

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

SENT TO D.C.
7-10-98

This form is for use in nominating or requesting determination for individual properties and districts. See instruction 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 North State Street Historic District

other names/site number _____

2. Location

street & number Roughly bounded by the 300-1100 blocks of N. State St. [NA]not for publication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 / SHPO 7-9-98
Signature of certifying official/Title Date

Illinois Historic Preservation Agency
State or 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:	Signature of the Keeper	Date
[] entered in the National Register See continuation sheet [].	_____	_____
[] determined eligible for the National Register See continuation sheet [].	_____	_____
[] determined not eligible for the National Register.	_____	_____
[] removed from the National Register	_____	_____
[] other, explain See continuation sheet [].	_____	_____

North State Street Historic District
Name of Property

Piatt County, Illinois
County/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 count previously listed resources.)

Contributing	Noncontributing
<u>56</u>	<u>21</u> buildings
<u>0</u>	<u>0</u> sites
<u>0</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>56</u>	<u>21</u> 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 Function

(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
Colonial Revival

Materials

(Enter categories from instructions)

foundation Brick
walls Weatherboard
Brick
roof Asphalt
other Wood
Stucco

Narrative Description

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

North State Street Historic District
Name of Property

Piatt County, Illinois
County/State

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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

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

9. Major Bibliographic 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

Areas of Significance

(Enter categories from instructions)

Architecture

Periods of Significance

c. 1870 - 1948

Significant Dates

N/A

Significant Person(s)

(Complete if Criterion B is marked above).

N/A

Cultural Affiliation

N/A

Architect/Builder

Allen, James Roy, architect

Perkins, Frederick, architect

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository:

Allerton Public Library

North State Street Historic District
Name of Property

Piatt County, Illinois
County/State

10. Geographical Data

Acreage of Property approx. 30.5 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A. Zone 16	Easting 365910	Northing 4432590	B. Zone 16	Easting 366000	Northing 4432580
C. Zone 16	Easting 365970	Northing 4432410	D. Zone 16	Easting 366180	Northing 4432380

[X] 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 Karen Lang Kummer, Arch.Historian; Alice Novak, Preservation Planner
organization ArchiSearch date April 2, 1998
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 Reduction Projects (1024-0018), Washington, DC 20503.

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Narrative Description

Summary

The North State Street Historic District is located to the immediate north of downtown Monticello. It is completely residential in character with houses, garages and carriage barns comprising the building stock. The district contains seventy-seven buildings and outbuildings, of which fifty-six contribute to the historic architectural significance of the district. The buildings range in date from c. 1870 to 1948, with twenty-one non-contributing buildings which are mostly modern garages that post-date 1948. Five modern houses and one modern apartment building are within the historic district boundaries. Architectural styles within the historic district include: Queen Anne, Colonial Revival, Craftsman, Tudor Revival, Gothic Revival, and Georgian Revival; and a few vernacular building types are found such as the I-House, T- and Cross plans. Alterations in the historic district are fairly rare and relate mostly to synthetic siding of buildings and the addition of wings to rear elevations. Overall the district maintains its integrity of location, design, setting, materials, workmanship, feeling, and association.

Setting

The North State Street Historic District is located between the historic Illinois Central Railroad tracks to the south, adjacent to downtown, and a small creek to the north. It includes the 300 through 1100 blocks of North State Street, but excludes the large John and Mary Kirby Hospital and Piatt County Nursing Home properties at the north end of the street and 1130 North State Street, a modern house set far back from the street. Generally the boundary follows the rear lot lines of those properties that face North State Street; in many cases this includes the entire block as the size of some properties is quite extensive. Also included are five properties that face side streets (West Center, East Lincoln, East Grant) or North Charter Street; these residential buildings add to the cohesiveness and architectural character of the district.

Topographically, the district is flat with only the gentlest roll to the landscape at the northern end near the creek. North State Street is a wide, concrete paved thoroughfare with moderate traffic due to the location of Kirby Hospital and the Piatt County Nursing Home to the north. Two stop signs help control traffic flow. Sidewalks and curbs are concrete and a few tall streetlights are set along the street; the sidewalks stop in the 1000 block. The 300 and 400 blocks have closely spaced houses with average front yard setbacks, but beginning in the 500 block and increasingly to the north, the yards and setbacks become more generous. The house at 1001 North State is set far back from the street and could be termed an estate property due to its extensive landscaping that once included formal flower gardens and reflecting pools. Generally the side streets are less improved with a tar and chip surface, although Center Street is concrete paved with curbs.

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Between the street and sidewalks is a wide right-of-way that has been planted with a variety of trees. These trees are now mature and add a stately presence to the street. Landscaping around the houses is also mature and well-maintained. Outbuildings, mostly garages and historic carriage barns, are generally located to the rear of the properties; some outbuildings are accessed only from streets behind the property or from side streets. The district follows a grid plan with only two properties being set at angles to this grid. The J. Hott House, 810 N. State, is set on an angle and faces southeast toward the corner of North State and Wilson streets; the property occupies the entire block depth. The B. Moore House at 1001 North State, with a deep setback, is also set at an angle to the street's grid pattern; the property is extensively landscaped.

Architecture

The contributing properties in the district date from c. 1870 to 1948, and illustrate a range of architectural styles and vernacular building types. The Queen Anne, Colonial Revival, Craftsman, Tudor Revival, and Gothic Revival styles are represented. Vernacular building types including the I-House, T-Plan, Cross Plan, and Bungalow also occur within the district and in some instances have architectural elements which convey influences of an architectural style. Colonial Revival is the dominate style represented in the district.

Most of the buildings within the district were built as single family dwellings and that use continues to dominate the district today. A historic duplex and one modern apartment building are located within the district and constitute the only multi-family uses. The non-contributing residential buildings are low scale, clad in similar materials (masonry, wood, or synthetic siding) and have a similar street setback as neighboring residential buildings. They have been deemed non-contributing due to a post-1948 construction date, rather than their architectural character.

Outbuildings make a significant contribution to the character of the area. Nineteen historic garages and carriage barns are scattered throughout the district, located mostly to the rear of the properties. Garages are the predominant historic outbuilding, although four historic carriage barns are extant, some of which are quite large.

A variety of building materials are used in the North State Street Historic District, but the majority of buildings are of frame construction with clapboard siding. In a few cases, original siding has been covered with synthetic materials, such as historic asbestos shingles; modern aluminum or vinyl siding is used on a few houses. The majority of historic outbuildings--garages and carriage barns--are also frame. Masonry construction occurs in the neighborhood, with brick being the most common masonry type used and is the only foundation material. Brick is employed for dwellings, garages, carriage barns, and the modern buildings. One house is covered with a stucco veneer, although a number of buildings have stucco with "half-timbering" accents.

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Contributing/Non-contributing status of buildings was largely determined by date of construction and degree of integrity. Modern garages constitute most of the non-contributing buildings, although a few dwellings were also constructed after 1948. In only a couple of cases, a historic house has been altered to an extent of making it non-contributing due to integrity problems.

Following is a short description of each of the buildings found within the historic district after which a notation concerning their outbuildings, if any, is given. The historic name of the house, if known, and the date of construction is given first in parenthesis followed by the architectural style or building type and shape/plan. Notations as to stories, exterior wall material, foundation material, and roof type are given next. A more detailed description of the principle features of the building is then provided. Contributing status is at the end, also in parenthesis.

North State Street Historic District

303 North State: (c. 1935) Colonial Revival; rectangular shape. 2-1/2 stories, brick walls and foundation with soldier course watertable at-grade level; side gable roof (asphalt shingle) with exterior ridge chimney to south. A shed roof porch with four sets of paired Doric wood columns and wide wood frieze stretches almost completely across this facade; in the center is a gable with a segmental arch open bed that continues through the porch ceiling to the doorway. The porch has a low brick deck. The center door has wood side panels and a solid wood segmental arch "fanlight"; double 9/1 windows with header sills flank the doorway. The second story has 12/1 windows to the north and south and a center 6/1 window; two shed roof dormers with paired blinds interrupt the roof line. The north elevation has a double 9/1 window to the west and a high double 6/1 window to the east; the second story has two 12/1 windows. On the south elevation is a shallow center exterior chimney with first and second story flanking windows. The house has no eaves. A small brick 1-car gable roof garage with overhead door below a wood lintel is attached to the northeast corner of the house. (Contributing)

304 North State: (c. 1912) Bungalow; rectangular shape. 1-1/2 stories, brick walls (5 course header/stretcher), brick foundation with stone watertable; side gable roof (asphalt shingle) with exterior chimney on north. The full-width porch with brick corner piers and open brick balustrade with stone cap has center concrete stairs with brick cheek pieces, a wood porch deck, wide overhanging open eaves with ornate wood rafter tails and a wide curved stucco frieze. The center entry door is flanked by 7/1 windows (decorative upper sash) with stone sills and lintels. The center gable roof dormer has wide overhanging open eaves with rafter tails and curved corner braces and a band of four "star"-paned decorative windows. The south elevation has a central square brick bay with a shed roof and exposed rafter tails; windows flank the bay and the upper story has triple windows. The north elevation is similar with the addition of a chimney with flanking windows to the east; both elevations have wide overhanging open eaves with four curved braces. (Contributing)

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Outbuilding: (c. 1925) Oversized hip roof 1-car garage with clapboard siding and overhead garage door. (Contributing)

307 North State: (c. 1965) Ranch; rectangular shape. 1 story, limestone veneer walls, unknown foundation; hip roof (asphalt shingle) with furnace flue on east. A slightly lower hip roof projects over the south porch area supported by three foliated metal posts; a thin metal railing is around the at-grade concrete stoop. The center doorway is flanked by a Chicago-style window on the south and a double 1/1 window on the north. The north and south elevations are similar with a 1/1 window to west and double windows to the east; a garage addition is attached to the rear of the north elevation. (Non-contributing)

308 North State: (c. 1912) Four Square with Craftsman influence; irregular shape. 2-1/2 stories, clapboard and wood shingle walls, brick foundation with wood watertable; hip roof (asphalt shingle) with center apex chimney. The full-width brick porch has battered brick corner piers with stepped inner ledges; both piers and ledges have stone caps. A solid brick balustrade, with segmental arched openings and corbeled cap, is interrupted by the center concrete stairs which have brick pedestals and stepped brick cheek pieces. A wide wood frieze with stepped corner pieces is atop the piers and a gable over the stairs has "half-timbering" in its tympanum. Overhanging open eaves with braces and rafter tails complete the porch details. To the north is the entry door while to the south is a 15/1 window. On the second story are two 12/1 windows. A wide decorative shingle band is set below the frieze; overhanging open eaves with rafter tails mirror the porch details. The center hip roof battered-wall dormer with 3-light window also has overhanging open eaves with rafter tails. The south elevation is L-shaped with a shallow one-story shed roof semi-hexagonal bay to east and a band of 9/1 windows on first story of the rear "L" projection. A central projecting stair bay with at-grade door and staggered window placement is located on the north elevation. (Contributing)

Outbuilding: (c. 1930) Brick, gable roof 1-car garage with overhead door protected by shed roof with braces; overhanging open eaves with rafter tails, front and rear stepped parapets. (Contributing)

310 North State: (c. 1925) Colonial Revival; rectangular shape. 1-1/2 stories, synthetic siding, brick foundation; side gable roof (asphalt shingle) with clipped ends and exterior chimney on north. The center entry door is protected by a projecting gable roof portico with paired Doric columns, arched open-bed pediment, and overhanging boxed eaves; the raised stoop is brick. Triple 6/1 windows flank the entryway. The south elevation has four windows on the first story and double windows in the upper story. The north elevation has an exterior brick chimney with high flanking 8-light paired casements, an at-grade door with gable hood on braces off-center to the west, and a small square shallow projecting wing in northwest corner with two 6/1 windows. (Contributing)

Outbuilding: Modern 2-car gable roof garage with synthetic siding. (Non-contributing)

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402 North State: (Bender House, c. 1885) Queen Anne; irregular shape. 2-1/2 stories, clapboard and decorative wood shingle walls with corner boards and wide shingled belt course, brick (painted) foundation; hip roof (asphalt shingle) with center apex chimney. A very elaborate full-width hip roof porch wraps around the south elevation. Its decorative turned posts are accented by brackets with drops and side braces with open circles; the porch also an ornate open fretwork frieze and a turned balustrade. The wood stairs to the north are set below a round arch with incised spandrels and a gable with a sunburst in the tympanum. To the north is the entry door and to the south is a projecting bay (semi-hexagonal on the first story, square on the second story) topped by an elaborate wood shingled gable with ornate apex barge boards in a double wagon wheel design. The 1/1 windows have wood surrounds with ornate drip caps. A lower hip roof two-story semi-hexagonal bay is located to the west on the south elevation; it has a decorative shingle band between the stories and brackets with drops embellish the friezes of both stories. Above the hip roof is a roof gable similar in detail as the main facade gable. The front porch returns on this elevation where a one-story rear wing is located. The north elevation has a high window to the east and a large 1/1 window to the west on the first story; single and double windows are on the second story, with a gable roof dormer above. A one-story addition is attached to the northwest corner. (Contributing)

Outbuilding: Modern 2-car hip roof garage. (Non-contributing)

405 North State: (c. 1920) Four Square with Colonial Revival influence; rectangular shape. 2-1/2 stories, narrow clapboard siding, brick foundation; belcast hip roof (asphalt shingle) with east slope and south exterior chimneys. The center gable roof portico is supported by paneled posts on brick pedestals with a wide frieze, overhanging open eaves with rafter tails, and clapboard tympanum; the deck and stairs are wood with stepped brick cheek pieces and stone caps. A plain architrave surrounds the center single-light door with 5-light sidelights. Tripartite windows (1/1, 6-light transom/1, 1/1) with wood surrounds with drip caps flank the door. The second story has triple 4-vertical/1 windows to the north and south and a center double 4-vertical/1 window; the eaves are wide with exposed rafter tails. A center dormer has a double 3-vertical/1 window and wide eaves with rafter tails. An open porch on the west two-thirds of the south elevation has four brick pedestals and posts with the same details as the facade portico; a set of wood stairs with brick cheek pieces faces west. Below the porch is an exterior brick chimney with flanking French doors; a triple window similar to the facade is to the east. The second story has double 4-vertical/1 windows to the east and west and an off-center triple window set. A triple window set (1/1, high 6-light, 1/1) is to the west on the north elevation, while a double 1/1 window is to the east; the second story has a double 4-vertical/1 window to the west and a single window to the east. (Contributing)

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Outbuilding: (c. 1920) Hip roof garage shared with 407 N. State has a hip roof dormer (4-light sash) off-center to the north straddling both garage sections. The south two-thirds is used by #405; it holds two cars and is clapboard sided. The north third is used by #407; it holds one car and has been synthetically sided. (Contributing)

407 North State: (c. 1920) Four Square with Colonial Revival influence; rectangular shape. 2-1/2 stories, narrow synthetic siding, brick foundation; hip roof (asphalt shingle) with north slope chimney. The residence has an almost full-width hip roof porch with four brick pedestals supporting paneled square posts with a wood frieze; the south half is enclosed by screens. The porch has wide overhanging box eaves; a gable is set over the wood stairs. A modern entry door is to the north with a triple window (1/1, transom/1, 1/1) to the south; the second story has double 1/1 windows to the north and south. The belcast roof has a hip roof dormer with a 5-vertical light window; both roof and dormer have wide overhanging boxed eaves. An at-grade door is centered on the north elevation with a braced shed roof and flanking high 1/1 windows; the second story has three 1/1 windows. The house has a one-story rear addition. The south elevation has two 1/1 windows to the west and a double 1/1 to the east; two 1/1 windows are on the second story. (Contributing)

Outbuilding: Shared with 405 N. State with separate, but adjacent driveways.

