prairie Style furniture which picked up the simple unornamented planes of the exteriors of these houses. Niedecken also designed numerous rugs and murals in Wright houses.⁵⁰

Examples of the style are concentrated in Chicago's early 20th century suburbs and other large Midwestern cities. Vernacular examples were spread widely by pattern books and popular magazines and are common in early 20th century suburbs throughout the country. The Prairie style proved to be expensive to design and build due to its propensity for visually exciting asymmetrical elements and one-of-a-kind building parts. The style faded from fashion in the post-World War I era due to loss of interest by common consumers who desired the more socially elevating revival styles of the period.⁵¹

The Prairie style has recently become fashionable for commercial buildings (e.g. ConAgra's campus in Omaha, Nebraska) and affluent individuals are even building some new Prairie domestic structures. In 1993, the son of Wright partner Marshall Erdman began development of the Prairie Style enclave of *Middleton Hills* in the Madison, Wisconsin suburb of Middleton. The Erdman development features duplexes, free-standing houses, and even apartment buildings. The Middleton Hills development is not unique. There was one major Prairie development in the style's heyday, that being the 1912 *Rock Crest-Rock Glen* development in Mason City, Iowa.⁵²

Roytek, Richard, House
Name of Property

Coles County, Illinois
County and State

THE RANCH HOUSE IN MATTOON, ILLINOIS
&
COMPARISON OF THE RICHARD ROYTEK HOUSE TO OTHER MATTOON, ILLINOIS RANCH RESIDENTIAL
ARCHITECTURE

The construction of Ranch style architecture in Mattoon, Illinois has its origins in the post-World War II era. First examples, including the Richard Roytek House, were built along Western Avenue and the existing neighborhoods on the western periphery of the city starting in the late 1940s. These stand-alone, not part of a planned subdivision development tract, residences number approximately a dozen. Many of these examples share exterior Prairie style characteristics, most notably horizontal limestone veneer.

However, by the mid-1950s, Ranch residences had become the principal type of construction in new subdivision developments in Mattoon. These 1950s and 1960s serpentine developments included *Lane Acres*, *El Rancho Drive*, *Westview Place* (1953),⁵³ *Country Gardens and Western Avenue Heights* to the west, *Crestview* to the east and *Willow and Southdale Drives* to the southwest. The Ranch style was also predominant along the linear development encompassing Rudy, Bell and Annis avenues on the south edge of Mattoon during the 1950s through the 1970s. Linear Ranch tract developments in the 1970s and 1980s continued principally on the northwest and southeast perimeter of the community. The presence of Ranch style gradually gave way to California Contemporary in tract developments, including *Greenbriar and Hunters Glen*, southeast of the Mattoon city limits in the 1990s and 2000s.

The Ranch style examples in Mattoon present two consistent characteristics: low-pitched roofs and core rectangular plans. Beyond those common design elements, Mattoon Ranch examples exhibit a variety of style features. Plans are principally rectangular, but some examples present asymmetrical projections or an L-shaped form. Roofs are principally hipped or side gabled. Most local examples are clad in wood or vinyl siding, but there are numerous examples with masonry veneer or a combination of masonry, wood, and synthetic veneer material. Many early examples are compactly designed to fit small development or infill lot sizes. Nonetheless, early examples, 1950-1960, appear as the residences largest in scale, on the largest lots, with 100% masonry cladding and with the most diverse exterior detailing. Most common associated design styles are Colonial Revival and Prairie.

During August 2010, an exterior reconnaissance survey of other period Ranch single-family residences in the Mattoon neighborhoods and subdivisions in close proximity to the Roytek House was undertaken. The survey was intended to assess the distribution of Ranch style single family residences in the general proximity of the Roytek House and to ascertain the historic exterior integrity of the Roytek House in comparison to the surveyed properties. Examples exhibiting Prairie style design elements and 100% limestone veneer were the primary subjects of the survey. Abbreviated assessments of the Ranch examples examined are as follows:

- | | |
|---------------------------|---|
| 3020 Western Avenue | - 1950, original casement steel and aluminum windows, full basement; wing addition in 1988. |
| 3101 Western Avenue | - 1950, original double-hung aluminum windows, full basement; interior floors/woodwork and garage vehicular doors removed and replaced in 1970s & 1980s. |
| 3229 Western Avenue | - 1948, slab; original wood windows replaced with aluminum, attached garage transformed into interior living space, original garage eave line windows infilled with board-and-batten components, wooden soffit members replaced with aluminum and rear patio area covered with shed roof. |
| 3429 Western Avenue | - 1957, crawl space; original steel casement windows replaced with aluminum, addition of interior fireplace and chimney, and rear patio closed in and covered with shed roof. |
| 15 Western Avenue Heights | - 1955, slab, limestone and sandstone veneer original double-hung aluminum |

Roytek, Richard, House
Name of Property

Coles County, Illinois
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patio windows and soffit covering; 1960 - open patio roofed-over and enclosed,
fireplace/chimney removed. 1973 - added central rear wing.

