

# *Monticello's South Charter Street*

## *History of Piatt County and the South Charter Street Historic District*

The origin of Piatt County and Monticello dates back to 1829 when James A. Piatt, Sr., the county's namesake and among the earliest Anglo-American settlers to the area, arrived and called the area Piatt's Point. 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. Piatt registered the plat in 1837 in what was then Macon County and Major James McReynolds named it Monticello, a reflection of this admiration for Thomas Jefferson. Piatt County was later formed in 1841 with Monticello being its county seat. In 1858, Monticello was incorporated as a town and city status was achieved in 1872. Access to the community was greatly improved with the coming of the railroads to central Illinois in the 1850s and 1860s and 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 a growing local center of commerce. Despite the dominance of farming in the local economy of the surrounding area, Monticello was not without industrial success. In 1893, several local residents founded the Pepsin Syrup Company. The continued success of the company helped spawn the construction of the mansions along North State Street, leading to the street being tagged "Millionaire's Row". The North State Street Historic District was listed in the National Register on August 14, 1998.

The South Charter Street Historic District represents some of the city's first growth outside of the Original Town plat and was basically the first of the city's premier residential addresses. The plat for this district, Mary J. Piatt's South Addition, was filed in 1858. In contrast to the North State Street Historic District, the architecture of the South Charter Street Historic District is more varied and is generally less high style.

The South Charter Street Historic District is completely residential in character, with the historic resources including houses, carriage barns, garages, a shed, and carriage-related resources. Included in the historic district area a total of seventy-seven historic resources, sixty-four of which contribute to the historic district. Of the contributing resources, thirty-two are houses, twenty-eight are outbuildings, and four are objects. Of the thirteen non-contributing resources, seven are houses and six are outbuildings. Three of the non-contributing houses and all six of the non-contributing outbuildings are modern. The other four non-contributing houses are historic, but have been altered to the extent that the integrity of their historic form and materials has been substantially diminished. No one architectural style or vernacular house type dominates the historic district. Perhaps the most striking is the broad range of styles and types which are represented in the district.

The South Charter Street Historic District begins at the immediate south end of Monticello's commercial downtown, spanning from West Marion Street to Sage Drive. The district is two blocks wide, spanning from South Market Street to South State Street. Many of the properties built along South Charter Street within the long block from West Marion Street to Bond Street retain original full lot lengths which extend the depth of the block to South Market or South State streets. Thus, most of the historic resources occupying these bordering north/south streets consist of historic outbuildings – carriage barns and garages. Located on several lots throughout the historic district are early twentieth century hip roof garages which feature hip roof dormers, generally a rather unique feature among outbuildings. Also included within the boundaries are a few properties that face the side streets of West Bond and West William.

The walking tour and the following descriptions being with the west side South Charter Street properties at the corner of West Marion Street; proceed south to and turn west of West Bond Street; proceed to and turn north on South Market Street (the sidewalk is across the street); then backtrack and head back east on West Bond (there is no sidewalk on the south side of this block of West Bond); proceed to and turn back south on South Charter; proceed to and turn west on West William to South Market; then backtrack and head back east on West William (there is no sidewalk of the south side of this block of West William); proceed to and then south again on South Charter to Sage Drive; cross South Charter and then proceed back north to and east on West William to Sage Drive; cross West William and proceed back west on West William; proceed to and then north again on South Charter

## *Glossary of Architectural Terms*

**Bargeboard:** A board trim that is usually carved and projects from the gable line of a roof.

**Bellcast:** a curved shape resulting in a lower pitch at the bottom of a roof slope, thus taking the shape of the bottom rim of a large bell.

**Casement:** a window that is vertically hinged and may open either inward or outward.

**Catslide:** a pitched roof covering one side of a roof and continuing at the same pitch over a side or rear extension of the building to a point lower than the opposite roof line.

**Clapboards:** tapered horizontal boards used as siding, thickest on their bottom edge, each one overlapping the one below.

**Corbel:** a bracket of stone, wood, or brick projecting from the face of a wall and generally used to support a cornice or arch.

**Cornice:** any projecting ornamental molding that finishes or crowns the top of a building, wall, or arch.

**Cornice return:** the continuation of the cornice in a different direction, usually at a right angle and at the gable end of a house.

**Cupola:** a small dome-like structure situated on top of a roof or turret.

**Dentil:** one of a series of small blocks used to form an ornamental row as in a denticulated cornice.

**Dormer:** a window that projects from a sloping roof and is covered with a small gable, shed or other roof structure.

**Double hung:** referring to a window with two sashes that opens by means of one or both sashes sliding vertically past the other.

**Gable:** the triangular section of the end wall formed by two sloping roofs. Sometimes refers to the whole end wall of a building or wing having a pitched roof.

**Gable roof:** a roof that has one slope on opposite sides of the ridge with gable at either end.

**Gambrel roof:** a roof that has two slopes on opposite sides of the ridge where the upper slope is of a lesser pitch than the lower slope; often associated with barn roofs.

**Half-timbered:** in medieval times, a building with exposed wood framing whereby the spaces between the wooden timbers are filled with plaster, brick, or stone. Houses built in the late 19<sup>th</sup> and 20<sup>th</sup> centuries imitated the early half-timbered methods – the timbers are generally not part of the structure and are for ornamental purposes only.