412 North State: (Moore-Hott House, c. 1890) Queen Anne/Colonial Revival; irregular shape. 2-1/2 stories, clapboard and wood shingle with corner boards, brick (painted) foundation with wood watertable; hip and gable roofs (asphalt shingle) with two center apex chimneys. The full-width L-shaped porch has Doric columns, a wide frieze with dentils, and a turned wood balustrade which continues down the wood stairs. The stairs are set to the north below a large gable with applied decoration of swags and a wreath with flame; rounded brackets placed between dentils support the gable. The beveled glass oval entry door is off-center to the north with a 1/1 window at the north corner and a large transom/1 window to the south; the second story has a double window above the entry and a single one to the south. On the southeast corner is a round turret with a conical roof and rounded 1/1 windows (second story); the houses's frieze with dentils continues around the turret. A large belcast wood shingled gable balances the turret on the north and has a recessed 12-light window; the recessed sides are curved and rounded brackets set between the frieze dentils support the gable. The L-shaped porch returns on the south elevation to a square projecting bay on the southwest corner which is topped by a shingled gable similar to the facade gable. An at-grade entry with flanking 1/1 windows is centered on the north elevation with staggered stair windows above and 1/1 windows to the east and west on the second story; a center wall gable with window interrupts the frieze and dentil course. (Contributing)

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Outbuilding: (c. 1890) Large 1-1/2 story, brick (7-course), side gable roof (slate) carriage barn with stepped end gables. Two 4-light gable roof wall dormers face east and a 4-light wall dormer and a longer wall dormer with a pedestrian door face west. The first story has three slider doors to the north, a central 4-light window, and a pedestrian door to the south. (Contributing)

415 North State: (c. 1930) Gable Front Bungalow; rectangular shape. 1-1/2 stories, clapboard siding with corner boards, brick foundation; gable roof (asphalt shingle) with ridge and southeast slope chimneys. The porch has a projecting gable roof to the south, and three brick pedestals, but only two wood corner posts. The railing is plain and the porch is enclosed by screens; other porch features include a wood deck and concrete stairs with stepped brick cheek pieces. Clapboards infill the gable, which has a round arch vent and is set above a wide frieze; wide overhanging open eaves with three braces and side rafter tails are roof features of the porch. Windows (12/1) flank the central entry and the main gable has double 4/1 windows; the house also has wide overhanging open eaves with braces and rafter tails on the side elevations. The north elevation has 9/1 windows to the east and west and a central 6/1 window. A shallow semi-hexagonal bay is located on the south elevation with three 9/1 windows and cut-away corners below a roof gable with three braces; a 6/1 window is to the east of the bay and two 9/1 windows are to the west. (Contributing)

Outbuilding: (c. 1930) Matching 1-car gable roof clapboard garage with wide overhanging open eaves with braces and rafter tails; the original folding doors are extant. (Contributing)

419 North State: (c. 1875) T-plan with Italianate influence; T-plan. 1-1/2 stories, asbestos shingle siding, concrete parged foundation; gable roof (asphalt shingle) with central ridge chimney. A center 1-1/2 story projecting pavilion with two 2/2 windows is on the first story and a single 2/2 is on the upper story; porches flank the pavilion. The north porch has a turned corner column with two similar turned corbels and a plain wood railing and deck with preformed concrete stairs; the entry is a 2-light round arch Italianate-style door. Larger, but similar in detail, the south porch has two turned posts, corbels, a plain railing, frieze, wood deck and stairs; two Italianate-style doors face south and west, and a 2/2 window faces the south. The gable end north elevation has double 2/2 windows in the center of the first story, a 2/2 window in the gable, and the porch to the west. On the south elevation is a 2/2 window to the east, a small window to the west, and two small windows in the gable. A one-story rear wing is also on this elevation. (Contributing)

Outbuilding: Large modern 2-car gable roof garage with synthetic siding. (Non-contributing)

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420 North State: (c. 1935) English Revival influence; rectangular shape. 1-1/2 stories, synthetic siding, brick foundation; gable roof (asphalt shingle) with "catslide" to south and center ridge chimney. The central entry pavilion has a shallow projecting belcast gable roof with end braces and a center semi-hexagonal bay with three 1/1 windows and a round apex window; the two entry doors are at the north and south ends of the pavilion, each has a low concrete stoop with metal railings. A single 1/1 window is to the south below the "catslide" roof area, while the 1-1/2 story north section has a 1/1 window in the upper story. The south elevation has three 1/1 windows on the first story and a large recessed shed roof dormer with two 1/1 windows. Small stepped 1/1 windows are to the east on the north elevation with double windows to the west. Other features include an off-center (west) gable roof dormer with a single window and two one-story wings on the rear. (Contributing)

Outbuilding: (c. 1925) Small 2-car garage with belcast side gable roof (asphalt shingle) with rafter tails and shiplap siding, exterior slider doors. (Contributing)

501 North State: (c. 1955) No style; rectangular shape. 1-1/2 stories, narrow synthetic siding, poured concrete foundation; side gable roof (asphalt shingle) with east slope chimney. The center entry is a 3-light paneled door below a small flat roof porch with side trellis "walls" and diagonal corner supports; the porch has wide overhanging boxed eaves and a low concrete stoop. To the north and south are corner 1/1 windows. The roof has no eaves. The north elevation has a central door with a shed hood, concrete stoop, and north and east side trellises; similar corner windows and a small 1/1 in the gable are located here. On the south elevation are corner windows, a multi-light glass block opening off-center to the west, and a center small 1/1 window; the gable has a 1/1 window also. (Non-contributing)

508 North State: (c. 1880) T-plan with Italianate influence (altered); irregular shape. 2 stories, wide synthetic siding, concrete parged foundation; gable roof (asphalt shingle) with two ridge chimneys. The southeast reentrant corner has a 1/1 window enclosed hip roof porch with a multi-light entry with 5-light sidelights and small concrete stoop and stairs. The center projecting pavilion has a hip roof semi-hexagonal bay on the first story with three 1/1 windows and a wide frieze with small drop brackets; above is a single 1/1 window. Triple windows are to the north in a recessed wing with a single 1/1 on the second story. The south elevation has an I-plan: to the east is the reentrant porch with a second story 1/1 window above, to the west the projecting pavilion has tall first story double 1/1 windows with a single 1/1 above and an attached 1-car garage addition to the rear. A one-story wing projects to the north on the north elevation with an open porch across its east side, two windows face north; the main house gable has a single 1/1 window. (Contributing)

Outbuilding: Modern oversized 1-1/2 story gable roof synthetic sided garage with octagon sash to the south and a blind-enclosed window in the upper story. (Non-contributing)

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515 North State: (c. 1980) Ranch; L-shape. 1 story, brick and vertical wood siding, concrete foundation; side gable roof (wood shingle) with ridge chimney to south. The south half of the facade is covered by a projecting gable roof porch with turned posts and open turned railing; the porch has a low concrete deck and the gable is sided in wood. The central entry has a Chicago-style window to the south and double 1/1 windows to the north. Vertical wood siding covers the gable end north elevation with a 1/1 window to the west and double 1/1 windows to the east; a slightly lower rear garage wing with a single window is attached. The south elevation has 1/1 windows to the east and west. (Non-contributing)

517 North State: (c. 1885) Cross gable; slight L-shape. 1-1/2 stories, synthetic siding, brick foundation; cross gable roof (asphalt shingle) with rear ridge chimney. A full-width L-plan porch wraps around both the west and south elevations with multiple Doric columns and a plain frieze; the porch has wide overhanging boxed eaves, and a low wood deck with stairs. The main entry is to the west on the south elevation with two 1/1 windows to the east and a single 1/1 in the gable. Three 1/1 windows are symmetrically placed on the west elevation with two 1/1 windows in the upper story and an apex gable vent. The north elevation has a shallow L-plan with the projecting section to the west with two 1/1 windows, the gable has a single 1/1 window with a small 1/1 to the immediate east; the rear section has double 1/1 windows and a small eave 1/1. (Contributing)

Outbuilding: Modern oversized 1-car synthetically sided gable roof garage with storage area. (Non-contributing)

518 North State: (c. 1920) Colonial Revival; irregular shape. 2-1/2 stories, clapboard with corner pilasters, brick foundation with wood watertable; front gable roof (asphalt shingle) with ridge chimney. An almost full-width hip roof porch extends across the facade with brick corner piers, solid brick balustrade and center step pedestals with tapered wood posts; the deck is wood with center concrete stairs with stepped brick cheek pieces. A gable, set over the stairs, interrupts the line of the wide wood frieze and wide overhanging boxed eaves. The entry door is centered with flanking wide fixed/1 windows; the second story has 4-vertical/1 windows to the north and south with a smaller center 3-light window. A double 3/1 window is centered in the large main gable which has wide overhanging open eaves with slightly curved rake boards and cornice returns; the frieze and a shallow cornice continue between the cornice returns. On the south elevation are double 4/1 windows to the east and a one-story sunroom projects on the west corner; the second story has two sets of double 3/1 windows. An at-grade door is centered on the north elevation with a projecting shallow hip roof square oriel above with double windows and corner pilasters, a 4/1 window is to the east and a high triple 3/1 to the west; the second story has double 3/1 windows to the east and west of the oriel and a double square 3-light window is above the oriel. (Contributing)

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Outbuilding: (c. 1920) Gable roof clapboard 2-car garage with overhead doors and corner boards. (Contributing)

601-603 North State: (1972) Modern apartment building, U-shape. 2 stories, brick and stone walls, unknown foundation; flat roof. Small wood shake-shingle shed roof entry porches are in the north and south inner "U" corners with corner posts; the modern entry doors have flanking 1-light sidelights set above low stone walls and 3-light transoms. Large triple 1-light windows are above the doors on the second story. Paired stone "panels" are set above and below triple casements centered on the first and second stories; the "U" legs have a similar single "panel" arrangement at their inner corners. The roof line is accented by projecting brick coping which is repeated vertically at the building's outer corners. The west halves of the north and south elevations are blind; the east halves have two sets of double 1/1 windows on both stories. (Non-contributing)

612 North State: (Nellie Kirby and William Herbert "Bert" England House, 1908) Georgian Revival with some Craftsman influence; rectangular shape. 2-1/2 stories, brick walls, concrete foundation; side gable roof (asphalt shingle) with south ridge chimney and overhanging open eaves. The center gable roof portico has two brick piers, a concrete deck and stairs with brick cheek pieces and a flanking loggia across the facade with a low brick base with stone caps. Vertical "half-timbering" is in the gable tympanum, which is set on carved brackets; the roof has overhanging open eaves. The paneled entry door with 4-light sidelights is flanked by 6/1 windows with concrete sills and soldier course flat arches. The second story has six 6/1 windows with a continuous double flat arch/stringcourse (consisting of a soldier course above a plain stucco course); a second similar double stringcourse is placed at meeting rail height. The two gable roof dormers have paired 6-light pointed arched casements. A slightly recessed gable roof 2-story sunroom is to the south, the first story of which is wider than the second story; the sunroom has a small pent roof. French doors with flanking 8-light sidelights open onto the loggia. The second story has a band of 8-light windows. The south elevation of the sunroom has three sets of double 8-light windows and the smaller stucco second story has a band of four 8-lights; 6-light windows flank the sunroom on the house. The main house gable is stucco with an exterior brick chimney. Two 6/1 windows are to the east on the north elevation which also has a central entry with gable hood on braces and a 6/1 to the west; the second story has 6/1 windows to the east and west, a 4-light window off-center to the east, and a stairway 6/1 window. The two double stringcourses continue; the gable is stucco with double 6/vent openings and overhanging open eaves. (Contributing)

Outbuilding: (c. 1908) Large 1-1/2 story gable roof (center ridge chimney) rectangular shape carriage barn with three original double doors and center pedestrian door; three 4-light windows to the north and two roof gables with double 6/1 windows. (Contributing)

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619 North State: (John and Mary E. Kirby House, 1903) Queen Anne/Colonial Revival; irregular shape. 2-1/2 stories, clapboard siding with corner boards and frieze with dentils, brick (painted) foundation; gable roof (slate) with south slope chimney. The full-width hip roof L-shaped porch has paired and triple Doric columns atop stone pedestals; the wood deck has no railing. Stone stairs with low curved cheek pieces and metal railings are set below an off-center (north) gable with a wood shingled tympanum, rake boards with dentils, and a wide double frieze. The off-center entry has a beveled glass/1 window to the north and a triple window group (1/1, transom/1, 1/1) to the south; the second story has a lower projecting gable roof section to the south with double 1/1 windows, a double 1/1 to the north above the entry, and a small window over a bracketed ledge in the corner with the projecting section. Both gables are stucco with vertical wood "half-timbering" and narrow eaves. The porch returns on the south elevation to a center two-story cut-away gable roof bay with a similar triple window grouping on both stories and corner drops; the frieze with dentils continues across the elevation and bay. A transom/1 window is to the west on the first story and flanking 1/1 windows are on the second story. The lower gable roof is similar in its details with a narrow window. A round two-story bay with conical roof is centered on the north elevation and inset below the frieze; curved 1/1 windows are on both stories (second story windows have transoms also). A stained-glass transom/1 window is located to the west of the bay below a 1/1 window while a similar triple window group is to the east with two 1/1 windows above; a roof gable is to the east with similar details as the south elevation. A lower 2-story wing and sleeping porch over a lattice enclosed porch is on the rear elevation. (Contributing)

620 North State: (Albert T. and Harriet E. Plunk England House, c. 1906) Colonial Revival; irregular shape. 2-1/2 stories, clapboard with fluted pilasters and plain frieze, brick foundation; truncated hip roof (asphalt shingle) with south slope chimney. The full-width curved L-shaped porch has Doric columns atop brick pedestals, a wide frieze, a wood deck with center stairs, a wood balustrade, and a gable over the stairs with applied scrolled foliation in the tympanum and curved rake boards. Placed off-center (north), the entrance door has fluted pilasters and a stain-glass segmental arch transom with applied foliated surround; a triple (1/1, stain-glass transom/1, 1/1) window group is to the south and a 1/1 window to the north. The second story has double 1/1 windows to the south and a semi-hexagonal bay with 1/1 windows to the north; above the frieze and overhanging boxed eaves is a gable roof dormer with a wide 1/1 and open eaves with rafter tails. A central two-story cut-away gable bay with similar triple window groupings on both stories is on the north elevation; to the east are 1/1 windows on each story with a half-story stair window with star-paned transom east of the bay and 1/1 window west of the bay. The gable has a 1/1 window; the pilasters and overhanging boxed eaves return on this elevation. A similar cut-away bay is at the end of the porch on the south elevation with a door to the porch; 1/1 windows per story are to the east of the bay. (Contributing)

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Outbuilding: (c. 1920) Clapboard 3-car 1-1/2 story hip roof garage with overhanging open eaves with rafter tails and four hip roof dormers (double 4-light windows). (Contributing)

707 North State: (Sarah Netherton Dighton House, 1898) Dutch Colonial Revival; irregular shape. 2-1/2 stories, clapboard and wood shingle walls, brick (painted) foundation; truncated hip and gambrel roof (asphalt shingle) with north and south chimneys. The almost full-width L-shaped porch has Doric columns set on low wood pedestals, a turned balustrade, a wood deck, and full entablature with dentils; a turned wood balustrade with pedestals lines the porch roof. Off-center (south) concrete stairs with cheek pieces are accented by paired columns that project slightly. A shallow projecting gambrel pavilion is to the north with triple (beveled glass/1) windows, double 16/1 windows above, and a round window in the gambrel apex surrounded by applied decoration including a wood round arch with exaggerated keystone. The entry door is set in the corner abutting the pavilion with a single 1/1 above. A modillioned cornice and truncated hip roof with a turned balustrade are among the porch's other features. The porch returns to a shallow central projecting gambrel roof pavilion on the south elevation. It has center concrete stairs. A beveled/1 window is under the porch and a 1/1 is above; the modillion cornice continues. The pavilion has two windows facing west with a gable roof dormer above, and a center chimney on its south elevation with flanking windows on the second story and diamond decoration in the gambrel apex. A multi-window sunroom projects off the southeast corner and has a turned wood balustrade at its roof line. The north elevation has a similar gambrel pavilion with two 1/1 windows on the first story, double windows above, and a 1-light in the apex. A 1/1 window and gable roof dormer are to the west of the pavilion and a lower rear wing. (Contributing)

Outbuildings: (c. 1920) Hip roof 1-story 2-car clapboard garage with rafter tails and 1/1 windows. (Contributing)

(c. 1910) Small side gable clapboard 1-story outbuilding with three high openings on the east elevation and a door and opening on the west elevation. (Contributing)

712 North State: (Knott-Dighton House, c. 1906; remodeled 1916; Frederick Perkins, architect of the remodeling) Tudor Revival; irregular shape. 2-1/2 stories, brick, stucco and half-timbered walls, high brick foundation; multiple gable roofs (slate) with three chimneys. A full-width brick loggia with a high brick wall spans the facade and has brick stairs with cheek pieces at the north end. Centered in the loggia is a two-story five-sided bay with open first story; wood posts support the multi-light window second story with round and segmental arches spanning the posts and corbels support the first story cornice. The second story has a decorative wood and stucco spandrel; an elaborate cornice with Greek key fret, frieze and dentils; and a tall carved wood open balustrade at the roof line. The shed roof porch on the north has two posts with arched timbers framing the entryway; the corbels and cornice continue. A double door entry is to the north with multi-light windows to the south and below the bay; a sunroom with French doors opens onto the loggia at the

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south end. The second story has two half-timbered gables with drops and multi-light windows flanking the bay. The north elevation has a porte-cochere extending to the north as well as a variety of gabled bays and wall gables with multi-light windows; the half-timbering continues. A projecting sunroom with multi-light windows is to the east on the south elevation with triple windows above, a cut-away bay is in the abutting corner and a gable roof pavilion is to the west. (Contributing)

Outbuilding: (1916) Tudor Revival; angled "U"-shaped 1-1/2 story stucco and half-timbered gable roof garage with original paired folding doors to the south, pedestrian entry with high flanking 6/6 windows across angle and folding doors and entry on east. The gable ends have double multi-light windows, half-timbering and decorative spandrels; the angled center has a gable over the entryway with double multi-light windows, half-timbering and a decorative spandrel. (Contributing)