Survey results indicate that post-World War II Ranch style residential architecture remains very prevalent in the City of Mattoon. The early, Prairie influenced examples constructed along linear, pre-war developments appear to be the Ranch houses executed on the grandest scale and on the largest lots. The examples at 3229 Western Avenue, 15 Western Avenue Heights and the Richard Roytek House best confirm this observation. Of the properties surveyed, the Roytek House, 3020 Western Avenue and 3229 Western Avenue were designed with exterior landscape features such as rock landscape beds, ashlar stone fountains and plantings adjacent to patios, courtyards and fenestration patterns incorporating substantial glazed areas to maximize Frank Lloyd Wright's and Cliff May's design approaches of merging the interior of the building with the exterior environment.

Regardless of the scale, mass and architectural detailing of the surveyed resources, one factor stands out - 100% of the surveyed properties have exterior/interior material modifications, covered or enclosed original patio areas or have incorporated non-historic wings/additions into the original floor plans. The most common modifications are window/soffit replacement and infill of attached garages/formal patios. Most modifications were undertaken in the name of energy conservation or in an effort to increase usable, year-round living space. It is also speculated that modifications were the result of deficiencies in the original concept for a type of housing developed initially for the less harsh climate of Coastal California and the American Southwest.

Of the Mattoon, Illinois residential Prairie Ranch resources, the Richard Roytek House is highly rated for its original design, materials and integrity. Modifications to the original Roytek House have been sympathetic to its original design and character. Taking into account the volume and linear feet of original materials retained and the minimal modifications to the original design of the Roytek House, an approximation of original integrity of the resource is 85%. In conclusion, the Richard Roytek House is a good example of the local, Prairie influenced, Ranch architectural style.

Developmental history/additional historic context information (if appropriate) N/A

9. Major Bibliographical References

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Roytek, Richard, House
Name of Property

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Roytek, Richard, House
Name of Property

Coles County, Illinois
County and State

Gardener, President. 10 March 1953.

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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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____ N/A

10. Geographical Data

Acreage of Property .50 acres
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>16</u>	<u>379595</u>	<u>4371605</u>	3	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing
2	_____	_____	_____	4	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (Describe the boundaries of the property.)

Beginning at a point approximately 25' northeast of the intersection of Richmond Avenue and North 35th Street in Mattoon, Illinois, proceed east 125' parallel to Richmond Avenue. Then proceed 175' north. Then proceed 125' west to the curb bordering North 35th Street. Then proceed south 175' parallel to North 35th Street to the point of origin.

Boundary Justification (Explain why the boundaries were selected.)

The boundary was historically known as a portion of Lot 18 of Noyes Subdivision of part of the SW ¼ of the NE ¼ of Section 15, T12N/R7E, 3rd PM and has been known since 1950 as 3420 Richmond Avenue, Mattoon, Illinois. The boundary includes the Richard Roytek House and associated lot.

11. Form Prepared By

name/title Stephen A. Thompson

Roytek, Richard, House
Name of Property

Coles County, Illinois
County and State

organization Intrepid Consulting Services, Inc. date 05 August 2010
street & number 3420 Richmond Avenue telephone 217/234-6004
city or town Mattoon state Illinois zip code 61938-2109
e-mail skthompson@mchsi.com

Additional Documentation

Submit the following items with the completed form:

- **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. **Key** all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Richard Roytek House

City or Vicinity: Mattoon

County: Coles State: Illinois

Photographer: Stephen A. Thompson

Date Photographed: January 2009 & August 2010

Description of Photograph(s) and number: 1 of 20

IL_Coles County_Richard Roytek House (1)	South & West Elevations
IL_Coles County_Richard Roytek House (2)	North & West Elevations
IL_Coles County_Richard Roytek House (3)	West Landscape Beds & Streetscape
IL_Coles County_Richard Roytek House (4)	North Landscape Bed & North Elevation

Roytek, Richard, House
Name of Property

Coles County, Illinois
County and State

- IL_Coles County_Richard Roytek House (5) North Elevation
- IL_Coles County_Richard Roytek House (6) North Elevation Patio
- IL_Coles County_Richard Roytek House (7) East Elevation
- IL_Coles County_Richard Roytek House (8) South Elevation
- IL_Coles County_Richard Roytek House (9) Entry Vestibule & Corridor
- IL_Coles County_Richard Roytek House (10) Living Room and Dining Room
- IL_Coles County_Richard Roytek House (11) Living Room
- IL_Coles County_Richard Roytek House (12) Living Room Fireplace
- IL_Coles County_Richard Roytek House (13) Dining Room & Breakfast Bar
- IL_Coles County_Richard Roytek House (14) Breakfast Bar & Garage Entry Vestibule
- IL_Coles County_Richard Roytek House (15) Kitchen
- IL_Coles County_Richard Roytek House (16) Northeast Bedroom
- IL_Coles County_Richard Roytek House (17) East Bathroom
- IL_Coles County_Richard Roytek House (18) Sitting Room Looking West
- IL_Coles County_Richard Roytek House (19) Sitting Room Looking East
- IL_Coles County_Richard Roytek House (20) Built-In Linen Closet & Southwest Bedroom

