

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

## 1. Name of Property

historic name Lumpkin Heights and Elm Ridge Subdivision Historic District

other names/site number Lafayette Heights

Name of Multiple Property Listing N/A

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

## 2. Location

street & number Roughly bound by Logan St., Charleston Ave., 6<sup>th</sup> St., Lafayette Ave. and Elm Ridge Subdivision  not for publication

city or town Mattoon  vicinity

state Illinois county Coles zip code 61938

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:  national  statewide  local

Applicable National Register Criteria:  A  B  C  D

[Signature] 11/06/2017  
Signature of certifying official/Title: Deputy State Historic Preservation Officer  
Illinois Department of Natural Resources Date

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register  determined eligible for the National Register

determined not eligible for the National Register  removed from the National Register

other (explain): \_\_\_\_\_

[Signature] 12-26-17  
Signature of the Keeper Date of Action

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**5. Classification**

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

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

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

- private
- public - Local
- public - State
- public - Federal

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

Contributing	Noncontributing	
157	63	buildings
2		site
1		structure
		object
160	63	<b>Total</b>

**Number of contributing resources previously listed in the National Register**

None

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

- DOMESTIC/single dwelling
- DOMESTIC/multiple dwelling
- DOMESTIC/secondary structure
- LANDSCAPE/park
- TRANSPORTATION/road-related

**Current Functions**

(Enter categories from instructions.)

- DOMESTIC/single dwelling
- DOMESTIC/multiple dwelling
- DOMESTIC/secondary structure
- LANDSCAPE/park
- TRANSPORTATION/road-related

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

- LATE VICTORIAN/Second Empire
- LATE 19TH AND 20TH CENTURY REVIVALS/Colonial Revival
- LATE 19TH AND 20TH CENTURY REVIVALS/Tudor Revival
- LATE 19TH AND 20TH CENTURY REVIVALS/Italian Renaissance
- LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/Craftsman
- MODERN MOVEMENT/Minimal Traditional

**Materials**

(Enter categories from instructions.)

- foundations: BRICK and CONCRETE
- walls: BRICK, STUCCO, STONE,  
SYNTHETICS and WOOD
- roofs: ASPHALT and TERRA COTTA
- other: \_\_\_\_\_

**Narrative Description**

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(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity).

### **Summary Paragraph**

The Lumpkin Heights and Elm Ridge Subdivision Historic District is the city of Mattoon's most architecturally diverse late 19<sup>th</sup> and early to mid-20<sup>th</sup> century residential neighborhood. Located on the southeast periphery of the original 19<sup>th</sup> century city plat, the district exhibits the characteristics of rural and suburban neighborhood types which are the by-product of informal and planned development initiatives undertaken by local landowners and speculators during the late 19<sup>th</sup> through the mid-20<sup>th</sup> centuries. The district's architectural variants encompass in excess of a dozen styles and sub-types ranging within the Late Victorian, Late 19<sup>th</sup>/20<sup>th</sup> Century Revivals, Late 19<sup>th</sup>/Early 20<sup>th</sup> Century American Movement and Modern Movement style categories. A majority (92%) of the 144 primary buildings located within the boundaries of the district retain a high degree of their historic integrity and, in conjunction with associated detached buildings and infrastructure features, effortlessly convey the sense of an early to mid-20<sup>th</sup> century Midwestern residential enclave. The district includes a total of 157 contributing buildings, 63 non-contributing buildings, 2 contributing sites (Lumpkin Park and Elm Ridge Park), and 1 contributing structure (a brick street).

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### **Narrative Description**

The city of Mattoon is located in the east-central Illinois county of Coles approximately fifty miles west of Indiana's western boundary and fifty miles south of Champaign-Urbana in Champaign County. The original town located in Mattoon Township was platted in the early 1850s in speculation of the domestic and industrial growth expected from the anticipated crossing of the Terre Haute & Alton and Illinois Central rail lines in eastern Mattoon Township. Located within the fertile prairie drained by the Embarras and Kaskaskia Rivers' watersheds, the community rapidly evolved after the June 1855 crossing of the rail lines into a significant agricultural production center, complementing the local industrial economy generated by the railroads. Possessing a contemporary (2017) population of approximately 18,000, the city of Mattoon and its adjacent environs remain a significant agricultural production base and transportation hub possessing two rail lines, access to Interstate 57, US Route 45 and three State of Illinois highways.

Topographically, the Lumpkin Heights and Elm Ridge Subdivision Historic District exists in Mattoon's southeast quadrant on heights north of the Kickapoo Creek watershed and the Shelbyville Terminal Moraine of the Wisconsin Glacier approximately four miles to the south. The district represents one of the city's oldest formally developed residential areas outside of the Original Town plat and is located within three Mattoon development areas: (1) Lafayette Heights south of modern day Lafayette Avenue between Logan and 6<sup>th</sup> Streets, (2) The Lumpkin Heights Addition bounded by Charleston and Lafayette Avenues between Logan and 6<sup>th</sup> Street, and (3) Elm Ridge Subdivision Addition south of Lafayette Avenue at approximately 4<sup>th</sup> Street.

The district's evolution on the southeast periphery of Mattoon was due in part to its proximity to one of the original/principal county routes, Kickapoo/Lafayette Road, providing access from/to Mattoon to points south and east through a connection to the Paris-Vandalia State Road/Old State Road approximately two miles southeast of the city. Lafayette Road was one of only two roads, the other being Charleston Road (Piatt Avenue), which provided eastern ingress and egress to the city until Illinois Route 16 was established in 1918 and Charleston Avenue was extended to the Loxa Road in the post-World War II era. Other factors fostering early 20<sup>th</sup> century residential development of the district were the appeal of the open space provided by its semi-

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rural setting and easy access to the nearby Central Illinois Traction Company interurban public transportation line.

The Lumpkin Heights and Elm Ridge Subdivision Historic District is exclusively residential in nature and displays the characteristics of three distinctive neighborhood types. The contemporary area south of Lafayette Avenue between 4<sup>th</sup> and Logan Streets, informally referred to as Lafayette Heights (1871-1914), projects the sense of late 19<sup>th</sup> to early 20<sup>th</sup> century rural neighborhood with numerous residences of substantial setback on deep lots possessing extant, or terrain signature evidence of previously existing, support buildings. The area bounded by Charleston and Lafayette Avenues and Logan and 6<sup>th</sup> Street, Lumpkin Heights (1914-1960), exhibits the characteristics of a suburban, early automobile neighborhood, as well as influences of a post-World War II neighborhood containing one noteworthy post-war multifamily residential building. Elm Ridge Subdivision (1938-1953) reveals the attributes of an early New Deal-era Federal Housing Administration residential neighborhood development initiative exhibiting a combination of suburban, automobile and post-World War II neighborhood features.

The Lumpkin Heights and Elm Ridge Subdivision Historic District is bounded by a transportation corridor (Illinois State Route 16) on the north, commercial, religious and residential properties to the east, agricultural and residential properties to the south and commercial and residential properties to the west. Except for the oval layout of Elm Ridge Subdivision, the district possesses rectangular blocks with most residences oriented along east-west streets. The district's initial residential development in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries displays real properties sited on multiple lots. As the district's residential expansion progressed during the Great Depression, World War II and the post-World War II era, there is a noticeable reduction in the lot sizes and the integration of side lots. There exists a contributing 1914 brick street in the district, Wabash Avenue from Logan to 6<sup>th</sup> Street. Curbing and gutters are prevalent on Charleston and Wabash Avenues and Elm Ridge (gutter only), but noticeably lacking on Lafayette Avenue and side streets within the district. Sidewalks are present along Wabash and Lafayette Avenues and in Elm Ridge. Historic urban furniture is present in the district and is composed principally of 1914 brick and limestone gateway structures at the Wabash Avenue entrances to Lumpkin Heights at Logan and 6<sup>th</sup> Streets and 1938 limestone gateway structures topped by cast iron, rectangular light fixtures at the entrance to Elm Ridge Subdivision. The Wabash Avenue gateways contain plaques designating the neighborhood as Lumpkin Heights and translucent light globes mounted at the top of the gateway piers. Urban furniture elements along Wabash Avenue also include a dozen 1923 cast iron lamp posts with translucent globes and non-traditional, aluminum, City of Mattoon ornamental street signs. These features contribute to the significance of the district.

Many of the houses within the district are supported by detached buildings and structures. Some of these detached buildings are contributing, but many are not due to their small scale or being less than fifty years in age. Examples of these resources are; garages, tool sheds, art studios, in ground and above ground swimming pools, and parking lots. A rectangular block of dedicated open space between Lafayette and Wabash Avenues at Logan Street, informally referred to as Lumpkin Park, and Elm Ridge Park are also contributing sites in the district. The district possesses many mature coniferous and deciduous trees. Some properties are extensively landscaped below canopy level.

The Lumpkin Heights neighborhood and Elm Ridge Subdivision feature a wide variety of architectural styles from the late 19<sup>th</sup> through the mid-20<sup>th</sup> centuries. Late 19<sup>th</sup> century development in the Lafayette Heights section south of Lafayette Avenue evidences upscale architectural styles of the era such as Second Empire and Queen Anne. The early 20<sup>th</sup> century development (1914-1955) of the Wabash Avenue corridor of the Lumpkin



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Heights area presents the appearance of upper-middle class housing of predominantly Revival and Craftsman styles, which were either architecturally designed or constructed through the implementation of upscale kit houses. Great Depression period through the post-World War II era construction in the Elm Ridge Subdivision and along Lafayette and Charleston Avenues evokes a sense of middle class residences typified by pre-fabricated Modern Minimal Traditional and Ranch examples. Additional Modern Movement styles and forms, such as Contemporary, Shed and Split Level, are represented in areas throughout the district except for Elm Ridge Subdivision. One multi-family building, the Art Moderne style Manor Apartments, exists within the district.

Architectural styles provide the basic context for the identification of residential architecture. A secondary building feature that assists in the identification process is form/shape. House form/shape is best analyzed by dividing a three-dimensional building into two separate two-dimensional components, ground plan and elevation. Ground plans display the shape of a building as viewed from above with only the ground floor walls represented. The plans for upper and lower levels of a building project the same image and are referred to as 1<sup>st</sup>, 2<sup>nd</sup>, basement, etc. floor plans. The outline of a ground plan is broken down into room-sized segments. Elevation reveals the shape of buildings from the ground at eye level and presents the appearance of its exterior wall, overlying roof and architectural details.

Within the Lumpkin Heights and Elm Ridge Subdivision Historic District, simple linear and massed plans are predominant, with compound plans less represented and irregular plans rare occurrences. Irregular plans are most visually evident within the plans of the 1929 Tudor Revival residence at 221 Wabash Avenue and the 1954 Contemporary structure at 121 Charleston Avenue.

Elevation wall heights within the district are universally one to two stories. Within the district's realm of other elevation characteristics, symmetry and low or normal pitched gable roofs are most commonplace. The elevation height design nuance that is also represented in the district, 116 and 321 Wabash Avenue and 21 Lafayette Avenue, is the split-level form.

With the significant number of district resources being Minimal Traditional style houses, the visual impact of their form/shape, especially in Elm Ridge Subdivision, is formidable and fairly thematic. The concentration in Elm Ridge Subdivision consists of principally two to three unit, simple, massed plans, possessing one, one and one half and two story elevations presented in principally a side-gabled orientation. In lesser number, are linear, front gabled versions and at least five; 11, 20, 21, 32 and 40 Elm Ridge, that are of compound plan variants, cross-gabled examples. A number of the one and one half-story buildings possess rear, full-width shed dormers. Architectural detailing, fenestration symmetry and shape for most of the Elm Ridge Minimal Traditional buildings are associated with the Colonial Revival style, particularly with the Cape Cod sub-type. Outside of the Elm Ridge Subdivision, the largest district concentration of Minimal Traditional style houses is along the north side of Lafayette Avenue between 4<sup>th</sup> and 6<sup>th</sup> Streets. All these examples display one-story, cross-gabled, simple, linear plans, which, if possessing internal garages, would allude to an early, minimalistic Ranch design.

The district contains a total of 144 primary buildings. Of these primary buildings, 134 (92%) are rated contributing to the character of the historic district and 10 (8%) are rated non-contributing. An almost unanimous majority of these buildings 143 (99.3%) were constructed as single family dwellings. The remaining primary building (.7%) represents the only multi-family earmarked resource within the district. There are 76 secondary buildings within the district, most being detached garages which have replaced deteriorated original

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resources or have been introduced later in the life of the associated primary property. Of the existing secondary buildings, 24 (32%) are rated contributing and 52 (68%) non-contributing.

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No.	Street	Date	Style/Subtype	Historic Name	Rating	Comments
Charleston Avenue South Side						
79	Charleston Avenue	1923	Craftsman		c	
	Detached Garage	1923	Craftsman		c	
101	Charleston Avenue	1950	Minimal Traditional		nc	siding & windows
	Detached Garage	1950			nc	siding & windows
107	Charleston Avenue	1957	Ranch		c	
111	Charleston Avenue	1955	Ranch		c	
121	Charleston Avenue	1954	Contemporary/Slant-Shed	Rose Sr., Paul	c	
201	Charleston Avenue	1952	Minimal Traditional		c	
205	Charleston Avenue	1924	Craftsman		c	
	Detached Garage	1980s			nc	
211	Charleston Avenue	1956	Ranch	Hanson, David	c	
	Detached Garage	1980s			nc	
221	Charleston Avenue	1955	Colonial Revival	Schilling, Joe & Betty	c	
301	Charleston Avenue	1993			nc	
	Detached Garage	1993			nc	
317	Charleston Avenue	1954	Ranch		c	
321	Charleston Avenue	1956	Ranch		c	
	Workshop	1980s			nc	
401	Charleston Avenue	1955	Ranch		c	
409	Charleston Avenue	1924	Craftsman		c	
	Detached Garage	1990s			nc	
413	Charleston Avenue	1955	Minimal Traditional		c	
421	Charleston Avenue	1956	Ranch	Metzger, Richard	c	
501	Charleston Avenue	1957	Ranch		c	
Wabash Avenue						
	Logan St. to 6th St.	1914	Brick Street		c	

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No.	Street	Date	Style/Subtype	Historic Name	Rating	Comments
Wabash Avenue North Side						
4	Wabash Avenue	1922		Osburn, Henry S.	c	Modern 1952 Rehab
8	Wabash Avenue	1954	Ranch		c	
12	Wabash Avenue	1953	Colonial Revival		c	
	Detached Garage	1953	Colonial Revival		c	
20	Wabash Avenue	1935	Craftsman		c	
	Detached Garage	1970s			nc	
50	Wabash Avenue	1923	Dutch Colonial Revival		c	Sears Kit Home – Martha Washington
	Detached Garage	1980s			nc	
58	Wabash Avenue	1925	Spanish Revival	Lumpkin, R. Adamson	c	
	Detached Garage	1925	Spanish Revival	Lumpkin, R. Adamson	c	
64	Wabash Avenue	1920	Colonial Revival/Cape Cod		c	
68	Wabash Avenue	1937	Colonial Revival	Denison, Gus	c	
	Detached Garage	1980s	Colonial Revival		nc	
74	Wabash Avenue	1915	Prairie School/American Foursquare		c	
	Detached Garage	1957			c	
78	Wabash Avenue	1917	Craftsman	Evans, S.R.	c	
	Detached Garage	1990s			nc	
100	Wabash Avenue	1954	Ranch /Colonial Revival		c	
112	Wabash Avenue	1924	Craftsman	Baker Sr., Walter	c	
	Detached Garage	1924	Craftsman	Baker Sr., Walter	c	
116	Wabash Avenue	1956	Ranch/Split-Level		c	
120	Wabash Avenue	1923	Craftsman		c	
	Detached Garage	1970s			nc	

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No.	Street	Date	Style/Subtype	Historic Name	Rating	Comments
200	Wabash Avenue	1925	Craftsman		c	
	Detached Garage	1925	Craftsman		c	
208	Wabash Avenue	1929	Colonial Revival	Miller, J. Sam	c	George Ramsey, architect
212	Wabash Avenue	1917	Colonial Revival	McBride, R.F.	c	
	Detached Garage	1917	Colonial Revival	McBride, R.F.	c	
216	Wabash Avenue	1929	Tudor Revival	Hamel Sr., W. B.	c	
220	Wabash Avenue	1917	Craftsman		c	
	Detached Garage	1970s			nc	
300	Wabash Avenue	1915	Craftsman/Colonial Revival		c	Colonial Revival added ca. 1950s
	Detached Garage	1915	Craftsman		c	
308	Wabash Avenue	1927	Tudor Revival- English Cottage		c	
	Detached Garage	2000s			nc	
312	Wabash Avenue	1917	Craftsman		c	
	Detached Garage	1980s			nc	
316	Wabash Avenue	1930	Craftsman		c	
	Detached Garage	1980s			nc	
320	Wabash Avenue	1915	Craftsman		c	Sears Kit Home - Osborn
	Detached Garage	1915	Craftsman		c	
400	Wabash Avenue	1934	Dutch Colonial Revival		c	
	Detached Garage	1990s			nc	
404	Wabash Avenue	1928	Tudor Revival		c	
	Detached Garage	1990s			nc	
408	Wabash Avenue	1938	Colonial Revival/Cape Cod	Henry, W. S.	c	
	Detached Garage	1938		Henry, W. S.	c	
412	Wabash Avenue	1929	Tudor Revival		c	
420	Wabash Avenue	1929	Tudor Revival		c	
	Detached Garage	1929	Tudor Revival		c	
500	Wabash Avenue	1949	Colonial Revival	Fleisher, Albert J.	c	
	Detached Garage	1983	Colonial Revival		nc	



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No.	Street	Date	Style/Subtype	Historic Name	Rating	Comments
504	Wabash Avenue	1923	Prairie School/American Foursquare		c	
520	Wabash Avenue	1949	Art Moderne	Manor Apartments	c	Frank E. Holmstrand, architect
Wabash Avenue South Side						
1 thru 49	Wabash Avenue	1914	Informal Open Space	aka Lumpkin Park	c	
51	Wabash Avenue	1952	Prairie Ranch		c	
63	Wabash Avenue	1922	Colonial Revival	Tolle, H.R.	c	
67	Wabash Avenue	1917	Italian Renaissance		c	
79	Wabash Avenue	1957	Ranch		c	
101	Wabash Avenue	1914	Italian Renaissance	Lumpkin, Besse & W. C.	c	Archie Hubbard, architect
117	Wabash Avenue	1990	New Traditional - French		nc	
201	Wabash Avenue	1914	Tudor Revival	Katz, Sidney & Minnie	c	
	Detached Garage	1914	Tudor Revival	Katz, Sidney & Minnie	c	
211	Wabash Avenue	1939	Colonial Revival		c	
221	Wabash Avenue	1929	Tudor Revival	Hamel Sr., W. B.	c	
301	Wabash Avenue	1952	Prairie Ranch	Becker, Mervyn	c	
309	Wabash Avenue	1934	Colonial Revival	Kent, Everett Frank	c	
321	Wabash Avenue	1951	Contemporary/Flat	Weiss, Otto & Anna	c	
401	Wabash Avenue	1937	Tudor Revival	Nunamaker, B. F.	c	
	Detached Garage	1990s			nc	
409	Wabash Avenue	1952	Minimal Traditional		c	
413	Wabash Avenue	1929	Tudor Revival	Smith, E. Leo	c	
421	Wabash Avenue	1930	Colonial Revival	Mercer, E. H. & Ruth	c	
501	Wabash Avenue	1953	Prairie Ranch	Huckaba, Albert & Ann	c	

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505	Wabash Avenue	1929	Tudor Revival		c	
	Detached Garage	1929	Tudor Revival		c	
513	Wabash Avenue	1950	Minimal Traditional		c	
517	Wabash Avenue	1950	Minimal Traditional		c	
521	Wabash Avenue	1956	Colonial Revival		c	
<b>Lafayette Avenue North Side</b>						
400	Lafayette Avenue	1950	Minimal Traditional		c	
404	Lafayette Avenue	1951	Minimal Traditional	Thompson, Robert L.	c	Clarence Warren Doll, architect
	Detached Garage	1960	Minimal Traditional		c	
408	Lafayette Avenue	1952	Minimal Traditional	Lash, Ed	c	
420	Lafayette Avenue	1950	Ranch		c	
500	Lafayette Avenue	1954	Minimal Traditional		c	
504	Lafayette Avenue	1950	Minimal Traditional		c	
	Detached Garage	1950	Minimal Traditional		c	
512	Lafayette Avenue	1954	Minimal Traditional		nc	Modified Bay/new siding
516	Lafayette Avenue	1950	Minimal Traditional		c	
<b>Lafayette Avenue South Side</b>						
1	Lafayette Avenue	1925	Colonial Revival	Cantlon, John	c	
	Guest House	1925	Colonial Revival		c	Resited in 1940
5	Lafayette Avenue	1871	Second Empire	Curyea, George	c	
	Det Garage & Shed	1980s			nc	
15	Lafayette Avenue	1931	Craftsman		c	
	Detached Garage	1980s			nc	
21	Lafayette Avenue	1959	Raised Ranch/Drive Under Bi-level		c	
	Workshop	1990s			nc	

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61	Lafayette Avenue	Vacant				Two Lots
65	Lafayette Avenue	1925	Tudor Revival		c	
69	Lafayette Avenue	1941	Cape Cod		c	
	Detached Garage	1990s			nc	
73	Lafayette Avenue	1932	Colonial Revival		nc	Standing seam metal roof
77	Lafayette Avenue	1942	Colonial Revival		c	
101	Lafayette Avenue	1927	Tudor Revival		c	
111	Lafayette Avenue	1907	Contemporary		c	1950s-1960s Rehab
	Pool/Club House	1980	Contemporary		nc	
	Large Storage	1980	Contemporary		nc	
115	Lafayette Avenue	1915	Queen Anne		nc	Non-historic alterations
201	Lafayette Avenue	1925	Colonial Revival		c	
	Detached Garage	1980s			nc	
205	Lafayette Avenue	1917	Craftsman		c	
	Detached Garage	2003			nc	
	Large Storage	1995			nc	
303	Lafayette Avenue	1951	Colonial Revival		c	
	Large Storage	1990s			nc	
309	Lafayette Avenue	1959	Colonial Revival		c	
321	Lafayette Avenue	1907	Queen Anne		c	
	Detached Garage	2016			nc	
403	Lafayette Avenue	1951	Colonial Revival		c	
405	Lafayette Avenue	1907	Prairie School/American Foursquare		c	
	Detached Garage	1907			c	
413	Lafayette Avenue	1927	Colonial Revival		c	
	Detached Workshop	2000			nc	