**Hip Roof:** A roof that has a slope on all four sides of a building; the joint where two slopes of a roof meet is called the hip.

**Impost:** the uppermost part of a column or pillar supporting an arch.

**Keystone:** the central upper most stone of an arch.

**Lintel:** a horizontal structural member at the top of a window or door that carries the load of the wall above; usually made of wood, stone, or metal.

**Modillion:** an ornamental bracket or scroll, generally used in a series, beneath the building or porch cornice.

**Oriel:** a window projecting from the wall of a house.

**Palladian window:** a three-part window where the center window is arched and wider than the other two flat topped side windows.

**Pediment:** a triangular face of a roof gable, typically used as a decoration above a window, door, or dormer, or on porches.

**Pendill:** the carved or molded bottom end ornament of a hanging vertical member of a decorative structure or bracket; can also be a carved wood ornament that terminates the bottom end of second floor posts in frame construction.

**Pilaster:** a flat, rectangular column projecting only slightly from a wall; usually has a base, shaft, and capital and is often fluted to simulate a classical column.

**Segmental arch:** a type of circular arch that does not extend on the sides to a full half circle; often found on the tops of windows.

**Shed roof:** a roof with one sloping plane.

**Shiplap siding:** horizontal boards used as siding, with rabbeted edges to make an overlapping joint.

**Transom:** a small window above a door or other window, sometimes fixed and sometimes movable, that is used to provide additional natural light and ventilation.

**Truncated:** cut off or cut short, usually in reference to a roof.

**Turret:** a small tower usually found on a corner of a building.

## *South Charter Street Historic District*

This Brochure was prepared by the City of Monticello, Illinois, Historic Preservation Commission, in 2003, using descriptions and excerpts from the June 2001 National Register nomination for the South Charter Street Historic District as prepared by ArchiSearch Historic Preservation Consultants under contract with the Monticello Historic Preservation Commission. For a list of references used by ArchiSearch Historic Preservation Consultants in the preparation of the June 2001 National Register nomination, please contact the Monticello Historic Preservation Commission.



**404 South  
Charter St.**

Coleman-McIntosh  
House, c. 1872

*Gothic Revival and  
Italianate*

Built by Dr. John and Caroline Coleman, this home was considered to be one of Monticello's most artistic residences in its newer days. Dr. Coleman had a thriving medical practice and was very active in Monticello's civic affairs, most notably in the organization of the Monticello High School in 1877 and the Monticello Cemetery Association in 1873. Dr. Coleman is credited with the idea of the cemetery being more park-like in its design. Following the forty year tenure with the Coleman's, the home was purchased by Charles McIntosh in 1912 and has been in the McIntosh family ever since, with the current residents representing the fourth and fifth generation of the family to own/occupy the home. Charles McIntosh served as County Superintendent of Schools for fifty-one years.

This home has features of both the Gothic Revival and Italianate styles; irregular shape, two story, full brick, with multi-gabled roof. Near the middle of the primary façade is a square entrance tower with a steeply pitched pyramidal hip roof; gable roof dormers with pointed arch vents face all directions. Round arches face the front and side to access the front door. An early twentieth century terrace extends out from the entrance tower. Notice the bargeboards in the main gables and a modillioned cornice with paired brackets around the cornice of the entrance tower. Windows are round arched and pointed arched; the first story windows in the front gable feature double rowlock segmental arches, keystones, and stone imposts. The side windows also feature the double rowlock segmental arches, but rather than stone imposts, the arches end in three part corbels. The rear elevation has several original/historic wings. A 1 ½ story carriage barn (c. 1910) is located on the southwest corner of the lot and features original doors and a hay loft door.



**412 South  
Charter St.**

Yoakum-Fitzwater  
House, c. 1868

*Gabled Ell*

This house was built for Jesse and Alice Yoakum. Jesse was originally from Ohio, first settling in Willow Branch on land owned by the prominent Samuel W. Allerton. He eventually purchased the Willow Branch farm from Allerton prior to moving to Monticello. Yoakum's land holdings and farming gave him local distinction. After Jesse's death in 1903, Alice sold the home to James and Nancy Fitzwater for \$3,000. Mr. Fitzwater also hailed from Ohio and was a farmer in the Deland area before retiring to Monticello.

This home features the Gabled Ell style; two story with gable roof and L-shape front. A full facade low pitched hip roof porch follows the L-shape of the facade, and has a decorative cut-out open wood rail and turned posts. The solid wood entrance door, with transom, is originally and has two round arched panels over two rectangular panels. The rear elevation has a two-story gable pavilion and extending from this is a small one-story gambrel roof wing with an additional entrance which faces the rear of the property. A one story carriage barn (c. 1890) with gable roof and a one story garage (c. 1925) with hip roof are located behind the house. The garage features overhead doors and a Colonial Revival cupola and weathervane.

Also notice the limestone, obelisk from carriage post with an iron ring and the limestone carriage step (both c. 1880) located near the street and the sidewalk that leads to the house.