Property Owner:

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

name Stephen A. & Kathy L. Thompson
street & number 3420 Richmond Avenue telephone 217/234-6004
city or town Mattoon state Illinois zip code 61938-2109

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Endnotes – Section 8

¹ "The History of Moultrie County and Sullivan Illinois; Whitley Point," <http://www.edenmartim.com/whitley/chpt1.htm> (19 July 2010), 3.

² Jean Johnston et al., *Mattoon: A Pictorial History* (St. Louis: G. Bradley Publishing, 1988), 10.

Roytek, Richard, House

Coles County, Illinois

Name of Property

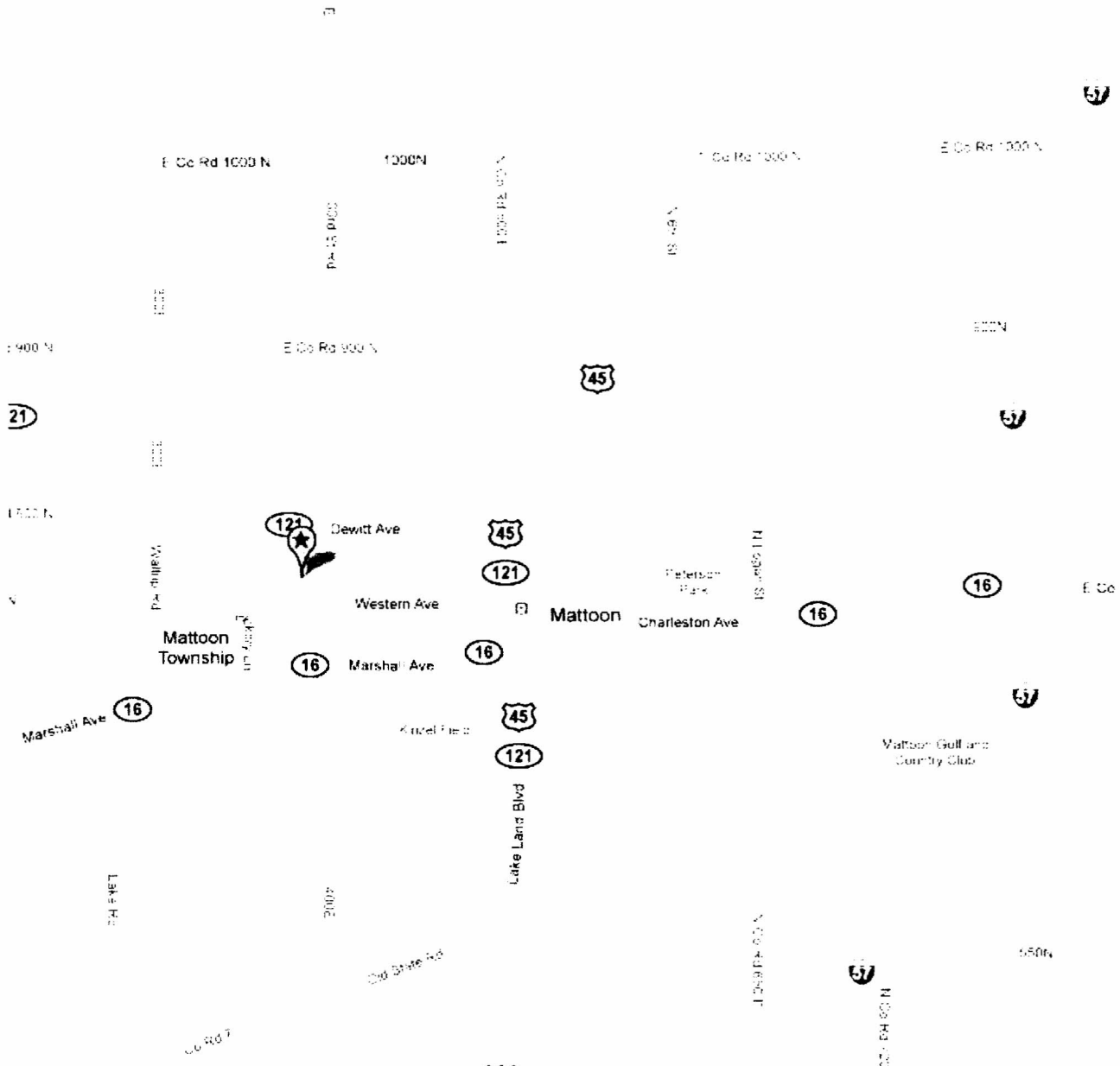
County and State

- ³ Ibid.
⁴ Ibid.
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⁸ Unknown Author/Compiler, *Mattoon Township History* (Mattoon Public Library, n.d.), n.p.
⁹ James D. Horan, *Confederate Agent* (New York: Crown Publishers, Inc., 1954), 137 & 138.
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¹¹ Craig Sanders, *Images of Rail: Mattoon and Charleston Area Railroads* (Chicago: Arcadia Publishing, 2008), 8.
¹² Jackie Wilen, *Illinois Central Railroad Depot-Mattoon National Register Nomination* (Washington: U.S. Department of the Interior, 2002), Section 8, Page 7.
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²⁴ Ibid.
