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ALTON AREA LANDMARKS ASSOCIATION

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ESTABLISHED MCMLXX

53rd
Annual **HISTORIC
HOUSE TOUR**

THIS IS YOUR TICKET  CARRY IT WITH YOU AT ALL TIMES

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SATURDAY, OCTOBER 4, 2025

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ALTONLANDMARKS.ORG

Alton Area Landmarks Association was founded in 1970 during an effort to save the old GM&O Railroad Station from demolition. Support was widespread, but the building was razed for the William L. Beatty Federal Building and United States Courthouse on Belle Street. In order to promote the architectural heritage of the greater Alton area, the Historic House Tour was started in 1971.

2025 Board of Directors

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Joyce Boswell

Jacob Goble

James Paris

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Greg Stranquist

*Please read prior to
beginning our
historic home tour.*

TOUR GUIDELINES

The following guidelines have been established to ensure safety both to the properties on the tour and to our visitors.

- No food or drink
- No smoking in the structures or on any premises on the tour.
- Please, no taking pictures inside homes.
- Remember to walk on runners or keep to pathed areas.
- Please do not open closets, drawers or doors that are closed. These houses are not for sale. Please respect the owner's privacy.

IMPORTANT SAFETY NOTICE

It is the very nature of a historic home tour to involve inherent hazards due to the age, design and layout of the sites involved. There may be conditions that will prevent a participant with physical limitations from safely taking the tour. The sites are privately owned and maintained and owners do not receive compensation for having their site on the tour.

Participants may encounter steep stairs, stairs without railings, uneven floors/walkways/stairs/porches, slick walking surfaces, low head clearances, drop-offs, to name but just a few of the possible situations. By participating in this home tour, it is assumed that you understand and accept these conditions.

Each site is examined for obvious situations and hazards that may be present prior to the tour day. Hosts and hostesses are placed in the home on the day of the tour to help safely guide participants and warn them of any possible hazards, as well as narrate pertinent historical facts. Sometimes rooms or areas may be cordoned off or closed entirely due to safety concerns. However, due care and caution is required of all participants. Children must be closely supervised and controlled at all times.

If you are involved with an injury or accident at one of the sites during this tour, it is your responsibility to immediately report this to the owner or host/ hostess or both.

If you have purchased this ticket and now feel that you are unwilling or unable to accept these conditions, please return it, prior to use, to any of our ticket selling locations for a full refund of the purchase price.

Thank you for coming and please safely enjoy the tour!

TOUR SITES

You may begin at any site.

1 LUCY HASKELL PLAYHOUSE 1211 Henry Street

2 WADE-DRURY HOUSE 1419 Henry Street

3 JUN-HARGISS HOUSE 818 Union Street

4 LEA-DAVIS HOUSE 519 State Street

5 ANDREW STIRITZ HOUSE 1103 State Street

6 JOSEPH KELLY HOUSE 451 Bluff Street

7 MCPIKE MANSION 2018 Alby Street

HISTORICAL LANDMARKS

ALTON VISITORS CENTER
200 Piasa Street

WALL OF FIRST ILLINOIS
STATE PRISON
*William Street, between Broadway
and Wall Street*

CONFEDERATE CEMETERY
635 Rozier Street

ELIJAH P. LOVEJOY
MONUMENT
5th and Monument Street

ROBERT WADLOW STATUE
2810 College Avenue

LYMAN TRUMBULL HOUSE
1105 Henry Street





HASKELL PLAYHOUSE

*Middletown
Historic District*

*National Register
of Historic Places*

Address

1211 HENRY STREET

Built

1884

Owner

CITY OF ALTON

In 1884, Dr. William Haskell and his wife Florence Hayner Haskell had a Queen Anne style playhouse built for their 4-year-old daughter Lucy Jane Haskell. No expense had been spared in the creation of Lucy's new playhouse. It was designed by Lucas Pfeiffenberger, the best architect in town. Lucy came from a prosperous lineage. Her grandfather, John Hayner was a successful businessman and a philanthropist. He founded Alton's Jennie D. Hayner Public Library, in memory of his wife. Lucy's father William Haskell was a fourth generation physician.