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Elm Ridge Subdivision						
1	Elm Ridge	1941	Colonial Revival	McNamara, William	c	
2	Elm Ridge	1950	Ranch	Schuler, Rollin	c	
3	Elm Ridge	1939	Minimal Traditional	Dickie, David J.	nc	inappropriate modifications
4	Elm Ridge	1942	Minimal Traditional	Gehl, John	c	
	Detached Garage	1990s			nc	
5	Elm Ridge	1939	Minimal Traditional		c	
6	Elm Ridge	1942	Minimal Traditional/Cape Cod		c	
7	Elm Ridge	1939	Minimal Traditional/Tudor		c	
	Detached Garage	1980s			nc	
8	Elm Ridge	1940	Minimal Traditional/Cape Cod		c	
	Detached Garage	2000s			nc	
9	Elm Ridge	1940	Minimal Traditional /Cape Cod	O'Donnell, C. E.	c	
	Detached Garage	1980s			nc	
10	Elm Ridge	1942	Minimal Traditional/Cape Cod	Hulse, Leon	c	
11	Elm Ridge	1939	Minimal Traditional		c	
12	Elm Ridge	1940	Minimal Traditional	Cumbie, E. S.	c	
	Detached Garage	1940	Minimal Traditional	Cumbie, E. S.	c	
13	Elm Ridge	1940	Minimal Traditional/Cape Cod	Janke, Ray	c	
14	Elm Ridge	1952	Ranch/Colonial Revival	Werden, Robert	c	
15	Elm Ridge	1940	Minimal Traditional /Cape Cod		c	
			Minimal Traditional/Colonial			
16	Elm Ridge	1941	Revival		c	
	Detached Garage	1990s			nc	
			Minimal Traditional/Colonial			
17	Elm Ridge	1939	Revival		nc	bay addition
	Detached Garage	1939	Minimal Traditional		nc	inappropriate siding
18	Elm Ridge	1940	Minimal Traditional/Cape Cod	Grigsby, R.G.	nc	inappropriate addition
19	Elm Ridge	1939	Colonial Revival	Garbe, Martin	c	
	Detached Garage	1939	Colonial Revival	Garbe, Martin	c	

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20	Elm Ridge	1939	Minimal Traditional	Ribordy, Louis	c	
	Detached Garage	1980s			nc	
21	Elm Ridge	1940	Colonial Revival	Reilly, Robert L.	c	
22	Elm Ridge	1938	Minimal Traditional/Cape Cod		c	
23	Elm Ridge	1948	Prairie Ranch	Furste, W.F.	c	
24	Elm Ridge	1941	Ranch/Colonial Revival		c	David M. Checkley, Sr.
	Detached Garage	1962	Colonial Revival		c	
26	Elm Ridge	1951	Ranch/Colonial Revival	Jacobsen, Ivan	c	
28	Elm Ridge	1947	Ranch/Colonial Revival	Bowen, H.G. "Steve"	c	
	Detached Garage	1990s			nc	
29	Elm Ridge	1939	Colonial Revival		c	
30	Elm Ridge	1937	Colonial Revival			inappropriate addition
			Minimal Traditional/Colonial			
31	Elm Ridge	1953	Revival	Storm, R.G.	c	
	Detached Garage	1990s			nc	
32	Elm Ridge	1940	Minimal Traditional/Cape Cod	Williams, William T.	c	
	Detached Garage	1940	Minimal Traditional		c	
			Minimal Traditional/Colonial			
33	Elm Ridge	1940	Revival		c	
	Detached Garage	1940	Minimal Traditional		c	
34	Elm Ridge	1940	Minimal Traditional		c	
	Detached Garage	2000s			nc	
			Minimal Traditional/Colonial			
35	Elm Ridge	1941	Revival		c	
	Detached Garage	1980s			nc	
36	Elm Ridge	1941	Colonial Revival		c	
			Minimal Traditional/Colonial			
37	Elm Ridge	1951	Revival	Forester, Major H.W.	c	
	Detached Garage	1990			nc	
38	Elm Ridge	1939	Colonial Revival	Houser, O.M.	c	



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No.	Street	Date	Style/Subtype	Historic Name	Rating	Comments
39	Elm Ridge	1943	Colonial Revival	Courtney, F.O. Richard	c	Standing seam metal roof
	Detached Garage	1943		Courtney, F.O. Richard	c	Standing seam metal roof
40	Elm Ridge	1941	Minimal Traditional/Colonial Revival		c	
	Detached Garage	2000s		Age & Scale	nc	
41	Elm Ridge	1939	Colonial Revival	Strecker, John	c	
	Detached Garage	1980s			nc	
42	Elm Ridge	1938	Minimal Traditional	Bowen, H.G. "Steve"	c	Limestone Veneer
	Detached Garage	1980s			nc	
43	Elm Ridge	1950	Colonial Revival	Russell, Leon	c	
	Detached Garage	1990s			nc	
44	Elm Ridge	1990	Modern A-Frame	David, Tom	nc	
	Art Studio	2014		David, Tom	nc	
	Gable Roof Horse Barn	1930s			nc	inappropriate siding
45	Elm Ridge	1941	Minimal Traditional /Colonial Revival		c	
46	Elm Ridge	1939	Colonial Revival		nc	Siding & Windows
	Detached Garage	2000s			nc	
47	Elm Ridge	1938	Minimal Traditional/Colonial Revival	Mosely, Karl	c	
	Detached Garage	1990s			nc	
	Large Shed	1990s			nc	
48	Elm Ridge	1941	Colonial Revival	Meyers, Glenn E.	c	
49	Elm Ridge	1951	Ranch/Colonial Revival	Wild, Frank	c	
	Detached Garage	1951	Colonial Revival		c	
50	Elm Ridge	1952	Prairie Ranch	Seymour, Dr. Guy E.	c	

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No.	Street	Date	Style/Subtype	Historic Name	Rating	Comments
	Elm Ridge North Interior Oval South 6th Street	1938		Elm Ridge Park	c	
316	South 6th	1950	Prairie Ranch	Reilly, Robert L.	c	

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**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

**Period of Significance**

1871 - 1962

**Significant Dates**

1914

1938

**Significant Person**

(Complete only if Criterion B is marked above.)

**Cultural Affiliation** (if applicable)

**Architect/Builder**

Checkley Sr., David Milton

Doll, Clarence Warren; Holmstrand, Frank E.

Hubbard, Archie; Ramey, George

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The Lumpkin Heights and Elm Ridge Subdivision Historic District is eligible for listing on the National Register of Historic Places locally under Criterion A, community planning and development, for its association with the general mixed and formal residential development of the east side of the city of Mattoon. The district exhibits the characteristics of rural, early automobile and post-World War II suburban neighborhoods executed by private developers, often utilizing the assistance of federal/state/local government agencies, e.g., Works Progress Administration, Federal Housing Administration, Illinois State Housing Board and Housing Authority of Coles County. The observed chronological development and character of the physical resources within the district assist in interpreting the effects of national events, such as Great Depression economic recovery and post-World War II domestic resettlement, on the local single/multi-family residential housing context. Transportation corridors also contributed to the development of the district. Coles County Road 27/Lafayette Road/Avenue, which, since Mattoon's establishment in 1855, linked the southeast side of the Original Town to the 1830s Paris/Vandalia Road (Old State Road) approximately a mile southeast of the district. The district's neighborhood expansion, as well as the mid-20<sup>th</sup> century industrial, commercial and residential growth of Mattoon's entire east side, can be attributed to the realigned, 1951/62 Illinois State Route 16/Charleston Avenue four-lane highway which borders the north side of the district.

The Lumpkin Heights and Elm Ridge Subdivision Historic District is eligible for listing on the National Register of Historic Places locally under Criterion C, as a collection of principally 20<sup>th</sup> century residential architecture. The architectural character of the district is the most diverse in Mattoon and Coles County containing a variety of designs including a 19<sup>th</sup> Century Second Empire resource and notable examples of Italian Renaissance Revival, Colonial Revival, Tudor Revival, Spanish Colonial Revival, Craftsman, Prairie School, Minimal Traditional, Ranch and Contemporary styles.

The period of significance is from 1871, the date of the oldest residence, to 1962. After 1962, there was a considerable gap in construction, with the next primary building constructed in 1980.

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

## **RESIDENTIAL SUBURBAN DEVELOPMENT in the UNITED STATES**

Residential suburbs – those developments outside or on the edge of cities -- have existed in the United States since the mid-nineteenth century. Advancements made in public and private modes of transportation made suburban living more accessible and greatly attributed to their growth. In addition to the impact these residential neighborhoods have had on America's physical landscape, they also demonstrate significant trends in the country's social and cultural history.<sup>1</sup> In the revised version of *A Field Guide to American Houses* (2015), author Virginia Savage McAlester includes a new chapter on residential neighborhoods and discusses their establishment and evolution. McAlester identifies four different neighborhood groups --rural, urban, suburban, and post suburban. Given the various influences on suburban development, McAlester further divided suburbs into railroad, electric streetcar, early automobile, and post-World War II.

<sup>1</sup> David L. Ames and Linda Flint McClelland, *Historic Residential Suburbs* (Washington, D.C.: U.S. Department of the Interior, National Park Service, 2002), p. 4.

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McAlester distinguishes rural neighborhoods (1750 – 1840) from rural areas by a grouping of residences near a congregation of stores or adjacent to small-scale industry. These neighborhoods are characterized by lots of varying size and random placement of residences and satellite buildings, made possible by a general absence of zoning, subdivision, deed restrictions and self/individual builders, as well as adjacent open spaces. The rapidly expanding post-Civil War railroad industry was influential in the growth of rural neighborhoods as mass produced construction materials of the expanding industrial revolution became readily available in communities poised for growth based on immigration and post-war resettlement.<sup>2</sup>

Railroads played an instrumental role in early suburban development. McAlester defines two types of railroad towns that emerged: the bedroom communities for commuters who traveled to the city for work, and more commonly, the new towns that were fully functional. These railroad suburbs (1850 – 1930) were located near the rail stops and were characterized by freestanding houses of similar sizes, on larger lots, with detached garages. House styles and ages varied, but the front yards were uniform, often due to deed restrictions.<sup>3</sup> Toward the end of the nineteenth century, suburbs were being shaped by another form of public transportation – streetcars. Like those in the railroad suburbs, the houses in the electric streetcar suburbs (ca. 1890 – 1930) were detached with detached garages. The houses, which were largely oriented with the narrow end facing the street, were located near the rail line on narrower lots with shallower side yards. The close proximity between houses was to accommodate those who walked home from the streetcar stops.<sup>4</sup>

The early automobile suburbs that developed around the World War I era (1915 – 1940) exhibit plans in large part dependent on motor transport for access. This approach found favor with residential housing developers due in part to automobiles becoming affordable to the middle class. With the introduction of Henry Ford's Model T, and reasonably priced competitor models, nearly 80% of U.S. families owned an auto by the late 1920s. The automobile neighborhoods were not only planned to provide access by autos, but also to accommodate the same. Paved streets with curb cuts integrating with right-of-way lot access drives leading to detached residential garages were the most common adaptations. Blocks became longer due to the reduced dependence on pedestrian method of transport, although sidewalks remained popular features in development areas. Lots became wider and primary building setback deeper. The ground plans for the automobile neighborhoods varied, but often featured a tree-lined, central avenue or boulevard featuring larger, up-scale homes.<sup>5</sup>

Post-World War II suburbs (1940 – 1980) were largely a product of the Federal Housing Administration (FHA). Created in 1934, the FHA imposed strict guidelines on subdivision development. Due in part to the sluggish economy of the Great Depression and nonessential construction restrictions of World War II, these guidelines did not exert much of an influence on residential developments until after the war when nearly sixteen million returning GIs and most civilians desired to fulfill the dream of home ownership. These guidelines, a qualifier for FHA mortgage insurance, included a competent professional plan integrating good streets of a prescribed width, well-shaped building lots with driveways, protection of the neighborhood from through traffic routes and protective covenants. Street patterns, such as cul-de-sacs, eliminating thoroughfares that could be used as transportation shortcuts, the widespread use of curvilinear planning and long blocks are defining features of the Post-World War II neighborhoods. Lots became wider to accommodate Ranch style houses and sidewalks

<sup>2</sup> Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2015), 60.

<sup>3</sup> McAlester, p. 62 - 63.

<sup>4</sup> McAlester, pp. 66-67.

<sup>5</sup> McAlester, *A Field Guide to American Houses*, 68.



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became less relevant. Wide drives leading to an attached garage were the norm. Some upscale neighborhoods featured alley entry garages or carports to avoid garage doors on the primary elevation. FHA recommendations for these Post-World War II neighborhoods included churches, schools, commercial areas, parks and multifamily units where those types of development opportunities were deemed appropriate.<sup>6</sup>

The FHA encouraged small home size in the Post-World War II neighborhoods by limiting the maximum loan amount it would insure. Similar policies were adhered to by the Veterans Administration which, though a liberalized version of FHA-approved mortgage loans, enabled GIs to invoke their GI benefit under the Serviceman's Readjustment Act of 1944, which eliminated the requirement of a down payment on a house altogether.<sup>7</sup> The architectural character of these neighborhoods was considerably limited, primarily Ranch and Minimal Traditional styles, due to FHA guarantees regarding size/square footage/detailing of insured homes.

## **DEVELOPMENT OF LAYFAYETTE HEIGHTS, LUMPKIN HEIGHTS, AND ELM RIDGE SUBDIVISION**

The Lumpkin Heights/Elm Ridge Subdivision Historic District represents the transition from a rural neighborhood to a suburban one, and still exhibits development patterns of rural, early automobile, and postwar neighborhoods: Lafayette Heights, Lumpkin Heights, and Elm Ridge Subdivision. The district is located in the east side of Mattoon in Section 18 of Lafayette Township, in western Coles County, Illinois, which is bounded on the north by Humboldt Township, on the east by Charleston Township, on the south by Pleasant Grove Township, and on the west by Mattoon Township.

When the first settlers arrived in the Lafayette Township in 1825, the land was mostly prairie grass with small groves of trees and the Kickapoo and Riley Creeks passing through it.<sup>8</sup> In an act of the state legislature in 1831, a road was created connecting the towns of Shelbyville, Charleston, and Paris, Illinois running through the prairie land of the southern half of Lafayette Township. The road, known as State Road, was the route of the stage line and the main route east and west for many years. Sections of the road are still in use today as Old State Road.<sup>9</sup>

In 1855, the city of Mattoon sprang up around the crossing of the Illinois Central and Terre Haute and Alton Railroads in Mattoon Township to the west. The prairie and timberland of Lafayette Township were sold through federal and Illinois Central Railroad land grants, including Section 18, which hugged the eastern edge of the newly formed community. Land records show portions of Section 18 were purchased by several of the earliest and most influential residents of Coles County, Ebenezer Noyes, John J. Adams, John Turney, Isaac Monson, and George Curyea.

Nineteenth century development of Mattoon's east side does not appear to be the product of a formal plan, but the logical, outward expansion of a growing community. Between the 1870s and the early part of the 20<sup>th</sup> century, the area along the southern periphery of Kickapoo/Lafayette Road in Lafayette Township, commonly referred to as Lafayette Heights, witnessed the development of a mixed residential and agricultural industry rural neighborhood. By the turn of the 20<sup>th</sup> century, numerous farmhouses supporting agricultural operations to their

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<sup>6</sup> Ibid, 69-70.

<sup>7</sup> David L. Ames and Linda Flint McClelland, *Historic Residential Suburbs* (Washington, D.C.: U.S. Department of the Interior, National Park Service, 2002), 31.

<sup>8</sup> *The History of Coles County, Illinois*, (Chicago: Wm. LeBaron Jr. & Company, 1879), 478.

<sup>9</sup> Charles Edward Wilson, *History of Coles County, Illinois*, (Salem, Massachusetts: Higginson Book Company, 1905).

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rear had been established along Lafayette Road between 6<sup>th</sup> Street and the curve to the Old State Road approximately a mile and a half to the east.

Mattoon in the early 20<sup>th</sup> century was an agriculture-based community with growing industry made possible by the railroads around which the town was centered. In 1910, the population of Mattoon was 11,456, nearly twice that of the county seat and neighboring community of Charleston.<sup>10</sup> Twentieth century development initiatives indicate a more organized approach with specific areas earmarked for residential, industrial, commercial, public service and recreational uses. With the 1900 passing of Nancy Peterson, who owned much of the farm ground in Lafayette Township that would become the residential neighborhoods of Urban Heights, Lumpkin Heights and the site of Peterson Park, the landscape of the east side of Mattoon began a rapid transformation. Peterson Park was annexed by the city as a recreational area in 1903. Urban Heights was annexed at the same time and was the sight of limited housing development. At the same time, the Mattoon Railway Company established their Mattoon to Charleston light rail system centered on Broadway Avenue. East of 6<sup>th</sup> Street, the interurban line followed the south side of Peterson Park and Urban Heights before turning northeast at Logan Street and then paralleling the Big Four line to Charleston. The other major real estate transfer as a result of Nancy Peterson's death was the acquisition of approximately 60 acres of land between Broadway Avenue and Lafayette Avenue and Logan and 6<sup>th</sup> Streets. The area would become the Lumpkin Heights. Its principal period of development was between 1914 and 1960. During the late 1940s and into the 1970s, numerous tracts of land were annexed by the city as development progressed. In the housing arena, the 1949, multi-family Mattoon Manor Apartments was constructed by the Mattoon Homes Administration at 520 Wabash Avenue in Lumpkin Heights with the assistance of Federal Housing Authority funding.

The 20<sup>th</sup> century also saw a continuation of residential and industrial development in the Lafayette Heights area south of Lafayette Road. Additional single family houses were constructed in the linear tract. The area southeast of present day 4<sup>th</sup> Street, originally the site of the Kirchgraber nursery and a tree farm operated by Christian Pfund, was acquired by H.R. Checkley Realty in the mid-1930s. Between 1938 and 1953, this acreage was developed as one of Mattoon's first professionally planned and executed residential neighborhoods, Elm Ridge Subdivision.

### **LAFAYETTE HEIGHTS (1871-1914)**

Lafayette Heights, the area south of Lafayette Avenue, east of 6<sup>th</sup> Street, began as a rural neighborhood. The area consists of a grouping of houses in a linear development based upon a gridiron plat extension ground plan along Lafayette Avenue from the Original Town plat boundary near the intersection of Mattoon/Lafayette Townships east of 6<sup>th</sup> Street. The historic neighborhood was characterized by lots of varying sizes and architectural styles, agriculture support buildings and small-scale agriculture industry, i.e. vegetable truck gardens at the now vacant lots at 61 Lafayette Avenue, 20<sup>th</sup> century floral greenhouses at current day 303 and 309 Lafayette Avenue and a tree farm within the bounds of the Elm Ridge Subdivision development. A small general store existed in the vicinity of 205 Lafayette until the Great Depression-era.

The extant neighborhood retains a high percentage of its original rural character. The name Lafayette Heights appears to have been stricken from the local public lexicon when the initiative to develop Lumpkin Heights commenced in the early 20<sup>th</sup> century. Although historically inaccurate, Lafayette Heights has been commonly referred to as part of Lumpkin Heights for in excess of one hundred years.

<sup>10</sup> "Figures of Population," *Journal Gazette* (Mattoon, Illinois), 10 November 1911.

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## Development of LaFayette Heights

In 1851, George Curyea purchased 120 acres of land in the southwest quarter of the southeast quarter, and the southern half of the southwest quarter, of Section 18 in Lafayette Township. The western boundary of that original tract of land would line up with the eastern limit of the city of Mattoon when it formed in 1855. Along the northern boundary of the Curyea land was one of two main roads heading east out of the Mattoon. The road, referred to as Kickapoo Road early on, at times referred to as Lafayette Road, and officially name Lafayette Avenue, headed east and then turned south to link with the Shelbyville-Paris Road, or State Road, created in 1831.<sup>11</sup>

Curyea, who owned land throughout Coles County, soon sold 80 acres in the southern half of the southwest quarter, retaining the easternmost 40 acres in the southeast quarter, and it was there that he built a home in 1871 (Figure 6). The house, located at 5 Lafayette Avenue, was built in the Second Empire style. Curyea passed away in 1892 and his widow, Melvina, died in 1897, but the Curyea House, having passed through a series of owners and a brief stint as the Moose Lodge, still stands, and with the exception of a pre-World War II addition on its southwest corner, retains its historic integrity and is a point of pride for the community.

The eighty acres of land sold by Curyea, lying south of the public highway known as Kickapoo/Lafayette Road, was parceled off and sold and a rural neighborhood began to form. By the mid-1890s, the neighborhood had become widely known as Lafayette Heights. The Mattoon City Council annexed the land into the city of Mattoon and officially named the highway Lafayette Avenue on 18 August 1897.<sup>12</sup>

The 1880 U.S. Census lists ten residents in this new neighborhood, and of the ten residents, six were farmers, one identified as a farm laborer, and one resident was listed as a gardener. Early land ownership maps show irregular and changing parcels of land, indicative of a rural neighborhood, as owners grabbed up land as it became available and they could afford to do so, or sold off land, probably for the profit or necessity. The neighborhood still bears vestiges of the early farm community with irregular lots, deep setbacks, and a few homes built during the formative period, including the Curyea house at 5 Lafayette Avenue, a 1907 Queen Anne style home at 321 Lafayette Avenue, a 1915 Queen Anne at 115 Lafayette Avenue, and a 1915 Craftsman at 205 Lafayette Avenue. Also remaining are the lingering footprints of early homes and farm operations, and one outbuilding located at what is now 44 Elm Ridge, a small, four stalled, gabled-roof horse barn, which is still in use today. The barn has been recently sided with inappropriate material and does not contribute to the district.

In 1896, the City of Mattoon, in an effort to lure the Illinois Grand Lodge of Odd Fellows to build a home for the aged on land to the east and south of the Curyea home, promised to annex the land, which included LaFayette Heights, and agreed to extend sewer and water lines, build a paved street, provide free electric lights for fifty years, provide free fire protection, arrange for cheaper railroad fees until a \$2,500 savings on freight was realized, install streetlights, and provide a tax exemption for the 40 acres of farm land. The offer was accepted, the cornerstone for the new home for the aged was laid in 1898, and when the facility opened in March 1899, it included a working dairy and farm, complete with cottages for the farm caretaker and other staff.<sup>13</sup> (The home, which was later razed for a larger facility, was located just east of the district's boundaries.)

Several area farmers settled on Lafayette Heights during the neighborhood's formative years, 1871-1914, contributing to the agricultural setting. The first was George Curyea. Curyea, born in Pennsylvania in 1812,

<sup>11</sup> "Kirchgraber & Son ad," *Mattoon Commercial* (Mattoon, Illinois), 27 February 1879.

<sup>12</sup> "Ordinance No. 176," *Mattoon Gazette* (Mattoon, Illinois), 24 August 1897.

<sup>13</sup> "IOOF Home Big Industry for Mattoon," *Daily Journal-Gazette and Commercial-Star* (Mattoon, Illinois), 22 June 1936.

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began purchasing hundreds of acres of land in Mattoon and Lafayette Townships in Coles County shortly after arriving in the county in the 1840s, before settling on what would become Lafayette Heights. He was a cattleman and a wheat farmer.