**420 South  
Charter St.**

Stickle-Tatman House  
c. 1855

*Classic (5 bays)  
I-House with very slight  
Italianate influence*

Daniel and Annabelle Stickle are believed to be the first occupants of this home. Daniel was originally from Pennsylvania, moved to Decatur in 1837, and eventually moved to Monticello in 1841. He established the city's first general store, located on the south side of the courthouse square. Stickle was the first mayor of Monticello and also served as Postmaster and police magistrate before being elected to the legislature in 1858. Annabelle Stickle was the daughter of pioneer settler, James Piatt. This house is perhaps better known for its association with Caleb and Caroline Tatman who moved to the home in 1870. Caleb was originally from Ohio and initially farmed. He later taught school, was Piatt County Superintendent of Schools and then practiced laws before becoming the agent for the Greenwich Bank of New York City in Piatt and adjacent counties. Caleb and Caroline Tatman had two daughters, neither of whom ever married. The Tatman's amassed substantial land holdings which, through their daughter Eva's will, were eventually used for the establishment of the Tatman Village retirement home that is located on the east side of Monticello. The home remained in the family until Eva's death at age 98 in 1977.

This home features the Classic I-House style with some Italianate influence and is among the oldest residences remaining in the City of Monticello. It is a rectangular shaped two story home with truncated hip roof. The wide over-hanging eaves indicated very modes influence of the Italianate style. Windows have functioning shutters. The central entrance bay porch has a hip roof with a slight bellcast, plain cornice. The south elevation has a one story rectangular bay window with a truncated hip roof and very petite dentil-like features appearing as paired brackets along the cornice. The house has two rear wings, the first being 1 ½ stores and appearing continuous with the main house. The next wing is a rear facing one story gable wing that appears to be original. The garage outbuilding (c. 1890-1920) is one of several in this historic district which feature a hip roof dormer extending off or near the main hip ridge.

Located near the street is a limestone carriage post (c. 1880) with a large iron ring on top. The post is fashioned as a tree trunk with two cut-off branches.



**432 South  
Charter St.**

McMillen House  
c. 1879

*Queen Anne influence*

This home was first occupied by George and Christina McMillen. George initially farmed, then moved to Monticello where he manufactured tile and brick before getting into the hardware business, which he operated as a partner and then sole owner for a total of forty one years. The house remained in the McMillen family until about 1961.

This house features the Queen Anne style; irregular shape, two story, with multi-gable roof. Replacement windows have been added but it still has the original window openings. The entrance is on the right bay; the front facing gable extends as a catslide over the entrance bay. The porch's turned wood posts and open slat rail appear original, but modern pineapple carvings have been added to the newel posts on either side of the porch stairs. A gable roof dormer faces north on the catslide over the entrance porch, and appears to be a later, but historic addition. The gable roof has a small section of bargeboard and a drop pendill. A modern picket fence and arbor-like gateway feature have been added at the façade plane of the house, on either side.

The two car garage at the rear of the lot is a modern structure.



**444 South  
Charter St.**

Bushee House  
c. 1910

*Gabled Ell*

This house features the Gabled Ell style; T-shape, one story, with gable roof. A full width hip roof porch follows the Gabled Ell form, with a gable over the entrance stairs which lead to the door. The porch has rock faced concrete block porch piers with vined mortar joints; columns set on piers; and a small wood slat open rail. Window groupings are in both the left and right bays and consist of a fixed sash with a leaded glass transom above each and a double hung sash on either side. Shutters have been added.

The garage outbuilding (c.1920) has a steeply pitched hip roof with a hip roof dormer that has a 6 light window. Also features the original garage lift doors with 7 lights in the upper section.



**450 South  
Charter St.**

Morford-Hubbart  
House, c. 1880

*Queen Anne*

William and Lucinda Hubbart purchased this house from the Morford family in 1900 at a cost of \$2,500. (The Morfords were likely the original occupants, however no information on the family has been identified.) William Hubbart was one of the largest landowners in this section of the state and served two separate terms in the Illinois House. Lucinda's father, Bartholomew Ham, as on of the pioneer residents of Piatt County, along with William Piatt, and Ezra Marquiss, Sr. (the father of William Hubbart's first wife, Clarinda who died in 1858). The house remained in the family until 1946. This home features the Queen Anne style; rectangular shape, two story, with truncated hip roof with side gable wings and shallow front facing gable pavilion. The original wood siding includes clapboards and diamond shingles in the gables. The original door features a segmentally arched single light and transom above. The shed roof porch is highly decorative with a small, steeply pitched gable with bargeboard over the entrance bay, turned posts, spindework and pendills, and circular patterns cut into the cornice. The porch's carved wood open rail is also highly decorative. A side entrance includes a small partial hip roof porch with detailing identical to that on the front porch, and original historical door, historic storm door, and transom. A rear one story wing on the north side appears historic if not original, but the window treatment is slightly different. The south elevation includes a cut-away bay with steamboat style brackets.

The garage outbuilding (c. 1905) features a steeply pitched pyramidal hip roof and was likely converted from a carriage barn.