The playhouse was designed as a single room measuring 14×16 feet, containing a large wall cabinet to house dolls, toys and all the things a little girl would treasure. On the exterior of the playhouse was a large front porch, a smaller back porch, highly decorative woodwork and ornamental iron roof cresting. There was even stained glass in the windows. Lucy loved this enchanting playhouse for only a few short years. Sadly she died on March 27, 1890 of "black diphtheria."

The original Haskell home was south of the playhouse on the southwest corner of Twelfth Street and Henry Street which was known as Pleasant Street at the time. That house, built in 1868, was razed in 1914. The present Haskell House, to the north of the playhouse was constructed in 1911. Lucy's mother, Florence Hayner Haskell, lived in the family house until her death in 1932. She outlived her husband and two of her children. When she died, she left her home, six acres of land and the playhouse to the city of Alton to be used as a park.

The playhouse has had several renovations, the latest of which was 2014–2017. The Lucy Haskell Playhouse Association raised and spent over \$100,000.00 to strip paint, re-paint and perform extensive repairs to the exterior of the building in 2014–15. The funds were raised from a combination of individual donors and grants. In 2017, the Playhouse Association, the City of Alton, and a grant from the Madison County Parks Enhancement Program (PEP) provided the funds to replace the slate roof, copper sheeting and gutters and repair the iron cresting on top of the roof.

The Playhouse Association hosts an annual visit by Santa Claus on the first Saturday in December. They have provided volunteers for an open house on the second Saturday of the month from April to September each year. On July 29 each year an annual birthday party is held in honor of Lucy's birthday. Visit haskellplayhouse.org/ to learn about renting the playhouse for parties and becoming a sustaining member or patron to assist the Playhouse in its important mission of restoring and maintaining this important civic asset.

The playhouse is one of eight buildings in the Alton which are individually listed on the National Register of Historic Places.



WADE-DRURY HOUSE

*Middletown
Historic District*

Address

1419 HENRY STREET

Built

1839

Owners

JONATHAN &
MELISSA BLAND

This beautiful home was built by Samuel Wade, one of Alton's most prominent citizens, who emigrated from Ipswich, Massachusetts in 1831. His wife, Eunice C. Wade, arrived a year later, and they lived in Alton's first brick house, which once stood near the intersection of Broadway and Alby. Their first of seven children, Edward, was born in that house in 1833 and was heralded as the oldest native resident of Alton when he died at the age of 87. Samuel was a carpenter and builder by trade and later engaged in the meat-packing business with Ebenezer Marsh, who lived at 1403 Henry Street. The two also started the Alton National Bank, serving as its first and second Presidents. Although Alton was incorporated in 1818, the city council was not formed until 1837, and Samuel Wade was elected to serve as a founding member, helping the city recover after a pro-slavery mob killed Elijah Lovejoy later that year in November 1837. In later years, Samuel Wade was elected as Alton's mayor four times (1849, 1850, 1855, and 1857).

Samuel Wade built 1419 Henry in 1839, right next to Ebenezer Marsh's house, and lived there until his death in 1885. The house was originally built in the Italianate style with a large, open porch spanning the entire front facing Henry Street. His wife Eunice C. Wade lived on at the house until her death in 1890. In 1886, their youngest daughter, Eunice Louisa Wade, married Albert H. Drury, a prominent businessman in Alton and owner of the Drury & Hewitt (later Drury & Wead) hardware store. The newlyweds moved into 1419 Henry in 1886, but sadly Albert died only one year later in 1887. Albert and Eunice's only daughter, Alice Wade Drury grew up living with her mother until April 1902, when she married H. Harold Hewitt in a ceremony held in the house at 1419 Henry. The couple then moved into a newly built home at 1419 Liberty Street, just one block away. Eunice L. Drury remained at 1419 Henry until her passing in 1926, at which point Alice and Harold Hewitt moved back from Liberty Street and took up residence in the Wade-Drury family home until 1935.

Since then, the house has been stewarded by 10 other families. The front porch was removed sometime before 1939 and a two-story, enclosed sunroom added on the south side of the home, giving the house the more Georgian-/Federal-style appearance one sees today. A second chimney, leading from a new fireplace in the basement, was added to the north side of the house in the mid-1900s, possibly to accommodate servants living quarters in the mostly unfinished basement. A modern primary suite was built on the third floor and a sixth bedroom and garage added to the back of the house in the mid-/late-1900s. Despite its alterations and modernization over the years, 1419 Henry remains a beautiful example of Alton's rich architectural and cultural history.