Another of the earliest inhabitants, Johan Kirchgraber purchased ten acres of land formerly owned by Curyea and opened a nursery on Lafayette Avenue in 1874. A florist by trade, Kirchgraber was born in Germany and, after immigrating to the United States, settled near Marshall, Illinois, from where he enlisted in the 79<sup>th</sup> Illinois Infantry Regiment during the Civil War. After the war, he settled in Mattoon, eventually purchasing land to start his nursery. In 1877, Kirchgraber moved greenhouses from another location to his nursery on Kickapoo/Lafayette Road, eventually owning seventeen acres, with five greenhouses covering 10,000 square feet alongside the nursery.<sup>14</sup> Johan Kirchgraber's son Abraham joined the business and, after Johan's death in 1905, continued to run the business on Lafayette Heights until he retired in the late-1930s. The Kirchgraber home, located approximately where 303 Lafayette Avenue is today, no longer exists but some evidence of the Kirchgraber enterprise, a horse barn which was more than likely part of the nursery business, still stands south of the home (on what is now 44 Elm Ridge) along with a brick path that was part of the nursery landscape. Upon retiring, Abraham Kirchgraber sold the property to Horace Checkley who developed the former nursery into Elm Ridge Subdivision.<sup>15</sup>

Benjamin B. Shinn purchased 350 acres of land in Coles County and eventually settled on Lafayette Avenue on the land east of the Kirchgraber nursery. Shinn was a successful farmer and after retiring from farming in the 1890s, he served on various boards and remained involved in agriculture.<sup>16</sup>

The Lafayette Poultry Farm, owned by Clifford Clegg, was located between the Shinn and Curyea farms on land owned by Clegg's father, Thomas, and was in operation for about five years, beginning in 1902.<sup>17</sup> A couple of decades later, the Rittenhouse Hatchery, owned by Howard A. Rittenhouse, began operating at 501 Lafayette Avenue and remained in operation until the death of Mrs. Rittenhouse in 1946.<sup>18</sup> Additionally, James Sharp, a locomotive engineer, sold bee-keeping supplies from his house at 321 Lafayette Avenue during the 1930s.<sup>19</sup>

Retired farmer Joseph S. Hayes opened a grocery store next to his home just east of the Kirchgraber nursery at what was then 221 Lafayette around 1914. The store served as the polling place for Lafayette Township's third precinct and it remained in operation for fifteen years.<sup>20</sup>

In 1927, Chicago businessman Christian Pfund and his wife opened a nursery west of the Kirchgraber nursery at 317 Lafayette Avenue. The Pfunds were noted for their four-acre larkspur garden and for their elm trees.<sup>21</sup>

By the mid-20<sup>th</sup> century, farmers were no longer the principal property owners on Lafayette Heights. Of the heads of the various households listed on the 1940 census, only two claimed that status, one being Abraham Kirchgraber, the florist and nursery owner, by then retired, and Theodore Parker who had a truck farm at 53 Lafayette Avenue, contemporarily the vacant lots at 61 Lafayette Avenue, near the Curyea home. Heading up

<sup>14</sup> "Kirchgraber Is No More," *Journal Gazette* (Mattoon, Illinois), 31 March 1905.

<sup>15</sup> "Announcement," *Journal Gazette* (Mattoon, Illinois), 13 April 1938.

<sup>16</sup> "Biographical Sketch of B. B. Shinn," *Access Genealogy*, last modified 19 October 2011, <https://www.accessgenealogy.com/illinois/biographical-sketch-of-b-b-shinn.htm>.

<sup>17</sup> "Chicken Thieves Make Rich Haul," *Journal Gazette* (Mattoon, Illinois), 8 January 1906.

<sup>18</sup> "Rittenhouse Hatchery ad," *Journal Gazette* (Mattoon, Illinois), 1 May 1930.

<sup>19</sup> "The Honey Season ad," *Journal Gazette* (Mattoon, Illinois), 24 May 1930.

<sup>20</sup> "Joseph S. Hayes Is Dead at 83," *Journal Gazette* (Mattoon, Illinois), 22 August 1934.

<sup>21</sup> "Mattoon Man Has Four Acres of Larkspur," *Journal Gazette* (Mattoon, Illinois), 8 September 1927.

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the other households were two oil company employees, four railroad employees, two salesmen, and a corporate executive, Richard Adamson Lumpkin.

In 1924, a local contractor named Alva Sanders purchased the Curyea home at 5 Lafayette Avenue and with his son-in-law, John Cantlon Jr., built a home on the east side of the property for Cantlon and his family. The Cantlons sold the house, listed as 1 Lafayette Avenue, to local businessman E. Leo Smith in 1932. When Smith transferred to Indianapolis in 1937, he sold the house to Richard Adamson Lumpkin, president of the family-owned Illinois Consolidated Telephone Company in Mattoon, Illinois.

Richard Adamson Lumpkin and his wife, Mollie, reconfigured the house at 1 Lafayette Avenue in the early 1940s, with the principal work being the removal of the west wing and its replacement with a new, two-story west wing containing four rooms.<sup>22</sup> During the remodeling, the original west wing was being relocated to the back of the property for other use and fell from a wagon approximately 75 feet from the southeast corner of the house. The structure, now the guest/garden house, remains at that location. The Lumpkins remained in the home until they passed away, Richard in 1989, and Mollie in 1991. It is currently owned by Mattoon City Commissioner Preston Owen and his wife, Angela.<sup>23</sup>

The Cantlons moved into the Curyea home at 5 Lafayette Avenue with the Sanders in 1932 and remained in the home for 20 years. The house was purchased by William Hamel Sr., publisher of the local newspaper, in the early 1950s, and after Hamel's death it was purchased by Dr. Richard Bloss, associate professor of political science at Eastern Illinois University. Richard Adamson Lumpkin's son, Richard Anthony Lumpkin, and his wife purchased the home from Dr. Bloss in 1968.<sup>24</sup>

The Curyea house was the second home purchased by Richard and Gail Lumpkin after their marriage in 1964, the first was located at 15 Elm Ridge. The Lumpkins were honored for restoration of the Curyea house by the Coles County Regional Planning Commission in 1982. Gail Lumpkin passed away in 2000, but the home is still under the ownership of Richard Anthony Lumpkin.

The few surviving homes of the earlier period, the Curyea home, the Colonial Revival at 1 Lafayette Avenue, the Queen Annes, and a couple of Craftsman style homes are reminders of the earliest inhabitants in the neighborhood.

As two new neighborhoods, Lumpkin Heights and Elm Ridge Subdivision, developed around Lafayette Heights and a newly constructed four-lane route redirected a good deal of traffic from Lafayette Avenue in the early 1960s, the area lost its prominence as a major transportation artery and seemed to become more of an extension of the newer neighborhoods. The name Lafayette Heights faded along with the agricultural landscape, but new landscape developed, less rural and more suburban, still rich in architecture as well as history.

### **LUMPKIN HEIGHTS (1914-1960)**

Lumpkin Heights, as initially developed, represents the Early Automobile Suburb. The neighborhood is laid out rectilinearly and possesses a central avenue, Wabash, which features a 1914 brick street of intermediate width, concrete curbs and sidewalks and a deciduous, tree-lined right-of-way. The Wabash Avenue blocks between Logan and 4<sup>th</sup> Streets contain only single primary residences oriented facing Wabash Avenue. The lot sizes in this area are exceptionally wider than in the rest of the neighborhood and are occupied by more up-scale houses.

<sup>22</sup> "Building Activity Booming In Mattoon," *Journal Gazette* (Mattoon, Illinois), 11 May 1940.

<sup>23</sup> Angela Owen, email message to Carolyn Cloyd, 16 May 2017.

<sup>24</sup> "The Business Beat," *Journal Gazette* (Mattoon, Illinois), 03 September 1968.



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Planned open space is evident in Lumpkin Heights. Since the development's origins in 1914, the southern Wabash block between Logan and Division Streets has remained undeveloped except for occasional tree plantings. This space is informally referred to as Lumpkin Park and remains a property overseen by a Lumpkin Family Trust. Wabash Avenue urban furniture, such as gateways at Logan and 6<sup>th</sup> Streets and decorative lamp posts, pays homage to features associated with City Beautiful urban planning movement of the late 19<sup>th</sup> century.

### **Development of Lumpkin Heights**

In June 1901, Dr. William Cutler Lumpkin and his wife, Besse Adamson Lumpkin, purchased 120 acres of farmland from the estate of Judge Abner and Nancy Peterson just east of the city of Mattoon in Section 18 of Lafayette Township. Three years later, the Lumpkins platted and sold forty acres in the south half of the northwest quarter in an addition to the city of Mattoon named Urban Heights.<sup>25</sup> In 1912, the Lumpkins announced plans to build a home to be located in a new addition the Lumpkins planned to develop on the other 60 acres from the Peterson estate. The addition, sitting east of the city of Mattoon and encompassing the north half of the southwest corner of Section 18 of Lafayette Township, would become known as Lumpkin Heights.

William and Besse Lumpkin were leaders and innovators of industry and community development. William's father, Dr. Iverson Allen Lumpkin, a dentist, began the Mattoon Telephone Company in 1894. William Lumpkin, also a dentist, created the Coles County Telephone and Telegraph Company providing long distance service to Mattoon customers and service to surrounding areas, which eventually merged with the Mattoon Telephone Company. The company was successful and in 1906 Lumpkin left his dental practice to devote himself to the telephone company. Upon the death of William Lumpkin in an accident in 1924, his son, Richard Adamson Lumpkin, became general manager. The company, now known as Consolidated Communications, is in its 123<sup>rd</sup> year, and is still headquartered in Mattoon.<sup>26</sup>

The Lumpkin addition, bordered on the south by Lafayette Avenue, on the west by 6<sup>th</sup> Street, on the north by Broadway Avenue, and on the east by Logan Street, was surveyed and lots were platted in early 1914. The A. C. Loomis Company, owned by Arthur Cornelius Loomis, one time city engineer and local contractor, began work on drainage, grading, paving, and sidewalks. The Loomis contract called for Wabash and Charleston Avenues to be extended.<sup>27</sup> The local newspaper reported the Lumpkins were to pay the \$30,000 cost of the improvements to the subdivision, including the expense of building paved streets stretching throughout the subdivision.<sup>28</sup>

The addition was laid out in the style of an early automobile suburb. Along with their vision for the future of communications, which manifested in their successful investment in the telephone industry, the Lumpkins were early automobile enthusiasts. When William and Besse Lumpkin went to Chicago to purchase an automobile, a "red devil," in 1905, it and subsequent sightings of the family in the auto about town were newsworthy events.<sup>29</sup> The societal emergence of the automobile afforded the industrious Lumpkins mobility and freedom and undoubtedly figured into the location of the new addition in which they would make their home. The addition was just east of the city limits and just north of one of two main roads, Lafayette Avenue, providing eastern access to the city.

<sup>25</sup> "Sale a Success," *Mattoon Daily Journal* (Mattoon, Illinois), 10 June 1904.

<sup>26</sup> "History," *Consolidated Communications*, 13 May 2017, <https://www.consolidated.com/about-us/history>.

<sup>27</sup> "Contract Given to the Loomis Co.," *Journal Gazette* (Mattoon, Illinois), 3 April 1914.

<sup>28</sup> "Cost Of Improvements In City This Year \$750,000," *Journal Gazette* (Mattoon, Illinois), 26 November 1914.

<sup>29</sup> "To Purchase An Auto," *Journal Gazette* (Mattoon, Illinois), 8 March 1905.

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Designed in a grid pattern, the focus of the Lumpkin neighborhood was the brick-paved Wabash Avenue, stretching east from the Mattoon city limit at 6<sup>th</sup> Street to Logan Street, with Logan extending south from Lumpkin Heights to Lafayette Avenue. The brick street was laid by hand by employees of the A.C. Loomis Company. Bricks at each intersection were placed diagonally to prevent them being overturned by the steel wheels on horse-drawn wagons or automobiles when turning corners.<sup>30</sup> The avenue was wide enough to accommodate the burgeoning use of automobiles, with curb cuts for driveways, and spacious, uniform lots that were 50 feet wide and 140 feet deep. Ornamental gates and brick gateposts guarded the entryways, protecting the neighborhood from undue and unwanted traffic on the street.

Work on the Lumpkin's home at 101 Wabash Avenue began in the summer of 1914. The Lumpkin home and lawn occupied an entire block with the house fronting on Wabash, and the back of the house facing Lafayette Avenue. Designed by Champaign, Illinois, architect Archie Hubbard, and built in the Italian Renaissance style, it was described as being duplicate in appearance on the front and back sides, with a "garage extension on the west side, and sun porches and sleeping parlor on the east."<sup>31</sup>

Work also began on a second home in the new addition. Local businessman Sidney Katz, co-owner and proprietor of Katz & Son Clothier in downtown Mattoon, purchased a lot at 201 Wabash Avenue and planned to build a "magnificent home."<sup>32</sup> The home, when built, was Tudor Revival in style and included a detached garage. Mr. and Mrs. Katz were the first occupants of the new Lumpkin addition, moving into the house in August 1914 before heading to Mackinac Island for the "hay fever season." The Lumpkins moved into their new home in early December.<sup>33, 34</sup> For a time, the Lumpkin home, which once featured an in-ground pool, was considered the finest house in the Mattoon area, and the townspeople would tour Wabash Avenue just to see it.<sup>35</sup>

One block, on the south side of Wabash Avenue, from Logan Street west to 1<sup>st</sup> Division Street, was never developed for sale and became the unofficial Lumpkin Park; enhancing the feeling of community. Adding to the inviting ambience of the new neighborhood, the Lumpkins purchased and planted 200 hundred elm trees, transporting them by "farm platform wagons drawn by an auto truck," in November.<sup>36</sup> In July 1915, the subdivision was formally referred to as Lumpkin Heights<sup>37</sup> and a plat map of the area was entered into the county records.<sup>38</sup>

Although the Lumpkins used the services of local real estate agents such as Fred Harris, Jacob Stump Jr., and broker and contractor James W. Mason to buy and sell lots, they were part of the growing trend of operative builders, controlling the growth of the subdivision by building and selling homes. The Lumpkins engaged a sales agent from Indianapolis E. I. Wagner to expedite sales and held a grand opening sale in Lumpkin Heights in June 1920. Advertising for a grand opening sale of lots in Lumpkin Heights (Figure 7) touted the advantages to living in Lumpkin Heights. Besides the affordability of the payment plans, Lumpkin Heights offered a good location and all of the advantages of living in the city of Mattoon, "water, gas, drainage, paved streets, city car

<sup>30</sup> David Knauss, interview, 31 May 2017.

<sup>31</sup> "Contract Let For Lumpkin Dwelling," *Journal Gazette* (Mattoon, Illinois), 22 June 1914.

<sup>32</sup> "New Residence Property," *Journal Gazette* (Mattoon, Illinois), 20 April 1914.

<sup>33</sup> "Into New Home," *Journal Gazette* (Mattoon, Illinois), 7 August 1914.

<sup>34</sup> "Into New Home," *Journal Gazette* (Mattoon, Illinois), 9 December 1914.

<sup>35</sup> Ken Wooddell, interview, 31 May 2017.

<sup>36</sup> "Transplanting Large Trees," *Journal Gazette* (Mattoon, Illinois), 25 November 1914.

<sup>37</sup> "Lumpkin Heights," *Journal Gazette* (Mattoon, Illinois), 3 July 1915.

<sup>38</sup> "Instruments Filed On County Records," *Journal Gazette* (Mattoon, Illinois), 23 July 1915.

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service, and city schools,” without having to pay the taxes.<sup>39</sup> Advertising also noted “slight” restrictions in that houses had to be set back thirty-five feet from the property line in front, and houses had to be valued at \$2,500 or more in order to protect property values.<sup>40</sup>

The names of homebuilders drawn into the neighborhood were those of industry and community leaders, and often appeared alongside the name Lumpkin in the society column. The publisher of the local newspaper, William B. Hamel Sr., made his home on Wabash Avenue in 1929, for example. William Sawin, owner of Sawin-Jones dry good store, built a home in eyeshot of the Lumpkin home in 1915. Railroad engineers, Henry Osburn and Walter Baker, the “airline pilots of their day,”<sup>41</sup> built homes at 4 Wabash and at 112 Wabash, respectively. And Sethar Evans, loan manager for Mattoon Building and Loan, built his home on the opposite corner of the intersection from the Lumpkins at 78 Wabash.

Ornamental electric lights completed the visual appeal of Lumpkin Heights in 1923. Sixteen ornamental streetlights with white globes were purchased by the residents of the neighborhood and installed by the City of Mattoon. The cost of installation of the lights was covered by the Lumpkins. Four lights were placed atop four red brick gateposts located at the entrances to Wabash Avenue at 6<sup>th</sup> and Logan Streets, and two streetlights were placed diagonally at each of the six intersections. The lights were turned on in late December 1923.

After the death of William Lumpkin in 1924 his son Richard Adamson Lumpkin began actively participating in the building and sales of homes in the subdivision, building a number of speculative homes along Wabash.<sup>42</sup> In 1925, Richard and his wife, Mollie, built their first home at 58 Wabash, a Spanish Revival residence that remains one of less than a half dozen of that style in Mattoon. Another house of note is a 1915 Craftsman house and garage built by the contractor James Mason at 320 Wabash Avenue. The home is a Sears Osborn kit home.

A two-story brick Colonial Revival home is sited at 208 Wabash Avenue. The home was built in 1929 by J. Sam Miller, owner of Miller Motor Car Company. Designed by Champaign, Illinois based architect George Ramey, the design included an attached, multiple-car garage, an unusual feature for the period.

Everett F. Kent, owner of Kent Lumber and Coal Company built a Colonial Revival home at 309 Wabash Avenue in 1934. The newspaper noted it was the first house in Mattoon to be both insulated and air-conditioned.<sup>43</sup>

The Mid Century Modern home at 321 Wabash Avenue was built by Drs. Otto and Anna Weiss in 1951. Otto and Anna Weiss, natives of Austria, immigrated to the United States to escape persecution by the Nazi regime after Kristallnacht, the “Night of the Broken Glass,” in November 1938.

An asymmetrical Mid-century, Contemporary style home with slant and flat roofs is located at 121 Charleston Avenue. Built by Paul Rose Sr. in 1954, it is the only home built in that architectural style in Mattoon. Three Craftsman style homes were built on Charleston Avenue during the initial development phase of Lumpkin Heights, one at 79 built in 1923, one at 409 in 1924 and one at 205 built in 1934. Otherwise, the Charleston Avenue section of Lumpkin Heights is by-and-large post-World War II development. A building boom beginning in 1950 saw the construction of 14 homes on the south side of Charleston Avenue from 1<sup>st</sup> Street to 6<sup>th</sup> Street, including the Rose house.

<sup>39</sup> “Grand Opening Sale ad,” *Journal Gazette* (Mattoon, Illinois), 4 June 1920.

<sup>40</sup> “Grand Opening Sale ad,” *Journal Gazette* (Mattoon, Illinois), 11 June 1920.

<sup>41</sup> Tim Gover, Mayor, City of Mattoon, interview by Stephen A. Thompson, 23 May 2017.

<sup>42</sup> Richard Anthony Lumpkin, email message to Carolyn Cloyd, 30 May 2017.

<sup>43</sup> “E.F. Kent Starts Modern New Home,” *Journal Gazette* (Mattoon, Illinois), 30 July 1934.

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### Manor Apartments

In 1949, an apartment building opened at 520 Wabash Avenue in Lumpkin Heights. The sole exception to the single-family homes in Lumpkin Heights, the fifteen-unit apartment block was built by the Mattoon Homes Association through the oversight of the Housing Authority of Coles County in response to the national housing shortage that began in the 1930s. Available land of sufficient size for two apartment buildings, and in a suitable location, was identified in Lumpkin Heights and purchased from Besse Lumpkin, one apartment building never materialized. The apartments were offered to veterans of World War II for a thirty-day period before they were offered to the public.<sup>44</sup> The building was open for public inspection in July 1949. The Housing Authority of Coles County (now the Coles County Housing Authority) sold Manor Apartments into private ownership in 1972. The Housing Authority focus became low-income housing and Manor Apartments did not fit the criteria.<sup>45</sup>

At the conclusion of World War II, the U.S. residential housing market was severely lacking in rental properties for U.S. servicemen and women returning to the domestic landscape. The need was not necessarily for low-income housing, but rentals for ex-GIs who had not selected communities for long-term settlement, were still in job training or educational institutions and whose ultimate earning prowess related to permanent home purchase had not been established.<sup>46</sup> To mitigate the housing shortage, the federal government instituted housing mortgage programs, usually available to public sector or not-for-profit developers, which allowed for the construction of individual residences, row house or walk-up type apartments. For apartment complexes, small projects were encouraged, 8-36 two bedroom units, with a mortgage guarantee cap of \$200,000.<sup>47</sup> One of these types of Federal Housing Administration (FHA) projects took place at 520 Wabash Avenue in the Mattoon's Lumpkin Heights neighborhood, a building that yet carries the name of Manor Apartments.

The origins of the Manor Apartment Building date to 1944 when the Housing Authority of Coles County (HACC) received a \$49,000 grant through the Illinois State Housing Board (ISHB) to improve housing in Coles County. In January of 1947, the not-for profit Mattoon Homes Association (MHA) was created to secure additional funding for the project from mortgages insured by the FHA and to oversee actual execution of the project, which was originally intended to construct two identical, three level, four and one half room, 15 unit apartment buildings. One building at 520 Wabash Avenue and the other on the lots that contemporarily occupy the southeast corner of the intersection of Charleston Avenue and 6<sup>th</sup> Street. The construction of the latter building was canceled in 1948 because the final ISHB grant, approved FHA mortgages and supplemental FHA funding under FHA Project #072-40011 totaling approximately \$180,000 only covered land acquisition and construction costs for one building.<sup>48</sup>

By September of 1947, it was announced that plans and specifications for the two buildings, generated by project designers and construction managers, Engineering Service Corporation out of Decatur, Illinois, had been approved by the FHA; construction start was imminent and would take approximately twelve months to execute. Board secretary of both the HACC and MHA George Gilkerson stated, "This project is the single biggest thing (development) in Mattoon except for the industrial plants. Mattoon just doesn't have anything like it." Gilkerson also relayed, "Under FHA regulations, finished apartments will be held for 30 days for veteran

<sup>44</sup> "Announcement By The Mattoon Homes Association," *Journal Gazette* (Mattoon, Illinois), 21 June 1949.

<sup>45</sup> "\$110,000 Bid For Manor Apartments," *Journal Gazette* (Mattoon, Illinois), 19 July 1972.

<sup>46</sup> *Rental Housing for Veterans*, (Washington, D.C.: U.S. Government Printing Office, 1946), 1.

<sup>47</sup> *Ibid*, 11.

<sup>48</sup> Housing Authority of Coles County, *Board Meeting Minutes*, 13 August 1948.

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applicants and that a manager would be appointed to handle rentals and operations.” “The Mattoon Homes Association will be the owner, builder and operator.”<sup>49</sup>

Construction of the Manor Apartment Building began in November of 1947. The building was designed by Engineer Services Corporation architect and project manager Frank E. Holmstrand. The design of the building was L-shaped, two-stories with an English Basement executed in a Neo-traditional, Contemporary style paying homage to the Art Deco and Streamlined/Art Moderne styles made popular in the preceding decades. The Contemporary minimalism design employed perhaps had much to do with FHA’s favor of traditional, utilitarian design policies and the limited funding available for the project. The Manor Apartment Building was substantially completed by July of 1949, at which time the Mattoon Homes Association began marketing the individual rental units. The first tenants began occupying finished apartments shortly thereafter.

Management and operations of the Manor Apartment Building remained under the oversight of the MHA until 1960, when the FHA insured mortgages had been paid off. At that time, the property was transferred to the HACC. The property continued to be managed by the HACC until the early 1970s when U.S. Department of Housing and Urban Development (HUD) policies shifted to the subsidizing of low-income housing, for which Manor Apartments did not meet the HUD criteria. The rechristened Coles County Housing Authority divested from the property in 1972 when it was sold to private real estate investors.<sup>50</sup> The building ownership structure was subsequently converted to a condominium co-op model of which a majority of the units continue to function contemporarily. In recent years, a single investor has been acquiring individual condos when put up for sale. Those units have reverted to the original form of rental management.