**454 South  
Charter St.**

Rankin House  
c. 1920

*Bungalow  
(Dormer Front)*

This house is the second home to be built on this lot. The original T-shaped two story house was torn down and this replacement home built in 1920. Esta Rankin was the original occupant, however, little is known about her. She occupied the home until 1932. This house features the Bungalow style; square shape, one and a half story, with side gable roof with knee braces and exposed rafter tails. The full façade screened porch is within the main side gable roof and is historic, if not original. A rough aggregate segmentally arched cornice spans the width of the porch, resting on the tapered brick porch piers. The same treatment is used on the sides of the porch. A triple window set is on the right bay and features a fixed sash with transom framed by double hung sash. The roof is dominated by a front facing gable roof dormer with exposed rafter tails and three knee braces.

The garage outbuilding (c. 1925) features shiplap siding and a pyramidal hip roof.



**462 South Charter St.**

Bumstead House  
c. 1906

*Dutch Colonial Revival*

Like its neighbor to the north, this house is the second home to be built on this lot. It was built for Dr. Charles and Metta Bumstead. Dr. Bumstead came to Monticello in 1900 as the first doctor in the city to be the graduate of a four-year medical program and hospital internship. He took over the practice of Dr. Wilkinson while Wilkinson was on sabbatical in Europe, however, Bumstead's medical practice continued in Monticello for more than forty years. He organized the Piatt County Medical Society and was active in organizing the doctor's staff at Kirby Hospital after it was opened in the early 1940's. This house features the Dutch Colonial Revival style; rectangular shape, one and a half story, with a gambrel roof. The full façade screened front porch is incised within the main front gambrel roof. The house has several replacement windows; however, it still retains most of its historic features. The side elevations have cross gambrels with evenly spaced bays; small shed roof dormers are off the front gambrel, to the front of the side gambrels. A one-story oriel window is within the north side gambrel. A one story enclosed sun porch was added between 1915 and 1928 near the front façade.

The large one and a half story two-car garage at the rear of the lot is a modern structure.



**470 South Charter St.**

c. 1940

*Colonial Revival*

This house features the Colonial Revival style; rectangular shape, one and a half story, with side gable roof with very shallow eaves, and north and south corbelled interior end chimneys. A cornice with a small denticulated course spans the front of the house and wraps the gable over the front entrance. The house features a monumental entrance with a gable roof entrance pavilion that is framed with 1 ½ story paired columns. Engaged pilasters are on either side of the entrance. Oval Colonial Revival style windows (eight-light sash in a radial treatment) with four wood keys are on either side of the door. A broken swan pediment with a center vase is over the door with pilasters on either side. The wood entrance door is paneled, complete with a Colonial Revival doorknocker. The upper story on the side elevations features segmentally arched multi-light windows. The property also includes a detached two-car garage (c.1935) with side gable roof.



**474 South Charter St.**

c. 1885

*Queen Anne influence*

This house was built with the Queen Anne influence; irregular shape, one story, with multi-gable roof. The entrance is on the south angle of the gable front cut-away bay with a narrow transom above the door. The wrap around porch has been recently rebuilt similar to the original style. The front gable has a large fixed sash with a transom window that has stained glass and wood muntins surrounding a plain central pane of glass. Windows are detailed with a pilaster-type effect in the surrounds with bulls-eye corner blocks.

The outbuilding (c. 1910) in the rear, with access from West Bond Street, is a two-car garage (perhaps converted from a carriage barn) with gable front roof and features one original slider door to the west bay.

**216 West Bond Street**

c. 1900, altered

Generally rectangular shape, gable front, two story, with complex hipped gambrel roof with side shed roofs. L-shape, one story, with multi-gabled roof. The house has been substantially altered from its original construction, and thus is considered to be non-contributing to the historic district.

The two car garage outbuilding (c. 1940) with clipped front gable roof and located to the east and rear of the house, however, is a contributing structure to the district.



**451 South Market St.**

c. 1925

*Craftsman influence  
(perhaps a pattern book house)*

Rectangular shape, one story, with clipped gable roof. A stone retaining wall lines the lot on the north/left side. A bellcast extension within the main roof serves as a door hood. The middle of the façade has two pairs of narrow windows with historic/original wood shutters that consist of three vertical slats with cut-out keyholes. This house is directly behind 454 South Charter Street, the original house on which was replaced in 1920 and it is presumed that the original full-depth lot was subdivided shortly thereafter.

The oversized single car gable roof garage outbuilding (c. 1935) is at the side of the lot.

**447 South Market St.**

c. 1980

This is a modern home that is non-contributing to the historic district.

**205 West  
Bond Street**

c. 1890, altered

*Altered to a Gabled Ell  
as part of a modern  
alteration*

L-shape, one and a half story, with multi-gable roof. The 1928 Sanborn map shows this house as having a 703 South Market Street address and a front porch on this side. The rear wing of that period is now the lower east wing of the main façade, with the entrance and orientation of the house being completely modified. As a result, this house is considered to be non-contributing to the historic district.

The two car garage located at the rear/southeast lot line is a modern structure.

**702 South  
Charter St.**

Miller House  
c. 1880

*Gabled Ell*

This house was originally built for Scott Miller, however, it is probably better known for its later occupants, Waldo "Wad" and Eleanor Simmons, who lived here after 1921 and at least through 1940. The Simmons ran the local Lyric Theatre for many years.

This house features the Gabled Ell style; L-shape, one story, with multi-gabled roof. This house has been substantially altered from its original construction, and thus is considered to be non-contributing to the historic district.