719 North State: (Louis and Mary Dighton Burgess House, 1906) Colonial Revival; irregular shape. 2-1/2 stories, clapboard walls, brick foundation; truncated hip roof (asphalt shingle) with south side and east slope chimneys. The full-width hip roof L-shaped porch has large rusticated brick corner piers, a wide frieze with dentils, a wood deck, and brick pedestals that divide the turned wood balustrade. The center wood stairs have stepped brick cheek pieces and are set under a slightly taller and projecting entryway with wide rusticated piers, the same frieze, and a wide wood round arch which springs from squat Corinthian columns with an exaggerated keystone and paneled spandrels. A single-light entry door with sidelights and transom has a large 1/1 window to the north and a large triple window group to the south; the second story has a semi-hexagonal oriel over the door, a Palladian-style window group to the south and a wide frieze with dentils. The large gable roof dormer has a round arch transom with keystone above double modern 3-light windows which breaks the gable pediment and cornice returns; fluted pilasters flank the window. The porch returns to a stair bay on the north elevation with an at-grade door with high flanking sidelights set below a shallow oriel with a Palladian-style window group and dentils. A central flat roof two-story semi-hexagonal bay has a 1/1, high segmental arch window, 1/1 window group on the first story and three 1/1 windows on the second; a small projecting hip roof service porch is to the rear with an ice delivery door, corner post, full entablature, and enclosed east half with a door facing west. This elevation also has a hip roof dormer with a double 1/vent opening. A two-story semi-hexagonal bay is to the west on the south elevation with a center south face chimney and flanking 1/1 windows on each story; a one-story oriel is to the immediate east of the bay with a 1/1 window above. Also on the south elevation is a large Palladian-style window to the east with two 1/1 windows above and a rear porch. A similar hip roof dormer is set into the roof. (Contributing)

Outbuilding: (1980) Large shiplap sided, gable roof 1-1/2 story 2-car garage with wide overhanging boxed eaves and large upper story window facing west. (Non-contributing)

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807 North State: (Maxwell and Frances Dunn Hott House, c. 1880) Cross plan (altered). 2-1/2 stories, clapboard walls with corner and rake boards, brick foundation; gable and truncated hip roofs (asphalt shingle) with four chimneys and wide overhanging boxed eaves. The shed roof south reentrant porch has triple corner Doric columns, a wide frieze, a wood deck and stairs; two 1/1 windows are above and below the porch. A center projecting gable roof pavilion has double 1/1 windows on each story and a large gable vent; the entry to the porch is on the south side of the pavilion. To the north of the pavilion is a one-story historic sunroom addition with bands of 4-vertical light windows with 8-light transoms and a wide frieze. All of the main house windows are 1/1 double hung with wood surrounds whose decorative lintels have scallop designs and corner blocks. The north elevation has a central gable roof pavilion with the sunroom projecting from the pavilion, double windows above the sunroom, a gable vent, windows on each pavilion side face, and windows to the east and west on the second story; a one-story rear wing is on this elevation. The south elevation has a shallow center gable roof pavilion with a two-story flat roof semi-hexagonal bay with three multi-light windows per story and a gable vent; single windows on each story are to the west of the pavilion and a modern addition projects from the southeast corner. The addition has a brick first story with bands of 1-light windows, a small pent roof below the clapboard second story with grouped 3-light casements; a large exterior brick chimney is on the rear elevation. (Contributing)

Outbuilding: (c. 1940) Gable roof clapboard 3-car garage with rafter tails, overhead doors and 1/1 double windows. (Contributing)

810 North State: (John and Nellie Rhoades Hott House, 1925; Frederick Perkins or James Roy Allen, architect; see Section 8/*Architects*) Georgian Revival/Classical Revival; irregular shape. 2-1/2 stories, brick walls, side gable roof (slate) with two interior end chimneys. A two-story curved portico with Corinthian columns and a full entablature with dentils and curved stairs dominates the facade; flanking the portico is a low full facade brick loggia with four brick pedestals and turned balustrade. The recessed entryway has paired Corinthian pilasters at the corners, a center door with round fan-light and engaged column surround with full entablature and metal balcony above and in front of a 6/6 window. Flanking the portico are 9/12 windows with stone sills and brick flat arches with stone keys; the second story has flanking 6/6 windows. A wide cornice with dentils and modillion blocks is below three gable roof dormers with 3/3 windows. Two-story wood wings, set on angle, flank the main block: the left wing is a two-story sunroom with French doors with sidelights and transoms on the first story and a band of four 8-light windows on the second story; the right wing's first story is a porte cochere, while the second is a similar sunroom. The east elevation has the porte cochere with sunroom toward the south, a large two-story wing set at right angles to the porte cochere with a Palladian first story window and 6/6 window above; the main

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cornice continues. The two-story sunroom has French doors on each face and second story window bands; a large two-story wing with an attached greenhouse is to the rear of the south elevation. (Contributing)

Outbuilding: Modern oversized 2-car brick gable roof garage. (Non-contributing)

902 North State: (Crea-Hicks House, c. 1890) Queen Anne; irregular shape. 2-1/2 stories, clapboard and decorative wood shingle walls with corner boards and wide decorative wood shingled stringcourse, brick foundation; gable and hip roofs (asphalt shingle) with two slope chimneys. The entry to the L-shaped shed roof porch with turned posts projects on angle on the southeast corner with wood stairs set below a gable with a sunburst design; the house entry is set on angle also. All the windows are 1/1 double hung with wood surrounds and decorative lintels which have zigzag designs and corner blocks. The porch returns on the east elevation to a round bay with a conical roof, decorative wood shingles and a wide frieze with scrolls; the bay has two curved windows per story. To the south of the bay above the porch is a large gable with double windows. The north elevation has a clipped gable roof with a square oriel with double windows in the gable; the first story is obscured by foliage and the second has two windows. Lower rear wings are on this elevation. The porch returns on the south elevation to a projecting wood shingled gable roof pavilion with a semi-hexagonal bay on the first story and double windows above; a large 2-story rear wing is on this elevation. (Contributing)

Outbuilding: (c. 1915) Hip roof 2-car shiplap sided garage with 2/2 windows and original slider doors. (Contributing)

915 North State: (Preston C. and Auzetta Hazen Houston House, 1873) Gothic Revival; cross shape with additions. 2-1/2 stories, brick walls, brick foundation with stone watertable; steep cross gable roof with four sets of paired ridge chimneys. The north reentrant angle has a flat roof porch with turned posts and pilasters with decorative caps, wood deck and stairs, ornate carved brackets and open fretwork frieze; round arched double doors with a brick surround face west. All of the windows have square heads on the first story, while the second story windows are round arched with brick label molds with stone stops and keystones; two windows per story are in the projecting center gable roof pavilion and a small quatrefoil sash in the apex. The south elevation has a similar porch across the center projecting pavilion with two 2/2 windows above; a shallow semi-hexagonal bay is to the west with a 2/2 window above. A lower 1-1/2 story wing is to the rear. The north elevation has the porch to the west with a double window above and the projecting center pavilion has two 2/2 windows per story. A hyphen or narrow enclosed wing, connects the lower rear wing with the modern brick 1-1/2 story, 2-car gable roof garage. (Contributing)

Outbuilding: Modern 2-car frame gable roof garage. (Non-contributing)

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916 North State: (James T. and Elizabeth Ater Vent House, 1906) Colonial Revival; rectangular shape with addition. 2-1/2 stories, synthetic siding with paneled pilasters, brick (painted) foundation with watertable; truncated hip roof (asphalt shingle) with rear slope chimney. The full-width hip roof porch has Doric columns (upper quarter fluted), a low plain wood balustrade, a frieze with dentils, a wood deck, and center concrete stairs. A 1-light entry door is set off-center (north) with flanking wide transom/1 windows; the second story has wide 1/1 windows flanking a center square oriel with a beveled glass transom/4-light window group set to the rear of the porch with a balustrade inset into the roof of the main porch. The main house roof projects over the oriel, and has a full entablature with dentils and overhanging boxed eaves. A gable roof dormer, whose Palladian-style window (1-light, round arch 6/1, 1-light) breaks the dormer's pediment and full entablature with dentils, is set above the oriel and has a similar balustrade in front of its window. The north elevation has a central at-grade door with a small Palladian window to the east, a 1/1 window to the west and a semi-hexagonal oriel above the door; the second story has two 1/1 windows. A hip roof dormer with a 2-light window and dentils is located here and the pilasters, frieze with dentils, and overhanging boxed eaves continue. A cut-away bay is set to the west on the south elevation, while to the east is a wide 1/1, 1-light, 1/1 window group all set under a beveled glass segmental arched transom; the second story has 1/1 windows. A modern 1-story addition projects from the southwest corner. (Contributing)

Outbuilding: (c. 1906) Gable roof 1-1/2 story synthetically sided carriage barn with 4/4 windows and 6/6 gable window. (Contributing)

1001 North State: (Bradford Van Rensselaer and Jane Harris Moore House, 1924; James Roy Allen, architect) Tudor Revival; angled "U"-shape. 2-1/2 stories, brick, stucco and half-timbered walls, brick foundation; multi-gable roof (asphalt shingle) with four chimneys. The center entry is deeply recessed with a stone round arch architrave which is surrounded by a large two-story multi-light window grouping set below a stucco and half-timbered gable with multi-light windows. Flanking the entry are shed roof brick sections with multi-light window bands with recessed stucco and half-timbered upper stories with grouped windows. A brick semi-hexagonal two-story bay is to the north with a stone surround entryway and a window above. An angled wing with brick first story and stucco and half-timbered second story is to the north with a band of multi-light windows on each story. The angled south wing is brick on the first story with a small oriel and stucco and half-timbered gable on the second story with a window group. The north elevation's first story is brick with a recessed area below the stucco second story with window bands and a half-timbered gable. Similarly, the south elevation is brick and stucco with double multi-light windows on both stories and half-timbered gable. A hyphen or narrow wing to the attached brick and stucco 2-car 1-1/2 story garage angles off the south elevation. (Contributing)

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1003 N. State: (c. 1978) Ranch; angled "U"-shape. 1 story, brick walls, unknown foundation; gable roof (asphalt shingle) with east slope chimney. The center projecting entryway has rubble stone wing walls and a shallow gable roof over the double doors with flanking 1-light sidelights and a 3-light "transom"; the entry has a low brick stoop. Large 1-light windows with metal grilles flank the entry, with wide overhanging eaves above. The angled north wing is a 2-car garage with a pedestrian door at the angle; the north elevation is blind. The wing to the south has 1-light windows flanking a center casement with diamond grilles; the south elevation is blind. (Non-contributing)

1004 North State: (Moore-Hutson, c. 1875, remodeled 1917 by the Decatur architecture firm of Brooks, Bramhall, & Dague) Craftsman; irregular shape. 2-1/2 stories, clapboard and stucco walls, brick foundation; gable and hip roofs (asphalt shingle) with north slope chimney. The L-shaped full-width flat roof porch dominates the facade with oversized battered brick piers with decorative stone panels as "caps," a full entablature with wood brackets at the piers, and a wood deck. Continuing above the roof line, the piers act as pedestals with stone plaques, decorative caps and urns; a turned balustrade is at the roof line. A slightly taller projecting center entry pavilion with a narrow hip roof and wider piers has concrete stairs with stepped cheek pieces, a wide entablature with paneled frieze, and three brackets over each pier with corbels between. Double entry doors are to the south with beveled sidelights and transom, a Corinthian pilaster surround, and a very wide transom/1 window to the north. The second story has a band of windows above the entry, a projecting gable roof section to the north with two narrow 1/1 windows, a stucco gable with half-timbering and a triple window. The south wall section above the entry has a stucco upper wall with vertical and cross timbering; a shed roof dormer with four "star" sash is above, with overhanging open eaves with rafter tails. An exterior brick chimney is on the north elevation with flanking 1/1 windows. The upper wall area is stucco with vertical timbering; open eaves with rafter tails are found at the roof line. A lower rear wing is also to the north. The porch returns on the south elevation to a projecting gable roof bay with a door to the porch and a 1/1 window on the first story and three windows on the second story; the gable detail is similar to the main facade gable. A 1/1 window is below the porch on the southeast corner; the upper story of the porch is an enclosed sleeping room with a decorative window group over and under stucco bands; the brick piers continue up to the flat roof. A 1-1/2 story rear wing has two wall dormers. (Contributing)

Outbuildings: (1996) Gable roof 1-1/2 story 2-car garage with wood siding. (Non-contributing)

(c. 1875) Gable roof vertical wood sided smokehouse. (Contributing)

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1010 North State: (1955) Modern French Provincial; L-plan. 1-1/2 stories, brick and synthetically sided walls, unknown foundation; side gable roof (asphalt shingle) with south exterior chimney. The brick center section is recessed with a center entry door with sidelights and flanking double 6/9 windows; four ornate metal posts support a continuation of the main house roof over the low stoop. The sided upper story has two wall gables with 6/6 windows and a brick exterior chimney on the south elevation. Flanking one-story brick wings have 6/9 windows. The south elevation gable end has double 6/6 windows on the wing and upper story windows flanking the chimney; an enclosed hall connects the house to the garage. The north elevation has a curved multi-light bay on the wing and windows on the upper story. (Non-contributing)

Outbuilding: (c. 1990) Modern gable roof 2-car garage. (Non-contributing)

1012 North State: (c. 1915) Craftsman; rectangular shape. 2-1/2 stories, brick walls, brick foundation; side gable roof (asphalt shingle) with south exterior end and west slope chimneys. the full-width shed roof porch has four brick piers and a solid brick balustrade with decorative brickwork and stone caps; the center stairs are set below a slightly projecting gable with stucco and vertical wood timbering in the tympanum, large curved braces at the piers, decorative rake boards, and wide overhanging open eaves with rafter tails. The center entry door has high sidelights and double decorative 3-lights/1 windows flank the entryway; the second story has triple decorative 3-light/1 windows at the north and south ends and center double windows. The center gable roof dormer has four decorative windows, a half-timbered stucco tympanum, and overhanging open eaves with rafter tails; the main eaves are also open with rafter tails. The south elevation gable end has an exterior chimney with flanking windows on each story and in the gable; the eaves are open. The north elevation has two windows to the east and two high windows to the north; the second story has three windows, with two in the gable. A lower wing is on the rear. (Contributing)

Outbuilding: (c. 1915) Hip roof 1-1/2 story brick 2-car garage with 3-light gable roof dormer. (Contributing)

1016 North State: (c. 1915) Craftsman; rectangular shape. 2-1/2 stories, brick walls, brick foundation; side gable roof (asphalt shingle) with south exterior and west slope chimneys. A hip roof porch extends full-width across the facade with brick piers and a solid brick balustrade with decorative brick panels and stone coping; concrete stairs with cheek pieces face south at the south end and the main stairs with brick cheek pieces are at the north end. A projecting gable roof over the stairs is supported by wider flared brick piers; the gable has stucco and half-timbering, decorative rake boards, and is set on two braces. The porch has overhanging open eaves with rafter tails. Raised 1-light windows flank the north end entry and two sets of triple 1/1 windows are to the south. The second story has double 3/1 windows to the north and south and a single center 3/1 window; the overhanging open eaves have exposed rafter tails. A gable roof dormer with three 1-light windows

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has a stucco and half-timbered tympanum and open eaves with rafter tails. The south elevation has an exterior brick chimney to the east with flanking windows on the first story and a single window to the east on the second story; triple windows are to the west on the first story with double windows above. (Contributing)

Outbuilding: (c. 1915) Brick 2-car, gable roof (slate) 1-1/2 story garage with original folding doors and a gable roof dormer and overhanging open eaves with rafter tails. (Contributing)

1120 North State: (c. 1985) Ranch; rectangular shape. 1 story, brick walls, concrete foundation; side gable roof (asphalt shingle) with west slope chimney. The south end is slightly recessed with an 8/12 window. A slightly taller and slightly projecting section to the north has the main roof continuing over the low concrete and brick porch area supported by four posts; the entry with sidelights is centered in this section. A large multi-light curved bay window is to the north. A slightly recessed section is to the north of the porch with an 8/12 window; a deeper recessed section has an 8/8 window. The north end has a double projecting wing with two "stepped" roof gables; an 8/8 window is to the south and double 6/6 windows are to the north. The north elevation is blind while the south elevation has two windows to the east. An attached garage is on the rear. (Non-contributing)

1122 North State: (c. 1945) Colonial Revival; rectangular shape. 2-story, stone and synthetically sided walls, concrete foundation; side gable roof (asphalt shingle) with two exterior end stone chimneys. A center recessed entryway has a door with sidelights, a surround with thin paired pilasters, a wide frieze and scrolled open-apex pediment; 8/12 windows flank the entryway. The second story is synthetically sided and has three 8/8 windows; one-story wings flank the main house: the south wing is a shed roof screen porch and the north wing is stone with a shallow truncated hip roof with a low wood balustrade and 8/8 window. The north elevation has an 8/8 window in the wing and a stone chimney at the main block with flanking second story and gable windows; the south elevation is similar above the screen porch. A hyphen or enclosed hallway connects the house to rear garage. (Contributing)