### **ELM RIDGE (1938-1953)**

Although largely completed before the onset of World War II, the Elm Ridge Subdivision is characteristic of the Post-World War II suburb. The neighborhood exhibits a curvilinear/oval plan (Figure 8) that appears to have its roots in very early FHA development programs in which large-scale neighborhoods were built by a single developer, a shift from the practice of individuals buying a lot in a neighborhood with an uncertain development future. The latter practice is very evident throughout the Lumpkin Heights development area, whereas Elm Ridge development evidences the FHA strategy. Many of the neighborhood’s post-war residences (14, 23, 26, 28, 31, 37, 43, 49 and 50) are ranch houses with integrated garages. Infrastructure and urban furniture attributes of Elm Ridge include a very small neighborhood park, three street lamps, and limestone gateways capped by ornamental lamps at the neighborhood entrance off Lafayette Avenue.

### **Development of Elm Ridge**

The late 1930s provided the Mattoon area an economic upswing. Southern Illinois towns were prospering in the wake of a moderate oil boom, and Mattoon shared in the success. Producing wells had been drilled on the outskirts of the city, but more beneficial to Mattoon was the influx of industry and people. Shrewd lobbying on the part of the secretary of the Association of Commerce, Howard G. Seldomridge, resulted in several major oil company offices locating in Mattoon, and in bringing workers and families to the community. The population

<sup>49</sup> E. Virgil Hinshaw, “\$250,000 Housing Project for City! 2 Apartment Buildings to be Erected,” (*Mattoon Daily Journal Gazette*, 11 September 1947), 1.

<sup>50</sup> “\$110,000 Bid for Manor Apartments,” (*Mattoon Journal Gazette*, 19 July 1972), 3.

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of Mattoon increased from 15,631 at the beginning of the boom to 17,530 in 1940, and a need for additional housing increased with it.<sup>51</sup>

Local land developer and businessman Horace R. Checkley, owner of the H.R. Checkley Insurance and Real Estate agency, anticipated the need for housing due in part to the slowdown the housing industry suffered during the Great Depression and to the inflow of people moving into the community as the local oil industry flourished. In 1937, Checkley began developing a 16-acre tract of land he had purchased on the south side of Lafayette Avenue on Mattoon's east side to create a new residential subdivision. Situated where the Abraham Kirchgraber and Christian Pfund nurseries recently existed, the land was cleared of approximately 5,000 elm trees, surveyed and platted. Checkley called the new development the Elm Ridge Addition.<sup>52</sup>

On March 5, 1938, Horace Checkley presented the Mattoon City Commission a plat of the Elm Ridge Addition (Figure 8) and deeded the land for the street within the new development to the City. The Commission formally accepted the plat and the deed on March 8. An ordinance was passed incorporating the subdivision into the city of Mattoon.<sup>53</sup>

The deed for the new Elm Ridge Addition included several restrictive covenants ensuring a quality of life in the new neighborhood. Restrictions included; the placement of homes and out buildings so as not to infringe on other property, houses were to have a 35-foot setback, garages could be no larger than to allow two cars, no trailers or temporary structures could be permanently placed in Elm Ridge, front-yard fences were not acceptable, added sidewalks had to conform to existing walkways, no offensive trades could be carried out in Elm Ridge and no livestock or poultry could be kept at any residence.

The deed also held a racially restrictive covenant that "no member of the negro race" could own a lot or home in the subdivision. Regrettable in retrospect, the covenant was a standard housing development restriction from the era and was acceptable under FHA guidelines implemented throughout the country. In Chicago, for example, the 1947 Chicago Real Estate Board espoused the inclusion of legally binding covenants for land parcels that precluded African Americans "from using, occupying, buying, leasing, or receiving property" in the designated locations.<sup>54</sup> The use of racially motivated covenants was so common that in 1937 a national magazine highlighted 10 communities with a "shield of honor" for using such racial-restrictions to "protect the community," and cited that in Chicago and Los Angeles, 80 percent of property development included restrictive covenants excluded African Americans from ownership. In the landmark case *Shelley v. Kraemer* the Supreme Court ruled that racially restrictive covenants were discriminatory and unenforceable by the courts in 1948.<sup>55</sup>

Work on the new subdivision began in March 1938, with the City of Mattoon enlisting the services of the Works Progress Administration (WPA) to build infrastructure. WPA workers began grading, laying sanitary/storm sewers and water lines, and building the street with associated concrete curbs and gutters. Checkley footed the bill for material and non-labor expenses. Federal appropriations procured by the local WPA funded the labor costs for the infrastructure work.

<sup>51</sup> "Tribune Story Tells Growth of Mattoon," *Journal Gazette* (Mattoon, Illinois), 5 November 1940.

<sup>52</sup> "Elm Ridge, New Addition, Begun 6 Months Ago," *Journal Gazette* (Mattoon, Illinois), 10 September 1938.

<sup>53</sup> Ibid.

<sup>54</sup> "Racial Restrictive Covenants on Chicago's South Side in 1947," *Encyclopedia of Chicago*, last modified 03 June 2017, <http://www.encyclopedia.chicagohistory.org/pages/1761.html>

<sup>55</sup> "Historical Shift from Explicit to Implicit Policies Affecting Housing Segregation in Eastern Massachusetts," *The Fair Housing Center of Greater Boston*, last modified 03 June 2017, <http://www.bostonfairhousing.org/timeline/1920s1948-Restrictive-Covenants.html>

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The lots and street, which consisted of a 380-foot paved driveway with an entrance on Lafayette Avenue leading to a 2,600-foot paved oval street that circled through the neighborhood, were surveyed and designed by local engineer Oakley W. Starbuck of the Starbuck Engineering Company.<sup>56</sup> Starbuck, a Mattoon native, had been engaged in engineering work for the City of Mattoon and as the Coles county superintendent of highways, and started the engineering firm in 1925. The subdivision was laid out according to FHA guidelines, with a simple, yet attractive cul-de-sac design to discourage through traffic and cultivate a sense of privacy and community. Forty-eight lots of varying sizes were located on the inside and outside of the oval street, along with the necessary infrastructure to support the anticipated residences. The design included a small open space for a park on the north end of the oval.

On April 13, 1938, Horace Checkley placed a notice in the local newspaper announcing that his Elm Ridge Addition would soon open. The notice highlighted forty-eight “beautiful home sites” for potential homebuilders, and utilized the tagline, “Build in 1938.”<sup>57</sup>

Home building started shortly after the land was cleared and construction of the street had begun. The first home to grace the subdivision was a Modern, Minimal Traditional style home at 42 Elm Ridge built by Glenn Edward Meyers as an investment. The house, dubbed “The Limestone House” by Checkley due to its distinctive Joliet limestone veneer, was purchased by the vice-president and general manager of the local Hayes Freight Lines trucking firm, H. G. “Steve” Bowen, and his wife in March 1939. Two additional investment homes for Meyers had also been started.<sup>58</sup> Meyers would also make his home in Elm Ridge with a red-brick Colonial Revival house at 48 Elm Ridge, built in 1941.

By December, at least three more homes were in the works at 3 Elm Ridge, 22 Elm Ridge, and 41 Elm Ridge. David J. Dickie and his wife purchased the lot at 3 Elm Ridge and began building that summer. Dickie, a diesel engineer, was the superintendent of the Atlas Imperial Diesel Engine Company plant in Mattoon, which made diesel engines but would soon begin manufacturing ammunition with the advent of World War II. After the war, the plant became Young Radiator Company and remained in business until 1986.<sup>59</sup> The Dickie’s home on Elm Ridge was a two-story, Modern, Minimal Traditional house built from plans found in a magazine.<sup>60</sup> The Dickies moved into their new home in February 1939, becoming the first residents of Elm Ridge.

The house at 41 Elm Ridge served as a display home to highlight the work of several area businesses and for the neighborhood. The builder, Jesse Andrews, owner of J.D. Andrews Company, a lumber, coal, and millwork company, planned to showcase his business within this model house in Elm Ridge. Built with the services of local contractor C. J. Agnew, the Colonial Revival style house featured J.D. Andrews’s millwork and included oak floors throughout the house, a knotty-pine walled recreation room, a fireplace, and a basement.<sup>61</sup> The Sears, Roebuck Associate Store, located in downtown Mattoon and managed by John E. Strecker, supplied building supplies and modern appliances. Nearly 600 people showed up for the first viewing on April 30, 1939.<sup>62</sup> John Strecker and his wife purchased the home.

Elm Ridge opened to the public on September 25, 1938 (Figure 9). Setting the tone for potential buyers, and the curious, were two entry columns made of Joliet limestone matching the veneer of “The Limestone House” at 42

<sup>56</sup> “Subdivision In Mattoon To Be Opened Today,” *Journal Gazette* (Mattoon, Illinois), 25 September 1938.

<sup>57</sup> “Announcement,” *Journal Gazette* (Mattoon, Illinois) 13 April 1938.

<sup>58</sup> “First Of Three Planned For Elm Ridge,” *Journal Gazette* (Mattoon, Illinois), 16 May 1938.

<sup>59</sup> “Odds and Ends...By Bill Hamel,” *Journal Gazette* (Mattoon, Illinois), 08 May 1995.

<sup>60</sup> “Dickie’s New Home,” *Journal Gazette* (Mattoon, Illinois), 16 October 1939.

<sup>61</sup> “J.D. Andrews Demonstration Home ad,” *Journal Gazette* (Mattoon, Illinois), 29 April 1939.

<sup>62</sup> “J.-G. Advertising Called Speedy,” *Journal Gazette* (Mattoon, Illinois), 1 May 1939.



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Elm Ridge, installed at the entrance of the subdivision.<sup>63</sup> Trees had been planted throughout the subdivision, and elm trees lined the entrance boulevard leading to the appealing and unique new neighborhood.<sup>64</sup> In April 1938, at the request of the residents, the Mattoon City Commission directed Central Illinois Power Service, the local power company, to install three streetlights in Elm Ridge.<sup>65</sup> The concrete lamppost streetlights had been in use elsewhere in the city and were to be redirected to Elm Ridge. In June 1940, Central Illinois Power Service started work extending a gas main 1,400 feet to Elm Ridge, providing homes with gas heat.<sup>66</sup> In late 1941, the U.S. Post Office granted the residents of Elm Ridge home mail delivery.<sup>67</sup>

With the creation of Elm Ridge Subdivision complete, H. R. Checkley focused on selling it, offering a complete package to potential buyers, emphasizing the pleasant surroundings on the “finest building sites,” wide lots for “plenty of elbow room,” building restrictions to “protect your investment,” and the affordability of FHA loans inviting potential home owners to build the “F.H.A. Way.” He also offered an architectural plan service to aid new buyers in choosing the right style home.<sup>68</sup> The service was administered by his son, David Milton Checkley, a 1940 graduate of the University of Illinois, School of Architecture. David Checkley would oversee the plan service element of the Checkley real estate enterprise from 1938 to 1941.<sup>69</sup> By June 1941, the 30<sup>th</sup> home was being built in Elm Ridge, and Horace Checkley was planning a second subdivision on the northwest side of Mattoon called Westwood.

Horace Checkley was one of the earliest and most prolific land developers in the Coles County area. Elm Ridge Subdivision was the first of six residential neighborhoods Checkley developed. As the first of the developments, Elm Ridge marked Checkley’s transition from real estate salesman to the role of an operative builder. The FHA standards for neighborhoods, set out to provide the FHA some protection for its investment, provided guidelines for development that supported the streamlined building of neighborhoods through the oversight of one developer to oversee all aspects of growth, from the selection and design of the land, the installation of infrastructure, and the design, building, and selling of homes. This all-encompassing approach to land development was faster and more cost-effective, and the investment of effort, time, and money on the part of the builder guaranteed it would remain a priority.<sup>70</sup>

Fulfilling a growing need for housing, Elm Ridge was affordable, yet upscale, attracting industry and community leaders. Dr. William Podesta, a local dentist, and his wife were two of the earliest residents of the neighborhood in their two-story Colonial Revival home built at 46 Elm Ridge in 1939. Also early residents, Mr. and Mrs. F. S. Schilling, local funeral directors, built a one and a half story Minimal Traditional Cape Cod at 22 Elm Ridge in 1939. Former Mattoon resident Dr. H. W. Long, a retired U.S. Army officer, having returned to Mattoon to open a practice in 1939, built a Colonial Revival style home at 30 Elm Ridge.<sup>71</sup> And in 1940, E. S. Cumbie, an independent oil operator, and his wife purchased a Modern, Minimal Traditional home built by H. R. Checkley at 12 Elm Ridge.<sup>72</sup>

<sup>63</sup> “Mr. And Mrs. Bowen Move To Elm Ridge,” *Journal Gazette* (Mattoon, Illinois), 10 March 1939.

<sup>64</sup> Miss Thompson Writes of Advent Of Oil Industry In Mattoon,” *Journal Gazette* (Mattoon, Illinois), 14 March 1939.

<sup>65</sup> “Two Members of Commission Swap Duties,” *Journal Gazette* (Mattoon, Illinois), 5 April 1939.

<sup>66</sup> “To Extend Gas Main To Elm Ridge,” *Journal Gazette* (Mattoon, Illinois), 8 June 1940.

<sup>67</sup> “Three Sections To Get First City Mail Service,” *Journal Gazette* (Mattoon, Illinois), 30 October 1941.

<sup>68</sup> Various H.R. Checkley Elm Ridge Subdivision ads, *Journal Gazette* (Mattoon, Illinois), 1938.

<sup>69</sup> “Takes Post In Chicago,” *Journal Gazette* (Mattoon, Illinois), 1 July 1940.

<sup>70</sup> “Suburban Landscapes: The Federal Housing Administrations’ Principles for Neighborhood Planning and the Design of Small Houses,” *National Register Publications*, 29 May 2017, [https://www.nps.gov/nr/publications/bulletins/01workshop/sub\\_landsc.htm](https://www.nps.gov/nr/publications/bulletins/01workshop/sub_landsc.htm)

<sup>71</sup> “Dr. H. W. Long Opens Office In Mattoon,” *Journal Gazette* (Mattoon, Illinois), 27 November 1939.

<sup>72</sup> “Independent Oil Man Buys House In Elm Ridge,” *Journal Gazette* (Mattoon, Illinois), 20 September 1940.



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Bearing out the appeal of Elm Ridge, a new member of the Checkley staff, and future business partner, Martin Garbe, a recent University of Illinois graduate, built a two-story Colonial Revival home at 19 Elm Ridge in 1939.<sup>73</sup> In 1951, Checkley's partner in the Checkley-Jacobsen Company, Ivan Jacobsen, built his home, a Colonial Revival Ranch, at 26 Elm Ridge. And Horace and Mildred Checkley also settled in Elm Ridge, in a 1941 Colonial Revival Ranch style house, one of the first Ranch style homes in Mattoon, designed by their son, David Checkley, at 24 Elm Ridge.<sup>74</sup>

H. R. Checkley opened up two lots on the east and west sides of the entrance avenue, bringing the total number of lots in Elm Ridge to 50. A Colonial Revival Ranch was erected on the west side in 1951. In 1952 a Prairie Ranch home went up on the east side. The last house to be completed in the subdivision was Roscoe Storm's Modern, Minimal Traditional Colonial Revival house at 31 Elm Ridge in June of 1953.

The very design of the Elm Ridge Addition lends itself to a sense of seclusion and intimacy, all part of the quaint appeal of the neighborhood. Like its neighbor Lumpkin Heights, Elm Ridge is an architecturally and culturally diverse record of local history.

## **THE ARCHITECTURE OF LUMPKIN HEIGHTS AND ELM RIDGE SUBDIVISION**

The Lumpkin Heights and Elm Ridge Subdivision Historic District includes an extensive collection of late 19<sup>th</sup> and early to mid-20<sup>th</sup> century residential architecture styles and types. The district's resources exhibit a variety form/shape characteristics in an assortment of plan and elevation designs.

Almost 100% of the 144 primary buildings within the district were built as single family dwellings the lone exception being the 1949 multifamily, 15-unit, Manor Apartments building at 520 Wabash Avenue. Most of the primary residences include detached garages/workshops. There are no non-residential related buildings within the district. There are two examples of planned/dedicated open space within the district, the informal Lumpkin Park which encompasses the entire block from Logan and Division Streets between Wabash and Lafayette Avenues and the small Elm Ridge Park located at the interior head of the oval feature within Elm Ridge Subdivision. There are two vacant lots at 61 Lafayette Ave, once occupied by 19<sup>th</sup> century buildings.

The earliest extant building within the district is the 1871 Second Empire George Curyea House located at 4 Lafayette Avenue (Figure 6). Residential development within the district remained constant from the late 19<sup>th</sup> century through the post-World War II era. The most diligent development period of the district being 1914-1960 when the Lumpkin Heights neighborhood and Elm Ridge Subdivision were undertaken by the Lumpkin family and the H.R. Checkley Realty firm who are responsible for the construction of approximately 85% of the district's extant resources. The range of architectural styles during the Lumpkin/Checkley period is substantial, but the most represented styles are 20<sup>th</sup> century revivals and the Modern Movement's Minimal Traditional and Ranch varieties.

## **ARCHITECTURAL PERIODS AND STYLES**

The residential resources within the Lumpkin Heights and Elm Ridge Subdivision Historic District fall under the following general stylistic periods of American architecture: Late Victorian, Late 19<sup>th</sup> and 20<sup>th</sup> Century

<sup>73</sup> "Newcomer," *Journal Gazette* (Mattoon, Illinois), 28 October 1938.

<sup>74</sup> David M. Checkley Jr., email message to Carolyn Cloyd, 11 May 2017.

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Revivals, Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements and Modern Movement. More than a dozen formal residential architectural styles spanning the identified architecture periods are present within the district. Prevailing district styles include; Craftsman, Colonial Revival, Tudor Revival, Minimal Traditional and Ranch.

### **Late Victorian Period**

The Late Victorian Period covers the latter half of the 19th century, a portion of the true reign of Britain's Queen Victoria (1837-1901) for which this era is named. This was a time period in American architecture known for intricate and highly decorative styles such as the Second Empire, Romanesque Revival, Victorian Gothic, Queen Anne, Stick/Eastlake, Shingle, Renaissance Revival and Chateausque. All of these styles are often described as "Victorian" and indeed many buildings of this era borrowed stylistic elements from several styles, and were not pure examples of any.

The Late Victorian Period was a time of growth and change in America. Advances in building technology such as the development of balloon framing and factory-built architectural components made it easier to build larger, more complex and more decorative structures. The expanding railroad system allowed these products to be transported across the country at a more reasonable cost. Heretofore luxury elements could be employed in a wide variety of more modest buildings. It was an expansive time in American culture and the buildings of this period reflect this. Most Victorian styles look to historic precedents for inspiration, but the architectural designs of the era were not exact replicas of those earlier buildings. The tall, steeply roofed, asymmetrical form of Victorian era buildings is based on a medieval prototype, with a variety of stylistic details applied. Elements of the Greek Revival, Gothic Revival, and Italianate styles continued to appear, but often in a more complex form, in combination with one another. New stylistic trends like the Second Empire style, Queen Anne style, Stick/Eastlake style, Romanesque Revival, Renaissance Revival and Chateausque style, borrowed from those previous styles, but offered new shapes, forms and combinations of decorative features.<sup>75</sup>

### *Second Empire Style*

The Second Empire style, also called the French Second Empire style or Mansard style, was an immensely popular style throughout the United States in the 1860s and 1870s. It was used extensively in the northeastern and Midwestern parts of the country. The Second Empire style had its beginnings in France, where it was the chosen style during the reign of Napoleon III (1852-70), France's Second Empire, hence its name. Well-attended exhibitions in Paris in 1855 and 1867 helped to spread Second Empire style to England and then the United States. The style was first seen in America in the 1850s and flourished after the Civil War.

The Second Empire style actually harkens back to an earlier time, the 17th century designs of French architect Francois Mansart, for whom the mansard roof is named. The mansard roof is the key identifying feature of this style and was considered both a fashionable and functional element since it created a fully usable attic space. Second Empire mansions are often elaborately detailed, but many other buildings of this style have only the curving lines of the shingled mansard roof to mark them. Other commonly seen details are a bracketed cornice beneath the mansard roof, round arched windows, decorative dormer windows, an iron crest at the roofline, and columned porches or porticoes.<sup>76</sup>

<sup>75</sup> "Late Victorian Period 1850-1910," *Pennsylvania Architectural Field Guide*, last modified 26 August 2015, <http://www.phmc.state.pa.us/portal/communities/architecture/styles/late-victorian.html>.

<sup>76</sup> "Second Empire/Mansard Style 1860-1900," *Pennsylvania Architectural Field Guide*, last modified 26 August 2015, <http://www.phmc.state.pa.us/portal/communities/architecture/styles/second-empire.html>.

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The 1871 George Curyea House at 5 Lafayette Avenue (Figure 6) in the Lumpkin Heights and Elm Ridge Subdivision Historic District exhibits many of the defining characteristics of the Second Empire style, including a straight mansard roof with hexagonal shingle covering, round and gabled dormer hoods, round arched windows, columned porch and paired entry doors. The Curyea House is the only Second Empire design existing in the city of Mattoon.

### *Queen Anne Style*

High-style Queen Anne architecture typifies upscale residential architecture of the Victorian age. The style was first created and promoted by Richard Norman Shaw and other English architects in the late 19th century. The name refers to the Renaissance style architecture popular during the reign of England's Queen Anne (1702-1714). The Queen Anne style is more closely related to the medieval forms of the preceding Elizabethan and Jacobean eras in England. This style is present in communities across the U.S. in numerous variations of form and detail. It was the most popular style for American houses in the period from 1880 to 1900. The style became popular in the United States through the use of pattern books and the publishing of the first architectural magazine "The American Architect and Building News."

The Queen Anne style evolved from the referenced early English designs to become a distinctly American style with numerous, sometimes regional variations. The use of three dimensional wood trim called spindlework was an American innovation made possible by the technological advances in the mass production of wood trim and the ease of improved railroad transport. While the Queen Anne style can take a variety of forms, certain key elements are commonly found. Queen Anne buildings almost always have a steep roof with cross gables or large dormers, an asymmetrical front façade, and an expansive porch with decorative wood trim. A round or polygonal front corner tower with a conical roof is a distinctive Queen Anne feature on many buildings of this style. Wall surfaces are usually highly decorative with variety of textures from shingles to half timbering, to panels of pebbles or bas relief friezes.<sup>77</sup>

Representative examples of the Queen Anne style in the Lumpkin Heights and Elm Ridge Subdivision Historic District are located along the south side of Lafayette Avenue in the area commonly referred to in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries as Lafayette Heights. The sole contributing Queen Anne resource at 321 Lafayette Avenue exhibits the style's characteristics through a low-pitched roof incorporating cross gables, projecting bays, a full length front porch and multiple wall cladding materials integrating, brick, wood and stucco materials.

### **Late 19<sup>th</sup> and 20<sup>th</sup> Century Revival Period**

The Late 19th Century and Early 20th Century Revival period is sometimes described as the Eclectic Movement in American architecture. The building designs of this era were intended to be more exact versions of earlier architectural styles and traditions. In the preceding architectural periods, elements of various European inspired styles were combined and arranged to create new styles such as Gothic Revival, Italianate and Second Empire. In the Late 19th Century Eclectic or Revival Period, there was a desire to create buildings that were more closely modeled after the original forms that inspired them. Most significantly, for the first time the old buildings of early America were included as the inspiration for architectural style. Interest in American history

<sup>77</sup> "Queen Anne Style 1880-1910," *Pennsylvania Architectural Field Guide*, last modified 26 August 2015, <http://www.phmc.state.pa.us/portal/communities/architecture/styles/queen-anne.html>.