The outbuilding (c. 1920) at the rear of the lot, however, is a contributing structure to the district. This is an excellent example of an early twentieth century single car garage. The garage is detailed with corner boards and has original wood siding. A hip roof dormer with a multi-light sash extends off the main hip ridge over the historic garage door.



**704 South  
Charter St.**

Bond House  
c. 1890

*Gabled Ell with Queen  
Anne influence*

This house was owned by Mr. and Mrs. D.S. Bond around the turn of the century and was later sold to Fred Edie in 1909 for \$2,200. It was subsequently sold to the Isaac Higgins family the following year.

This house features the Gabled Ell style with Queen Anne influence; L-shape, one story, with multi-gabled roof. The house has a half hip roof reentrant angle porch with original beadboard rail, full height wood posts, and plain cornice. A cut-away gable extends far in the front with a modern c. 1940s door in the left of the cut-away. A south-facing gable is cut-away with decorative bargeboard trim and features a rectangular bay window with truncated hip roof. Windows throughout the house have bulls-eye corner blocks, plain surrounds, highly decorative hoodmolds, and central pendill features. The cut-away bays additionally have sawtooth bargeboard treatment.

The outbuilding (c. 1918) in the rear of the lot, with access off of West Bond Street, is a very narrow single car garage with steeply pitched gable front roof, wood swing doors, and shiplap siding.



**716 South  
Charter St.**

c. 1885

*Queen Anne and  
Italianate influences*

This house features Queen Anne and Italianate influence in its style; irregular shape, tall one story, with multi-gabled roof. The front entrance has a flat roof porch extension that comes off a front-facing and the main side facing gable, in a front reentrant angle. It has been enclosed and includes a modern replacement front door with leaded glass. Historic wood posts appear on either side of the door and around the window enclosures of the porch, remnants of the historic porch. To the right of the entrance/porch bay is a front facing gable with a semi-hexagonal truncated hip metal roof and bracketed cornice.

The outbuilding (c. 1930), with access off West William Street, is an oversized single car garage with vertical wood siding, steeply pitched pyramidal hip roof with exposed rafter tails, and modern overhead door.

**210 West William St.**

c. 1925

*Bungalow  
(Gable Front)*

Rectangular shape, one story, with gable front roof. The house appears on the 1928 Sanborn map, however, due to the material changes in appearance, especially to the visually dominating porch, this house is considered to be non-contributing to the historic district.

The two car gable front garage outbuilding (c. 1925), however, is a contributing structure to the district. The garage features historic overhead doors.



**212 West William St.**

c. 1928

*Bungalow  
(Dormer Front)*

Rectangular shape, one and half story, with side gable roof. The original multi-light door has been retained behind a modern storm door. The entrance is covered with a broad gable hood with exaggerated knee braces. On the facade is a broad central gable front dormer with three knee braces.



**211 West William St.**

Raycraft House  
c. 1925

*Georgian Revival*

The Joseph W. Raycraft family was one of the early occupants of this home. Raycraft operated a local drug store. This house features the Georgian Revival style. Rectangular shape, brick, two story, with hip roof. The windows feature non-functioning historic wood shutters with clover cut-outs. The central entrance has an original paneled door and historic screen door. An iron balcanet is outlined on the roof above but is without access. A one story hip roof enclosed sun porch is on the east and west elevation includes a second story sleeping porch.



**205 West William St.**

Pike House  
c. 1940

*Tudor Revival*

Irregular shape, one and a half story, with shake shingle multi-gable roof. The house features random yellow limestone and half-timbered walls along with original wavy-patterned clapboard. A petite leaded, diamond-paned sash is to the east of the entrance which has an original door with small multi-light windows and a historic multi-light storm door. An original copper lantern is set above the entrance. The west elevation has two wall dormers in the half-timbered section. The southwest corner of the west elevation has a gable extension clad with wavy-cut clapboards and a built-in, single car garage as an original feature of the house. The one car garage outbuilding (c. 1940) with steeply pitched gable front roof is located at the rear of the lot. Above the overhead door is a copper lantern matching the one at the main entrance to the house.



**816 South  
Charter St.**

Handlin House  
c. 1890

*Colonial Revival*

It is believed that the original occupant of this house was W.C. Handlin, however, more is known about a subsequent owner. Elim and Mary Hawbaker purchased the home around 1920 and Elim lived here until his death in 1952. Elim was a county judge for eight years and later practiced law in Monticello as partner in the firm of Hawbaker and Sievers. This house features the Colonial Revival style; basically square shape, two and a half story, with hip roof. The original narrow clapboards on the first story, wider clapboards on the second story, with wide wood belt course between the stories and corner boards have been replaced with modern siding and a similar effect. A gable/pediment extends slightly from the porch roof over the entrance stairs and has a denticulated cornice and a central "X" appliqué. The porch's cornice is denticulated with wreaths appliqués over each of the columns around the porch. Aligned with the porch pediment is a 2 ½ story table pavilion which contains the entrance. Palladian windows are on either side of the entrance bay with fixed sash and an arched transom framed by small double hung sash on either side; upper sash have leaded glass. Hip roof dormers have corner boards and denticulated cornices as on the main house and porch. Outbuildings include a shed (c. 1905) located near the middle of the lot and a 1 ½ story carriage barn (c. 1902) with a pyramidal hip roof and a hip roof dormer.