1124 North State: (c. 1920) Craftsman; rectangular shape. 2 stories, stucco walls, stucco foundation; side gable roof (asphalt shingle) with west slope chimney. The full-width flat roof porch extends on the north end as a porte cochere; it has four stucco piers and the south end is screen enclosed. Two Tudor arched openings are to the north with the stairs (with stucco cheek pieces) located under the northern most archway. A multi-light door with sidelights is to the north and triple 6/1 windows are to the south; the second story has triple 6/1 windows to the south and double windows to the north. A two-story sunroom is recessed on the south end. The north elevation has the porte cochere and an at-grade central door with high double windows to the east and double 6/1 windows to the west; the second story has a single window to the to the east, double windows to the

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west and the gable has a multi-light opening and overhanging open eaves. The south elevation has a two-story sunroom with bands of multi-light windows; a 6/1 window is on each story to the east. (Contributing)

Outbuilding: (c. 1920) Stucco gable roof 1-car garage. (Contributing)

315 North Charter: (c. 1870) Classical (5 bay) I-House; rectangular shape. 2 stories, synthetically sided walls, concrete block foundation; side gable roof (asphalt shingle) with east slope chimney. An almost full-width flat roof porch has four Doric columns, a wood balustrade and deck, and a wide frieze; along the roof edge is a low wood balustrade that is interrupted by narrow wood pedestals topped by balls. The center entry has 4-light sidelights and a narrow 1-light transom and is flanked by 1/1 windows that have simple wood hoodmolds. Five similar 1/1 windows comprise the second story; a side wood frieze and overhanging boxed eaves top the second story. The south elevation has two 1/1 windows per story and rake boards on the gable end; a lower shed roof rear wing has paired 1/1 windows on the first story only. To the east, below the gable on the east elevation are single 1/1 windows on each story while a 1-1/2 story rear wing has a 1/1 window at the junction and two 6/6 windows to the east; 6-windows in the half-story are placed above each lower window and all the windows have hoodmolds. (Contributing)

Outbuilding: (c. 1925) Corrugated metal 1-car gable roof garage with folding doors. (Contributing)

501 North Charter: (c. 1948) Lustron House; rectangular shape. 1 story, porcelain panel walls (cream colored), concrete foundation; gable roof (metal) with north slope chimney. A modern shed roof metal awning covers most of the main facade and is supported by three thin metal posts over a concrete pad. The entry door is off-center to the south with a three-part window group (stacked 4-lights, large 1-light, stacked 4-lights) to the north; the gable has a triangular vent. A shallow projecting square bay is to the west on the south elevation and has a 3-part window group; a similar window is centrally located and paired 3-light casements are at the east end. The east elevation has paired 3-light casements to the north and south, and a gable vent. (Contributing)

Outbuilding: Modern 1-1/2 car gable roof garage with synthetic siding. (Non-contributing)

112 West Center: (c. 1875) Classical (5 bay) I-House (altered); irregular shape. 2 stories, synthetic sided walls, brick (painted/parged) foundation; side gable roof (asphalt shingle) with east slope chimney. The main entry has been moved from Charter Street to face Center Street where a three-quarter width hip roof porch is off-center to the west with four wood posts atop brick pedestals. The porch has a wood deck and a modern wood railing that extends down as an apron to the ground; wood stairs are set at the east end and have modern metal railings in front of stepped brick cheeks. The overhanging boxed eaves and frieze are synthetically sided. Behind the porch, the gable end has

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a Chicago-style window (1/1, 1-light, 1/1) to the east on the first story and a 1/1 window on the second story; a 1-1/2 story wing is attached on the east where the entry door with transom and a 1/1 window are located. The upper story has two gable roof dormers with modern 1-light windows. A 1/1 window is to the south on the east elevation, while a small 1/1 window is to the north; the upper story has small windows: a 1/1 to the south and paired 1/1 to the north. The original/west facade has a center gable roof portico with two wood posts on brick pedestals, stepped brick cheeks, a wood deck and stairs, wood side railings, a wide frieze and plain tympanum. A center entry is flanked by 1/1 windows; while the second story has 1/1 windows flanking a large modern 1-light. The side gable roof has overhanging boxed eaves. A modern 1-story addition is attached on the northeast corner. (Non-contributing)

Outbuilding: Modern 2-car gable roof synthetically sided garage. (Non-contributing)

116 East Lincoln: (c. 1907) Pyramidal Hip; rectangular shape. 1 story, synthetically sided walls, brick (painted) foundation; hip roof (asphalt shingle). A center three-quarter width shed roof porch has three square posts with plain capitals, a simple wood railing, a wood deck, and wood stairs to the east; the wood frieze is slightly triangular and wide overhanging boxed eaves are above. The entry is off-center to the east with flanking wide 1/1 windows. The east elevation has a 1/1 window to the south and a large modern 1-light to the north; a lower shed roof enclosed porch is on the rear. Two 1/1 windows are to the south on the west elevation and a paired modern slider window to the north. (Contributing)

Outbuilding: Modern 1-car synthetically sided gable roof garage. (Non-contributing)

119 East Grant: (c. 1905) Bungalow; rectangular shape. 1-1/2 stories, synthetically sided walls, brick foundation; belcast hip roof (asphalt shingle) with west exterior and south slope chimneys. The full-width porch is set under the main belcast roof and has four tapered posts atop brick pedestals, center concrete stairs with stepped brick cheeks, a wood deck, and low wood balustrade. A narrow architrave and very wide frieze is at the top of the porch, which also has very wide overhanging boxed eaves. The entry door is off-center to the west with paired flanking 3-vertical/1 windows. Paired 3-vertical/1 windows are also in the hip roof dormer with battered sides and wide overhanging boxed eaves. The same dormer is centered on the east elevation that also has a 3-vertical/1 window to the north, a high off-center (south) window, and paired windows to the south. An exterior chimney is to the north on the west elevation and is flanked by 3-vertical/1 windows; paired windows are off-center (south) and high paired windows are at the south end. A similar dormer is located on this elevation, as is a lower rear wing. (Contributing)

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Outbuilding: (c. 1905) Shiplap sided, 1-1/2 story, gable roof carriage barn with two garage doors on the east elevation. The west elevation has an original slider door, a pedestrian door and a 4/4 window; a 4/4 window is on the north elevation with a 4-light in the gable and three 4-lights are on the south elevation. (Contributing)



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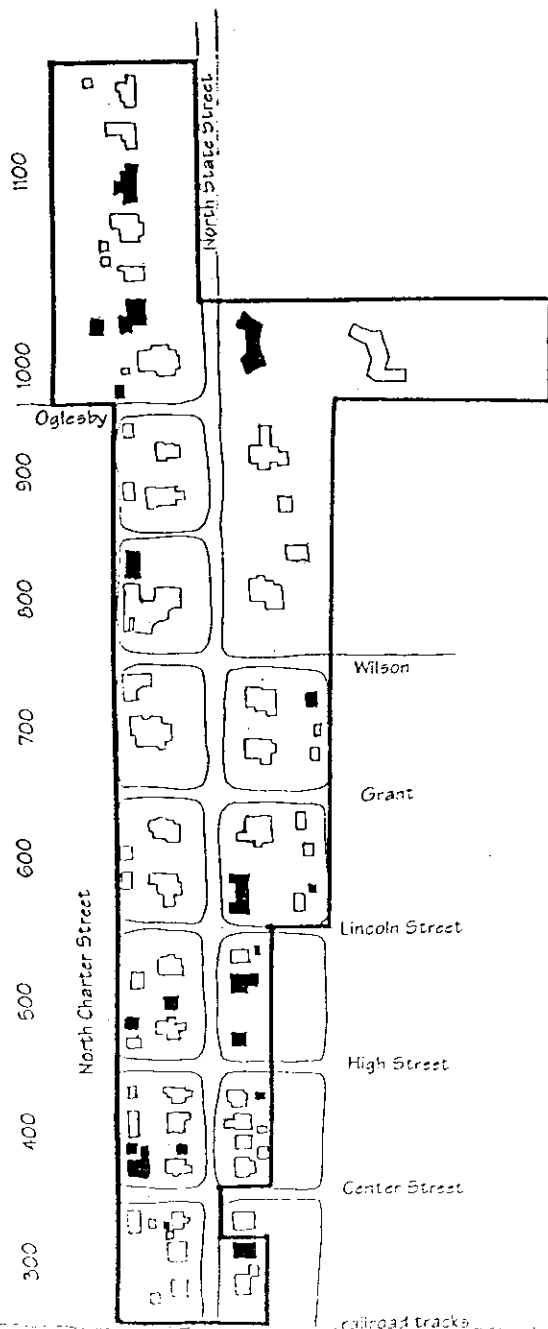
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Historic District Map

North State Street Historic District

-  - north
-  - non-contributing

Not to Scale/based roughly on an areal photo/map



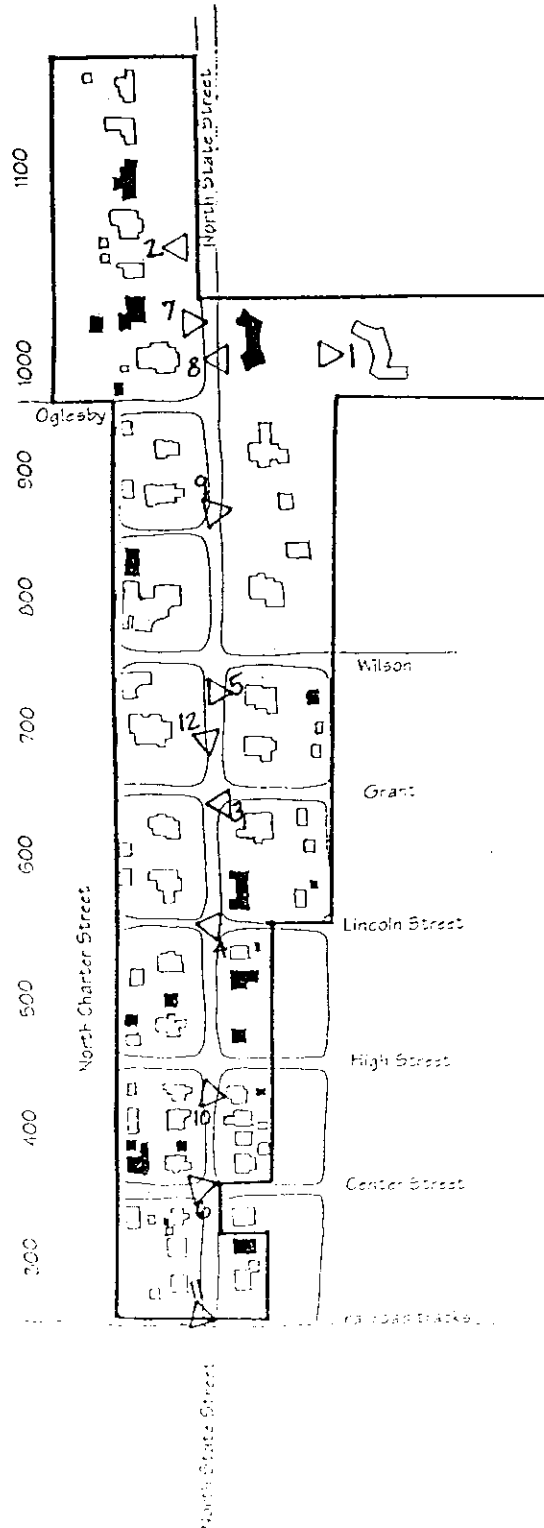
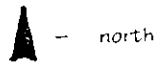
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Photo View Map



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Statement of Significance

The North State Street Historic District is being nominated to the National Register under Criterion C for architecture, representing a significant concentration of late nineteenth and early twentieth century architectural styles and vernacular building types which are significant at the local level. Representing nearly an eighty-year period, from c. 1870 to 1948, the North State Street Historic District's architecture varies, but the overall impression is dominated by turn of the century and early twentieth century period revival styles including Colonial Revival (seven) or Queen Anne/Colonial Revival transitional (two), Dutch Colonial Revival (one), Georgian Revival (two), Craftsman (four), English Revival (one), and Tudor Revival (two). Earlier styles represented which contribute to the district's picturesque setting and composition are Gothic Revival (one) and Queen Anne (two). Five of the historic district's thirteen vernacular house types also reflect architectural styles, including Italianate, Colonial Revival, and Craftsman. The historic district's vernacular house types include the I-House, Four Square, Bungalow, Pyramidal Hip, T-Plan, and Cross Gable. The most recently constructed house which contributes to the significance of the North State Street Historic District is a Lustron house, a pre-fabricated, entirely steel house.

Of the seventy-seven resources in the historic district, fifty-six contribute to the architectural significance of the district. Most of these fifty-six contributing resources are the main houses on the lots, but significant outbuildings account for twenty-one contributing buildings. Significant outbuildings are dominated by historic garages, including one Tudor Revival garage; four carriage barns and two outbuildings including a smokehouse also contribute to the historic district's character. Non-contributing buildings are mostly garages which date to after 1948. Typically, these are located on rear lot lines, are accessed from rear driveways off side streets or parallel streets, and are not clearly visible from North State Street. Among the district's other non-contributing buildings are four Ranch houses, a modern French Provincial style house, a modern apartment building, and another modern house of no architectural style. Many of the Ranch houses, while dating past the period of significance, blend nicely with the character of the district. Setbacks have been maintained consistently and materials are much the same.

Exterior materials include frame with clapboard (which slightly dominates), brick, and a half-timbering-like treatment with stucco. Several of the houses include a mixture of at least two of these exterior treatments. Most of the district's houses are two stories; nearly all the rest are one and one-half stories. Porches are a notable feature of many of the district's houses, in some cases being more functional and not so ornamented; in other cases, porches provide a dominant means of architectural expression on the houses' facades (707, 719, 812, and 1004 North State Street, for example.) Generally, house foundations are brick, roofs are asphalt shingle, and brick chimneys rise above roof lines.

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The North State Street Historic District retains a high degree of integrity. Few houses have experienced modern architectural changes. For most of the historic district's length, generous lot sizes and large setbacks unite the houses, as does the mature landscape. While a significant portion of the community's housing stock is historic, the North State Street Historic District is set apart by the quality and detailing of architectural style and vernacular house types, the lot sizes and setbacks, and the high degree of integrity which has been retained among this cohesive residential neighborhood.

Monticello

Serving as the county 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.¹ The new county's namesake, James A. Piatt, Sr., had arrived in the area in 1829, and was among the earliest Anglo-American settlers 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.² Piatt registered a plat in 1837 and Major James McRay named it "Monticello," a reflection of his admiration for Thomas Jefferson.³ During his nine years in Monticello, Piatt had become a prominent land speculator; he died in 1838.⁴

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 1872.⁵ The town's first bank was established in 1870.⁶

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.⁷ 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

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went through Monticello: the Illinois Central Railroad and the Chicago and Paducah Railroad, later known as the Wabash Railroad. (The tracks for the Illinois Central are just outside of the southern boundary of the North State Street Historic District. The Chicago and Paducah/Wabash Railroad depot was relocated from its original railroad line to the south side of the Illinois Central tracks, just to the southeast of the historic district boundaries. The depot is currently used as offices for the Monticello Chamber of Commerce, and is the place where tourists can explore historic rail transportation by short train rides which are offered at various times of the year.)

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.⁸ The city's continuing success resulted in the construction of the high school building in 1894 (still in use); the town hall and the Allerton 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 continues in use) in 1903.⁹

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."¹⁰ Other patented medicines were also produced locally, including Dr. Knott's Croupine, Pinus Medicine, and Pine Balm.¹¹ The lavish headquarters of the Pepsin Syrup Company remain to the southwest of the historic district, on the western edge of the downtown, just east of the railroad tracks which run north/south. Although the large brick complex is deteriorated due to a lack of maintenance, the well-appointed interior remains substantially intact.

Monticello was eventually connected with the nearby communities of Champaign and Decatur via the interurban trolley. By 1907, the McKinley Traction Company, later the Illinois Traction System, ran west through Monticello down Livingston Street and turned south on Market Street. A new city hall was built on the northeast corner of State and Main streets in 1912.¹² The continued growth of the city was effected by the agricultural boom of World War I, followed by the agricultural bust of the post-war period.¹³ With the introduction of soybeans to agricultural production after World War I, the local economy's agricultural sector was able to readjust.¹⁴

The decade of the 1920s marked an era of particular success for the patent medicine investors of Monticello.¹⁵ Harry Crea sold his interest in the Pepsin Syrup Company to A.F. Moore and A.C.

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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 1933.¹⁶ 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.¹⁷ Other businesses to establish in the community included First State Bank, which has operated in the city since 1945.¹⁸

Architecture

The architectural styles and vernacular house types represented in the North State Street Historic District illustrate, in part, the various decades of development within the city of Monticello. Highlighted below are first, the architectural styles which are represented in the historic district; they are presented in order of the most prevalent styles first. Vernacular building types are organized in the same order, following the architectural styles.