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and a sense of pride in our heritage was spurred by the country's one hundredth birthday celebrated at the Philadelphia Centennial of 1876. This focus on American tradition was continued at the Chicago Columbian Exposition of 1893.

The two most prevalent styles of this period were the Colonial Revival and the Classical Revival which were inspired by early American buildings of the Georgian, Federal, or Greek or Roman Revival styles. Those earlier styles had been designed to incorporate stylistic elements of ancient Greece and Rome, so many of same architectural details are common to all. The larger size and scale, and arrangement of details set the buildings of the later Colonial Revival and Classical Revival apart. The Spanish Revival style, and to some extent the Tudor Revival style, also looked back to the buildings of America's colonial period. The Collegiate Gothic style was developed from the earlier Gothic Revival style and the original Gothic style buildings of Europe. The Beaux Arts style and the Italian Renaissance Revival style were all based on historic European design. This period of architecture was the last to focus on the recreation of past forms; in all the architectural periods to come, the desire to make a new architectural statement took precedence.<sup>78</sup>

### *Colonial Revival Style*

The introduction of the Colonial Revival style was an effort to revisit the Federal and Georgian architecture of America's founding period for design inspiration. Less commonly, the post-Medieval English and Dutch Colonial house forms were an influence on the Colonial Revival style. Like most revival efforts, the Colonial Revival style did not generally produce true copies of earlier styles, although, in the early years of the 20th century (1915-1935) there was a real interest in studying and duplicating Georgian period architecture. Generally, the Colonial Revival style took certain design elements - front façade symmetry, front entrance fanlights and sidelights, pedimented doorways, porches and dormers - and applied them to larger scale buildings. These colonial era details could be combined in a great variety of ways, creating many subtypes within this style.

In the 1940s and 1950s a more simplified version of the Colonial Revival style became popular for homes, usually featuring a two story building, a side-gabled or hipped roof, classically inspired door surrounds and windows, shutters and dormers. Less common are examples of the Dutch Colonial Revival which are distinguished by a gambrel roof, and sometimes a shallow pent roof over the first floor. Likewise, there are fewer examples of the Colonial Revival style with a second story overhang inspired by the form of post Medieval English buildings.<sup>79</sup>

Colonial Revival style is very well represented in the Lumpkin Heights and Elm Ridge Subdivision Historic District, especially along Wabash Avenue. Brick, two-story, side-gabled examples, some with side wings and enclosed side/rear porches, dating from 1917 to 1949 exist at 208, 211, 212, 309 and 500 Wabash. There exists two-story, gambrel roofed Dutch Colonial variants at 50 (1917) and 400 (1934) Wabash. The 1920 Colonial Revival example at 64 Wabash is an early Cape Cod variation. In terms of massing and scale, the most dynamic Colonial Revival example in the district is the 1951 residence located at 303 Lafayette Avenue. All the referenced resources possess style-associated symmetrical fenestration patterns and typical Georgian and Federal entrance, cornice and window design elaborations.

<sup>78</sup> "Late 19<sup>th</sup> & Early 20<sup>th</sup> Century Revival Period 1880-1940," *Pennsylvania Architectural Field Guide*, last modified 26 August 2015, <http://www.phmc.state.pa.us/portal/communities/architecture/styles/late-19th-century-revival.html>.

<sup>79</sup> "Colonial Revival Style 1880-1960," *Pennsylvania Architectural Field Guide*, last modified 26 August 2015, <http://www.phmc.state.pa.us/portal/communities/architecture/styles/colonial-revival.html>.

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*Colonial Revival Cape Cod Sub-type*

The Cape Cod style house is an American vernacular folk home that originated in New England during the 17<sup>th</sup> century as an expanded version of the thatched, hall-and-parlor cottage form brought over by English settlers. The term “Cape Cod House” was used as early as 1800 in written comments by Yale College president Timothy Dwight on a visit to Cape Cod in Massachusetts.<sup>80</sup>

The general characteristics of the Cape Cod style house developed because of the harsh New England weather and include: a broad, low to the ground, symmetrical appearance with centered front door; a moderately steep roof which shed snow and water, with small roof overhang and side gables; shingled siding exterior made of local materials; one or one-and-a-half stories; multi-paned, double-hung windows whose small panes stood up to the wind; wood frame with lap, shake, or shingle siding; chimney centered or located at gable end of house connected to fireplaces which heated the house; gabled dormers to add head room to the second story space; shutters which protected windows from the wind; pilasters surrounding the front door; window boxes for modest decoration; and otherwise simple exterior ornamentation. Most original Cape Cod style houses were constructed of the abundant local timber and had low ceilings to conserve heat.<sup>81</sup>

By 1900, Cape Cod style houses were designed with separate kitchens, pantries and numerous small bedrooms. The style grew in popularity during the Great Depression as the demand for economical housing increased. In the 1930’s architect Royal Barry Wills brought national attention to Cape Cod style homes, particularly its 1930s-1950’s Colonial revival incarnation, when he published designs featuring a central chimney, living room, dining room, multiple bedrooms/bathrooms and attached garages. His designs became an instant hit and turned the humble Cape Cod into a hugely in-demand style.<sup>82</sup>

Ready-cut (prefab) houses were a giant step beyond the house plans and stock building parts and millwork of the late 19<sup>th</sup> century. Ready-cut houses were erected on the building site from lumber that had been cut to size and carefully fitted at the catalog-company’s mills. Everything from nails to paint, shingles, and mantelpieces was shipped from the catalog-company’s mills and storehouses. All the parts were numbered, and detailed instructions accompanied each order. Homeowners were encouraged to do the construction themselves, alone or with a local builder, carefully following directions and blueprints. The first precut home company was Aladdin in 1906 followed by Sears, Roebuck in 1908. House sales were especially fruitful in the Midwest, the cradle of American mail-order merchandising as well as a prime source of lumber.<sup>83</sup>

A 1935 *Sears Honor-Bilt Homes* flyer touted, “These small homes rely on simplicity and good taste combined with a direct and careful planning to lift them above the ordinary type home. There is a certain softness and lasting character in this New England type which can be definitely expressed in both large and small homes. White walls and chimney with dark shutters and roof contrast is the most popular exterior color scheme.”<sup>84</sup>

<sup>80</sup> “Cape Cod (house), *Wikipedia*, last modified 20 February 2017, [https://en.wikipedia.org/wiki/Cape\\_Cod\\_\(house\)](https://en.wikipedia.org/wiki/Cape_Cod_(house)).

<sup>81</sup> “Colonial revival: The Cape Cod, Cape Cod Style Homes,” *Antique Home*, last modified 01 May 2017, <http://www.antiquehome.org/Architectural-Style/cape-cod.htm>.

<sup>82</sup> “Cape Cod Style House: 10 Characteristics That Make This Home Style Stand Out,” *MOVOTO Foundation*, last modified 29 April 2016, <http://www.movoto.com/foundation/home-improvement-style/cape-cod-style-house-10-characteristics-that-make-this-home-style-stand-out/>.

<sup>83</sup> James C. Massey and Shirley Maxwell, *House Styles in America: The Old-House Journal Guide to the Architecture of American Homes* (New York, Penguin Studio, January 1996), pp.159-163

<sup>84</sup> “Colonial Revival: The Cape Cod, Cape Cod Style Homes,” <http://www.antiquehome.org/Architectural-Style/cape-cod.htm>.



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Following World War II, Cape Cod style homes were promoted to fill the housing needs of soldiers returning home from the war. The inexpensive, 1,000 square foot residences were mass-produced for suburban developments across the nation. Although traditional Cape Cod homes exist primarily along the New England coast, revival Cape Cods can be found the full extension of the Eastern seaboard, in the Midwest and on the West Coast. One can find contemporary Cape Cod style homes in their traditional form as well as in combination with other architectural configurations. While countless Cape Cod resources have undergone modifications through the years, many traditional models retain their coziness and charm.<sup>85</sup> According to Austin Peters, a Los Angeles and Orange County-based architect, “California architects aren’t too big on style; but when their designs are influenced by style the two main ones used in Southern California are the Mediterranean, which includes Spanish and Italian influences, and the Cape Cod.”<sup>86</sup>

The Cape Cod form/shape of the Colonial Revival style is very prevalent within the Lumpkin Heights and Elm Ridge Subdivision Historic District. Earlier examples along Wabash Avenue, 64 and 408, are larger in plan and mass. The majority of the Cape Cod examples exist as Minimal Traditional style, side-gabled, properties in Elm Ridge Subdivision, with easily identified forms located at 6, 8, 9 and 10 Elm Ridge.

#### *Tudor Revival Style*

The Tudor Revival style is an eclectic mixture of early and Medieval English building traditions utilized to create a picturesque, traditional stylistic presentation. The term Tudor is somewhat of a misnomer, since the style does not closely follow the building patterns of the English Tudor era of the early 16th century. Instead, it is an amalgam of late medieval English inspired building elements. The earliest examples of this revival style were architect designed, and more closely followed original English models of the Elizabethan and Jacobean eras. These early and more ornate buildings are sometimes referred to as Jacobethan style, rather than Tudor. In the early part of the 20th century, less ornate versions of this medieval English style became very popular for the design of homes, spreading across the country through pattern books, builders' guides, and mail order catalogs.

In the 1920s and 1930s, the Tudor Revival style was second only to the Colonial Revival style in residential popularity. Tudor buildings are easily identified by their steeply pitched roofs, often with a front facing gables or multiple gables, and half-timbered wall surfaces. Not all Tudor Revival buildings have half-timbering, but all share similar massing and Medieval English decorative details. These details might include an overhanging gable or second story, decorative front or side chimney, diamond shaped casement windows, or a round arched, board and baton front entry door. Tudor Revival houses are almost always of stucco, masonry or masonry-veneered construction, often with ornamental stonework or brickwork. In some Tudor Revival buildings the roofs curve over the eaves to imitate medieval thatching or the roofline itself curves from peak to cornice to suggest a medieval cottage.<sup>87</sup>

The Tudor Revival style is another well represented pattern in the Lumpkin Heights and Elm Ridge Subdivision Historic District. Design characteristics such as steeped, sweeping roof gables, decorative half-timbering, faux thatched roofs, oriel windows and elaborate chimneys are common. The majority of district examples are of the front facing gable with wing plan. The resources at 216, 308, 401, 404, 412, 413, 420 and 505 Wabash Avenue all possess some of the referenced design traits.

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<sup>85</sup>Ibid.

<sup>86</sup> Curt Austin Peters, interview, 27 May 2017.

<sup>87</sup> “Tudor Revival Style 1890-1940,” *Pennsylvania Architectural Field Guide*, last modified 26 August 2015, <http://www.phmc.state.pa.us/portal/communities/architecture/styles/tudor-revival.html>.

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Two district High-style Tudor Revivals capture the essence of the style and are key in defining the overall character of the district. The 1914, two-story, side-gabled, stucco-covered Tudor at 201 Wabash Avenue exhibits stylistic characteristics such as clipped roof gables, moderately pitched paired dormers containing decorative half-timbering and a porte cochere (porch for the up/offloading of vehicular passengers) in an attention drawing, elevated setting. The 1929, two-story Tudor example at 221 Wabash Avenue is the standout style example of the district. This Tudor resource is side gabled, hipped roof, with primary elevation projections, one gabled and the other being a large scale turret containing the main entrance. The brick cladding is integrated with stucco containing faux half-timbering at the second level. Arched doorways are typical and windows are of the multi-paned casement variety. This residence is sited on multiple lots and possesses a rare, period internal garage.

### *Spanish Colonial Revival/Eclectic Style*

The Spanish Colonial Revival Style, also known as the Spanish Eclectic style, is a remnant of the traditional Spanish architectural themes seen in Spain's early American colonial settlements. The traditional elements like clay tile roofs, round arch openings, and carved wooden doors follow the form of the early Spanish missions and are very distinctive. Other ornate decorative features draw from later periods of Spanish architecture and show the influence of Moorish, Byzantine, Gothic or Renaissance design. This revival style became popular in the early 20th century after the Panama-California Exposition was held in San Diego in 1915.<sup>88</sup>

The only examples of Spanish Colonial Revival/Eclectic architecture in the Lumpkin Heights and Elm Ridge Subdivision Historic District are the 1925 residence and its detached two-car garage at 58 Wabash Avenue. The asymmetrical house is a cross gabled version with the street facing wing being two stories in height. The low pitched roofs of both buildings are covered with multi-colored, straight barreled mission tile. The exterior walls surfaces of both buildings are stucco. Arched door and window openings are present, with a triple arched door and window in the side gable wing providing access to a small entry courtyard. Rectangular windows in the side gabled wing are accentuated with wrought iron grilles.

### *Italian Renaissance Revival Style*

The Italian Renaissance Revival style developed at the very end of the Victorian period of architecture. Like the Romanesque style and other later classically-inspired styles, the Italian Renaissance Revival style looked to Italy and the ancient world for inspiration. This style developed in direct contrast to the medieval form and appearance of other popular styles of the time, the Gothic Revival, Queen Anne, and Shingle styles. This style and the earlier Italianate style both were modeled on the 16th century buildings of the Italian Renaissance. However, Italian Renaissance Revival style buildings are much closer stylistically to the original form than the Italianate style. This added authenticity was due to greater familiarity with the original buildings--via photographs versus pattern books--and advances in masonry veneering techniques that developed in the early 20th century. The Italian Renaissance Revival style was first popularized on the East Coast by architects such as McKim, Mead & White as early as the 1880s. This elegant style is seen mostly in up-scale, architect-designed buildings, such as mansions or public buildings.<sup>89</sup>

<sup>88</sup> "Spanish Colonial Revival Style 1915-1940," *Pennsylvania Architectural Field Guide*, last modified 26 August 2015, <http://www.phmc.state.pa.us/portal/communities/architecture/styles/spanish-colonial-revival.html>.

<sup>89</sup> "Italian Renaissance Revival Style 1890-1930," *Pennsylvania Architectural Field Guide*, last modified 26 August 2015, <http://www.phmc.state.pa.us/portal/communities/architecture/styles/italian-renaissance.html>.

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The most predominant feature of this style is its imposing scale and formal design incorporating classical details such as columns and round arches and balustrades. This style can take several distinct forms, but all variations are almost always of masonry (usually stone) construction. One version of the style features a large rectangular building, usually three or more stories in height, topped by a flat roof with a crowning balustrade. Another common feature for this flat roof version of the Italian Renaissance Revival style is a rusticated stone first floor with upper floors having a smooth finish. Porch arcades and porticos are often seen in this version as well. The other most common form of this style features a hipped roof, often of clay tiles, with broadly overhanging, bracketed eaves. This variation bears some resemblance to the Spanish Colonial Revival style. While having a similar form and tiled roof, the Spanish Colonial Revival style lacks the classical details like columns, pilasters and pedimented windows.

The best example of Italian Renaissance Revival architecture in the Lumpkin Heights and Elm Ridge Subdivision Historic District, is the Besse Lumpkin House at 101 Wabash Avenue. Home of the original developers of the Lumpkin Heights neighborhood, it was the second house to be completed in Lumpkin Heights and remains one of the most prominent buildings in the neighborhood owing to its scale, mass and style-related design characteristics. This two-story, hipped roof resource possesses a central core with projecting wings. The Spanish terra cotta tile covered roof contains integrated eyebrow dormers and bracketed eaves. The smooth stucco walls are accentuated with wrought iron window and faux porch grilles. Windows are of the rectangular, casement variety. The primary (Wabash Avenue) pedestrian entrance features a recessed, Classical portico. Wing entrance doors are full first story height rectangular types possessing multi-paned glazing. Vehicular drives off Lafayette Avenue lead to a rear elevation centered porte cochere supported by classical columns. The grounds of 101 Wabash Avenue are extensively landscaped with coniferous and evergreen trees and shrubs.

### **Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movement Period**

The late 19th and early 20th century was a period of architectural transition, marking the entrance into a new era of building. This was the beginning of forward looking architectural design with styles not based on previous building forms. Changes in construction techniques, especially the development of skyscraper technology, and a desire to create houses that fit visually into the natural environment influenced the developing styles of this era. For residential properties, innovations of this period occurred in a new domestic form that fit naturally into the environment of the Midwestern prairie. Created by American architect Frank Lloyd Wright, he, along with other Chicago architects known as the Prairie School, designed houses with gently sloping roofs, deeply overhanging eaves, and horizontal emphasis. American Foursquare houses with Prairie details are far more common locally than pure examples of the Prairie style.

The Craftsman Bungalow is another residential style that developed at the turn of the 20th century and became widespread throughout the country. Craftsman designs were first seen in California and were inspired by the English Arts and Crafts movement stressing hand-crafted materials and harmony with nature. Known for their heavy columned front porches, front facing gables, and overhanging eaves, Craftsman houses often have exposed rafters and other decorative wood trim as well. Pattern books and mail order catalogs offering Kit Houses enabled the Craftsman style to become very popular in the developing suburbs and neighborhoods of the early 20th century. The styles of this period set the stage for even greater change in architectural theory and practice in the years to follow.<sup>90</sup>

<sup>90</sup> "Late 19<sup>th</sup> & Early 20<sup>th</sup> Century American Movement Period 1890-1930," *Pennsylvania Architectural Field Guide*, last modified 26 August 2015, <http://www.phmc.state.pa.us/portal/communities/architecture/styles/19th-20th-century-movements.html>.



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### *Prairie/American Foursquare*

Examples of the Prairie style are rare in east-central Illinois, but characteristics of the style are in some "American Foursquare" or "American Basic" residences. These are generally two stories in height, square in shape, and have low-pitched, hipped roofs with broad overhangs and symmetrical façades with broad front porches with square columns. Their connection to the Prairie style is seen in the horizontal emphasis created by the roofline of the dominant front porch and the overhanging eaves of the roof itself. Like the Craftsman style houses popular during the same period, American Foursquare houses could be ordered in prefabricated kits through mail-order catalogs. This American Foursquare building form was a popular and affordable housing choice in the growing suburbs at the beginning of the twentieth century.<sup>91</sup>

Three American Foursquare residences with Prairie details exist in the district at 74 (1915) and 504 (1923) Wabash Avenue and 405 (1907) Lafayette Avenue. All these properties possess similar Foursquare design characteristics, including a rectangular plan, low pitched-hipped roof and a symmetrical façade, a full width front porch with square brick support columns and double-hung sash windows. The examples at 74 Wabash and 405 Lafayette exhibit typical Foursquare attic ventilation dormers.

### *Craftsman Style*

The Craftsman or Bungalow style was developed in California at the turn of the 20th century and was inspired by the English Arts and Crafts movement which brought a renewed interest in hand crafted materials and harmony with the natural environment. The original form of the Craftsman style, known as "dak bungalows" came from one story buildings surrounded by verandahs which were built in India in the 19th century to serve as rest houses for travelers. This Eastern influence can be seen in the development of the form, setting and crafted wooden details of the Craftsman style. The style emphasizes low, horizontal lines and a design that becomes a part of its natural setting. The hallmarks of the style, wide projecting eaves and overhanging gables with exposed rafters, and open porches with heavy square porch columns often atop stone bases, give these buildings a sense of solid construction.

Architect brothers Charles Sumner Greene and Henry Mather Greene are credited as the most influential early U.S. practitioners of this style. They designed Craftsman-type bungalows as early as 1903 in Pasadena, California. Their intricately detailed early designs were well received and were promulgated throughout the country through popular magazines like *House Beautiful*, *Good Housekeeping*, and *Ladies Home Journal*. Pattern books with a wide variety of Craftsman designs and complete mail order house kits soon followed, allowing the style to spread quickly across the country. While examples of the Craftsman style can be found throughout the United States, the style is often associated with California and became extremely popular there in the early 20th century. With appealing, small scale house plans readily available, the Craftsman house was an ideal answer to the need for affordable houses for the growing middle class and developing suburbs in the first half of the 20th century.

Typical Craftsman examples are square or rectangular in plan, usually one or one and one half stories in height with low-pitched overhanging roofs, and often include large front porches with heavy porch columns. The columns may be tapered, square, paired, or set upon stone or brick piers. Overhanging eaves usually have

<sup>91</sup> "Prairie School Style 1900-1920," *Pennsylvania Architectural Field Guide*, last modified 26 August 2015, <http://www.phmc.state.pa.us/portal/communities/architecture/styles/prairie-school.html>.

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exposed roof rafters or decorative braces and stickwork. Craftsman exterior wall covering is predominantly clapboard or wood shingle, but may also be of stone, brick, concrete block or stucco. Less commonly, bungalows of log construction were built in a subtype sometimes described as Adirondack Lodge Bungalows. Another hallmark of the Craftsman style is an open floor plan of interconnecting rooms, with the front door often opening directly into the living space.<sup>92</sup>

The moderately high density of Craftsman style architecture in the Lumpkin Heights and Elm Ridge Subdivision Historic District (9%) is in direct correlation to the early development period (1914-1930) of the Lumpkin Heights neighborhood and the national popularity of the Craftsman style during this timeframe. Front gable subtypes exist at 79 (1923) and 409 (1924) Charleston Avenue; 20 (1925), 120 (1923), 220 (1917) and 312 (1917) Wabash Avenue; and 15 (1931) Lafayette Avenue. Two-story, side gabled subtypes are present at 205 (1934) Charleston Avenue, 78 (1920 High-style) Wabash Avenue and 205 (1917) Lafayette Avenue. All these properties display some design details typical of the Craftsman style, most generally full or partial porches with a variety of wood or masonry porch support columns. Brick, wood and stucco exterior wall coverings are all represented, with brick being the dominant material. Exposed roof rafters are rare, but many of the roofs display triangular knee braces at the roof and wall junction. Large, rectangular, sash windows appear to have been the specification of choice for the Craftsman resources in the district.

Possibly the most superb High-style example of Craftsman architecture in the Lumpkin Heights and Elm Ridge Subdivision Historic District is the 1915, James Mason, Sears Osborn Kit House at 320 Wabash Avenue. This front gabled, flared roof with exposed rafters and exposed beam roof supports example exhibits many of the Craftsman style design elaborations that define the style. This building possesses a massive, full width porch with stucco faced piers, retaining wall and entrance balustrades topped with a gray brick course. The gabled entry porch and internal porch projection roofs are supported by double T miniature columns mounted upon the masonry piers. In addition to the stucco covered porch elements the wall of the remaining exterior surfaces are covered with sky blue rectangular wood shingles on the scale of elongated bricks. This resource possesses a 1915 detached single car garage which displays the same style design attributes as the residence.

### **Modern Movement Period**

The Modern Movement of architecture represents a dramatic shift in the design of buildings, away from the traditional forms and construction techniques of the past and toward a new era of design. The architecture of the Modern Movement was boldly different in concept and design, continually testing the limits of form, materials, and function. The Early Era (1920-1940) styles of the Modern Movement, Art Deco, Art Moderne/Streamline and International, began in Europe and spread to the United States in the 1920s. European architects Eliel Saarinen, Le Corbusier, Walter Gropius and Mies van der Rohe emphasized radically new designs in the early 20th century, abandoning past building precedents and exploring new materials/technology in their work. The Modern Movement's Bankers Era (1935-1975) associated residential architectural styles evolved as a result of the U.S. banking industry's home loan practices during the New Deal, World War II and post-World War II eras. The FHA was of the opinion that stark, modern homes incubating from the International and Contemporary styles were not a good fiscal investment for veterans or anyone else, therefore, the lenders financed more conservative examples of modernism highlighted by the Minimal Traditional, Ranch and Split Level styles.<sup>93</sup> Residential examples of the Modern Movement's Mainstream Era (1945-Present) found their

<sup>92</sup> "Bungalow/Craftsman Style 1900-1930," *Pennsylvania Architectural Field Guide*, last modified 26 August 2015, <http://www.phmc.state.pa.us/portal/communities/architecture/styles/bungalow.html>.