**817 South  
Charter St.**

Mary J. Piatt Bryden  
House, c. 1864

*Double pile vernacular*

This cottage was the home of Mary J. Piatt Bryden, the daughter of the county's namesake. In later years the house became the offices of the Monticello Superintendent of Schools before becoming a dental office. The house features the Double pile vernacular style; rectangular shape with an offset rear wing, one story, with side gable roof. A small central hip roof porch has Doric posts; engaged pilasters are at the facade plane. The entrance is surrounded with three-light paneled sidelights and a three-part transom. The narrow gable roof wing which extends off the southeast corner of the house is historic/original.



**123 West William St.**

Fisher – Heath House  
c. 1932

*Bungalow (Dormer  
Front variation)*

Walter Fisher is believed to be the original occupant of this home followed by Kathryn Heath. This house features the Bungalow style. Rectangular shape, one and a half story, with side gable roof with a gambrel roof dormer. The house features wavy patterned wire-cut brick foundation and walls. The low-pitched front gable porch is accessed from the sides only. Two unusual triangular roof dormers are set on either side of the entrance porch's gable ridge.

A two car brick garage outbuilding (c. 1932) with side gable roof is located at the rear of the lot. AN aluminum awning extension has been added to provide carport space.



**105 West William St.**

Pike-Stoddard House  
c. 1932

*Tudor Revival*

Ora Pike is believed to be the first occupant of this home followed by Bela Stoddard. This house features the Tudor Revival style. Irregular shape, one and half story, with multi-gable roof. The main section of the house is side-gabled with a lower front gable pavilion, the upper story of which is half-timbered. The recessed front entrance features a multi-light door and historic screen door, is covered with stucco and brick wall treatment, and is topped with a soldier course segmental arch. The house features multi-light casement windows in pairs and groups. A brick 1 ½ story extension is out of the half-timbered side gable and features two pairs of 8-light casements under a wood lintel which has a scalloped bottom edge. The rear elevation has a clipped gable 1 ½ story pavilion, with the one story shed roof sunroom, complete with multi-light French doors/windows, spanning all of this pavilion. The two car garage outbuilding (c. 1935) with clipped gable roof and paneled overhead doors is located at the rear of the lot.



**100 West William St.**

Tipsword House  
c. 1925

*Craftsman influence  
(perhaps a pattern  
book house.)*

Rectangular shape, one and half story, with side clipped gable roof. The deep central entrance porch is covered by a clipped gable roof with deep returns. A sunburst feature is above the door. The east elevation has a die door with a shed hood and brackets. This house is nearly identical to The Crescent, produced by Sears, Roebuck and Company in the 1920s; only the clipped gable roof and east exterior end chimney differ. Several copies of this house are located throughout Monticello, including examples on South Independence and North State Street. An oversized single car garage outbuilding (c. 1940) with front gable roof with wide eaves is at the rear of the lot.



**717 South  
Charter St.**

Rodgers House  
c. 1875

*Gabled Ell with slight  
Colonial Revival  
influence on porch*

The A.L. Rodgers family was one of the early occupants of this home. L-shape, two story, with gable roof and a boxed cornice. A full-façade porch extends out from the reentrant angle across the front facing gable on the south bay. The porch has a truncated hip roof with a gable pediment extending over the entrance bay with paired columns on either side of the entrance bay and posts at the porch ends; engaged pilasters are at the façade plane. Brick piers rise up past the railing level to support the porch posts and columns. The south elevation is symmetrical and four bays wide.



**703 South Charter St.**

Davidson House  
c. 1885

*Queen Anne influence*

Judge Marion R. Davison and his family were long time occupants of this home. The exact duration of the family's occupation of this house has not been established, however, they lived here from at least 1909 to the time of Judge Davison's death in 1929. The Bela Stoddard Family were the next occupants. Stoddard was an extensive landowner and civic leader in Monticello. The house style reflects the Queen Anne influence; irregular shape, two story, with varied roof with the main core being a truncated hip with gable pavilions off that. The windows are detailed with a pilaster-like surround with bulls-eye corner boards and a scalloped cornice-like treatment serving as a drip cap. The north elevation features a stained glass window and the north side entrance has the same pilaster/bulls-eye surround treatment as the windows. A right/south façade gable is a cut-away gable with the same window placement on both stories: a wide central fixed sash and 6 light transom with double hung sash on either side in the cut-aways. A small breezeway gable wing has been added, perhaps historically, to the south and extends the house over to a gable front garage, now attached. Boxed cornice returns are on the front gable roof of this garage. The garage has modern doors on the lower level and large two-part swing doors in an upper story loft area.

**702 South State St.**  
c. 1985

This is a modern home that is non-contributing to the historic district.