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²⁸ Richard Roytek, 24 June 2010.
²⁹ Ibid.
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³¹ Ibid.
³² David Joe Plummer, interview with Stephen A. Thompson, Mattoon, Illinois, 17 June 2010.
³³ Ibid.
³⁴ David Bricker, *Ranch Houses Are Not All the Same*, <http://www.nps.gov/nr/publications/bulletins/suburbs/Bricker.pdf> (31 July 2010), 2.
³⁵ Ibid.
³⁶ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, Inc., 1990), 479.
³⁷ Joseph Giovannini, "The Man Behind the Ranch House," *New York Times*, 03 July 1986, C8.
³⁸ Bricker, 3.
³⁹ Ibid.
⁴⁰ Ibid, 4.
⁴¹ McAlester, 479.
⁴² Bricker, 4.
⁴³ Ibid.
⁴⁴ Rosemary Thornton, *Prairie Style House, 1900-1920*, <http://www.oldhouseweb.com/architecture-and-design/prairie-style-house-1900-1920.shtml> (22 September 2010), 1.
⁴⁵ McAlester, 439.
⁴⁶ Dylan Dog, *The Prairie Style of Architecture, 1901 – 1917*, <http://everything2.com/title/Prairie+Style> (22 September 2010), 1.
⁴⁷ Ibid.
⁴⁸ Ibid.
⁴⁹ Ibid.
⁵⁰ Ibid.
⁵¹ Ibid.
⁵² Ibid.
⁵³ *Westview Place Development Map and Construction Regulations*, 10 March 1953.

Print

Google maps

Notes



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Map data ©2010 Google

My Saved Places

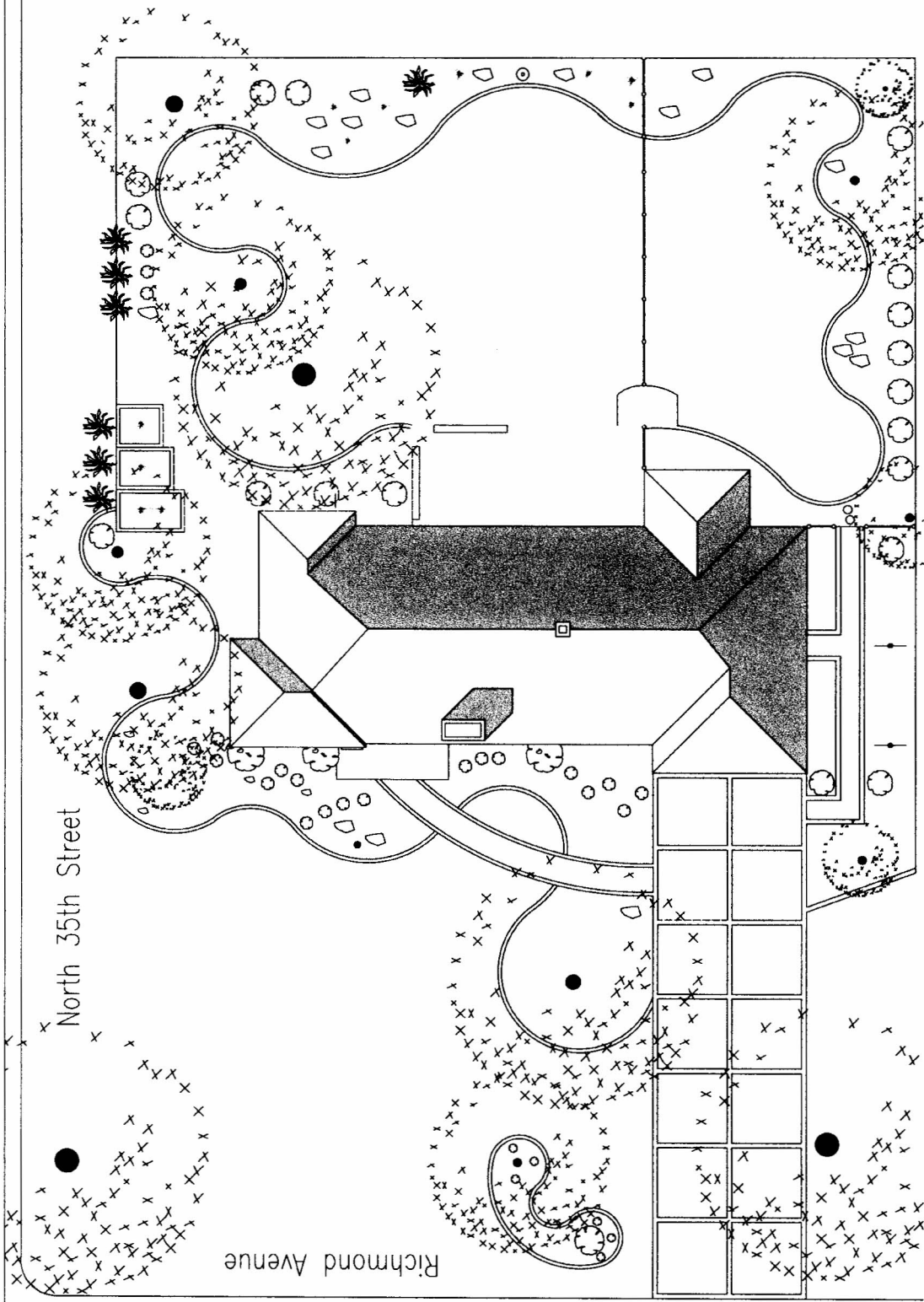
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Created on Sep 23 - Updated Sep 23