<sup>93</sup> McAlester, *A Field Guide to American Houses*, 548-549.

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way into U.S. neighborhoods regardless of the not so subtle government oversight and through the acceptance of Mainstream's mid-century styles by a discerning end market share. The International style trained architects of the mid-century era refined the basics of the style and introduced later Modern Movement residential styles such as Contemporary and Shed which are prominent within the U.S. residential environment.

#### *Art Moderne/Streamline*

The Art Deco style and subsequent Art Moderne style were promoted at the 1925 Exposition des Arts Decoratifs in Paris. Embracing a sleek, sharp edged appearance with distinctive decorative details, the Art Deco style presented an exotic new look for buildings. The smooth wall surface of the Art Deco style was carried over into the development of the more streamlined, less ornamented Art Moderne style.

The only multi-family residence in the Lumpkin Heights and Elm Ridge Subdivision Historic District is the 15-unit 1949 Manor Apartment building at 520 Wabash Avenue. This building is a late example of the Art Moderne style. The two-story, flat-roofed, brick building is L-shaped with its primary elevation facing Wabash Avenue. At the rear (alley side) of the building is a 20-space, perpendicular parking lot with brick screening walls at each end. There are two entrances to stairwell towers on the north elevation of the building and three entrance towers on the Wabash Avenue south and west elevations. The glass block windows, flat roof, and horizontal lines are characteristic of the style.

#### *Minimal Traditional Style*

Minimal Traditional (1935-1950) style residences are common throughout the U.S. Minimal Traditional is most commonly viewed as the style that revived the residential building industry during the Great Depression and provided the opportunity for reasonably priced home ownership to U.S. service members returning to the civilian environment after World War II. The style remained popular until eclipsed by Ranch style designs in the early 1950s.

Much credit for the appearance of the style on the New Deal era landscape rests with the 1934 FHA and its mortgage insurance guarantee edicts, as well as the housing guarantees afforded service members under the GI Bill, the Servicemen's Readjustment Act of 1944. Other factors attributing to the style's prominence were the enthusiastic refocus of out of work Depression-era architects, who turned their attention to smaller, less ornate residential designs and the publishing of style house plans, pattern books and FHA publications emphasizing simplicity and affordability. Possibly the most influential factor in the proliferation of the style was the need for new, compactly designed neighborhoods in the early 1940s, nearly 2.3 million individual Minimal Traditional homes, to house World War II armaments industry workers.

Characteristically, Minimal Traditional homes are small, approximately 750 square foot, contain a low or intermediate-pitched gabled roof, generally one story in height, roof eaves with little overhang and multi-paned, double-hung windows. The Minimal Traditional generally exhibits very little architectural detailing, but the more ornate display Colonial Revival and Tudor Revival building forms and details. The side-gabled Colonial Revival Cape Cod subtype is very conspicuous. Wall covering varies, with principal materials being wood, brick, stucco and, in rare cases, stone veneer.<sup>94</sup>

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<sup>94</sup> Ibid, 587-589.

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Examples of the Minimal Traditional style comprise a substantial number (20%) of the building resources within the Lumpkin Heights and Elm Ridge Subdivision Historic District. The style's density is primarily attributed to the early to mid-construction in the Elm Ridge Subdivision development. All of the Elm Ridge examples are of either one or one and one half story in design and a majority reflect the Cape Cod design subtype. The other concentration of these district resources is along the north side of Lafayette Avenue between 4<sup>th</sup> and 6<sup>th</sup> Streets. All of these one-story homes display similar characteristics to the Robert L. Thompson House at 404 Lafayette Avenue (Figures 10 & 11) and are post-World War II, "GI Bill" examples.

### *Ranch Style*

The Ranch architectural style originated in California as an early 20<sup>th</sup> century design based on adobe and wood-framed ranch buildings from the 19<sup>th</sup> century. It was one of the dominant residential designs in the United States in the post-World War II era. During the postwar period, the style was predominant in California and the western U.S., however, by 1960, the style proliferated in subdivision developments throughout the nation. The Ranch style remains popular as a retro-residential style in the early 21<sup>st</sup> century. During its lifespan, changes in plan and associated architectural features have been motivated by the sense that the Ranch house should be up-to-date in terms of design and function.<sup>95</sup>

The Ranch style promotes the design concepts of livability, flexibility and unpretentious character. The style also promotes the merging of outdoor living areas with the interior through the incorporation of large areas of glass. The Ranch style features linear frame construction, often with masonry veneer, low-pitched hipped or gable roofs with extended eave/soffit elements at the roof/wall juncture and elevations composed asymmetrically. The Ranch house emphasizes maximizing façade widths by the incorporation of built-in garages. Plan footprints are most commonly rectangular with asymmetrical projections. Elaborate designs are extremely asymmetrical, incorporating L, U, and Y plans. Front and side-gabled versions are widespread. Interior layouts for this style emphasize an open floor plan, linear arrangement of rooms connected by corridors and telescoping wings radiating from the rectangular core.<sup>96</sup> Both exterior and interior detail design features are often borrowed from preceding architectural styles such as Prairie, Colonial Revival and Craftsman.<sup>97</sup>

The Ranch style was the creation of California architect Cliff May who, in 1931, designed and built a one-story, tiled-roof courtyard house in San Diego. May, an amateur musician, had never attended architecture school, but had designed furniture, surprisingly sold the house for \$9,500 in the midst of the Great Depression. May repeated his success by designing fifty other commissions in San Diego as an architect/developer, before relocating his firm to Los Angeles in 1935. From his Los Angeles based office, May designed over 1,000 custom Ranch homes, sold over 18,000 Ranch house plans and designed numerous Ranch house tracts, many which he developed personally. May's principal approaches to the Ranch design included low profile, cross ventilation, floors level with the ground and courtyards and an emphasis on informal outdoor living spaces. May continued to work as an architect/developer into the 1980s.<sup>98</sup>

Although the Ranch style was first integrated in established linear neighborhoods, the mid-1930s witnessed the development of Ranch style subdivisions. Around Los Angeles in 1935, the U.S. Farm Security Administration

<sup>95</sup> David Bricker, *Ranch Houses Are Not All the Same*, last modified 2000, <http://www.nps.gov/nr/publications/bulletins/suburbs/Bricker.pdf>, 2.

<sup>96</sup> Ibid.

<sup>97</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, Inc., 1990), 479.

<sup>98</sup> Joseph Giovannini, "The Man Behind the Ranch House," *New York Times* (New York, 03 July 1986), C8.

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constructed a group of Ranch houses on a tract of subsistence homesteads laid out to respect the exiting character of a former walnut grove. For the project, architect Joseph Weston designed four different Ranch houses based on the number of bedrooms, each type having multiple plans and elevations to ensure variation for the development. Contemporaneous, privately developed Ranch house subdivisions were also built around Los Angeles. Rolling Hills on the Palos Verde peninsula and Riviera Ranch in West Los Angeles were composed of small estate-like parcels that were promoted to middle class buyers. During World War II, many defense housing tracts were developed in California using Ranch houses that incorporated minimal design characteristics. One prominent defense tract development of this type was San Lorenzo Village south of Oakland.<sup>99</sup>

The popularity of the Ranch style increased in the post-World War II era through articles in periodicals such as *Good Housekeeping*, *House Beautiful* and *Better Homes and Gardens* promoting the style.<sup>100</sup> *Sunset Magazine*, in collaboration with Cliff May, published the *Western Ranch House Pattern Book* in 1946. Cliff May Homes began nationally marketing variations of its “Magic Money House” a 1953, standard, pre-fabricated, 830 square foot Ranch design in the mid-1950s. Throughout the 1950s and 1960s, a low rectangular form and a sense of informality remained consistent in design approaches.<sup>101</sup>

The automobile was a critical social factor in the development of 20<sup>th</sup> century suburban residential properties, where the populace need not be densely centered around mass transit facilities. The common availability of automobiles also helped make remote, larger residential lots, where wide Ranch designs could flourish, economically feasible.<sup>102</sup> A significant amount of non-residential suburban development, such as schools, municipal buildings, small office buildings, health care facilities, service stations, motels and shopping centers, also adopted the low in scale, linear plan of the Ranch style during the 1950s and 1960s.<sup>103</sup>

Ranch style popularity waned in the latter decades of the 20<sup>th</sup> century as Contemporary, suburban, residential designs evolved into buildings of larger mass and scale, as well as vertical emphasis. The Ranch style, although still prevalent as new construction in some regions of the U.S., is now approached by consumers with apprehension as it is considered ordinary and common.<sup>104</sup>

The Ranch style is well represented within the Lumpkin Heights and Elm Ridge Subdivision Historic District. The residences at 107, 317 and 501 Charleston Avenue reflect the Minimal Traditional virtues of simple design and affordability and incorporation of internal garages, which generally define the Ranch’s infancy. Other examples at 23, 24, 26 and 28 Elm Ridge display more elaborate design, but taking into account the development character of the neighborhood, possess detached garages. High style examples of the Prairie Ranch subtypes are present at 51, 79, 301 and 501 Wabash Avenues. All possess vibrant horizontal plans, low hipped roofs, overhanging eaves, horizontal stone veneer (brick at 301), large picture windows and internal garages that assist in the merging of the two styles into a dynamic Ranch subtype.

Two rectangular-plan, split-level Ranch variants are represented within the district, a 1956 tri-level at 116 Wabash Avenue and a 1959 Raised-Ranch, drive under example at 21 Lafayette Avenue.

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<sup>99</sup> Bricker, 3.

<sup>100</sup> Ibid.

<sup>101</sup> Ibid, 4.

<sup>102</sup> McAlester and McAlester, 479.

<sup>103</sup> Bricker, 4.

<sup>104</sup> Ibid.

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### *Contemporary Style*

The Contemporary style found favor with U.S. architects and home buyers from 1945-1965. While the Ranch style dominated most builder subdivisions during this period, a few successful developers advocated for and introduced Contemporary subdivisions in California, suburban Washington, D.C. and Denver, Colorado. One of the most influential Contemporary developers was Joseph Eichler who built almost 10,000 homes of this style in the San Francisco Bay area. While the mass development of the Contemporary style subdivisions certainly affected the aesthetic appearance of the larger, residential environment, it was the sporadic insertion of individual Contemporary residences into established Revival and Minimal Traditional themed neighborhoods throughout the U.S. that provided austere, visual design contrast and introduced truly modern residential design to a great segment of the general population.

The Contemporary style's low pitched gabled (sometimes flat) roofs with widely overhanging eaves and exposed beams/rafters are key characteristics of the style and contribute to the definition of the five principal subtypes which are as follows: front-gabled roof, side-gabled roof, gabled roof variations, flat roof and butterfly & slant roofs. Contemporary examples are also typically constructed of natural materials, possess broad uninterrupted wall surfaces, are asymmetrical and have a recessed or obscured primary façade entry door. Other distinctive style features include carports, low broad masonry chimneys and visual screening elements constructed of decorative concrete block or glass block.

Unlike earlier 20<sup>th</sup> century styles, Contemporary rejects the application of decorative detailing on porches, around windows/doors and wall spaces. Instead, the style is more concerned with the interior spaces of the building and how each individual space relates to the outdoors. The indoor/outdoor quality is achieved two ways. One, by adding exterior living spaces such as view gardens, terraces and patios, and secondly, by using courtyards to transition between the inside and outside environments.

There are five examples of Contemporary style architecture in the Lumpkin Heights and Elm Ridge Subdivision Historic District. Two of the properties, 4 Wabash Avenue and 111 Lafayette Avenue are Contemporary conversions of previously existing residences. The property at 4 Wabash was originally a 1922 Prairie Foursquare converted to a modern, front-gabled subtype circa 1950.

The Contemporary style house at 111 Lafayette Avenue is a result of a rehabilitation project that began in the late 1940s and concluded in the early 1970s with the construction of a pool house in the backyard.<sup>105</sup> Little is known of the style of the original house at 111 Lafayette Avenue, but local real estate tax records indicate the original residence was built in 1907.<sup>106</sup> Despite the hindrance of modifications within probably a Queen Anne or Foursquare footprint, the residence, its related building/structures and overall site convey many of the characteristics of Contemporary house design, including: varied, low pitch gable roofs with extended eave overhangs, a flat roof over a carport and semi-detached two-bay garage, a very large 2<sup>nd</sup> floor balcony supported by a multitude of 2" steel posts, a recessed primary entry, ribbon casement windows, expansive masonry (brick) screen adjacent to the pool area and a courtyard transitioning between the main house and the pool area. The wall covering is board & batten and beige brick. The gable vergeboards, balcony and flat roof are faced with Redwood material. The detached pool house and landscaping building bring Asian influences to the overall design with exaggerated ridge/mune heights to their gabled roofs.

<sup>105</sup> David Tolle, interview, 05 March 2017.

<sup>106</sup> *Coles County, Illinois Real Estate Tax Records*. Coles County, Illinois Tax Assessor's Office, 02 February 2017.

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Another Contemporary styled single-family residence within the district is the 1951 Otto and Anna Weiss House at 321 Wabash Avenue. Its bi-nuclear, asymmetrical plan and minimal slant roofs pays tribute to the preceding Prairie School and International styles. Those attributes taken into account, the Weiss House is in reality a multi-faceted transitional design that also projects elements of the mid-century's burgeoning Contemporary design platform, including a covered, recessed primary façade entrance containing roof openings, boxed eave overhangs and a partially enclosed rear courtyard. The Weiss House also integrates Split Level vertical form in its projection as a tri-level split.

Perhaps the most spirited Contemporary style design in the district is the 1954 Paul Rose Sr. House at 121 Charleston Avenue. This residence is of the combination flat/slant roof subtype with an asymmetrical plan incorporating a second story in the central pavilion. The building is faced with horizontal buff limestone reminiscent of Crab Orchard sandstone. Aluminum double-hung, small, rectangular hopper and large, fixed ribbon windows are prominent wall features. The semi-detached (breezeway) garage mimics the primary residence in design. To the rear of the central pavilion is a compact patio providing the only access to rear reaches of the property. This limited activity area is most likely in relation to the substantial setback of all houses along Charleston Avenue.

## ARCHITECTS

The historic character of the Lumpkin Heights and Elm Ridge Subdivision Historic District was affected by five architects known to be associated with the development of properties in the district during its period of significance. The intensity of services provided by these professionals is largely undetermined, but it is apparent tasks performed included planning, design and construction management.

*David Milton Checkley Sr., AIA*

Mattoon native David M. Checkley, Sr. (1917-1988), son of Horace R. and Mildred Checkley, principal developers of the Elm Ridge Subdivision, participated in the Elm Ridge establishment initiative primarily as a servicing architect for prefab kit houses being constructed during the early development of Elm Ridge. He also is credited with the design of the 1941 Ranch style residence at 24 Elm Ridge,<sup>107</sup> which was one of the first Ranch houses constructed in Mattoon.

*Clarence Warren Doll, AIA*

Licensed engineer and Marshall, Illinois-area native Clarence Warren Doll (1899-1977) established an architectural and engineering firm in Mattoon in 1941. Doll is known to have designed the 1951 Robert L. Thompson, Minimal Traditional House at 404 Lafayette Avenue (Figures 10 & 11) in Lumpkin Heights. Some of Doll's other Mattoon commissions include acting as supervising architect for General Electric's Mattoon Lamps Works Plant (1947), principal architect for Mattoon's Industrial Roofing Company Complex (1954) and as an Associate Architect for the Illinois National Guard's Mattoon Armory (1955).<sup>108</sup>

*Frank Elmer Holmstrand, AIA*

<sup>107</sup> David M. Checkley Jr., email message to Carolyn Cloyd, 11 May 2017.

<sup>108</sup> Stephen A. Thompson, "Industrial Roofing Company Complex," *Coles County Register of Significant Places*, 2013.

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Lovington, Illinois born architect Frank E. Holmstrand's (1904-1957) professional influence on central Illinois architecture is represented within the Lumpkin Heights and Elm Ridge Subdivision Historic District through his design of the most massive resource in the district, the 1949 Manor Apartment building at 520 Wabash Avenue. The Manor Apartment building stylistically exhibits the work of revivalist influenced by Art Deco and Art Moderne detailing transitioning to post-World War II Contemporary design.<sup>109</sup>

*Archie Henry Hubbard*

Red Cedar, Wisconsin native Archie Henry Hubbard's (1882-1946) only known involvement with the development of properties within the Lumpkin Heights and Elm Ridge Subdivision Historic District was the design of the 1914, Italian Renaissance Revival-styled, Besse Lumpkin House located at 101 Wabash Avenue. During the pre-World War I era, Hubbard was the architect of record for at least two other Mattoon residences, the F. N Henley, esq. House at 3100 Western Avenue and Dr. Ed Summers House at 1408 Wabash Avenue, as well as the designer of the 1913 Buck-Middlesworth commercial building rehabilitation at 1705-1711 Broadway Avenue in Mattoon.

*George E. Ramey, AIA*

Paxton, Illinois native George Erwin Ramey (1889-1961) moved with his family to Champaign in 1900. He attended local schools, culminating with his graduation from the University of Illinois with a degree in architecture in 1912. Working initially for Zimmerman and Saxe in Chicago, Ramey was later in business for a number of years in the Champaign-Urbana community. Within Mattoon's Lumpkin Heights and Elm Ridge Subdivision Historic District, Ramey is the architect of record for the 1929 Colonial Revival J. Sam Miller House located at 208 Wabash Avenue. The Miller House is a rarity in this early automobile neighborhood, as it is one of the earliest residences in Mattoon to be designed with an attached, multiple car garage. An additional local Ramey commission, which is located on the eastern outskirts of Mattoon, is the Mattoon Golf and Country Club Clubhouse. The 1921 clubhouse was designed by Ramey soon after the chartering of the club in 1920 and exhibits characteristics of the Queen Anne and Shingle styles of the Late Victorian period.<sup>110</sup>

## **CONTRACTORS AND BUILDERS**

During its period of significance, numerous local contractors and builders were responsible for the construction of infrastructure and residential properties within the Lumpkin Heights and Elm Ridge Subdivision Historic District. In some residential instances, these efforts were undertaken by small-time contractors through the direction of the developer, new homeowner or a hired general overseer. In most cases, construction management and execution was effected by local firms and public organizations either specializing in construction work or otherwise associated with elements of the construction industry. The following firms, organizations and personnel are known to have had significant involvement in the physical construction of the district's resources.

<sup>109</sup> Anthony Rubano, email message to Stephen A. Thompson, 17 April 2017.

<sup>110</sup> "Brings Revised Plans (for) Mattoon Country Club," *Mattoon Journal Gazette and Commercial Star* (Mattoon, Illinois, 15 January 1921), 6.



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*A.C. Loomis Company*

Arthur Cornelius Loomis (1870-1933) from Elkhorn, Wisconsin, studied engineering at the University of Wisconsin.<sup>111</sup> Loomis served as Mattoon's city engineer from 1896 – 1900; while in this position he devised a new system of street names.<sup>112</sup> The A.C. Loomis Company, Loomis's privately owned firm, was awarded a contract in 1914 by developer Besse Lumpkin for area grading, installation of the drainage system and water mains, the building of a brick street (Wabash Avenue) and construction of sidewalks for the Lumpkin Heights neighborhood development project.<sup>113</sup>

*Andrews Lumber Company*

The Andrews Lumber Company operated in Mattoon from 1888 until 1947. The company designed, built and remodeled many homes and businesses in Mattoon. Utilizing a "scientific" approach to home design, Andrews Lumber offered a planning department beginning in 1934. Under the direction of Glenn V. Coffey, a former civil engineer for the Big Four Railroad, the department offered a home designs and a plan service, and supervision of the building process.<sup>114</sup> Coffey designed the Colonial Revival residence located at 68 Wabash Avenue in Lumpkin Heights in 1937.<sup>115</sup> Coffey's replacement, Robert L. Reilly, a civil engineer, joined the staff in 1938. In 1939, the staff of Andrews Lumber Company constructed a demonstration home located at 41 Elm Ridge, in the new Elm Ridge Subdivision developed by Mattoon businessman Horace R. Checkley.

*Kent Lumber and Coal Company*

Brothers Everett and Paul Kent purchased the Parker Lumber Company located at 209 S. 21<sup>st</sup> Street in Mattoon, Illinois in 1929 and established the Kent Lumber and Coal Company.<sup>116</sup> Along with lumber, building supplies and coal, the Kent Lumber and Coal Company offered a house plan service for potential homebuilders, a roofing service and built speculative homes in Mattoon and surrounding area, including Lumpkin Heights. In 1938, Kent Lumber and Coal Company built a Cape Code style home at 408 Wabash Avenue in Lumpkin Heights for use as a model home.<sup>117</sup> Everett Kent built his own home at 309 Wabash Avenue, in Lumpkin Heights. The 1934 Colonial Revival style home was thought to be the first home in Mattoon to be both insulated and air-conditioned.<sup>118</sup> Kent Lumber Company built several additional homes in Lumpkin Heights, including the 1951 Minimal Traditional Robert L. Thompson residence at 404 Lafayette Avenue (Figures 10 & 11). Business Partner Mervin L. Becker built a Prairie Ranch style home for his family at 301 Wabash Avenue. Completing a trio of Kent Lumber Company built homes on the south side of the 300 block of Wabash Avenue was a Mid-Century Modern house built for Drs. Otto and Anna Weiss in 1951 at 321 Wabash Avenue. The company also built several homes along Charleston Avenue in the mid-1950s, including a Colonial Revival style home for local businessman Joseph Schilling at 221 Charleston Avenue. Office manager and in-house designer David Hanson designed and built a Ranch style home for his family at 211 Charleston Avenue. Hanson also designed a Colonial Revival style home for fellow Kent employee Richard Metzger at 421 Charleston Avenue.<sup>119</sup>

<sup>111</sup> David G. Null, director, University of Wisconsin-Madison Archives, email message to Carolyn Cloyd, 07 June 2017.

<sup>112</sup> "Plat Recalls Old Style of Street Naming," *Journal Gazette* (Mattoon, Illinois), 16 August 1932.

<sup>113</sup> "Contract is Given to the Loomis Co.," *Journal Gazette* (Mattoon, Illinois), 03 April 1914.

<sup>114</sup> "JD Andrews ad," *Journal Gazette* (Mattoon, Illinois), 12 April 1937.

<sup>115</sup> "Denison Home Being Erected At Cost of \$10,000," *Journal Gazette* (Mattoon, Illinois), 24 May 1937.

<sup>116</sup> "Parker Lumber Co. Changed Owners," *Journal Gazette* (Mattoon, Illinois), 05 January 1929.

<sup>117</sup> "W.S. Henry Acquires Model Home On Wabash Avenue," *Journal Gazette* (Mattoon, Illinois), 25 May 1939.