3



JUN-HARGISS HOUSE

*Follow along
@union_street_cottage*

Address

818 UNION STREET

Built

CA. 1890

Owners

JAMES &
YVETTE PARIS

The Jun-Hargiss House, located at 818 Union Street sits just a little over a block from Henry Street, on the outer edge of Alton's Middletown Historic District. It is a modest example of Victorian architecture, but without the ornate details. It has wood clapboard siding and original wood detailing around the gabled roof. The house is approximately 900 square feet with a first-floor bedroom and two small bedrooms on the second floor.

In the early 1890s, Jacob Jun, a cooper who crafted wooden barrels, resided here. Given Alton's thriving beer trade, Jacob likely supplied barrels to the city's breweries. Records show he remodeled the cottage during his tenure, hinting at an earlier chapter in the home's history; plat maps from the 1870s suggest the land may have hosted a prior structure. During Jacob's years, Alton was rapidly changing. The introduction of the electric streetcar in 1899 ran directly down Union Street, a constant presence in his daily life, witnessed by Jacob and his sister Teresa until his passing in 1910.

In 1915, the Hargiss family purchased the cottage. Columbus and Mattie Hargiss raised their children here, followed by their son Cecil and his wife Edna Mae Young Hargiss. Cecil started a painting business, Hargiss Contracting, which operated in Alton for fifty years. He was also a two-war Navy veteran—serving in both World War I and II. We don't have many historical records about Cecil's wife, Edna Mae, but we do have countless examples of her quilting, embroidery, lacework, and handmade clothing.

Ruth (Hargiss) Valm, the third generation, lived here with her parents, and raised her only son after her husband's untimely death. Ruth was an active member of her church, Grace United Methodist Church and owned a beloved local business, Swiss Farms. Ruth's love for baking and cooking are evident in recipes and kitchen tools found in the house.

The house was recently purchased by a local husband and wife team, James and Yvette Paris, who are passionate about Alton's history and have been working to preserve and restore the house after it sat vacant for more than a decade. During their work in the house, they have discovered countless historic documents and artifacts, including a 1939 floor plan sketch.

Now fondly known as the Union Street Cottage, the house has a social media following as the Paris' feature their work on the home and tell the stories of the family who lived here. This house is more than a structure; it is a vessel of family history, artistry, and resilience, preserving stories spanning over 130 years. We invite you to step back in time and experience a simpler way of life, and to see some of the artifacts that have been carefully saved and preserved.

4



LEA-DAVIS HOUSE

*Christian Hill
Historic District*

Address

519 STATE STREET

Built

1848

Owner

JACOB GOBLE

In 1847 the land at 519 State Street was owned by William Russell and Nathaniel Buckmaster. The property title and the first Alton City Directory, published in 1858, show that Henry Lea owned the house and lived here. He was a dealer in dry goods (textiles, clothing, etc.) on West Third Street.

In 1900 Kate Davis, daughter of Dr. Charles and Minnie Davis, lived next door at 517 State known as the Levis Davis House. Dr. Charles was the son of Levi Davis, Sr, friend and associate of Lincoln, Douglas and Trumbull. The next year Kate married plumber George S. Brunner. Mr. Brunner was a plumber who ran the Brunner Plumbing Company from his home. From about 1905 to 15, the couple lived at 519 State.

The Alton directories up to 1923 show occupations of other residents as a bookseller and stationer, a railroad baggage man, plumber, millwright and three dressmakers.

The frame house is attached to 517 State to the south. It has a front gable roof with modern siding and windows. The first floor has a living room, dining room, kitchen and bathroom. The second floor has two bedrooms and bath. The attic has a cozy bedroom built under the slanted roof.

The house is one of at least 20 rescued in the late 20th century by Fred Dirck, Alton proprietor of Prairie Peddler Antiques, historic house restorer and innkeeper. A 1993 Country Home article tells the story of Fred's efforts to revive it. He bought the home without going inside it in the early 1990s, thinking it would make a good bed-and-breakfast since the Alton Belle gambling boat was being established on the Alton riverfront.

Working with Greg Leavey, on the exterior they removed metal window awnings, a fiberglass carport and a chain link fence. They parked a mammoth dumpster in the front yard and filled it again and again with shag carpet, old linoleum and modern detritus for the better part of a year. Fred designed the brick patio and garden.