By [skthompson](#)



3420 Richmond Ave
Mattoon, IL 61938



North 35th Street

Richmond Avenue

Rock Landscape

Street

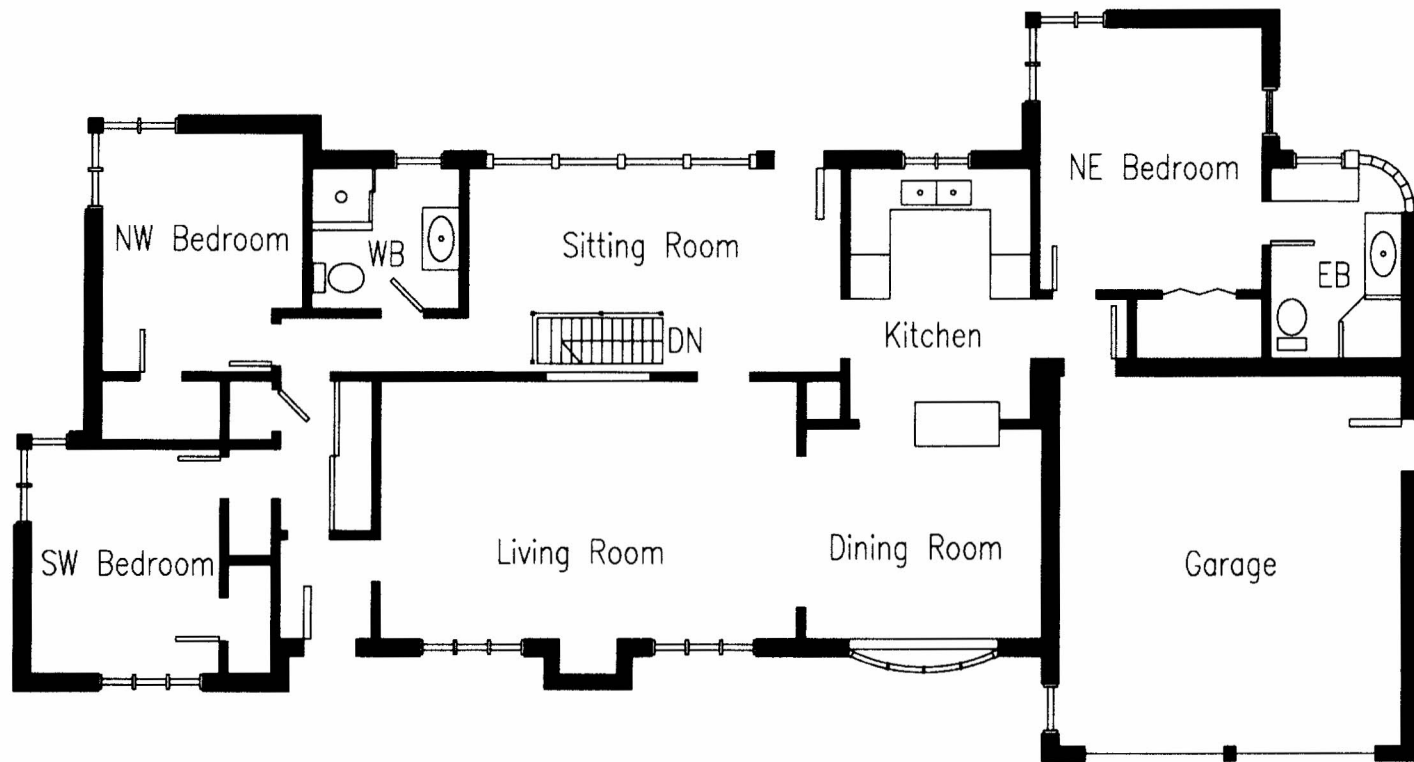


NOMINATION:
Richard Roytek House
3420 Richmond Avenue
Matttoon, Coles, Illinois

SITE PLAN
SCALE: 1:173
PREPARED ON:
September 3, 2010

SUBMITTED BY:
Stephen A. Thompson
3420 Richmond Avenue
Matttoon, Coles, Illinois

PREPARED BY:
Brian J Albrecht
BS Architectural Studios
brian.j.albrecht@gmail.com