<sup>118</sup> "E.F. Kent Starts Modern New Home," *Journal Gazette* (Mattoon, Illinois), 30 July 1934.

<sup>119</sup> Joan Hanson-Sintov, email message to Stephen A. Thompson, 20 April 2017.

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## PREFABRICATED/KIT HOUSING

Prefabricated and kit houses are noteworthy development, construction and visual elements within the Lumpkin Heights and Elm Ridge Subdivision Historic District. These are distributed throughout the district, but are most apparent in Elm Ridge Subdivision and along Wabash and Lafayette Avenues.

### *Prefabricated Housing*

Prefabricated housing in the U.S. had its origins during the era of the California Gold Rush. The demand for housing on the west coast was overwhelming and the lumber industry in that region had yet to be established to accommodate the needs of the hundreds of thousands of fortune seekers and their support network. To satisfy the housing demand, vendors from the east coast, Europe and even Asia marketed pre-cut, balloon-framed, partially assembled housing to those associated with the gold mining industry. Over 5,000 prefab houses were contracted for and produced for shipment to California by 1850. Models costing \$400 in the east sold for \$5,000 on the West Coast. During the 1850s and beyond, new western settlements provided a prefab market for various types of encampment buildings and houses. In 1861, lumber dealers Skillings and Flint out of Boston and New York patented a prefab manufacturing system standardizing interchangeable parts for utilitarian plantation and camp buildings that could be erected in three hours. Prefabricated buildings of this type were marketed and sold to the Union Army by the thousands during the Civil War.<sup>120</sup>

In the early 20<sup>th</sup> century, a peripheral development in the prefab industry was the kit or catalog house which evidenced the implementation of mass production, standardization of building materials, and made possible large-scale estimating, purchasing and staging of materials. Precutting was the most widely used application of factory production of houses in the U.S. during the first half of the 20<sup>th</sup> century. Many of these houses were built by homeowners and developers using local contractors who serviced prefab unit plans. It is estimated that over a quarter of a million houses in the U.S. were purchased and constructed implementing the above methodology prior, during and after World War II.<sup>121</sup> A substantial amount of the housing constructed within the Lumpkin Heights and Elm Ridge Subdivision Historic District were a result of prefab practice and technology.

### *Kit Housing*

Kit houses, also known as mill-cut houses, pre-cut houses, ready-cut houses, mail order homes, or catalog homes were prefabricated alternatives to architect-designed/locally acquired material houses in the early part of the 20<sup>th</sup> century. Kit house manufacturers marketed houses in a variety of architectural plans and styles. Manufacturers supplied, at a fixed price, all materials required for construction of a selected house, except for brick, concrete and masonry, of which the purchaser had to make local arrangements for supply. Some manufacturers allowed the option for plan and stylistic upgrade of their basic offerings or the adding of buildings like detached garages of the same style to the order. Kit house Researcher Dale Wolicki best describes the over-all concept/features of a kit house through the following statement:

All designs were standardized to maximize efficiency and reduce waste in materials and labor. Lumber and hardware were purchased in bulk. The factories had skilled employees and special machines to cut difficult pieces such as rafters and staircases. Lumber was

<sup>120</sup> Burnham Kelly, *The Prefabrication of Houses* (Cambridge, MA: Massachusetts Institute of Technology, 1951), 9.

<sup>121</sup> *Ibid.*, 11-12.

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pre-cut to length, guaranteed to fit, ready to nail, and labeled for easy assembly. Floor joists and bridging, sub-flooring, finished flooring, studs, rafters, sheathing, clapboards, shingles, stucco, plaster or drywall, columns, railings, doors and windows, hardware, nails, and paint for two exterior coats were included in the order. Plumbing, electrical, and heating systems were available for an additional charge. Although the lumber and hardware were standardized, the designs were not and buyers were encouraged to personalize their order. Many models had two or three floor plans, while the exterior could be clapboard, shingles, stucco, or framed for brick. Walls, windows, and doors could be moved, added or eliminated. Porches, sun rooms, flower boxes, trellises, balconies, built-in cabinets, and a variety of door and sash patterns were available at an additional charge.<sup>122</sup>

Once a house of between 10,000 and 30,000 numbered pieces was delivered, typically by rail, it became the responsibility of the owner to contract for offloading, staging and construction of the building. For a moderately sized residence, manufacturer supplied materials commonly filled at least two boxcars.

It is estimated that in excess of 100,000 kit houses were built in the U.S. between 1908 and 1940. Catalogues and pamphlets for these houses were available at request from the manufacturers or at local lumber yards. Some of the principal marketers of kit houses include: Aladdin Homes of Bay City Michigan; Gordon-Van Tine Homes of Davenport, Iowa; Pacific Ready Cut Homes of Los Angeles, California; Sears Modern Homes of Chicago, Illinois and Wardway Homes (Montgomery Ward), also of Chicago. Kit house companies left the business for a variety of economic reasons before, during and after the Great Depression. Some of the kit house manufacturers carried on with offerings into the 1970s.<sup>123</sup>

The most evident factor in the demise of the kit house is the private developmental housing industry shifting to the concept of tract house subdivisions after World War II. Tract/cookie cutter housing makes use of few architectural designs and labor is cheaper due to the established, redundant manufacturing and construction processes, thus making new housing more affordable to a larger market.<sup>124</sup>

Kit housing is very evident within the Lumpkin Heights and Elm Ridge Subdivision Historic District. Early versions of the Sears Osborn basic design are located at 220 (1917) and 320 (1915) Wabash Avenue. The James Mason House at 320 Wabash is an outstanding upscale version of the Osborn model. Its rich, Craftsman architectural detailing, every possible plan upgrade and companion detached garage make it one of the most remarkable properties in the district. In the Dutch Colonial Revival class, 50 Wabash Avenue (1923) is an example of the Sears Martha Washington model knock-off.

A substantial number of the early, 1938-1948, residences appear to be kit houses or prefabrication variations executed by local contractors in the Minimal Traditional style. This speaks to the period of construction when FHA mortgage insurance requirements specified functionalism and minimal architectural elaboration.

<sup>122</sup> Dale Wolicki, *Magazine*, last modified 2002, <http://www.gordonvantine.com/inmag.php>.

<sup>123</sup> "Kit House," *Wikipedia*, last modified 08 May 2017, [https://en.wikipedia.org/wiki/Kit\\_house](https://en.wikipedia.org/wiki/Kit_house).

<sup>124</sup> "Tract Housing," *Wikipedia*, last modified 07 May 2017, [https://en.wikipedia.org/wiki/Tract\\_housing](https://en.wikipedia.org/wiki/Tract_housing).

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## CONCLUSION

Mattoon's Lumpkin Heights and Elm Ridge Subdivision Historic District epitomizes local rural and suburban residential neighborhood development patterns during its 1871-1967 period of significance. The district resources emphasize housing and infrastructure characteristics illustrating the societal transition in personal transportation from equestrian methods to those of motor transport. The district also exhibits the attributes of local 20<sup>th</sup> century informal, semi-formal and formal residential housing development practices compelled by socio-economic effects of events such as the Great Depression and World War II. The district retains its original development plan integrity and is easily interpreted within the sphere of Mattoon's east side developmental context. Inasmuch, the district is eligible for listing on the National Register of Historic Places under National Register Criterion A for its association with societal events, practices and affiliations that influenced the establishment and growth of local rural, early automobile and post-World War II neighborhoods.

The Lumpkin Heights and Elm Ridge Subdivision Historic District is the most diverse assemblage of 19<sup>th</sup> and 20<sup>th</sup> century architectural styles in Mattoon and Coles County. The district chronicles a variety of architectural styles beginning with the 19<sup>th</sup> century's Second Empire style and culminating with the 20<sup>th</sup> century's Contemporary style offerings.

Approximately 92% of the principal buildings in the combined neighborhoods contribute to the historic character of the district. Non-contributing buildings have either experienced non-sympathetic modifications or have yet to achieve fifty years in age. A fundamental historic materials flaw in the district is that many of the originally clapboard-sided 20<sup>th</sup> century Minimal Traditional and Ranch examples are now covered with synthetic siding. Most of these resources are considered contributing from the standpoint that this practice has become a common long-term maintenance benefit and the buildings affected still retain their original form/shape.

Taking into account the variety of architectural styles and the high degree of historic integrity of contributing resources within, the Lumpkin Heights and Elm Ridge Subdivision Historic District is considered eligible for listing on the National Register of Historic Places under Criterion C for its association with 19<sup>th</sup> and 20<sup>th</sup> century, U.S. residential architecture.

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**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other  
Name of repository: Coles County Regional Planning Office

Historic Resources Survey Number (if assigned): \_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** 76.51 Acres

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

1	<u>39.285313°</u> Latitude	<u>-88.213654°</u> Longitude	3	<u>39.283441°</u> Latitude	<u>-88.210101°</u> Longitude
2	<u>39.283461°</u> Latitude	<u>-88.21082°</u> Longitude	4	<u>39.283332°</u> Latitude	<u>-88.213658°</u> Longitude

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

The boundaries for the Lumpkin Heights and Elm Ridge Subdivision Historic District are as follows:

Beginning at the eastern boundary of the right-of-way (ROW) at 6<sup>th</sup> Street at the northern boundary of the lots containing the multi-family property at 520 Wabash Avenue, east to the intersection of the west line of the lot of 501 Charleston Avenue; north to the junction of the ROW of Charleston Avenue (IL SR 16); east to the east line of the lot at 79 Charleston Avenue; south to the northern ROW of alley; east to the ROW of Logan Street; south

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to the historic southern boundary line of 1 Lafayette Avenue; west to western boundary line of 5 Lafayette Avenue; west to the intersection of the west 115 Lafayette Avenue lot boundary; diagonally southwest to the intersection with the southeast corner of the lot of 201 Lafayette Avenue, west to the midpoint of the southern boundary of the lot at 201 Lafayette Avenue; southwest diagonally to the eastern lot boundary for 44 Elm Ridge; west to the northern lot boundary for 42 Elm Ridge; south to the southern boundary of Elm Ridge Subdivision; west to the western boundary of Elm Ridge Subdivision; north to the southern ROW of Lafayette Avenue on the western lot boundary of 413 Lafayette; west to the eastern ROW boundary at 6<sup>th</sup> Street and north along the eastern ROW boundary of 6<sup>th</sup> Street to the point of origin.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundaries for the Mattoon Lumpkin Heights and Elm Ridge Subdivision Historic District roughly coincide with the 1871-1950s residential/industrial development area south of Lafayette Road/Avenue informally known as Lafayette Heights, the southern two thirds of the 1914-1960 residential development area known as Lumpkin Heights and the 1938-1953 residential subdivision development area known as Elm Ridge. These areas are located outside the original and 1904 city of Mattoon plat and were annexed into the city's incorporated area during the early to mid-20<sup>th</sup> century. The northern third of the original Lumpkin Heights development area suffers from residential continuity due to being bisected by a major transportation corridor. A substantial amount of this area remains undeveloped and contains numerous non-contributing properties. Inasmuch, this portion of the original Lumpkin Heights Addition was excluded from the district.

**11. Form Prepared By**

name/title	<u>Stephen A. Thompson &amp; Carolyn Cloyd - Primary Preparers</u>	date	<u>01 July 2017</u>		
organization	<u>Coles County Historic Preservation Advisory Council</u>	telephone	<u>217/254-1524</u>		
street & number	<u>651 Jackson Ave., Room 309</u>	email	<u>skthompson@mchsi.com</u>		
city or town	<u>Charleston</u>	state	<u>Illinois</u>	zip code	<u>61938</u>

**Contributing Personnel**

Research/Written Preparation

Micheline Davidson; Resident, 8 Elm Ridge – Cape Cod Treatise  
Pat Ramage; Executive Director, Coles County Housing Authority – Manor Apartments Context

Mapping

Susan Summers; GIS Analyst, Coles County Regional Planning and Development Commission

Neighborhood Liaison

Susan Riggert, Wabash Avenue Heights Neighborhood Association

**Additional Documentation**

Submit the following items with the completed form:

- **GIS Location Map (Google Earth or BING)**
- **Local Location Map**

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- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Include for historic districts and properties having large acreage or numerous resources. Key all photographs to this map and insert immediately after the photo log and before the list of figures).

See List of Figures Following the Photographic Section

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**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photo Log**

**Name of Property:** Lumpkin Heights and Elm Ridge Subdivision Historic District

**City or Vicinity:** Mattoon

**County:** Coles **State:** Illinois

**Photographer:** Stephen A. Thompson

**Date Photographed:** 28 March 2017

Description of Photograph(s) and number, include description of view indicating direction of camera:

- Photo 1 of 30:** 000 Block of Charleston and Wabash Avenues, camera facing southeast.
- Photo 2 of 30:** 100 Block of Charleston Avenue, camera facing southeast.
- Photo 3 of 30:** 400 Block of Charleston Avenue, camera facing southwest.
- Photo 4 of 30:** 20, 12, 08 and 04 Wabash Avenue, camera facing northeast.
- Photo 5 of 30:** 50 and 58 Wabash Avenue, camera facing northwest.
- Photo 6 of 30:** 51 and 63 Wabash Avenue, camera facing southwest.
- Photo 7 of 30:** 74 and 78 Wabash Avenue, camera facing northwest.
- Photo 8 of 30:** 101 Wabash Avenue, camera facing south.
- Photo 9 of 30:** 201 and 211 Wabash Avenue, camera facing southwest.
- Photo 10 of 30:** 212, 216 and 220 Wabash Avenue, camera facing northwest.
- Photo 11 of 30:** 221 Wabash Avenue, camera facing south.
- Photo 12 of 30:** 320 and 316 Wabash, camera facing northeast.
- Photo 13 of 30:** 321, 309 and 301 Wabash Avenue, camera facing southeast.
- Photo 14 of 30:** 400 Block of Wabash Avenue, camera facing west.
- Photo 15 of 30:** 400, 404, 408, 412 and 420 Wabash Avenue, camera facing northwest.
- Photo 16 of 30:** 409, 413 and 421 Wabash Avenue, camera facing southwest.
- Photo 17 of 30:** 500, 504 and 520 Wabash Avenue, camera facing northwest.
- Photo 18 of 30:** 520 Wabash Avenue and Lumpkin Heights 6<sup>th</sup> Street gateway, camera facing northeast.
- Photo 19 of 30:** 1 and 5 Lafayette Avenue, camera facing southeast.
- Photo 20 of 30:** 111 and 101 Lafayette Avenue, camera facing southeast.
- Photo 21 of 30:** 303 and 309 Lafayette Avenue, camera facing southwest.
- Photo 22 of 30:** 309 and 321 Lafayette Avenue; Elm Ridge gateway, camera facing southeast.

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**Photo 23 of 30:** 404 Lafayette Avenue (Figures 10 & 11), camera facing north.

**Photo 24 of 30:** 403 and 405 Lafayette Avenue, camera facing southeast.

**Photo 25 of 30:** Intersection of 5<sup>th</sup> Street and Lafayette Avenue, camera facing northeast.

**Photo 26 of 30:** 14, 16 and 18 Elm Ridge, camera facing southeast.

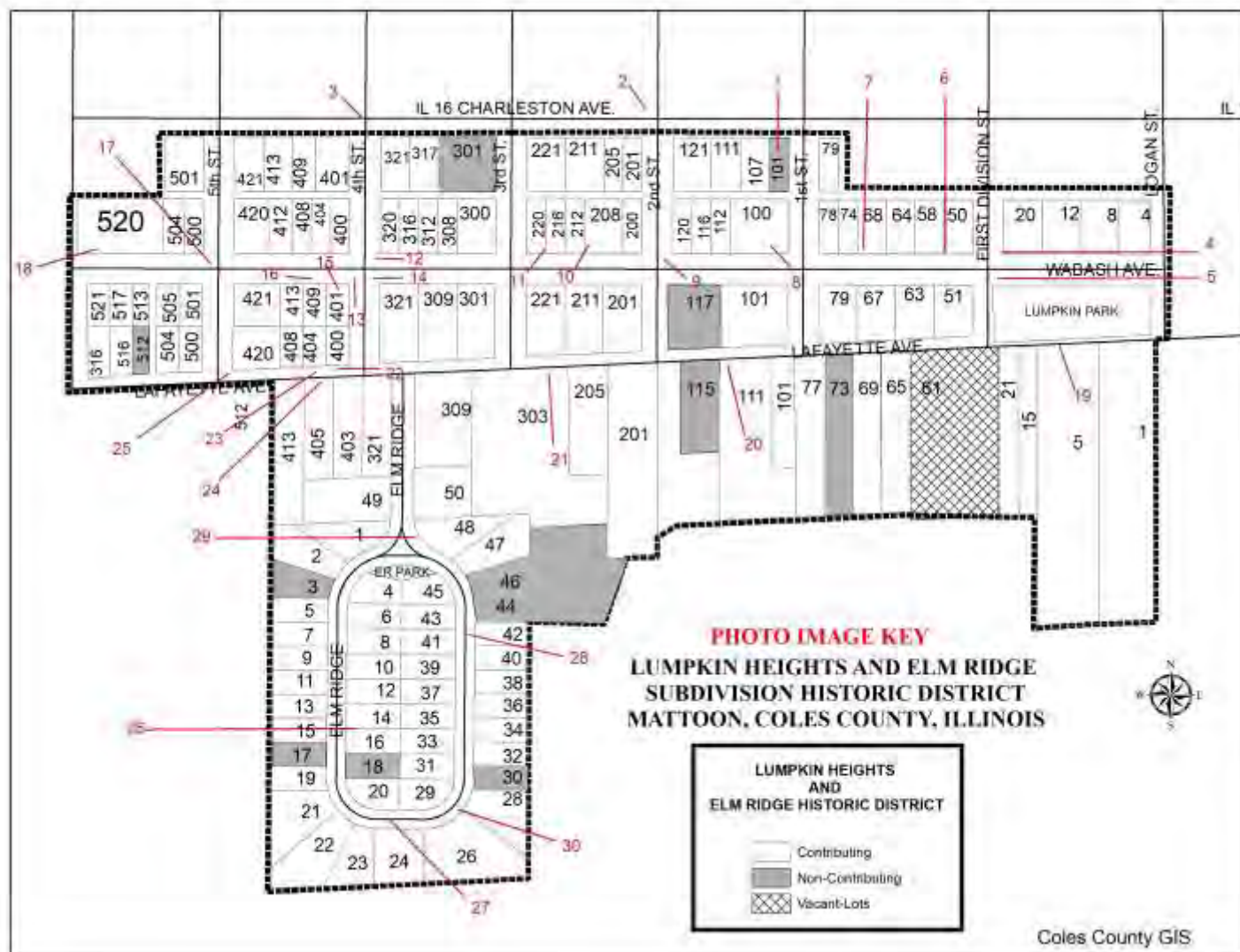
**Photo 27 of 30:** 24 and 26 Elm Ridge, camera facing southeast.

**Photo 28 of 30:** 42, 40, 38 and 36 Elm Ridge, camera facing south southeast.

**Photo 29 of 30:** 1, 2 and 49 Elm Ridge, camera facing west.

**Photo 30 of 30:** Elm Ridge Southeast Oval Curve, camera facing northeast.

### Photo Image Key



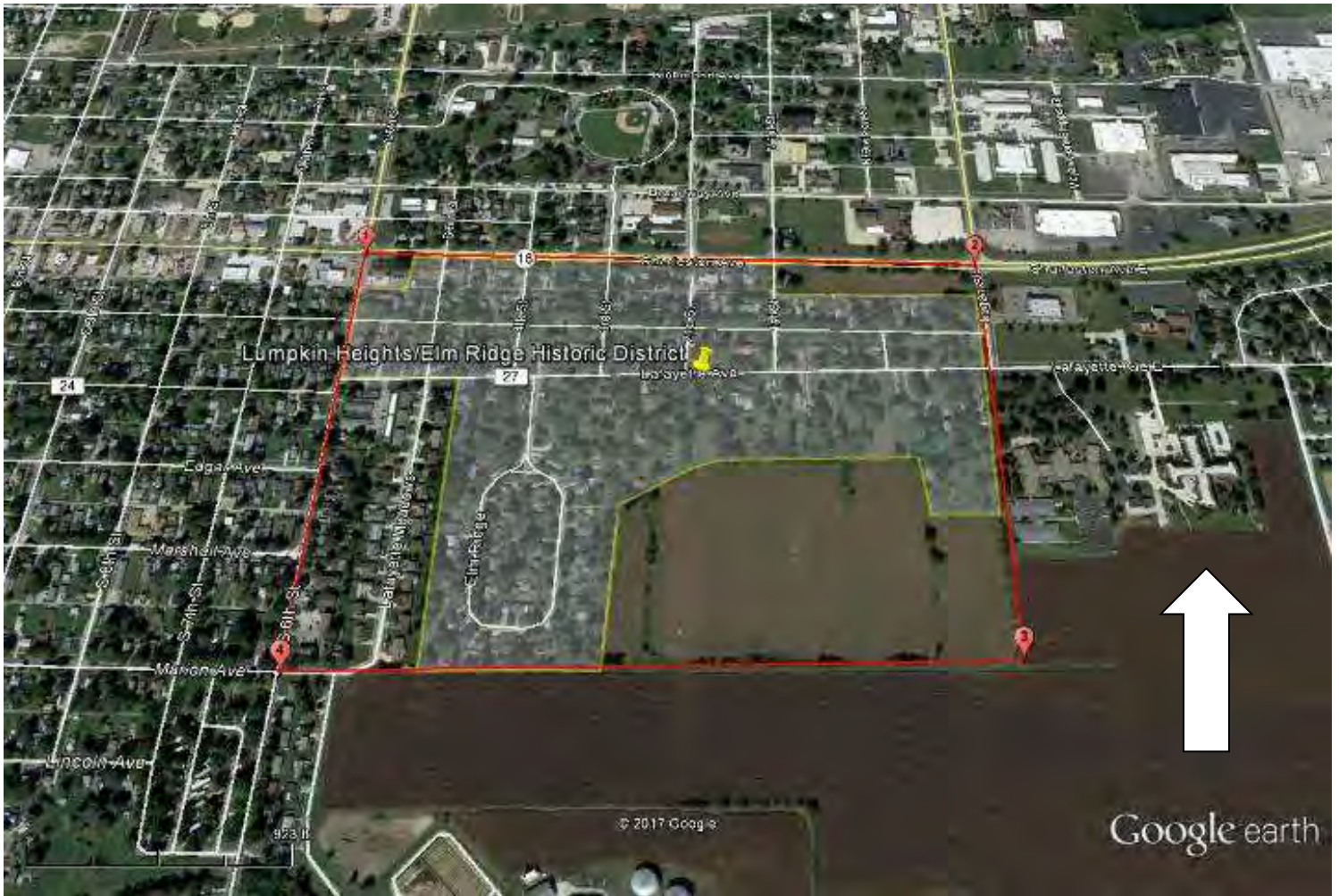
**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



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### GIS Coordinates

1	Latitude 39.285313°	Longitude -88.213654°
2	Latitude 39.283461°	Longitude -88.21082°
3	Latitude 39.283441°	Longitude -88.210101°
4	Latitude 39.283332°	Longitude -88.213658°

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**List of Figures**

(Resize, compact, and paste images of maps and historic documents in this section. Place captions, with figure numbers above each image. Orient maps so that north is at the top of the page, all document should be inserted with the top toward the top of the page.