On the first floor an exterior wall was removed and a tiny porch enclosed to make the breakfast area with a new wide plank wood floor. Removing 15 coats of paint revealed the walnut stairs plus a sage green color Fred matched throughout the house. Taking up the second floor wall-to-wall carpeting revealed beautiful pine floors. All the doors were missing since the previous owner had replaced them with canvas accordion doors. Fortunately Fred had bought and stored the original doors 10 years earlier. The doors fit perfectly. You'll notice that no two doors match, a favorite element of current owner, Jacob Goble, who bought the house in 2023.

5



ANDREW STIRITZ HOUSE

*Christian Hill
Historic District*

Address

1103 STATE STREET

Built

1905

Owners

GARY & BARB
DAVIDSON

The Stiritz family purchased this double lot in 1893 and first lived in the neighboring house to the north at 1109 State. In 1905, L. Pfeiffenberger & Son, Architects designed this red brick residence for Andrew H. Stiritz. Mr. Stiritz (1854-1932) was the son of German immigrants, John and Henrietta Stiritz. The family settled in the Mehlville area of Godfrey. Andrew was a wholesale grocery salesman. He married Laura Caldwell in 1879. They had sons Frank and Roy. Mrs. Stiritz died at home in 1918. Several years later Mr. Stiritz moved to Pasadena, California with his son, Frank, and wife, Olive. Mr. Stiritz died in Pasadena. Mr. and Mrs. Stiritz are buried in Alton Cemetery.

Edmund H. and Emma Morrissey, parents of Dr. Tom Morrissey and contractor Ed Morrissey, owned the house from 1930 to the mid-1950s. Jacob B. Jr. and Charlotte Schneider bought the house in 1960 and raised their six children there until 2002.

This two-story brick home has a steeply pitched hipped roof with two chimneys. Four hipped roof dormers admit light and ventilation to the attic. A projecting bay at the rear adds extra floor space. About 2,500 feet of living space include four bedrooms on the second floor and two full bathrooms.

Note the shadow of the original porch across the front that wraps around the southeast corner. It probably stretched across the front of the house similar to the Pfeiffenberger-designed home at 415 Bluff. Today Classical Doric columns support the gabled front porch roof sheltering the front double doors in the Greek Revival style.

Transoms crown the second-floor triple window and front entry. Segmental arches of rough-faced vertical brickwork surround large rectangular, double-hung windows. A handsome limestone foundation with a thick sill supports the whole.

The double-door covered porch entry leads to a foyer flanked by matching parlors. Original wide woodwork, pocket doors, oak flooring plus 12-foot ceilings give the home a feeling of space. The winding front staircase anchored by an ornate oak newel post is graced with a pair of double-hung stained glass windows on the landing.

Current owners, Gary and Barb Davidson, have moved the kitchen into the formal dining room. They transformed the original eat-in kitchen into a one-bedroom Airbnb rental with private bath and entry.

Book your stay: airbnb.com/h/garyandbarb



JOSEPH KELLY SR. HOUSE

*Christian Hill
Historic District*

Address

451 BLUFF STREET

Built

1927

Owners

CHERYL WOODEN

Joseph Kelly built this home for his bride, Alice, in 1927. They had two sons, Joseph Jr. and John. The home was constructed on the site of the neighborhood tennis court. Alice Kelly, at age 97, remembered the neighbors chiding them in a friendly way for taking away their playground. Joe Kelly Sr. opened the Acme Bowling Alley on Broadway in 1927 and the interest was sold out in 1986.

In 1965, when the forty-room “Old Cathedral” rectory was torn down, Alice Kelly bought one of the marble fireplaces and installed it in the front room. The fireplaces were made and shipped from Italy to Alton in 1865. They were built into the Bishop’s new residence on State Street next to the “Old Cathedral,” today known as SS Peter & Paul Catholic Church.

Next owners Martha and Bill Paquin renovated the house. Cheryl Wooden is the current owner since 2002 and has just finished updating the bathrooms and wood floors.

The house was on the Alton Landmark’s 1992 Historic House Tour.