**471 South Charter St.**

Lemen-Norris House  
c. 1900

*Pyramidal hip cottage with Classical Revival influence*

Although the original occupants are not known for sure, George Lemen was among its earliest occupants. However, the house is most associated with the Earl Norris Family. Earl was an employee of Douglas Aircraft. His son Lynn occupied the home until his death in 1988. The style of this house is the Pyramidal hip cottage with Classical Revival influence; irregular shape one and a half story, with multi-hip roof with gables. A scrolled modillioned cornice surrounds the historic section of the house. A lower hipped roof wing with an extensive bellcast encompasses the porch and forms a U-shape around the T-shaped façade. Underneath, a 40 light transom is over a large fixed sash. The north elevation has a 1 ½ story round tower that is clad with wood shingles and features a cornice of a delicate series of swags with a denticulated cornice above them. The north and south side gable pavilions have recessed upper story sash with scrolled pediment hoodmolds. Some of the south elevation windows have been replaced and the large addition at the rear elevation is modern.



**465 South Charter St.**

Widick House  
1917

*Four Square, Craftsman influence*

This house was built for George and Lillie Widick at a cost of \$6,000. Widick was a farmer and a native of Piatt County. This house was in the family until at least 1940. This house style features the Four Square with Craftsman influence; rectangular shape, two story, with hip roof and wide hip roof dormer, and corner boards as fluted pilasters. (Almost a mirror plan to 461 South Charter Street next door.) The full-façade brick porch has brick piers that extend from the ground at the corners with slight Craftsman influence exhibited in the brick detailing at the tip of the piers. Tapered porch posts atop brick half-piers frame the central entrance. A wide bellcast overhang is on both the main and porch roofs. The central gable extending slightly over the porch stairs features an extremely wide, deep cornice return with half-timbered treatment in vertical wood. On the north elevation, a hip roof rectangular oriel is over the side entrance. The rear elevation has a low-pitched hip roof wing which is original and, like the main section of the house, it also has corner pilasters. The three car garage outbuilding appears historic with its carriage barn design, however, it is a modern structure.



**461 South Charter St.**

McCartney-Norris House, c. 1914

*Four Square, Craftsman influence*

This house was originally built for Thomas H. McCartney, who apparently was a local taylor. McCartney's daughter and her husband, William E. Norris were the subsequent owners and the house remained in their family for approximately 60 years. The present owners are only the fourth family to reside in this home. This house style features the Four Square with Craftsman influence; rectangular shape, two story, with gable front roof with deep cornice returns, and corner boards treated as fluted pilasters. The upper story features a half-timber treatment. The house has a full façade, low-pitched gable roof porch with very deep cornice returns in a Tudor-like archway as on the main house gable. Brick piers extend from the ground on the end bays and fluted wood posts on brick piers frame the central entrance. The first story façade windows are large fixed sash with transoms. On the south elevation, a hip roof shallow rectangular oriel has bracket-like features at the base and fluted pilasters at the corners. An unusual rectangular window is to the east of the oriel. The side entrance has a historic storm door. The original rear wing also has fluted corner boards as pilasters. The garage outbuilding (c. 1935) with pyramidal hip roof features shiplap siding and two historic slider doors.



**449 South  
Charter St.**

1st Presbyterian  
Parsonage  
c. 1872

*T-Plan*

This house was constructed as the parsonage for the First Presbyterian Church. The original wood frame church was constructed on a lot at 447 South Charter Street which was later torn down and replaced with a house. In the church's tower was a 1,000 pound bell which was moved to the church's later building and remains the only church bell still being used in Monticello. While the parsonage's earliest church-related occupants have not been identified, the John Weddle Family began occupying the house around 1913 and it remained in the family until at least 1940. The house is a one and a half story, T-shaped, with gable roof. The nearly full-façade front porch with hip roof extends out around the north of the front gable pavilion. The porch was expanded sometime after 1909 and now appears to have modern replacement materials; very petite turned posts and turned balusters. Transoms are above the entrance door and front gable window. The north elevation features an octagonal window on the first story. The single car garage outbuilding (c. 1929) with gable front roof located on the north side of the lot is very narrow/small in scale. The 1 ½ car garage near the rear of the lot is a modern structure.



**447 South  
Charter St.**

Reed-Heath House  
1909

*Dutch Colonial Revival*

In 1909 Clyde Ryder bought the Presbyterian Church on this lot, tore it down, and reused the lumber to build this house. Within the year, Ryder sold the house to Samuel and Jennie Reed. Samuel Reed was a prominent Monticello lawyer. He died in 1910, however, Jennie occupied the home until her death in 1932. The home was rented out for several years before being sold to Robert and Leta Heath in 1939. One of the renters, N. E. Hutson, occupied the house while undertaking extensive renovations to the Dwight Moore House at 1004 North State Street, where the family moved in 1939. This house features the Dutch Colonial Revival style; rectangular shape, two and a half story, with gambrel roof and hip roof dormers. Raised full façade front porch with wood columns resting on brick piers and a hip roof. A triple window set is on the left side of the entrance with a large fixed sash and 18 light transom with wood muntins and narrow double hung sash on either side. A scrolled modillioned cornice is beneath the boxed apex of the gambrel. The north elevation has a shallow semi-hexagonal hip roof oriel with a triple window set. The full-elevation, brick faced, rear addition was completed in 1964 and includes a half-way enclosed terrace space at the southeast corner of the house. The single car garage outbuilding (c. 1940) features a low pitched gable roof and boxed cornice returns.