2' 4' 8' 16' 32'



North West Bedroom	156 sq. ft.	East Bathroom	77 sq. ft.
West Bathroom	64 sq. ft.	Garage	400 sq. ft.
Sitting Room	220 sq. ft.	Dinning Room	170 sq. ft.
Kitchen	140 sq. ft.	Living Room	360 sq. ft.
North East Bedroom	220 sq. ft.	South West Bedroom	150 sq. ft.

NOMINATION:

Richard Roytek House
3420 Richmond Avenue
Mattoon, Coles, Illinois

MAIN LEVEL

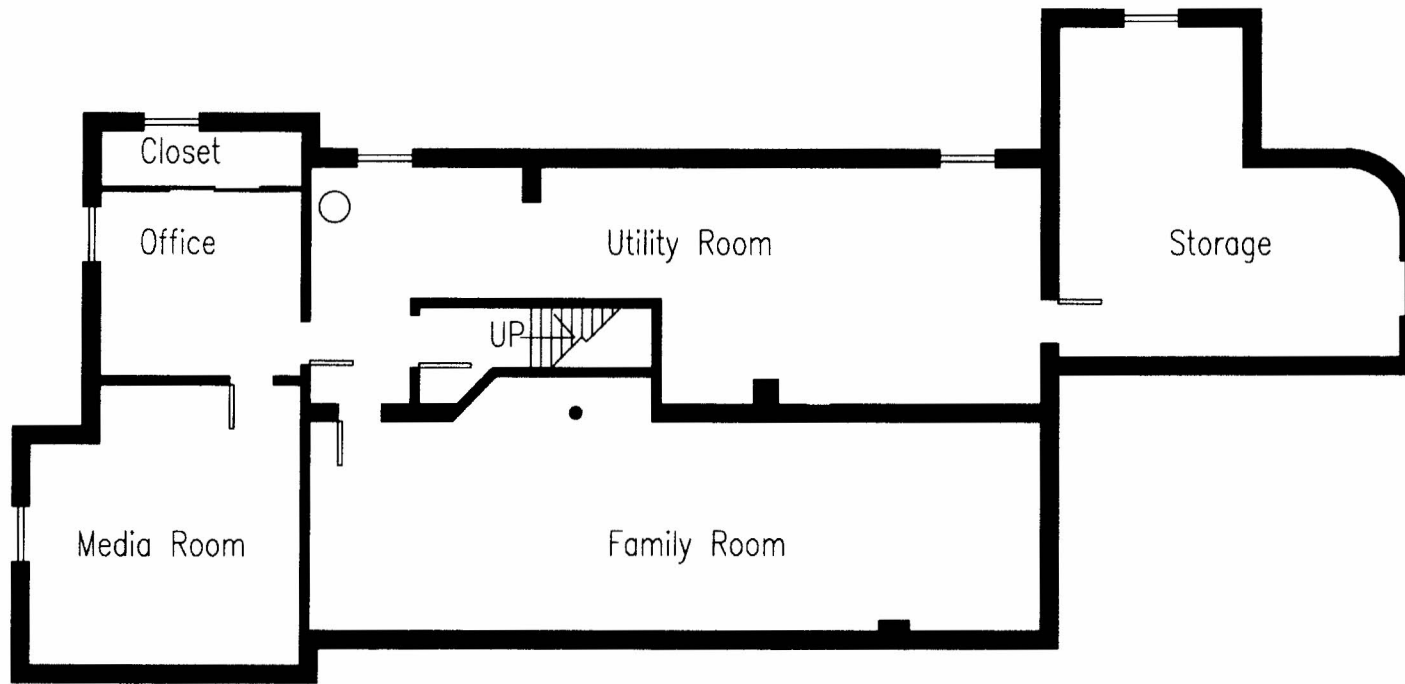
SCALE: 3/32"=1'
PREPARED ON:
September 3, 2010

SUBMITTED BY:

Stephen A. Thompson
3420 Richmond Avenue
Mattoon, Coles, Illinois

PREPARED BY:

Brian J Albrecht
BS Architectural Studies
brian.j.albrecht@gmail.com



2' 4' 8' 16' 32'



Office	144 sq. ft.
Closet	48 sq. ft.
Utility Room	574 sq. ft.
Storage	270 sq. ft.
Family Room	462 sq. ft.
Media Room	166 sq. ft.