7



MCPIKE MANSION

*National Register
of Historic Places*

Address

2018 ALBY STREET

Built

1868

Owners

SHARYN &
GEORGE LUEDKE

On the National and State Registers of Historic Places, Mount Lookout Park was the proud name for this beautiful mansion Henry Guest McPike constructed on his 15-acre estate. The 16-room house was designed by prominent Alton architect Lucas Pfeiffenberger. At the height of his fortunes and political prominence, McPike chose a Second Empire Italianate Style with a French mansard roof. Magnificently, the structure's symmetrical arched dormers look on his elaborately planted estate above Piasa Valley.

Undertaken when Pfeiffenberger was 35 years old, it is one of the earliest houses he is known to have planned as well as one of the most graceful. The three-story brick structure holds 7,000 sq. ft. The mansard roof and dormer windows were borrowed from the redesign of Paris, France during the Second Empire reign of Napoleon III. The style became popular in the American Northeast and Midwest from 1860–1880, especially after 1870. Italianate characteristics include overhanging eaves supported by brackets and tall arched windows. Scrollwork makes the brackets extra fancy.

Fronted by the original iron fence one can only imagine how beautiful the garden was, as Mr. McPike was a charter member of the Horticultural Society of Illinois. He developed and patented the McPike Grape sold throughout the United States. He was also a member of the committee to bring the Lincoln Douglas Debates to Alton in 1858 and sat on the platform with Mr. Lincoln as the Republican Representative, a highlight in his life. As recorder of deeds in Madison County, his position enabled him to make his living in real estate. He was prominent in community matters. As mayor of Alton for two terms (1887–91), he was able to promote many improvements to the city such as sidewalks.

The restoration is ongoing. The Alton Historic Commission awarded the Luedkes with a certificate for work on the sun room and 55 windows. Eric Lavelle is the masterly skilled carpenter that allows this restoration to continue.

Since buying the mansion the Luedkes have undertaken major renovation. The building was stabilized, a new roof applied, and the entire building tuck pointed. The front porch, sunroom and 55 windows have been restored and many unseen endeavors accomplished. With the repair of the eaves and box gutters completed, attention has been given to the 200 floor joists—160 are completed. The first floor with gift shop can now be visited as well as the vaulted wine cellar in the basement. Grounds can be visited 10 am to 8 pm daily.

Currently the McPike Mansion can be reserved for weddings, birthdays and special events. Tours of the grounds and wine cellar can be arranged.

Restoration can be followed on the McPike Facebook page. A schedule and reservations for tours may be made on the website www.mcpikemansion.com.

Information:

mcpikemansion.com

618-830-2179

LOCAL HISTORICAL RESOURCE ORGANIZATIONS

Alton has a long and rich history as a Mississippi River town. The range of historical happenings which have shaped Alton is as varied as the names who made Alton famous: Robert Wadlow, Benjamin Godfrey, Abraham Lincoln, Elijah Lovejoy, James Earl Ray, and Miles Davis.

To support, educate and enlighten, Alton has a family of historical organizations. These organizations each have a different function and expertise. For those in the Alton area who seek historical information, this is a brief overview of these organizations.

ALTON AREA LANDMARKS ASSOCIATION (AALA)

Box 232, Alton, IL 62002 www.altonlandmarks.org

The AALA, founded in 1970, is dedicated to educate, promote and save the architectural heritage of the Alton area. AALA sponsors the Fall Historic House Tour and the Winter Lecture Series. The AALA also spearheaded the successful "Save City Hall" campaign.

ALTON HISTORICAL COMMISSION

Alton City Hall www.historicalalton.com
101 East Third Street
Alton, IL 62002

The Alton Historical Commission was created by city ordinance in 1997 for the purpose of identifying, preserving, protecting and enhancing buildings and structures having an historical and architectural value to Alton. The Commission is composed of seven members appointed by the mayor, at least four shall reside in Alton's three historic districts, Christian Hill, Middletown or Upper Alton. The principal purpose of the Commission is to review all applications for alteration, demolition, or new construction within these districts. The Commission meets the first and third Tuesday of each month in the city council chambers. The meetings are open to the public.

ELIJAH P. LOVEJOY MEMORIAL

Box 214
Alton, IL 62002

Elijah Lovejoy was an abolitionist newspaper publisher who was killed by a pro-slavery mob on November 7, 1837, in downtown Alton. Founded in 1952, this non-profit organization's purpose is "for the perpetuation of memory of Elijah P. Lovejoy and the presentation of scholarships to deserving students."