Architectural style implies that a building was "designed and built according to the dictates of a specific, readily identifiable, national or regional architectural style."¹⁹ 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. Within the North State Street Historic District, some buildings illustrate a transition between styles, such as 412 and 619 North State Street, both of which exhibit elements of the older Queen Anne style and the newer Colonial Revival style, a common transition around the turn of the century. Still other houses show a mixture of styles which occurred simultaneously in the early twentieth century. Examples include 612 North State Street, a combination of Georgian Revival and Craftsman styles and 810 North State Street, a combination of the Georgian Revival and Classical Revival styles.

The most dominant architectural style in the North State Street Historic District is the Colonial Revival style. 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).²⁰ As with the other period revival styles discussed below which represented a desire to evoke the past, the Colonial Revival style resulted from architects and builders trying to evoke America's own past.²¹ Likewise, these period revival styles used architectural elements which had been identified with earlier periods of 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

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styles of the Victorian Period--including the Italianate and Queen Anne styles--which were thought to be excessive.

Colonial encompasses several styles which were all loosely based on the revival of American and Old World building traditions.²² 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 the *Architectural Forum* published measured drawings and photos which provided additional resources for the style.²³

The seven houses in the Colonial Revival style include 303 (c. 1935), 310 (c. 1925), 518 (c. 1920), 620 (Albert T. and Harriet Plunk England House, c. 1906), 719 (Louis and Mary Dighton Burgess House, 1906), 916 (James T. and Elizabeth Ater Vent House, 1906), and 1112 (c. 1945) North State Street. Characteristics of the Colonial Revival style as it is used in the North State Street Historic District include paired Doric porch columns and multi-light upper sash over single-light lower sash of the double-hung windows on 303 and 310 North State Street; clapboard walls with fluted pilasters and plain frieze, and the truncated hip roof of 620 North State Street; and roof dormers and Palladian-style window groups of 719 North State Street. Additional houses exhibit this style in combination with another style or as an influence on a more vernacular house type. Typically on vernacular houses, the Colonial Revival style is expressed through porches, as on 405 and 407 North State Street.

Four houses--1004, 1012, 1016, and 1124 North State Street--are Craftsman style; the style is also used within the historic district in combination with another architectural style and as an influence on a vernacular house type. Dating from around the turn of the century to about 1925, the Craftsman or Arts and Crafts 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.²⁴ 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*.²⁵ Published between 1901 and 1916, the popular magazine included house plans with other Arts and Crafts-related articles.²⁶ As Stickley stated:

The Craftsman type of building is largely the result not of elaboration, but of elimination. The more I design, the more sure I am that elimination is the secret of beauty in architecture. By this I do not mean that I want to think scantily and work

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meagerly. Rather, I feel that one should plan richly and fully, and then begin to prune, to wee, to shear away everything that seems superfluous and superficial. Practically every house I build I find, both in structural outline and in the planning and the adjustment of the interior space, that I am simplifying, that I am doing away with something that was not needed; that I am using my spaces to better advantage. All of this means the expenditure of less money and the gain of more comfort and beauty.²⁷

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.²⁸ Characteristics of the style in the North State Street Historic District include the wide overhanging open eaves with rafter tails used on 1012 North State Street; a mixture of stucco and brick as used on 1016 North State Street, which also features a full-width porch with a projecting gable roof over the entrance stairs, flared brick piers, and stucco and half-timbering in the porch gable, along with decorative rake board and braces; and the stucco walls and multi-light windows and door on 1124 North State Street.

The Tudor/English Revival style 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.²⁹ More refined or simpler versions characterized the more 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. Within the North State Street Historic District, two houses and a garage are excellent examples of the style. The Knott-Dighton House at 712 North State Street, remodeled in 1916, and its 1-1/2 story Tudor Revival garage and the Bradford V. R. and Jane Harris Moore House at 1001 North State Street, 1924, are both high style examples of Tudor Revival. The English Revival style has many of the same attributes of the Tudor Revival style, but is more cottage-like in appearance. Key to the English Revival style is a projecting vestibule on the facade covered with a steeply-pitched gable, frequently with a "catslide" (extended gable on one side only).³¹ One example of influence of the English Revival style is within the North State Street Historic District, located at 420 North State Street.

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Two examples of the Georgian Revival style--612 and 810 North State Street--are within the historic district. On both houses, the Georgian Revival style is used in conjunction with another architectural style: 612 also has influence of the Craftsman style and 810 also has elements of the Classical Revival style. The Georgian Revival style coincided with the Colonial Revival style, and 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.³² Rather than using the Colonial vernacular as inspiration, historic 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 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.³³

While early twentieth century architectural styles visually dominate the North State Street Historic District, a few good examples of mid to late nineteenth century styles also contribute to the architectural character of the historic district. The styles from this era include Queen Anne and Gothic Revival. Both styles fit well within the picturesque setting of the North State Street Historic District. However, stylistically these styles, particularly the Queen Anne style, are in great contrast to the formality of some of the early twentieth century styles, particularly those with classical elements such as the Georgian Revival, Colonial Revival, and Classical Revival. With inspiration from the designs of English architect Richard Norman Shaw, part of the influence of the Queen Anne style stems from medieval forms. The style, however, became intertwined with other revival styles of the period, resulting in original nineteenth century designs of infinite variety.³⁴

The ideals of the Queen Anne style were promoted through architectural journals. Designs and plans for the Queen Anne style were published for carpenter-builders in *Palliser's Model Homes* (1878) and *Comstock's Modern Architectural Designs and Details* (1881).³⁵ British buildings at the Centennial Exposition of 1876 in Philadelphia also provided the impetus for the Queen Anne style in American, a style which dominated buildings (particularly domestic architecture) in the last two decades of the nineteenth century. 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 decorative treatments, and rounded turrets or square towers.³⁶ Queen Anne style houses in the North State Street Historic District include 402 and 902 North State Street. Two additional houses use the style in combination with the Colonial Revival style: 412 and 619 North State Street.

One excellent example of the Gothic Revival style is in the historic district: 915 North State Street. The two and one-half story brick house features a steeply-pitched cross gable roof with four sets of

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paired ridge chimneys; thin, narrow double-hung windows have square window heads on the first story and are round arched with brick label molds on the second story.

The Gothic Revival style appeared in the United States at the earliest period of a romantic, picturesque movement which swept the nation from the mid-nineteenth century. 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.³⁷ The Gothic Revival style broke the classic seal and opened a fountain of revival styles which followed for many years.³⁸ The style was popularized by publications such as A.J. Davis's *Rural Residences* (1837), A.J. Downings's *Cottage Residences* (1842), Richard Upjohn's *Rural Architecture* (1852), and the *Horticulturist* (1846-1875).³⁹ Elements of the style include a general emphasis on the vertical, narrow lancet or pointed arch windows, decorative bargeboards (gingerbread) with finials, molded label lintels 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.⁴⁰ Verticality is achieved on 915 North State Street through the steeply-pitched cross gable roofs. The house's tall, narrow windows; label molds; and paired chimneys illustrate key elements of this picturesque style.

One example of the Dutch Colonial Revival style is in the North State Street Historic District: 707 North State Street. Built in 1898, the S. Dighton House is an excellent example of this turn of the century/early twentieth century domestic architectural style. Based on Hudson River models, Dutch Colonial Revival houses are distinguished by their gambrel roofs. As with many other period revival styles, the Dutch Colonial Revival style was an attempt to recreate an earlier historic style. While earlier examples of the style may have been larger, more lavishly detailed like the Dighton House, more typically the style was popular for smaller, cottage-like houses in the 'teens through the mid-1930s. The Dutch Colonial Revival style was also promoted through pattern books such as those produced by the Radford Architectural Company and even through mail order sources such as Sears, Roebuck and Company. From 1911 to 1940, Sears manufactured twenty-seven different Dutch Colonial Revival houses.⁴¹

In addition to the defining gambrel roof, elements of the Dutch Colonial Revival style include multi-light upper sash over single-light lower sash, large roof dormers on side-facing gables, shingled dormer and gable ends in contrast with clapboard walls, exterior end chimneys, Colonial style elements (particularly door hoods and porticos), and lunette windows in gable ends. The mixed clapboard and wood shingle walls, truncated hip and gambrel roof, porch detailing, side sun porch, and use of Colonial elements such as the open rails applied to the porch roofs are among the many Dutch Colonial Revival characteristics of the Dighton House.

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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.⁴²

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.

Two of the most widely recognizable early twentieth century house types are within the North State Street Historic District: the Four Square and the Bungalow. Three examples of each are in the district. Dating from c. 1900 to c. 1925, the Four Square has two or two and one-half stories, a nearly square floor plan or overall shape, hip roof, full-facade porch, and a slightly raised basement which requires stairs to the front porch. Like the main roof, porch roofs are typically hipped. Main roofs most always feature roof dormers. Many examples of the Four Square house type also have side doorways at-grade (on the ground level), reflecting an interior landing space between the first story and basement; these usually access a driveway. The extreme popularity of this house type in the first few decades of the twentieth century was largely the result of the promotion of the style through mail-order sources, such as Sears, or house plan publications. It was sometimes promoted as the "most house for the least money."⁴³ Clem Labine, creator and former editor of the *Old-House Journal*, coined the term for this building type.

Wide eaves of the hipped roof lines and porches provided means of architectural expression on Four Square houses. All three of the examples in the North State Street Historic District reflect the influence of an architectural style. Craftsman influence is used on 308 North State Street. The house features a full-facade porch, hipped roof, and dormers, all features of the Four Square house type. Influence of the Craftsman style is shown through battered (tapered) brick porch piers and overhanging open eaves with rafter tails (on both the main roof and porch roof.) Additionally, the roof dormer has battered side walls. The Four Square house types at 405 and 407 North State Street

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both show the influence of the Colonial Revival style. In both examples, the main influence of the Colonial Revival style is exhibited through the elements of the porch, particularly the posts.

Bungalows are square or rectangular houses with one or one and one-half stories and large rectangular porches, usually full-facade. Two subtypes include the Gable Front (415 North State Street) and the Dormer Front (304 North State Street and 119 East Grant Street). The Dormer Front subtype has a side gable roof with a roof dormer facing front. Overall, 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.⁴⁴ 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.⁴⁵

As with many other vernacular building types and architectural styles, the popularity of the Bungalow was promoted through journals and mail-order sources. Sear, 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.⁴⁶ Elements of the Bungalow house type include exposed roof beams and rafter tails, battered or square porch posts, rectangular windows with multi-light sash over single-light sash, and sometimes mixed wall materials (shaped shingles on a dormer, for example, of a stucco or clapboard house). The three examples of this building all feature the key characteristics of the house type. A full-facade porch with square corner piers, broad porch roof eaves with ornate wood rafter tails and a wide curved stucco frieze, and broad main roof eaves with exposed rafter tails are elements of the Bungalow house type as shown on 304 North State Street. The Gable Front Bungalow at 415 North State Street features a projecting gable roof porch with wood corner posts and wide eaves with braces and side rafter tails; also featured are multi-light upper sash over single light lower sash on the double-hung windows. The Bungalow at 119 East Grant features a full-facade porch, tapered porch posts, and wide overhanging porch roof eaves; multi-light upper sash over single-light lower sash of double-hung windows; and a hip roof dormer with battered sides and wide overhanging boxed eaves.

Two examples of the I-House vernacular building type are within the North State Street Historic District: 315 North Charter and 112 West Center; both examples are of the five bay or Classical I-House mode, although 112 West Center has been extensively altered. Acquiring its name from its prominent distribution in the "I states"--Indiana, Illinois, and Iowa--the I-House dates from the early nineteenth century until around 1890. I-Houses are two stories, 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

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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 hall; some versions of the three bay I-House also have central halls.

Facades of the I-House type are usually symmetrical, arranged into three or five bays; however, four and six bay versions of this house type do exist. Roofs are typically side gabled, with chimneys on the gable ends (usually interior end, i.e. the chimney does not extend from the side facade). One or two story porches are common; these may be full-facade or entrance bay porches. Rear wings, usually slightly lower in height than the main house block, are common. Many of these rear wings are original to the buildings, not added later. The five bay version of this house type with its separate hallway, front parlor, and rear kitchen, is thought to indicate a growing trend toward privacy.⁴⁷ As noted by the United States commission of patents in the *Report of the Commissioner of Patents for the Year 1859*, "In houses with five windows on the front, upstairs, all placed at equal distances, and four windows and a central door below, we have what is by many considered the perfection of regularity and order."⁴⁸

Two examples of the T-Plan house type are in the historic district: 419 and 508 North State Street. Both examples show the influence of the Italianate style. The T-Plan house type may date to the mid-late nineteenth century. This building type is indicated for houses which have T-shaped forms, with the wings of the "T" all being equal in height. Roofs are typically gable. Examples may occur in one, one and one-half, two, or two and one-half stories. The "T stem" is typically oriented toward the side, causing the house to appear as an "L" on its main facade. As with the Gabled Ell vernacular house type, the T-Plan features an open front angle or reentrant angle which lent itself well to the location of the main entrance, usually covered by a porch which might wrap around one of the T wings. The T-Plan house at 419 North State Street includes Italianate style doors with double round-arched lights (windows) and 2/2 double-hung windows, also reflecting the influence of the Italianate style. A semi-hexagonal, one story bay with small brackets gives a slight influence of the Italianate style to the T-Plan house at 508 North State Street. The Italianate style was among the most popular nineteenth century architectural styles. Dating from around 1850 to 1885, the style was used for houses, commercial buildings, train stations, and industrial buildings. Asymmetrical massing, an enlivened cornice (usually at least with brackets), and window detailing (typically hoodmolds over tall, narrow windows) were key elements of the style.

The Cross Plan or Cross Gable house type is identified by crossing or intersecting wings of comparable size. This house type may be one, one and one-half, two, or two and one-half stories. Typically these houses would have gable roofs. Other than the plan or shape, elements of this house type may vary widely. Cross Plan houses usually date to the last half of the nineteenth century. Two examples are within the North State Street Historic District: 517 (c. 1885) and 807 (c. 1880) North State Street.

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One example of the Pyramidal Cottage (or Pyramidal Hip Cottage) is located in the historic district: 116 East Lincoln. One or one and one-half stories, square or nearly square in shape, and having a hip roof, this house type generally dates from c. 1865 to c. 1920. The house type "appears to be a builder form having a modest affinity with the South."⁴⁹ In most examples, the main hip roof of the house extends to cover a full-facade porch; the example at 116 East Lincoln, however, has a separate shed roof which extends over its three-quarter facade porch.

One of the most unusual houses in the historic district is the Lustron house located at 501 North Charter. This short-lived housing phenomenon was developed to accommodate a substantial housing shortage which had been created by returning soldiers and a slow-down in housing construction during World War II. Chicago businessman Carl Strandlund had contemplated prefabricated housing in his career with the Chicago Vitreous-Enamel Company. The company's porcelain-enameled steel wall panels were used as exterior siding on Standard Oil of Indiana's service stations.⁵⁰ Strandlund's idea was to produce prefabricated houses which were made of the same material. Inspired by the Chicago Vitreous-Enamel Company's product trade name *Lusterlite*, Strandlund called his product *Lustron*.⁵¹

In addition to his innovative technology and novel concept, Strandlund's business savvy is also notable. In 1946, he traveled to Washington, D.C. as a novice lobbyist and in just four years managed to persuade the federal government to pour \$37.5 million into the revolutionary assembly-line Lustron house production.⁵² The government's Reconstruction Finance Corporation--the lending body which was created to help American through post-war transition--granted loans to Strandlund at near total exclusion of other industrial developers.⁵³ Moreover, despite the short supply of steel available after the war, a group of steelmen under the auspices of the U.S. Department of Commerce was forced by Congress to allocated an exorbitant amount of steel to Lustron production--twelve and one-half tons per house; Strandlund had lobbied Congress with hundreds of thousands of letters from prospective owners eager to buy a Lustron.⁵⁴

Locating in the converted Curtiss-Wright fighter-plane manufacturing plant in Columbus, Ohio, the Lustron Corporation was expecting eventual production of one hundred houses per day. Consumers would be able to visit a Lustron dealership, just like a car dealership, and pick the model and color of their new home, have it delivered, and have it bolted together in a matter of days.⁵⁵ The reality of Strandlund's Lustron dream, however, never materialized as expected. Rather than houses costing \$7,000, an affordable range for middle-class buyers, houses actually cost \$11,000 by the time production was in gear, with additional costs for the lot and concrete slab foundation.⁵⁶ The housing crisis had already peaked by the time Lustron production had reached an adequate rate, leaving the federal government in somewhat of a quandary over its substantial commitment to the Lustron Corporation. The Reconstruction Finance Corporation foreclosed on Lustron in February 1951. The corporation had built about 2,500 homes from 1947 to 1951.