NOMINATION:

Richard Roytek House
 3420 Richmond Avenue
 Mattoon, Coles, Illinois

BASEMENT

SCALE: 3/32"=1'
 PREPARED ON:
 September 3, 2010

SUBMITTED BY:

Stephen A. Thompson
 3420 Richmond Avenue
 Mattoon, Coles, Illinois

PREPARED BY:

Brian J Albrecht
 BS Architectural Studies
 brian.j.albrecht@gmail.com

PHOTO KEY

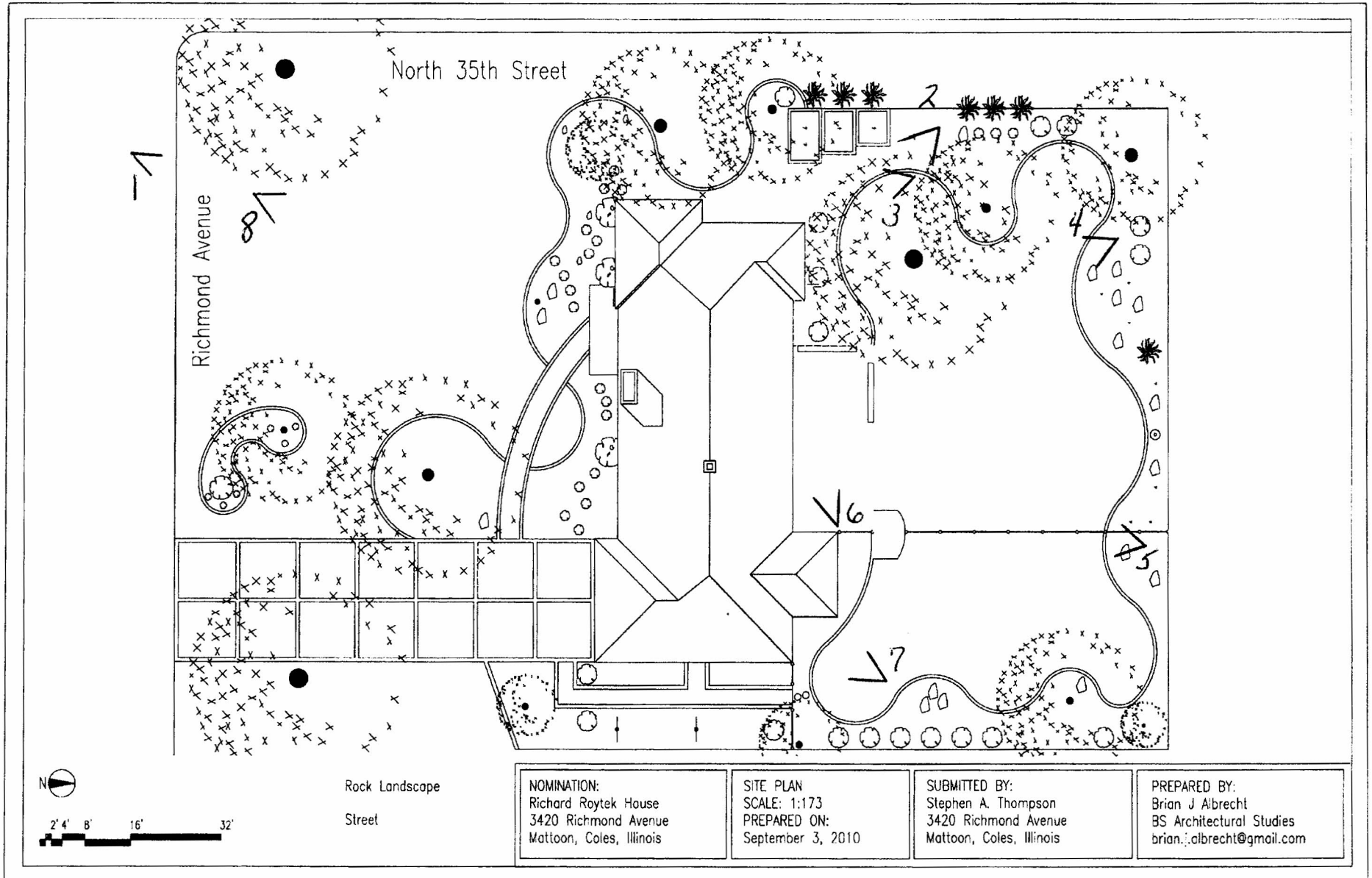
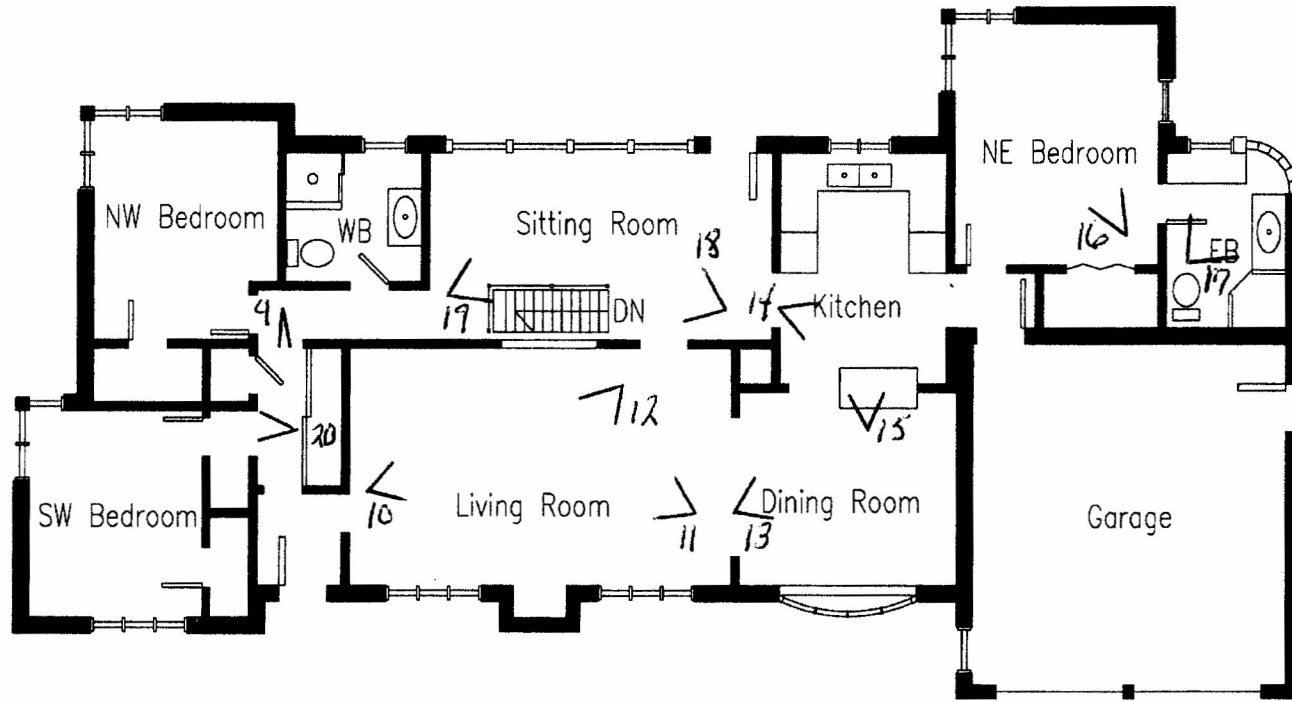