List of Accompanying Figures

- Figure 1 – Location Satellite Image #1
- Figure 2 – Location Satellite Image #3 East Half of HD
- Figure 3 – Location Satellite Image #4 West Half of HD
- Figure 4 – HD Black Line Map
- Figure 5 – 1938 USDA Aerial of Mattoon’s East Side
- Figure 6 – ca. 1890 George Curyea House, 5 Lafayette Avenue
- Figure 7 – 1920 Lumpkin Heights Lot Sale Ad
- Figure 8 – 1938 Elm Ridge Subdivision Plat
- Figure 9 – 1938 Elm Ridge Subdivision Public Site Inspection Ad
- Figure 10 – 1950 404 Lafayette Avenue Foundation & Floor Plans
- Figure 11 – 1950 404 Lafayette Avenue Elevations & Wall Section

Lumpkin Heights and Elm Ridge Subdivision Historic District  
Name of Property

Coles, Illinois  
County and State

Figure 1

Location Satellite Image #1 – City of Mattoon Including Lumpkin Heights and Elm Ridge Subdivision Historic District

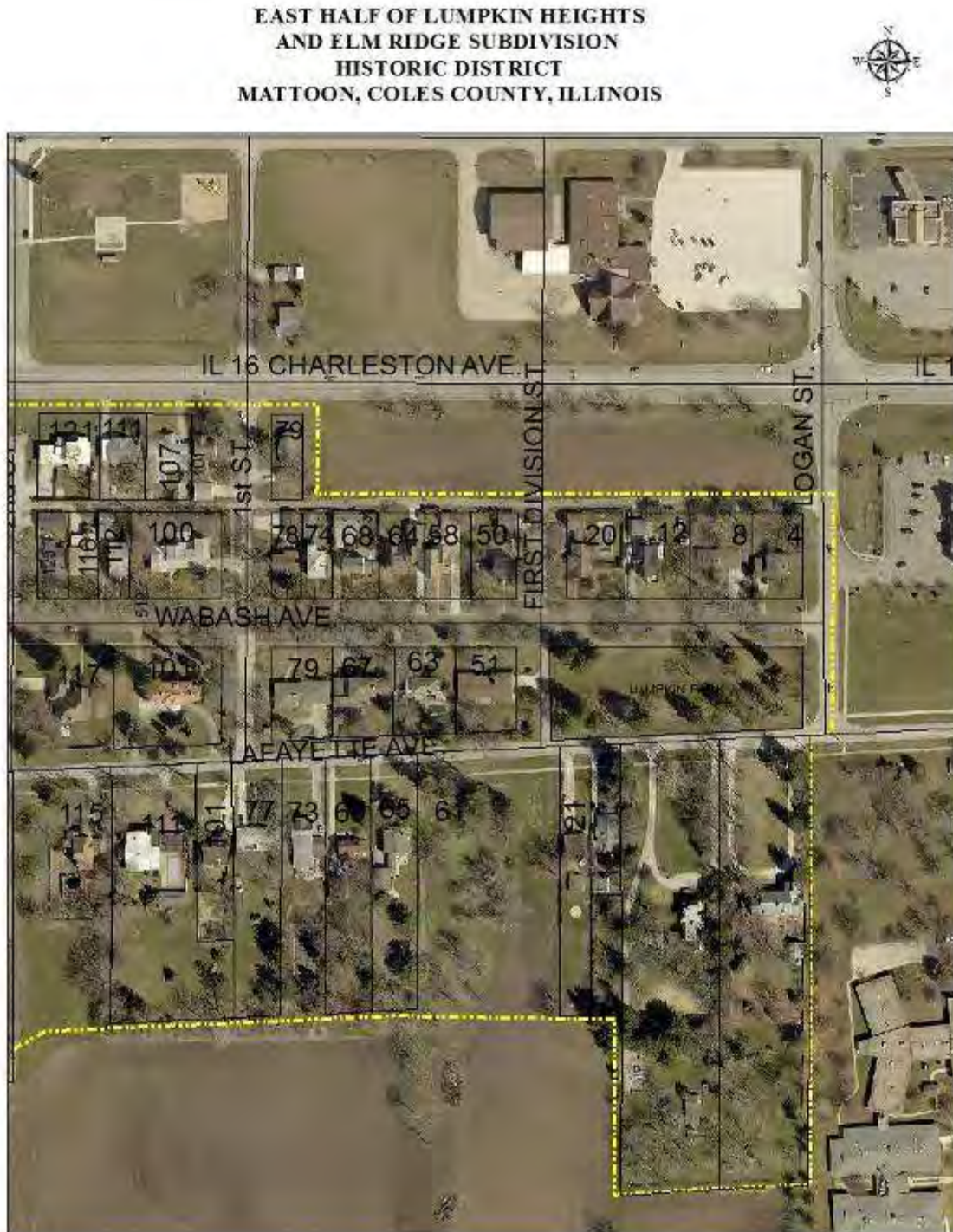




Lumpkin Heights and Elm Ridge Subdivision Historic District  
Name of Property

Coles, Illinois  
County and State

Figure 2





Lumpkin Heights and Elm Ridge Subdivision Historic District  
Name of Property

Coles, Illinois  
County and State

Figure 3

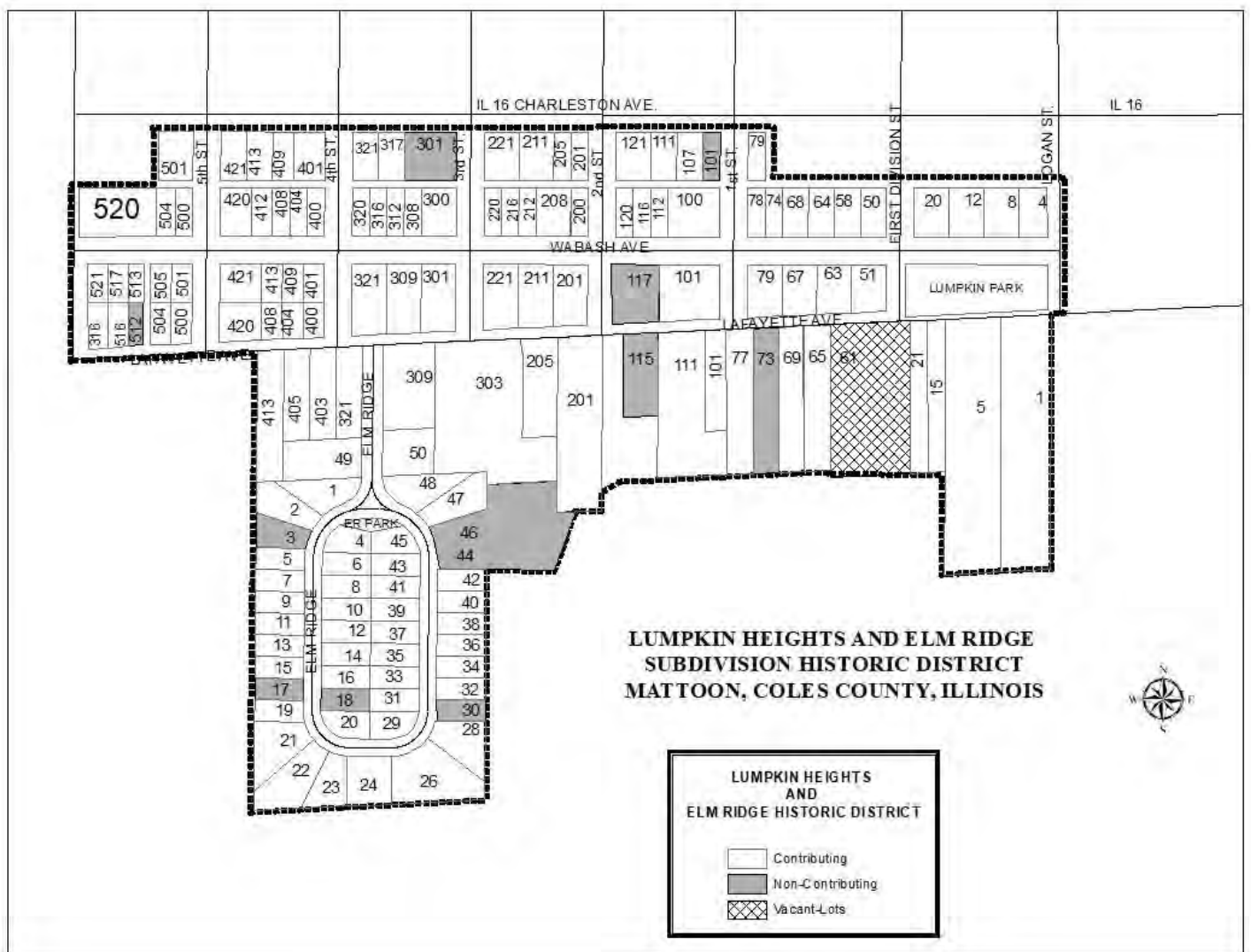


Lumpkin Heights and Elm Ridge Subdivision Historic District  
Name of Property

Coles, Illinois  
County and State

Figure 4

HD Black Line Map – Lumpkin Heights and Elm Ridge Subdivision Historic District



Lumpkin Heights and Elm Ridge Subdivision Historic District  
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Coles, Illinois  
County and State

Figure 5

1938 USDA Aerial – Mattoon’s East Side including the Big Four Railroad Shops/Yards at Upper Center and Lumpkin Heights Neighborhood & Elm Ridge Subdivision at Lower Center/Right





Lumpkin Heights and Elm Ridge Subdivision Historic District  
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Figure 6

ca. 1890 – George Curyea House, 5 Lafayette Avenue



Lumpkin Heights and Elm Ridge Subdivision Historic District  
Name of Property

Coles, Illinois  
County and State

Figure 7

1920 – Lumpkin Heights Lot Sale Ad

**THE BIG LOT SALE IS NOW GOING ON!**

# **LUMPKIN HEIGHTS**

**"The Home Addition"**

**Don't Put It Off Another Day—Don't Delay**

## **COME TOMORROW, JUNE 6 COME**

**Here's The Opportunity of a Life Time!**

**SALE LASTS ONLY TWO WEEKS—SATURDAY, JUNE 5 to SUNDAY, JUNE 20**

**These Terms Are Unheard of Before in Mattoon**

### **\$5.00 DOWN \$5.00 PER MONTH**

**These Lots will go very fast at these terms. You will have to hurry to get your choice—COME TOMORROW SURE!**

<p><b>REMEMBER</b> LUMPKIN HEIGHTS lies just out of the city limits, but has all city conveniences available, without the burden of city taxes. All public utilities are available.</p>	<p><b>LOT PRICES</b> <b>\$345.00 to \$1355.00</b></p>	<p><b>HAVEN'T YOU</b> been waiting for this very event—to buy a lot in LUMPKIN HEIGHTS ON PAYMENT? NEVER AGAIN WILL YOU HAVE THIS OPPORTUNITY.</p>
---	---	--

<p><b>Buy For Investment</b> LUMPKIN HEIGHTS offers the opportunity of a life-time in the small investor as well as the large. To the man who is looking for an investment that can be carried for a few dollars each month, we will say that his money will be absolutely safe and should give him a handsome return on his investment. Bea Stockholder in WYTHEE EARTH</p>	<p><b>BUY FOR A HOME</b> LUMPKIN HEIGHTS is the ideal location for the factory man, the clerk and the working man. The lots are so priced that they are within the reach of all and terms are unheard of for Mattoon. Think of getting a fine big lot, 50 feet by 140 feet, on such terms of \$5.00 down and \$5.00 per month. The business man will not find a better location in which to live. There are already many nice homes in LUMPKIN HEIGHTS and it is truly the "HOME ADDITION." The reasonable building restrictions protect your home and investment.</p>	<p><b>SPECIAL COUPON!</b></p> <p><b>SAVE THIS COUPON</b> No. 1. In exact payment of \$20.00 down on any lot in the addition where regular down payment is \$10.00, extra credit of \$10.00 will be given purchaser. This holds good only during sale.</p> <p><b>SAVE THIS COUPON</b> No. 2. In exact payment of \$10.00 down on any lot in the addition where regular down payments is \$5.00 extra credit of \$5.00 will be given purchaser. This holds good only during sale.</p>
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<p><b>LOCATION</b> LUMPKIN HEIGHTS lies directly east from center of city. Take any street car going east or drive out east on Broadway, Charleston or Wabash Avenues to The Addition.</p>	<p><b>NOTICE!</b> If you will advise us of your address and time when you can go to see Lumpkin Heights, we will call and motor you to the Addition. <b>FREE AUTO SERVICE.</b></p>
--	--

**Salesmen on Addition Every Day Until Dark.**  
**If You Can't Come Sunday, Come Any Day Next Week.**

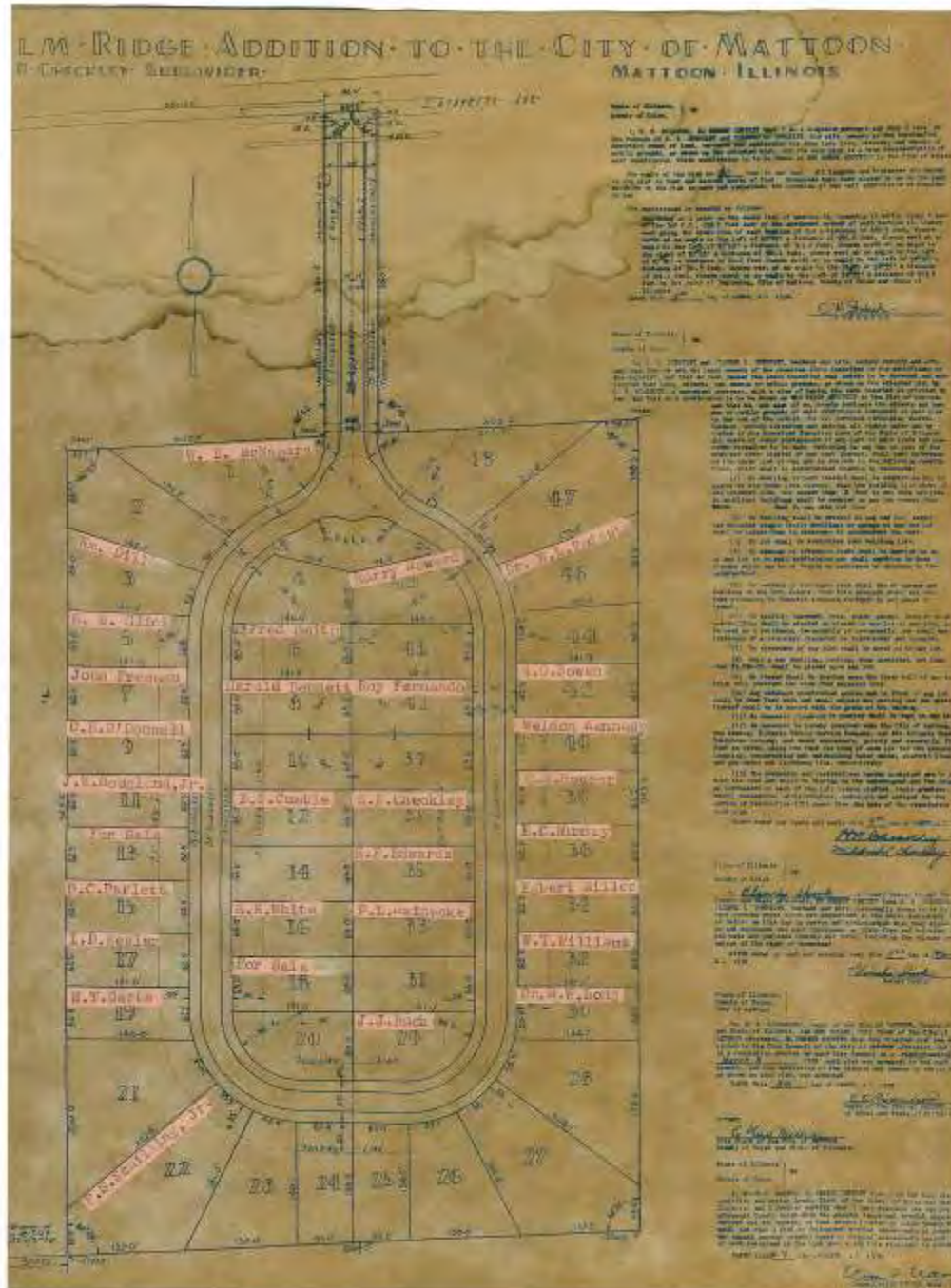
**E. I. WAGNER Sales Agent**  
DOWNTOWN OFFICE, 117 South 17th STREET      PHONE 738

Lumpkin Heights and Elm Ridge Subdivision Historic District  
Name of Property

Coles, Illinois  
County and State

Figure 8

1938 – Elm Ridge Subdivision Plat



Lumpkin Heights and Elm Ridge Subdivision Historic District  
Name of Property

Coles, Illinois  
County and State


Figure 9

1938 – Elm Ridge Subdivision Public Site Inspection Ad

**Announcing Completion of**

BEAUTIFULLY WOODED

*Elm Ridge*



MATTOON'S FINEST BUILDING SITES

**Open for Inspection**

**SUNDAY, SEPTEMBER 18th**

Six months' work and the use of over four thousand tons of materials have enabled us to transform this beautifully wooded tract into a fully developed subdivision with several "typical homes of today" under construction.

You will enjoy seeing Elm Ridge and the new homes.

PLAN SERVICE BY  
DAVID M. CHECKLEY

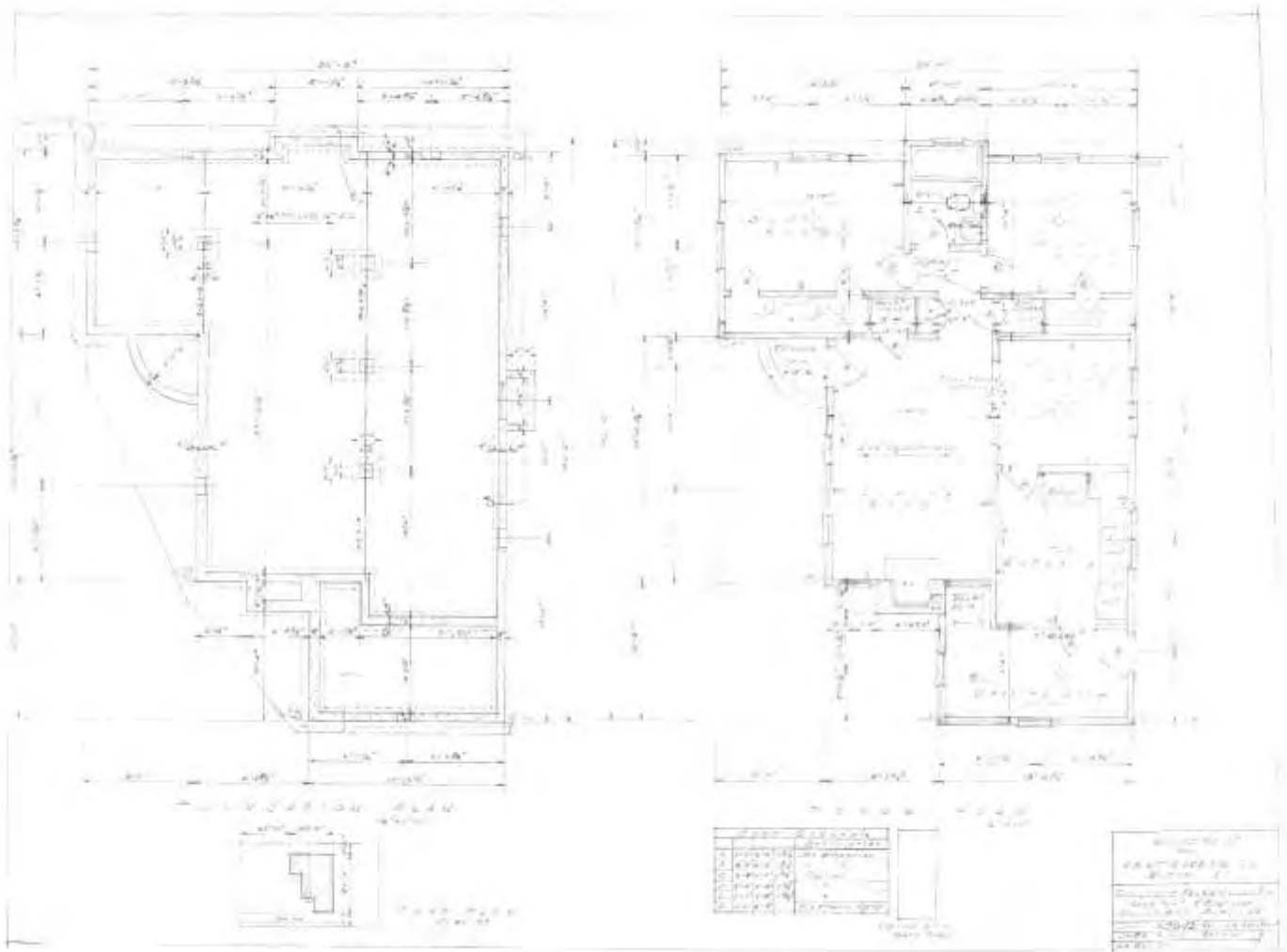
**H. R. CHECKLEY**  
..... SUBDIVIDER .....  
107 South 17th St.

Lumpkin Heights and Elm Ridge Subdivision Historic District  
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County and State

Figure 10

1950 – 404 Lafayette Avenue Foundation & Floor Plans





Lumpkin Heights and Elm Ridge Subdivision Historic District  
Name of Property

Coles, Illinois  
County and State

Figure 11

1950 – 404 Lafayette Avenue Elevations & Wall Section





































1301





212













S. 4TH ST.





















S. 6TH ST.

DUMPKIN HEIGHTS  
EST. 1905

S. 6TH ST.

DUMPKIN HEIGHTS  
EST. 1905





















404





























UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 11/13/2017      Date of Pending List: 12/8/2017      Date of 16th Day: 12/26/2017      Date of 45th Day: 12/28/2017      Date of Weekly List: 12/29/2017

Reference number:

Nominator:

Reason For Review:

Accept       Return       Reject      12/26/2017 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Edson Beall      Discipline Historian

Telephone \_\_\_\_\_      Date \_\_\_\_\_

DOCUMENTATION:    see attached comments : No    see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.





## Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271  
www.dnr.illinois.gov

Bruce Rauner, Governor  
Wayne A. Rosenthal, Director

November 7, 2017

NOV 13 2017

Ms. Barbara Wyatt  
National Park Service  
National Register of Historic Places  
1849 C Street, NW, Mail Stop 7228  
Washington, DC 20240

Dear Ms. Wyatt:

Enclosed are the disks that contain the true and correct copies of the National Register nomination recommended for nomination by the Illinois Historic Sites Advisory Council at its October 27, 2017 meeting and signed by the Deputy State Historic Preservation Officer:

**Peabody -- Chicago, Cook County**  
**Corron Farm -St. Charles vicinity, Cook County**  
**LaSalle Downtown Commercial District - LaSalle, LaSalle County**  
**Lumpkin Heights and Elm Ridge Subdivision Historic District - Mattoon, Coles County**  
**Emmanuel Episcopal Church - LaGrange, Cook County**

Please contact me at 217/785-4324 if you need any additional information. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Heckenkamp".

Andrew Heckenkamp, Coordinator  
Survey and National Register program  
Illinois State Historic Preservation Office  
Illinois Department of Natural Resources

enclosures