THE HAYNER PUBLIC LIBRARY DISTRICT

401 State Street

618-462-0677

Alton, IL 62002

www.haynerpubliclibrary.org

For researchers the Hayner Library has two resources of interest:

1. The Illinois Room, located in the Genealogy & Local History Library, has voluminous information about Alton, Madison County, and the surrounding area. Included in its collection are Alton City Directories, which list businesses, home addresses, occupants, occupations, children, etc.
2. For those doing research about their family histories, the library has genealogists on staff. They can be reached at Genealogy Services at 618-462-4677, Ext. 2865.

ALTON HOUSE HISTORY REPOSITORY

The Hayner Public Library and the Alton Area Landmarks Association (AALA) have combined resources to create the Alton House History Repository. The Repository is a collection of house, church, and building histories catalogued and stored in the Illinois Room at the Genealogy & Local History Library at 401 State Street, Alton.

The Repository's initial collection was created by the donation of 300 histories written for the AALA's Fall Historic House Tours. Every year, the histories of eight to ten Alton homes and buildings will be added to the Repository. The Hayner Public Library and the AALA hope that citizens of Alton will contribute photos, abstracts of titles, personal reminiscences, and other mementos to the recently created folders of addresses or create new folders to include every address in Alton.

An individual file on a house might include house photographs, a copy of the abstract of title, copies of deeds, architect or designer background, house plans or drawings, a list of owners, and stories about the building or owners. A copy of an abstract would be an important historical document to start with, because they are no longer created upon change of ownership. Churches usually have written histories of their buildings, and these could be collected as well.

Homeowners will want to start their own files in the repository. Some homeowners have done extensive research on the history of their house. The Repository, in addition to the materials added by Hayner's research stall would ensure its preservation and safekeeping.

The AALA and the Hayner Public Library believe this Repository will be of value to historians, genealogists, architects, preservationists, and homeowners. The AALA would like to thank the Hayner Public Library for its help in making this project possible.

MADISON COUNTY HISTORICAL MUSEUM

*715 North Main Street
Edwardsville, IL 62025*

618-656-7562

www.madcohitory.org

The Madison County Historical Society was organized in 1916. In 1923 a room in the county courthouse was made available for use as a museum. In 1962 the Weir House, the second oldest brick house in Edwardsville, was purchased and restored as a county museum. A new library building has recently been completed next to the museum. The library has many historical sources, such as maps, plats, cemetery indexes, census records, marriage records and city directories.

PROPERTIES IN NEED OF TLC

John Sutter House
427 East Fourth Street

Koenig House
829 East Fourth Street

Alton Mental Health Center
roofing

Mary J. and Julia Buckmaster
House
1121 State Street

Wilhelm House
314 Oak Street

4500 College Avenue
Sparks Mill Company
Building
210 William Street



MAKE A DAY OF IT IN ALTON

RETAIL

Honeybee Vintage	New Frontier Furniture	Tinner's Anvil
Mississippi Mud Pottery	Olive Oil Marketplace	Wilson's Antiques
1904 General Store	Funky Planet Toys & Gifts	Alton Exchange
The Grapevine of Alton (children's clothing)	Duke Bakery	Strangelovely
Second Reading Bookstore	Antiques & Vintage	Persnickety by Jen Farley
	Country Meadows Antiques	Coco & Oak

BARS

Fast Eddie's Bon Air	Bossanova	Catdaddy's Tavern
The Firehouse	Mac's Downtown	Morrison's Irish Pub

RESTAURANTS

My Just Desserts	Gentelin's	Tony's Steakhouse and Bar
Tab's Cafe	Bluff City Grill	Old Bakery Beer Company
Brown Bag Bistro	Don & Penny's Restaurant	Good News Brewing
Flock Food Truck Park & Bar	Chez Marilyn	

COFFEE SHOPS & JUICES

Post Commons	C.J.'s Juicery
Maeva's Coffee	Germania Brew Haus

ACTIVITIES

Vintage Voices Tours (October 5, 11 & 12, 2025)	National Great Rivers Museum	Alton National Cemetery
Alton Farmer's Market (May 10–October 18, 2025)	Robert Wadlow Statue	North Alton Confederate Cemetery
Alton Odyssey Tours	Lovejoy Monument	Alton Dog Park
Alton Little Theater	Argosy Casino Alton	Alton Marina
	Alton Amphitheater	
	Piasa Park	