PHOTO KEY



N
2' 4' 8' 16' 32'

North West Bedroom	156 sq. ft.	East Bathroom	77 sq. ft.
West Bathroom	64 sq. ft.	Garage	400 sq. ft.
Sitting Room	220 sq. ft.	Dinning Room	170 sq. ft.
Kitchen	140 sq. ft.	Living Room	360 sq. ft.
North East Bedroom	220 sq. ft.	South West Bedroom	150 sq. ft.

NOMINATION:
Richard Roytek House
3420 Richmond Avenue
Mattoon, Coles, Illinois

MAIN LEVEL
SCALE: 3/32"=1'
PREPARED ON:
September 3, 2010

SUBMITTED BY:
Stephen A. Thompson
3420 Richmond Avenue
Mattoon, Coles, Illinois

PREPARED BY:
Brian J Albrecht
BS Architectural Studies
brian.j.albrecht@gmail.com

41 Upper Pike Creek Rd,
Newark vicinity, 11000036,
LISTED, 2/22/11

ILLINOIS, COLES COUNTY,
Roytek, Richard, House,
3420 Richmond Ave,
Mattoon, 11000030,
LISTED, 2/22/11

ILLINOIS, COOK COUNTY,
Brown, Roger, Home and Studio,
1926 N Halsted St,
Chicago, 11000029,
LISTED, 2/22/11

ILLINOIS, COOK COUNTY,
Greeley, Dr. Paul W. and Eunice, House,
545 Oak St,
Winnetka, 11000048,
LISTED, 2/25/11

ILLINOIS, COOK COUNTY,
Schurz, Carl, High School,
3601 N Milwaukee Ave,
Chicago, 11000031,
LISTED, 2/22/11

MASSACHUSETTS, WORCESTER COUNTY,
Athol High School,
494 School St,
Athol, 11000022,
LISTED, 2/18/11

MASSACHUSETTS, WORCESTER COUNTY,
South Union School,
21 Highland St,
Southborough, 11000021,
LISTED, 2/18/11

MASSACHUSETTS, WORCESTER COUNTY,
Thule--Plummer Buildings,
180 and 184 Main St,
Worcester, 11000019,
LISTED, 2/18/11