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Lustron Homes are rectangular, Ranch style houses composed of square, interlocking porcelain enameled steel panels which are connected with concealed screws; plastic sealing strips compressed between each panel keep the house air-tight. The gable roofs are also of steel. While the exterior of Lustron Homes might be considered somewhat austere, the interiors are notable for their extensive built-in shelves, cabinets, and dressers. The kitchens originally featured a combination dishwasher/clothes washer. The exterior palette available was aqua, beige, and gray. Interiors varied a bit more in color range, particularly with kitchen selection. Naturally, these unique homes also presented unique problems. Items must be hung on the steel walls with magnets. The moisture level in bathrooms resulted in rust problems. Nevertheless, many of the homes within the limited supply of Lustron houses have survived; inherent in the small production of the homes nationally, is their rarity. The Lustron Home at 501 North Charter Street is included in the North State Street Historic District. Another Lustron Home is located on Circle Drive in Monticello, complete with a matching garage; a third Lustron Home in Monticello is located south of the courthouse square, near the high school at the northeast corner of South Hamilton and East William streets. Other Lustron Homes have been identified in nearby Champaign, Urbana, and Danville.

Outbuildings

Outbuildings account for thirty-three of the historic district's buildings (including both contributing and non-contributing examples). In most cases, outbuildings are not visible from the street, and are located on rear lot lines. However, many of these outbuildings contribute to the historic character of the neighborhood.

Twenty-eight garages are located in the historic district; fifteen contribute to the character of the district. Most of the other thirteen garages are modern in construction, and are therefore non-contributing due to their age. After 1900, the widespread use of automobiles impacted various related uses: better roads, service stations, and places to park and store cars.⁵⁷ Standard single-car garages were typically twelve feet by eighteen feet.⁵⁸ The prevalence of today's prefabricated garages is not a new phenomenon; mail-order garages were popular in the early-mid twentieth century, with a variety of styles available. These early prefabricated units were portable.⁵⁹ Attached garages became more prominent by the 1930s, with designs being incorporated into the overall house design. Basement garages, usually with rear lot access, were also popular for a brief time in the early twentieth century, as topography allowed. Garages run the gamut from being free of any architectural styling to being representative of an architectural style or having elements of a style. In the North State Street Historic District, the garage at 712 North State Street is a notable example of the Tudor Revival style; this garage is completely visible from the street, despite having a greater setback than the surrounding dwellings, but it is completely complementary to the architectural character of its surroundings.

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Four carriage barns--412, 612, and 916 North State Street, and 119 East Grant Street--remain and 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.⁶⁰ Commonly, carriage barns were converted into garages in the early twentieth century. The brick carriage barn at the Moore-Hott House at 412 North State Street, is rather lavishly appointed with a slate gable roof, stepped end gables, and gable wall dormers; its slider doors are intact. The W.H. England House's carriage barn, 612 North State Street, c. 1908, is also one and one-half stories with a gable roof, center ridge chimney, and three original double doors. Despite the synthetic siding on the Vent House's carriage barn, 916 North State Street, the one and one-half story building retains its 4/4 and 6/6 windows and continues to contribute to the character of the historic district.

Additional outbuildings consist of a small rear lot structure of unknown use at 707 North State Street and a smokehouse at 1004 North State Street. Smokehouses, once common in the nineteenth century, were replaced when improvements were made in refrigeration and custom packing during the twentieth century. These structures were typically small, rectangular buildings with gable roofs, small air vents (usually in gable ends), a door (in one gable end), and no other openings.⁶¹ The example at 1004 North State Street has vertical wood siding and a gable roof.

In addition to garages, non-contributing buildings consist of a modern apartment building (601-603 North State Street), a modern French Provincial style house (1010 North State Street), a house of no academic style or vernacular building type (501 North State Street), and four Ranch style houses (307, 515, 1003, and 1120 North State Street). While the Ranch houses are non-contributing due to date, most of them generally blend well into the visual context of the historic district. Dating from c. 1940 to c. 1970, Ranch houses gained widespread acceptance during the post World War II building boom of the late 1940s and early 1950s, with the house type becoming a popular suburban house form. Illustrating the popularity of the house form is this statistic: Builders in the United States sold more than six million Ranch homes between 1948 and 1955.⁶² They are characterized as being a single story, with a low-pitched roof and a rectilinear or elongated shape. Ranch homes usually have garages incorporated into the house, rather than being detached. These houses are typically faced in brick, wood, or stone, and have large rectangular or picture windows featured prominently on their facades.⁶³ Like the "modern" Lustron Homes, earlier examples of the Ranch house may become "historic."

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Architects

Two architects have been identified with designing houses in the North State Street Historic District. Chicago architect James Roy Allen designed the lavish Tudor Revival estate of Bradford Van R. and Jane Harris Moore at 1001 North State Street. Built in 1924, reportedly at a cost of \$150,000, the two and one-half story house features an angled U-shape, and is composed of brick (first story), stucco, and "half-timbering" with a multi-gable roof line. While not much is known about Allen, a number of residences in Chicago and surrounding suburbs have been identified as Allen designs. Among these are several single family houses in the Beverly neighborhood, including 9959 South Damon, 1925, Tudor Revival; 2122 West Hopkins Place, 1928, Tudor Revival; and 9813 South Winchester Avenue, 1925, no style.⁶⁴ Additional houses attributed to Allen include the Arthur Jones House in Glencoe which was published in *Architectural Forum* in August 1926 (Mediterranean Revival/Tudor Revival); the Judson H. Fetters House in Berwyn which was published in *National Builder* in November 1923 (English Domestic/Tudor Revival); Allen's own home in Wilmette which was published in several magazines including *House Beautiful* in May 1922 and *National Builder* in June 1924 (mixed period revival styles); the Dr. H.R. Williams House in Riverside which was published in *National Builder* in February 1924 (Colonial Revival); and a Sunset Road house in Winnetka which was published in *House Beautiful* in July 1922 (Mediterranean Revival).⁶⁵

Sources differ as to whom the architect for the John and Nellie Rhoades Hott House was. Some sources credit James Roy Allen with the design, but others attribute the Georgian Revival/Classical Revival mansion to Frederick Perkins. Built in 1925, the Hott House is located at 810 North State Street. Its two story curved portico with Corinthian columns and full entablature with dentils and curved stairs dominate the house's U-shaped facade. Like James Roy Allen, Frederick Perkins was also based in Chicago. Perkins did design the 1916-17 Tudor Revival alteration of the William and Jessie Thompson Dighton House at 712 North State Street. Like Allen's design for the Moore House, Perkins was quite skilled at designing in the Tudor Revival style. A multi-gable roof line and mixed materials including brick, stucco, and "half-timbering," are also used on this historic renovation of the former Dr. Knott house which dated to the late nineteenth century. The plans for this historic renovation remain with the house's current owners. Perkins designed the elaborate garage for the property, also in the Tudor Revival style.

Perkins has been identified with a number of residential designs for Chicago-area properties as well. Among these are the John A. Devore House at 4860 S. Kimbark, Tudor Revival, published in *Inland Architect*, volume 38, December 1901; the D.O. Hill House at 448 West Barry, Prairie/Craftsman style, published in *Inland Architect*, volume 44, November 1904 and January 1905; the Thomas C. Dennehy House at 1549 Astor Street (Gold Coast), Tudor Revival, published in *Brick Builder* magazine, volume 24, February 1915 and *American Architect and Builder's News*, volume 107, April 7, 1915; and the Charles Schweppe House in Lake Forest, Tudor Revival, published in *American Architect and Builder's News*, volume 111, April 25, 1917 and May 2, 1917.⁶⁶ The

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Charles A. Ewing House at 505 North Powers Lane in nearby Decatur is also attributed to Perkins. That house is in the Italian Villa style, and was published in the October 1916 issue of *Architectural Record*.⁶⁷

A third architect, or architectural firm, has been identified with the historic renovation of 1004 North State Street. That design has been attributed to the Decatur-based firm of Brooks, Bramhall, and Dague, however, little is known about this firm.⁶⁸

North State Street Residents

Information on the historic occupants of the North State Street residences provides insight into the development of the neighborhood. The street became the preferred address of the city's most prominent residents: the bankers, the business people, the most successful of the county's farmers, and most of all, the medicine companies' investors/leaders. At one time during the 1920s, Monticello had at least seventeen millionaires; the city purportedly had more millionaires than any other comparable city.⁶⁹ These new-found and multi-generational fortunes led to several generations' worth of stately buildings. The business connections (including several partnerships) that existed in the late nineteenth and early twentieth centuries evidently also transpired into close friendships, resulting in the district's residents representing family connections as well as business connections.

The attraction of the neighborhood resulted in multiple family members building residences on the street. Similarly, several of the homes remained in the same family for at least two generations. The Moore, Dighton, England, and Hott families account for much of the district's historic occupancy. As is developed below, these families were sometimes clustered to the extent that a young couple and both pairs of their parents would live in the same block (*see Nellie and William England, John and Mary E. Kirby, and Albert and Harriet England*). As is further developed, the continued success of some of these families meant they would build larger houses, but this construction occurred on North State Street, not elsewhere. The attraction of this area, whether simply through status or through its convenient location in the core of the small city, was obviously strong and long-lasting. The backgrounds of these individuals, the family connections, the business relations, the philanthropic concerns, and the civic involvements of these citizens, contributes to a better understanding of the architectural legacy which resulted from their success.

The following resident backgrounds are listed in order of street address. The information is derived from the vertical files of the local history room of the public library; these records, organized by property address, include compilations of census data, obituary notices, photocopies of souvenir style picture books which included the homes, and other newspaper articles related to the historic occupants of the houses. The information was used in conjunction with the *Monticello Architectural Tour* booklet.

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Jeremiah M. Bender was the first occupant of the Queen Anne style house at 402 North State Street. Born in Ross County, Ohio on January 14, 1833, Bender came with his parents to Piatt County, Illinois in 1842. He clerked in the local Hollingsworth store, then later went into the mercantile business for himself; for over thirty years, he worked in the brokerage business.⁷⁰ He had four children with his first wife, Matilda J. Moffitt; she died June 30, 1872 at the age of thirty-two. He married Isadora Johnson who died at the age of thirty-eight on October 31, 1887. His third wife, Mary A. Knott Cline, whom he married on June 13, 1901, outlived Bender, who died on September 13, 1922 in their North State Street home.⁷¹ Ona Lee "Dempsey" Cline,⁷² born on November 3, 1906 in Piatt County, was the second owner of the house. He was co-owner of the Burgess and Cline Insurance Company, beginning with that business in 1913; the other half of that business partnership lived down the street (719 North State Street). He married Marie Cullins on October 12, 1884 in Monticello and they had two children; Marie died in 1934. Cline was outlived by his second wife, Mrs. Blanche Bowers; he died January 17, 1963 at the age of eighty-three at the nearby Kirby Hospital.⁷³ Mr. Cline's civic involvements had included organizing a local band, conveniently named the *Cline Band*; he served as its leader for many years. He had served as County Treasurer, secretary of the Piatt County Building and Loan Association, and on the board of directors of Kirby Hospital (from 1940 to 1957); he was also president of the Cemetery Association.⁷⁴

Allen Francis Moore and his wife, Madora Bradford Moore, were the original occupants of the Queen Anne/Colonial Revival style house at 412 North State Street. Moore was born on September 30, 1869 in St. Charles, Illinois, but his family had relocated to Monticello by the time he was one year old. He graduated from Monticello High School and Lombard College in Galesburg (1889), before becoming a bookkeeper for the George H. Foster & Company in Chicago.⁷⁵ According to one source, Moore stayed with that company until 1894, when he returned to Monticello to head a harness business; another source lists him as returning to Monticello upon graduation, spending ten years in business with his father, a pioneer in local banking. Moore married Madora (born August 3, 1871), whom he had met at college, on March 20, 1895; they had three children. They eventually built a mansion at 1005 North State Street; *see 1001 North State Street*.

Allen F. Moore, Sr. would appear to have crammed several lifetimes' worth of accomplishments into his seventy-five years. In 1899, Moore bought controlling interest in the Pepsin Syrup Company. He sold his interest in the company to Sterling Products Company, Wheeling, West Virginia, in the fall of 1925.⁷⁶ He was also founder and chairman of the board of the Tylac Company which made tile wall boards.⁷⁷ Moore was one of the city's most prominent residents. His affinity for politics led him to serve as Congressman of the 19th District from 1920-24. Upon his political retirement, Moore concentrated on his presidency of the Moore Investment Company and the Moore State Bank in Monticello. Additionally, he served as Mayor of Monticello and two terms as alderman. He was a Trustee of the University of Illinois from 1909-15. The Moores' civic philanthropy included a donation of \$150,000 in 1924 for the Moore Memorial Gymnasium at the high school, in

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remembrance of the young men of Monticello who lost their lives in World War I.⁷⁸ The Moores relocated to San Antonio, Texas in 1939 to establish a temporary residence. A.F. Moore died there in 1945; Mrs. Moore died the following year in Urbana. A Piatt County obituary noted that Mr. Moore was "a man who made millions and spent most of them in Monticello."⁷⁹

The second occupants of the house were also affiliated with Monticello's medicine companies. John F. and Nellie Rhoades Hott lived in this house before constructing a new mansion on North State Street; *see 810 North State Street*.

Nellie Kirby and William Herbert "Bert" England received their home at 612 North State Street in 1908 as a present from Nellie's father, John Kirby.⁸⁰ William (born March 27, 1877 in Monticello) and Nellie (born September 28, 1879 in Monticello) were married on January 21, 1904. William was a four term mayor of Monticello, serving from 1913 to 1915, 1917 to 1921, and 1925 to 1927, with mayoral terms evidently being two years at that time. Nellie's parents, John and Mary E. Kirby, were the donors of Kirby Hospital, a few blocks north of Nellie and William's home. The Englands became the chief benefactors of the hospital. In addition to large cash contributions, Nellie served as president of the board of directors since the hospital's opening in 1941; she served previously as vice president of the board when the hospital was first organized in 1939 before the hospital opened officially in its original quarters in the former Allen F. and Madora Bradford Moore mansion at 1005 North State Street. (That building was demolished for the current facility in the 1970s). The Englands had no children. William died in 1941; Nellie continued to reside in their North State Street house until her death in 1950.⁸¹

Nellie England's parents were conveniently nearby--just across the street at 619 N. State Street. John and Mary E. Kirby had this Queen Anne/Colonial Revival style house built in 1903. John Kirby, born on December 8, 1842 in Limerick, Ireland, married Mary E. Marquiss (born on August 2, 1845 in Piatt County) on January 21, 1873. They had two children, but one died as an infant, leaving Nell as their only surviving child. John Kirby was eight years old when he came to America with his father and brother; his mother had died the year before the departure from Ireland. The Kirbys first settled in Springfield, Ohio, but after a short time, John was sent to live with a farmer near Urbana, Ohio (the namesake of Urbana, Illinois; both are in *Champaign* counties). After a year, he joined the McCoy family there; the McCoy's moved to Illinois in 1856 and brought John with them, settling first in the Decatur area. At the beginning of the Civil War, John enlisted with Company F, Second Illinois Cavalry, which was organized in Monticello. Kirby began his career in farming after the war, first in Willow Branch, then in Goose Creek (both in Piatt County). As the Kirby's philanthropy would attest, John was extremely successful in farming, becoming one of the largest land owners in the vicinity of Monticello, in addition to various business interests and banks in which he was involved.⁸² The Kirbys moved into Monticello upon John's retirement from farming, and built their North State Street home. Upon John Kirby's death in 1919, his will

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provided for the city to receive \$100,000 and the "residence property" (presumed to be the 619 North State Street residence) as a contribution toward a hospital. At least half of the money was to be invested and the income from it used toward the operation expenses of the hospital.⁸³ After her husband's death, Mary E. Kirby moved to Long Beach, California, where she resided in the Schuyler Hotel.⁸⁴

Nell Kirby England's in-laws were also located on this 600 block. Albert T. England (born in Springfield on May 16, 1836) married Harriet E. Plunk (born in Ross County, Ohio on January 2, 1842) on September 12, 1865. Accounts vary, but the Englands had at least four children, including William Herbert, Nell's husband. Albert also lived in Logan County before coming to Piatt County in 1858. Like John Kirby, England enlisted in Company F, Second Illinois Cavalry, known as Colonel Mudge's Cavalry; he was in the battles of Holly Springs, Vicksburg, and Richmond. England was taken prisoner in 1864 while on a skirmish in Louisiana. After six weeks imprisonment, he was "exchanged."⁸⁵ After returning to Piatt County and marrying Harriet, the couple bought 160 acres of farmland in Goose Creek Township, following their first married year which had been spent in Champaign. They moved to Monticello after eight years on the farm, then returned to the farm seven years later. In another seven years, England would retire from his successful farming career, and move back into town, this time to their new North State Street house. Similar to the Kirbys, England had amassed 1,400 acres of farmland across Piatt County. Albert outlived Harriet by one year. Harriet died in 1916 in their North State Street home; Albert died the following year, also at their home.⁸⁶

William Dighton had the Sarah Dighton House at 707 North State Street built for his widowed mother in 1898. She remained in the house until her death in 1918. Sara Catherine Netherton (born on August 26, 1834 in Kentucky) married Andrew Jackson Dighton (born May 1, 1822 in Erie, Pennsylvania) in March 1854 in Kentucky. The Dightons located just north of Monticello. They had eight children, at least two of whom died before becoming teenagers. Andrew Sr. died in 1878. Sarah was successful in her own right, managing to build the Dighton Block in the nearby downtown; the building was occupied by the H. P. Martin Store. Dying at the age of 84, she outlived all but two of her children: William and Mary (twins).⁸⁷

Continuing the chain of family relations which lived on North State Street, Sarah Dighton's son, William, lived at 712 North State Street. The current house is actually an extensive renovation of the Dr. Knott House, which dated to the mid-late nineteenth century. That Queen Anne style frame house (including a two story semi-hexagonal tower with a steeply pitched pyramidal roof, extensive corbeled chimneys, and a wrap-around porch), was purchased by Dighton by the turn of the century; a 1903 newspaper photograph notes the house as Dighton's.⁸⁸ Dighton, a prominent banker and farmer, hired Chicago architect Frederick Perkins to remodel the house in 1916-17.⁸⁹ The resulting house appears nothing like the earlier building, being totally consumed in the Tudor Revival style.