**435 South  
Charter St.**

Salyers House  
c. 1909

*Colonial Revival*

This home was built for the John Salyers family. Salyers was a prominent farmer and moved to this house when he retired from farming. The house remained in the family until at least the 1940s, next being occupied by Salyer's son Harry. The house features the Colonial Revival style; rectangular shape, two and a half story, with multi-gable roof, with a steeply pitched main hip and a denticulated cornice. Antefix are at all roof edges. The full façade raised porch of brick-sized rock-faced concrete block includes a low open wood slat rail, concrete rock-facings piers, and denticulated cornice like that of the main roof. A gable with wide cornice return, dentils, and swag treatment extends over the entrance bay. The door has leaded glass sidelights with panels on either side; the surround includes pilasters and dentils with petite engaged columns, and wreath appliques over carriage light-like porch lights. On the second story are two Palladian window groups, each consisting of a central round arched window with a wood key and leaded glass casement or fixed sash on either side; wood keys are over the central sash. A hip roof dormer faces the front and is detailed like that of the main roof. The north elevation has a bellcast hip roof pavilion with a Palladian window group similar to that on the main façade; it also has single round arched stained glass window which matches that of the center window in the north facing Palladian group. The three car garage outbuilding (c. 1925) on the rear of the lot features clapboard walls, side gable roof, and a single car entrance off of South State Street which creates a drive-through.



**433 South  
Charter St.**

Baker House  
1882

*Queen Anne with  
slight Italianate  
influence*

This home was built for Jeremiah and Jane Baker who were originally from Ohio. Jeremiah moved to Piatt County in 1843 where he amassed considerable property. This home features the Queen Anne style with slight Italianate influence; basically rectangular shape, two and a half story, with intersecting, multi-gable, roof with boxed cornices. The two-light, two panel, front entrance door with transom is historic. The low wood porch features a highly decorative wood open rail which continues around as the open rail of the porch. This railing is identical to that on 412 South Charter Street, nearby across the street. The porch posts are chamfered and the cornice is plain with decorative detailing (carved brackets on side braces) at the posts. A keystone feature is over the entrance bay aligned with the entrance beyond. The south elevation has a one story hip roof semi-hexagonal bay with carved brackets showing slight influence of Italianate style. The rear of the house includes a series of two wings, both being historic/original. The north elevation includes a screened-in porch. A historic limestone slab sidewalk leads from the city right of way up the front yard to the house. Also notice the limestone carriage post (1882) located near the street and the sidewalk leading to the house. This carriage post is fashioned as a tree trunk with five cut-off branches and a squirrel hole. The date "1882" and "J. Baker" are carved into the post.



**419 South Charter St.**

Porter House  
c. 1875  
Modified 1907

*Classic (5 bay)  
I-House*

W.J. and Martha Porter were among this home's earliest occupants and were the ones to complete a major remodeling in 1907, changing the rear configuration of the house and adding a north side round bay. W.J. Porter was an insurance agent.

This house features the Classic I-House style; basically rectangular shape, two and a half story, with truncated clipped hip roof and small gable roof dormer. The house features a full-façade two story porch that has a solid rail with wood columns on top. The front entrance door is historic with a transom and two windows on either side. The north elevation features three evenly spaced bays, ending in a round, two-story, vertically sided bay with a flat roof. The rear elevation includes a one story historic/original wing with a steep gable roof. Facing north on this wing is a door with sidelights on either side and multi-light sash on either side of the door creating a Hall and Parlor-like wing. The single car garage outbuilding (c. 1912) features a steeply pitched pyramidal hip roof and board and batten siding. This was formerly a drive-through garage.

**413 South Charter St.**

This is a modern home that is non-contributing to the historic district.



**407 South Charter St.**

Matson-Barker House  
c. 1900  
Altered 1915

*Queen Anne with  
Craftsman*

This house was originally built for Dr. William Matson, an Ohio native. In 1907, Dr. Matson sold both his house and his medical practice to Brent Barker. Dr. Barker was originally from Kentucky before moving to White Heath and marrying Nellie Rankin of Piatt County. Dr. Barker died in 1917, however, his wife remained in the house until her death in 1971 and a daughter remained here until her death in 1977.

This house features the Queen Anne and Craftsman styles; rectangular shape, two and a half story, with pyramidal bellcast hip roof with broad eaves and exposed narrow rafter tails. Wood clapboard siding transitions to wood shingle wall treatment on the second story with a bellcast at the transition. A fire destroyed the original roof of the house in 1915, thus the Craftsman inspired roof with exposed rafter tails is presumed to have been the replacement. A flat roof porch extends across the full front façade and wraps one bay of the north elevation. It features a solid wood rail with wood shingles and wood columns set atop the wood solid rail. On the right side of the façade is a shallow clipped hip roof pavilion that extends out from the main bellcast hip line. The full, deep cornice return creates a dormer effect at the upper story. A bellcast hip roof dormer is on the south elevation. The rear elevation features a slipping porch, a blind hip roof dormer, and an unusual octagonal truncated hip roof one story porch with exposed rafter tails. The north elevation features an elaborate two-storey round oriel with a bell cast copper decorative base, clapboard and wood shingle siding, two very tall oversized round arched sash, wood keys, and a conical roof. A wood picket fence surrounds the rear lot.

The carriage barn (c. 1900) outbuilding features historic doors, vertical wood siding, and a weather vane on the gable roof.

# *South Charter Street Historic District Map*