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The Tudor Revival garage was constructed at this time. William and his twin sister Mary were born on June 4, 1873 in Monticello. William married Jessie L. Thompson of Canton on June 8, 1898. Dighton was president of the First National Bank, the Dighton-Dilatush Loan Company, and the Illinois Joint Stock and Land Bank, all in Monticello. All three companies dealt primarily with farm loans; an Associated Press article from 1929 noted that Dighton had probably negotiated more farm loans than any other man in Illinois.⁹⁰ He was a graduate of the University of Illinois, and was a charter member of the Delta Tau Delta fraternity. The Dightons moved to 915 North State Street, the Houston House, in the 1940s. William died at the age of 94 in August 1967, outliving his wife (who died in 1950) and two sons (William Jr. was 49 when he died in 1950; Asler Carr was 36 when he died in 1940); he was survived by a niece and nephew.⁹¹

Continuing this family legacy's along North State Street, the house at 719 North State Street was built for Louis and Mary Dighton Burgess, William Dighton's twin sister, in 1906. Louis was born May 21, 1875 in Bement (Piatt County); he married Mary on November 16, 1905. Louis worked with his father, Gilbert A. Burgess, at the *Piatt County Republican*, a newspaper which his father had founded. They sold their interest August 1, 1910, after which (1915) Louis and O.L. Cline organized the Burgess & Cline Insurance Agency; Cline also resided on the street (402 North State Street). Louis retired from that business in 1940; he died in 1955, outliving Mary who preceded him in death in 1938. They had one son, William.⁹²

John and Nellie Rhoades Hott hired Chicago architect James Roy Allen⁹³ to design a new Georgian Revival/Classical Revival mansion for them at 810 North State Street. The site had been previously occupied by the W.H. Plunk Residence, a Queen Anne/Stick Style clapboard house with a wrap-around porch; the Plunk house was completely demolished for the Hott's new mansion. Reports of the cost of the house vary from \$40,000 to \$100,000. The Hotts moved from 412 North State Street to their new home in 1925. John F. Hott, born on February 19, 1870 to a pioneer family of Piatt County, studied pharmacy, beginning his career at the drug store of his uncle, Jacob Garver, in Farmer City, Illinois. After getting his diploma in 1908, he returned to Monticello and formed Tinder and Hott, a drug business with A.B. Tinder. After selling his interest, he purchased the Frank H. Chenoweth drug store before becoming affiliated with the Pepsin Syrup Company, beginning as sales manager.⁹⁴ In 1929, he became the company's general manager, a position he held until his retirement due to ill health in March 1934. Evidently, Hott was involved with the operation of two drug companies at the same time. He is also listed as purchasing the Pinus Medicine Company from William Dighton in 1927; he was purportedly active in its management at the time of his death in January 1935.⁹⁵ Hott's other activities included serving as Vice President and a member of the board of directors of the National Bank of Monticello, a charter member of the Monticello Rotary Club, and a member of local Fraternal Lodge A.F. & A.M., the Champaign Knights of Templar, the Bloomington Consistory, the Order of Shrine in Peoria, the Royal Order of Jesters, and the

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Champaign Elks Club.⁹⁶ John F. and Nellie Rhoades Hott had one son, Maxwell R., and a granddaughter, Jeanne. Nellie died in December 1944 at the family home on North State Street.⁹⁷

Maxwell V.R. Hott (born January 16, 1897), his wife, Frances Duin (whom he married on May 22, 1920), and daughter Jeanne, had lived across the street at 807 North State Street, until Nellie Hott's death. Max and family lived in the 810 North State Street mansion from 1945 until 1960, when they relocated to Tucson, Arizona. Some five years before their official departure, the Maxwell Hotts had spent only a few weeks at a time in the house, leaving its operation to caretakers.⁹⁸ Maxwell continued in the line of success of his father. He was the owner of the Pluto Corporation, French Lick, Indiana; the Pinus Medicine Company (one of two companies which his father had operated); and the Abbott Brothers Company, the latter two companies being located in Monticello. He had also served as a vice president of Sterling Drug Company of New York, the company which bought out the Pepsin Syrup Company.⁹⁹ Maxwell served as a second lieutenant with the Fifth Division of the Army in World War II, and was a member of the Piatt County Barracks, an organization of World War II veterans. His civic and social involvements included serving on the board of directors of Kirby Hospital, and being a Mason, Shriner, and Jester. Maxwell's dedication and appreciation of the nearby University of Illinois was shown through his service on the Citizens Advisory Committee to the university, but certainly no gesture was as strong as Maxwell and Frances's donation of their North State Street home to the University in 1960. Known as the Hott Memorial Center for Continuing Education, the house was donated specifically to the University's Division of University Extension for short courses, conferences, and other educational gatherings. At the time of the donation, the house and grounds, exclusive of any furnishings, was estimated to be worth \$320,000.¹⁰⁰ The Hotts reportedly left part of the furniture and many decorative items in the house, with some of the pieces being on loan, and others out right gifts to the university. The Hott's daughter Jeanne had married a University of Illinois football co-captain in 1934 and relocated to Lincoln. Maxwell died in 1969; Frances died in 1973. The University of Illinois put the house up for sale in 1972; the house remained on the market for about two years, before returning to use as a private residence.¹⁰¹

The c. 1890 Queen Anne style house at 902 North State Street was first occupied by Harry Hugh Crea, another of the street's residents who were affiliated with the medicine industry in Monticello. Born in 1855 in Buffalo, New York, Crea spent most of his life in Illinois. After graduating from Northwestern Law School, he settled in Monticello. He and his wife Jeanette (born April 17, 1875 in Belleville, Ohio) were married in Decatur on November 1, 1883. Crea was noted as a lawyer and aviation enthusiast, but he had also been interested in patents. He was one of the original founders of the Pepsin Syrup Company, together with fellow Monticello residents including C.H. Ridgely and Dr. W.B. Caldwell, 1893. Crea sold his interest in the Pepsin Syrup Company to A.F. Moore and A.C. Thompson in the 1920s. He lived in Monticello for sixteen years, serving as city and state's attorney in Monticello, before moving to Decatur where he died in 1927. Mrs. Crea had been one

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of the organizers and charter members of the Monticello Woman's Club which was established in 1893. She served as an assistant township assessor in Decatur for ten years. The Creas had two sons and three daughters, none of whom remained in Monticello. Mrs. Crea died in 1950 at the age of 93.¹⁰²

The house later belonged to prominent local attorney James L. Hicks (born August 29, 1863 in Hartford, Connecticut) and his wife Geneva Dunn Hicks (married September 25, 1888 in Piatt County). Hicks opened a law office in Monticello in 1887; in 1888, he was elected state's attorney, a term which he held for four years. He became city attorney in 1894. The Hicks's occupied 902 North State Street from the early twentieth century into the 1930s. Mrs. Hicks died in 1931; Mr. Hicks died in 1936. They had one daughter, Frances Anna Hicks Pembroke, who lived in Monticello.¹⁰³

The Gothic Revival style house at 915 North State Street, built in 1873, was originally occupied by Preston C. Houston (born in Ohio in 1845) and his wife, Auzetta Hazen Houston (born in New York in 1846). Houston, with A.J. Dighton, formed the bank of Houston, Moore & Dighton, later known as the H.V. Moore Banking and Trust Company. He sold his interest in that institution in the late nineteenth century and moved to Jamestown, New York. Houston had also been an investor in the Pepsin company. He died in 1907, leaving his widow, three sons, and a daughter. The Houstons' former Monticello home was later occupied by Mr. and Mrs. A.C. Thompson; Thompson had purchased Harry Crea's interest in the Pepsin Syrup Company in the 1920s, along with A.F. Moore (*see 412 North State Street*).¹⁰⁴

The Colonial Revival style Vent House at 916 North State Street was built in 1906 for James T. (born May 30, 1838 in Pickaway County, Ohio) and Elizabeth Ater (born February 1844 in Ross County, Ohio) Vent, who married in February 1865. Vent was a farmer, and was involved in a partnership with his brother in a farm venture; he was eventually able to accumulate 240 acres of land, which he held throughout his life.¹⁰⁵ The Vents had six children, several of whom remained in Monticello and nearby areas. James T. died in March 1926; Elizabeth had died in August 1916, but the house remained in the family. One of the Vents' daughters, Lizzie, and her husband Clarence Kirby Smith lived at 916 North State Street until the late 1920s/early 1930s.¹⁰⁶

At the same time that John Hott was building his new Georgian Revival mansion at 810 North State Street, Bradford Van Rensselaer Moore, son of Allen Moore was also constructing a North State Street house. A newspaper clipping dated July 12, 1923, titled "North State Street Improves," proclaimed that "Two fine residences now being erected. Will add to beauty of Street" and "These residences will be a great credit to Monticello and Piatt County and every loyal citizen is proud that these structures are to be erected."¹⁰⁷ Bradford Moore's Tudor Revival estate reportedly cost \$80,000. He built his mansion next to his parent's house at 1005 North State Street, on a substantial

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secluded lot set far back from North State Street. Formal flower gardens, maze gardens, reflecting pools, fountains, a 2,000 square foot greenhouse, a carriage house, formal lawns, and a privately own golf course were shared by the two houses. The A.F. Moore House became Kirby Hospital in the early 1940s; it was demolished in 1974 when a new hospital was built on the site. Remnants of the prior house include the brick entrance piers which frame the driveway and part of a solid brick rail or fence.

Bradford Moore (born May 27, 1896 in Monticello) and Jane Harris were married June 19, 1922; they had three children. Bradford attended Brown University and was a Captain in World War I. He was president of Moore State Bank of Monticello and was owner of Camp Creek Duck Farm. Bradford's father, Allen Moore, established the duck farm, which sold and shipped live and dressed ducks all over the world.¹⁰⁸ His grandfather Henry Moore had established the bank. Around 1950, his family moved to Tucson where he was commodity manager of Walston Brokerage Company. After being injured in an auto accident in 1969, Moore remained in ill health until his death in 1971.¹⁰⁹

The Moore family had a long time association with North State Street, with at least three generations of the family being associated with homes on the street. Allen Francis's father and mother (and Bradford's grandfather and grandmother) Henry and Alzina Moore resided at 1004 North State Street. Henry Van Rensselaer Moore (born December 1, 1837 in Fairview, Fulton County, Illinois) and Alzina W. Freeman Moore (born June 5, 1840 in St. Charles, Illinois) were married in 1866. In 1870, the Moores came to Monticello where Henry began a bank with Robert Houston, first under the name *Robert Houston & Co.* Robert's son P.C. Houston took his father's interests in the bank and A.J. Dighton also became an owner; the firm name then change to Houston, Moore & Dighton. In 1877, Dighton died and Moore purchased Houston's interest, carrying on the firm alone under the name H. V. Moore & Co.; in 1883, W.H. Plunk became a partner, but the firm's name remained the same. Alzina Moore died in 1884. In 1917, Moore substantially remodeled the original Queen Anne style house, making it Craftsman in style. Henry's second wife was Belle Hamilton, who died in 1945.

One of Henry and Alzina's five children, Dwight Merritt Moore (born May 23, 1875 in Monticello), lived in this house until the 1920s. In the numerous family connections along this street, Dwight Moore was married (November 8, 1916) to Sebina "Bina" Vent (born March 27, 1880), the daughter of James T. and Elizabeth Ater Vent who also lived on North State Street. Dwight Moore was president of the Moore State Bank until his retirement in 1927 when he moved to San Diego, California; he died in 1950. Bina died in 1952.¹¹⁰ Supposedly, Mrs. Moore had retained ownership of the house, but had left it empty for eleven years, after moving to California. The house was purchased by N.E. Hutson, who undertook a number of repairs to get the house in order.¹¹¹ N.E. "Gene" Hutson (born July 23, 1902 in Chicago) married Marion A. Arcuri (born December 26, 1903

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in Chicago) in 1925. He was an attorney, serving as legal adviser in the Illinois Office of Public Instruction for twenty-five years; he was also past president of the Monticello Board of Education. Hutson served as Monticello City Attorney for several years, and was president of the Piatt County Bar Association.

Context

The small, well-kept 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 a large retirement village (Tatman's Village on Ridge Road).

Many sections of the city which surround the downtown are mostly historic in character. However, all of these areas differ substantially in character of the North State Street Historic District. The area closest to the architectural character, in terms of styles, periods, and integrity represented, is South Charter Street. Located to the south of the downtown/courthouse square, the South Charter Street neighborhood is comprised of late nineteenth and early twentieth century houses which continue to retain a good degree of integrity. In comparison to North State Street, the South Charter Street section is a smaller area, the houses are overall less high style in character, and the lot sizes are not as substantial.

Going east from South Charter Street, historic housing continues for several blocks. This section consists of housing which is more vernacular in character. Additionally, integrity changes such as synthetic siding, porch alterations, and window changes become increasingly common. Mobile homes occupy a few scattered lots.

A small section of Piatt Street has a cluster of historic houses, but they are less representative of academic architectural styles in comparison to North State Street. 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 again, synthetic 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 affect this section.

The area encompassed by the North State Street Historic District remains the city's premiere residential section. It is maintained today much as it was by the early twentieth century, with the architectural elegance and placement/setting of the houses still being very attractive to the city's residents and visitors. The North State Street Historic District might best be summarized as a 1923 local newspaper stated, "No city in Illinois even many times the size of Monticello can match in beauty and elaborateness of this street. It would be a fine avenue in most any of our large cities."¹²

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70. Property files, 402 North State Street.
71. Ibid.
72. Ona Lee Cline was the son of Jacob H. and Josephine Knott Cline; the relation between Mary Knott Cline Bender and Josephine is not documented, but they are presumed to have been sisters. Thus, the second occupant of 402 N. State Street would have been the nephew of Mary Bender's.
73. Property files, 402 North State Street.
74. Ibid.

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75. Ibid, 412 North State Street.
76. Ibid.
77. Ibid.
78. Ibid.
79. Ibid.
80. Some sources list the house as a present from Albert England, William's father.
81. Property files, 612 North State Street.
82. Ibid.
83. Ibid.
84. Ibid.
85. Ibid., 620 North State Street
86. Ibid.
87. Ibid., 707 North State Street.
88. Ibid., 712 N. State
89. Monticello Chamber of Commerce.
90. Property files.
91. Ibid.
92. Ibid.
93. Sources vary as to whether the house was designed by James Roy Allen or Frederick Perkins.
94. Property files, 412 N. State Street.
95. Property files.

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96. Ibid.
97. Ibid.
98. Ibid.
99. Ibid.
100. Ibid.
101. Ibid.
102. Ibid.
103. Ibid.
104. Ibid.
105. Ibid.
106. Ibid.
107. Ibid.
108. Monticello Chamber of Commerce.
109. Property files.
110. Ibid.
111. Ibid.
112. Ibid., 810 N. State.

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Verbal Boundary Description

Commencing at the NE lot corner of 1124 N. State Street, go south along the east property lines of those properties facing east (1124, 1122, 1120, 1016, 1012 N. State) to a point due west of the NW corner of the property at 1003 N. State. Go east across North State Street to the NW corner of 1003 N. State, continue east along the north property line of 1003 N. State, and continue along the north property line of 1001 N. State to a point at the NE lot corner of 1001 N. State. Then go south along the east property line of 1001 N. State, then west along the south property line of 1001 N. State until the NW/rear corner of 915 N. State property line. Then go south along the east property line of 915 N. State and continue south along the rear lot lines (Independence Street) of 807, 719, and 707 N. State Street, continue south across East Grant Street along the east property line/Independence Street of 119 E. Grant; continue south along the east property line/Independence Street to the SE property corner of 116 East Lincoln, then go west along the south property line of 116 E. Lincoln to the SE corner of the property at 601-603 N. State. Continue south across East Lincoln Street along the east/rear property lines of those properties facing west on N. State Street (517, 515, 501 N. State). Continue south across East High Street, along the east/rear property lines of those properties facing west on N. State Street (419, 415, 407, 405 N. State); at the SE lot corner of 405 N. State Street go west along the south property line (East Center Street) to the SW lot corner of 405 N. State. Go due south across East Center Street to the NW lot corner of 307 N. State Street, from the NW lot corner of 307 N. State Street go east along the property's north lot line to the property's NE corner, then to south along the property's east/rear lot line and continue south along the east/rear lot line of 303 N. State to its SE lot corner. Then go west along the south property line of 303 N. State, across North State Street and continue west along the south property line of 304 N. State to the property's SW lot corner. Then go north along the west/rear property line of 304 N. State, 308 N. State and along the west/front property line of 315 N. Charter. Continue due north across West Center Street and along the west/side property line of 112 W. Center and the west/front property line of 411 N. Charter, continue north along the west/rear property line of 420 N. State. Go due north across West High Street along the west/front property line of 501 N. Charter, continue north along the west/rear property line of 518 N. State; go due north across West Lincoln Street and continue north along the west/rear property lines of 612 and 620 N. State. Continue due north across West Grant Street and continue north along the west/rear property lines of 712 N. State and go due north across West Wilson Street. Continue along the west/rear property lines of 810 N. State and due north across West Logan Street and along the west/rear property lines of 902 and 916 N. State to the NW property corner of 916 N. State. Then go due north across West Oglesby Street to a point at the south property line of 1004 N. State, then go west along the south property line of 1004 N. State to the SW lot corner of 1004 N. State, then go north along the west/rear property lines of those properties facing east along North State Street (1004, 1010, 1012, 1016, 1120, 1122, 1124 N. State) until the NW property corner of 1124 N. State; then go east along the north property line of 1124 to the point of origin.

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Boundary Justification

The boundaries of the North State Street Historic District have been drawn to include the most cohesive collection of buildings which relate together through their residential use, architectural style, pattern of development, and date of construction. To the immediate north are mostly modern properties with a change in setback which gives a distinct visual alteration to the character of the area. The large John and Mary Kirby Hospital and Piatt County Nursing Home complex is to the northeast. Although the historic wall from the original Kirby estate is extant, the hospital and nursing home complex are entirely modern in construction.

To the immediate east, and south of the hospital complex, are mostly modern ranch style houses. Historic properties are located east of Independence Street, but they are mostly vernacular in character and without architectural style or detail; generally, they also have a lower degree of integrity with alterations to porches and synthetic siding. Lot sizes and setbacks are smaller than North State Street and modern housing, including a trailer home, is interspersed throughout the area.

A series of three modern apartment buildings was excluded from the historic district; these buildings are clearly accessed from either Independence Street or Center Street and have a minimal impact on North State Street although the west/side elevation of one building faces North State Street. The historic Illinois Central Railroad tracks makes a logical border between the residential district and the commercial area connected to downtown. To the immediate south is the Monticello Community Building/Allerton Library, the United States Post Office and the Piatt County Jail.

A large modern commercial area with a fast food outlet and an appliance store is located to the immediate southwest across North Charter Street. Many of the residential buildings along North Charter Street are historic, but integrity of architectural style or building type is troublesome with synthetic siding, porch alterations, modern additions masking their historical associations. Lot sizes and setbacks also vary. Although a few historic buildings retain a high degree of integrity, the overall street frontage and character is not in keeping with the qualities associated with North State Street.

To the northwest are a few residential buildings which face North Market Street. Mostly modern in construction, they are visually separated from the North State Street properties by large backyards. North Market Street is also a major north/south access road into Monticello from Interstate 72.

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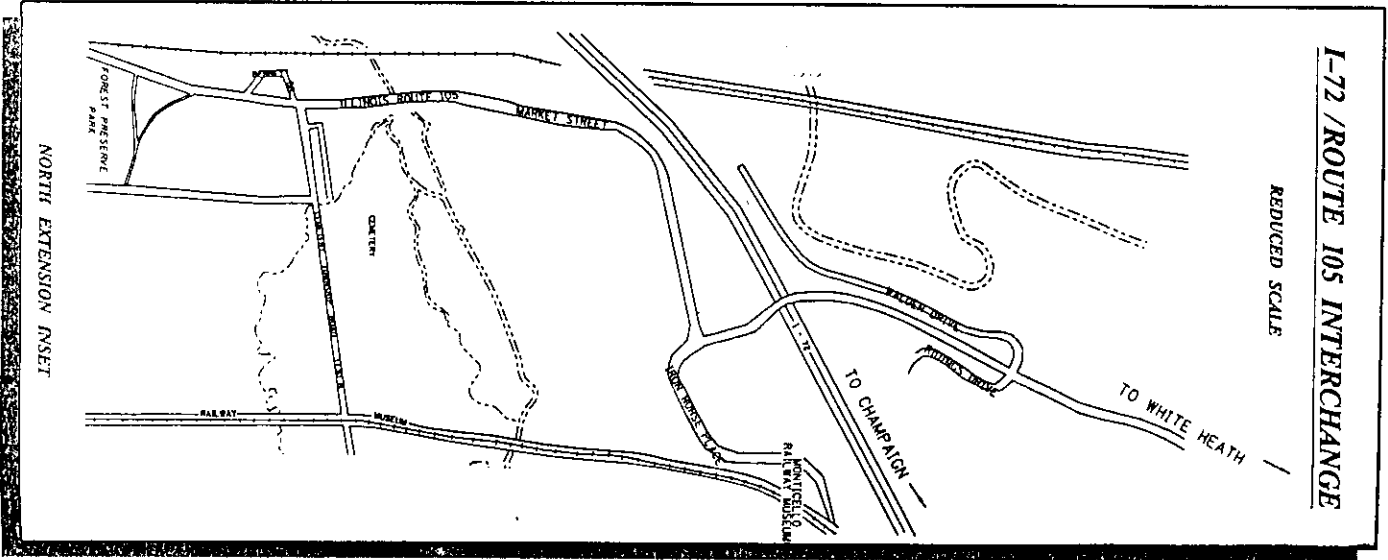
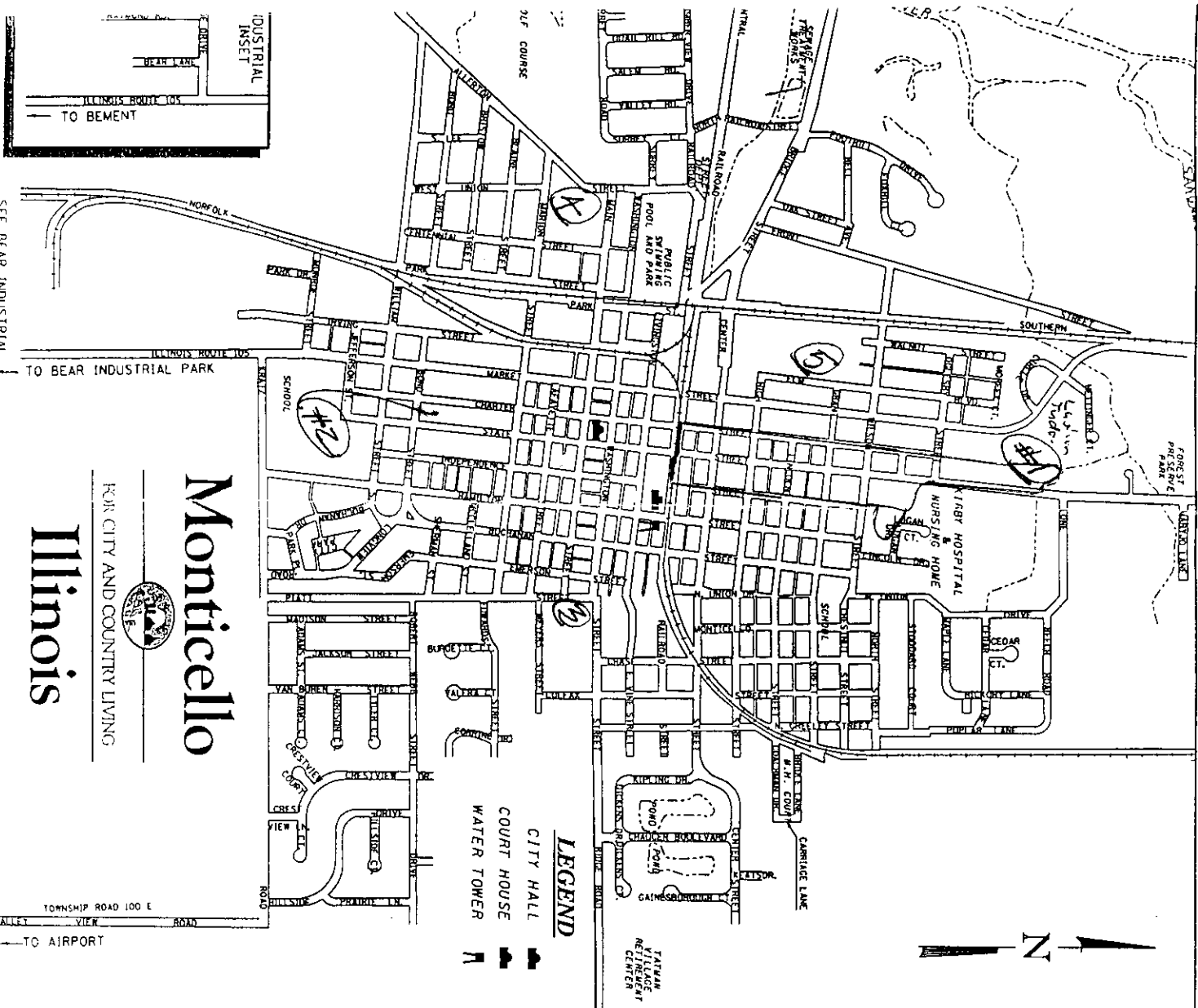
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North State Street Historic District

UTM

- E. Zone - 16, East - 366050, North - 4432330
- F. Zone - 16, East - 365980, North - 4431800
- G. Zone - 16, East - 365940, North - 4431730
- H. Zone - 16, East - 365820, North - 4431730
- I. Zone - 16, East - 365860, North - 4432350

SEE NORTH EXTENSION INSET TO RIGHT



APRIL 1997



United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, N.W.
Washington, D.C. 20240

IN REPLY REFER TO:

The Director of the National Park Service is pleased to announce actions on the following properties for the National Register of Historic Places.

For further information contact Edson Beall via voice
(202) 343-1572, fax (202) 343-1836, regular or E-mail: Edson.Beall@nps.gov

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AG 21 1998

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 8/10/98 THROUGH 8/14/98

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

- ALABAMA, BULLOCK COUNTY, Foster House, 201 Kannon St., Union Springs, 98001021, LISTED, 8/14/98
- ALABAMA, JEFFERSON COUNTY, Smithfield Historic District (Boundary Increase), Roughly along 4th Court and Center St., Birmingham, 98001022, LISTED, 8/14/98
- ALABAMA, LAUDERDALE COUNTY, College Place Historic District (Boundary Increase), Roughly along N. Lelia and N. Marrie Low Sts., Florence, 98001030, LISTED, 8/14/98
- ALABAMA, LAUDERDALE COUNTY, Rogers Department Store, 117 W. Court St., Florence, 98001025, LISTED, 8/14/98
- ALABAMA, LAWRENCE COUNTY, Moulton Courthouse Square Historic District, Roughly bounded by Lawrence, Main, Court, and Market Sts., Moulton, 98001026, LISTED, 8/14/98
- ALABAMA, MADISON COUNTY, Monte Sano Railroad Workers' House, 4119 Shelby Ave., Huntsville, 98001019, LISTED, 8/14/98
- ALABAMA, MOBILE COUNTY, Lower Dauphin Street Commercial District (Boundary Increase III), 113 St. Francis St., Mobile, 98001027, LISTED, 8/14/98
- ALABAMA, SUMTER COUNTY, Ward, Dr. H. B., House, 202 4th Ave., Cuba, 98001020, LISTED, 8/14/98
- ARKANSAS, FAULKNER COUNTY, Hiegel, Michael M., House, 504 Second St., Conway, 98000912, LISTED, 8/14/98
- CONNECTICUT, FAIRFIELD COUNTY, Kings Highway North Historic District, Roughly along Kings Hwy. N. from Wilton Rd. to Woodside Ave., Westport, 98000884, LISTED, 8/10/98
- FLORIDA, HILLSBOROUGH COUNTY, Downtown Plant City Historic Residential District, Bounded by W. Deane, Thomas, W. Tever, Franklin, and Carey Sts., Plant City, 98000965, LISTED, 8/12/98
- FLORIDA, JEFFERSON COUNTY, Lloyd Woman's Club, Bond St., Lloyd, 98000926, LISTED, 8/14/98 (Clubhouses of Florida's Woman's Clubs MPS)
- FLORIDA, POLK COUNTY, Woman's Club of Winter Haven, 660 Pope Ave., NW, Winter Haven, 98000927, LISTED, 8/10/98 (Clubhouses of Florida's Woman's Clubs MPS)
- GEORGIA, MERIWETHER COUNTY, Carmel Rural Historic District, E of GA 85, Roughly bounded by Winky Branch, Gable and Sullivan Mill Rds., Flint R., and White Oak Cr., Alvaton vicinity, 97000752, LISTED, 8/10/98
- GEORGIA, SUMTER COUNTY, New Corinth Baptist Church, 1178 Hooks Mill Rd., Americus vicinity, 98000928, LISTED, 8/10/98
- ILLINOIS, PIATT COUNTY, North State Street Historic District, Roughly along N. State St., from 300-4100 blk., Moccasin, 98001045, LISTED, 8/14/98
- ILLINOIS, ROCK ISLAND COUNTY, Broadway Historic District, Roughly bounded by 17th and 21st Sts., 5th and 7th Aves., Lincoln Court, and 12th and 13th Aves., Rock Island, 98001046, LISTED, 8/14/98
- INDIANA, ALLEN COUNTY, Pennsylvania Railroad Station, 221 W. Baker St., Fort Wayne, 98001056, LISTED, 8/14/98
- INDIANA, BARTHOLOMEW COUNTY, Heav, D.W., Farm, 3035 W 200 S, Columbus vicinity, 98001052, LISTED, 8/14/98
- INDIANA, CASS COUNTY, Place, Willard B., House, 900 E. Broadway, Logansport, 98001050, LISTED, 8/14/98
- INDIANA, CLINTON COUNTY, Frankfort Commercial Historic District, Roughly bounded by Walnut, Columbia, Morrison Sts. and Prairie Creek, Frankfort, 98001055, LISTED, 8/14/98
- INDIANA, HENDRICKS COUNTY, Jessup, Joel, Farm, Cty Rd. 800, near Cty Rd. 1050 E., Friendswood vicinity, 98001049, LISTED, 8/14/98
- INDIANA, MARSHALL COUNTY, East Shore Historic District, Roughly, E Shore Dr. from W. 18th Rd., to the E end of IN 117, including Maxinkuckee Country Club, Culver vicinity, 98001054, LISTED, 8/14/98
- INDIANA, ORANGE COUNTY, Homestead Hotel, IN 56 between Ballard and First Sts., West Baden Springs, 98001057, LISTED, 8/14/98
- INDIANA, ST. JOSEPH COUNTY, Mishawaka Carnegie Library, 122 North Hill, Mishawaka, 98001048, LISTED, 8/14/98
- INDIANA, ST. JOSEPH COUNTY, Mishawaka Reservoir caretaker's Residence, 16581 Chandler Blvd., Mishawaka, 98001053, LISTED, 8/14/98
- IOWA, BUCCANAN COUNTY, Maag Commercial Building, 209 1st St. E, Independence, 98001047, LISTED, 8/14/98
- KENTUCKY, BOYLE COUNTY, Vermillion House and Farmstead, 378 Salt River Rd., Danville vicinity, 97031373, LISTED, 8/14/98 (Boyle MPS)
- KENTUCKY, FAYETTE COUNTY, Douglass School, 465 Price Rd., Lexington, 98000933, LISTED, 8/14/98
- KENTUCKY, HOPKINS COUNTY, Dawson Springs Historic District (Boundary Increase), Roughly bounded by Keigan St., Water St., Arcadia Ave., Hunter St., and Sycamore St., Dawson Springs, 98000934, LISTED, 8/14/98 (Hopkins County MPS)
- LOUISIANA, JEFFERSON PARISH, Raviano House, 913 Minor St., Kenner, 98001058, LISTED, 8/14/98
- MICHIGAN, CHARLEVOIX COUNTY, Boyne City Water Works Building, 210 E. Division St., Boyne City, 98001050, LISTED, 8/14/98
- MICHIGAN, OTTAWA COUNTY, Olive Township District No. 1 School, 11311 Stanton St., Olive Township, 98001041, LISTED, 8/14/98
- MICHIGAN, ST. CLAIR COUNTY, Military Road Historic District, Military St. and Huron Ave., from Court St. to Bard St., Port Huron, 98001059, LISTED, 8/14/98