NATIONAL REGISTER OF HISTORIC PLACES

*What does it mean
to be listed?*

There are two categories or rankings of homes, sites or historic districts listed on the National Register of Historic Places:

1. National Historic Landmark. There is only one home in Alton listed as a National Historic Landmark. It is the Lyman Trumbull House at 1105 Henry Street.
2. The National Register of Historic Places lists individually other historic districts, sites and buildings. In Alton these include:

HISTORIC DISTRICTS	BUILDINGS	CEMETERIES
Christian Hill	American Woman's League	Alton National Cemetery
Middletown	Charter House <i>509 Beacon Street</i>	<i>600 Pearl Street</i>
Upper Alton	Bruch-Guertler House <i>101 Blair Street</i>	
ARCHEOLOGICAL SITES	Haskell Playhouse <i>1211 Henry Street</i>	PROPOSED
Alton Military Prison <i>William and East Third Streets</i>	McPike House <i>2018 Alby Street</i>	North Alton Confederate Cemetery <i>635 Rozier Street</i>
	Post House <i>1516 State Street</i>	Buildings that were on the List, but were demolished:
	Senator Lyman Trumbull House <i>1105 Henry Street</i>	Col. Rutherford-Schaperkotter House <i>1006 Pearl Street</i>
	Yakel House and Union Brewery <i>1421-1431 Pearl Street</i>	Elm Ridge <i>College Avenue</i>
	Hotel Stratford <i>229 Market Street</i>	
	Salem Baptist Church <i>8217 Wood Station Road</i>	

HISTORIC TRADES RESOURCE LIST

What makes the historic trades different? Building technologies change, and the skills required to build structures have changed with them. Many techniques used in restoration differ greatly from those in new construction.

Chris Hardin

Brick Masonry & Tuckpointing
618-515-0088
hardinchris27@gmail.com

Painting by Jeannette

JEANNETTE PHILLIPS
*Painting, Specializing in Paint Prep,
Window Restoration & Glazing*
618-977-2638
Alton, IL
[jeannetenphillips@gmail.com](mailto:jeannettenphillips@gmail.com)

Old House Restoration

KURT ACKERMAN
*Window & Door Restoration,
Custom Trim Millwork,
Tuckpointing, Flooring & Consulting
Services*
618-567-4132
Edwardsville, IL

St. Louis Sash

BILL HAYS
Wood Doors & Windows
314-631-5729
St. Louis, MO
mosashes@sbcglobal.net
stlsash.com

Burkart's Woodworks

Millwork
314-771-7727
St. Louis, MO
sales@burkartswoodworks.com
burkartswoodworks.com

Plastering by Eric Aulbach

ERIC AULBACH
Plaster & Ornamental Plaster
314-752-7837
St. Louis, MO
Susan.aulbachplastering@gmail.com
stlplastering.com

True North Restoration

MARIE
Window & Door Restoration
314-349-5280
St. Louis, MO
marie@truenorthpreservation.com
truenorthpreservation.com

Miller and Maack General Contractors

*General Contractor with Experience
in Historic Structure Restoration*
618-344-2506
Collinsville, IL
officemanager@millermaack.com
millermaack.com

Dark Horse Contracting

ERIC STAUFFER
*Interior & Exterior Painting,
Carpentry, Power Washing,
Window Glazing, Gutter Cleaning
& Repair*
618-802-3041
Alton, IL
Darkhorsecontracting1@gmail.com

Saint Louis Restoration

BRETT WISSEL
*Millwork Repairs / Replacement,
Stripping and Finishing, Door
Refinishing, Custom Woodworking,
3D Scanning, Furniture Repairs &
Upholstery*
314-772-2167
St. Louis, MO
info@stlrestore.com
stlrestore.com

WHY SHOULDN'T I REPLACE MY WINDOWS?

Many people have said to me they need new windows because they fear lead paint, want better soundproofing, energy efficiency and easy cleaning. Then the answer is to restore original windows, not replace them. Restoration will cost less and the windows will be lead free, soundproof, energy efficient and easily cleaned. I have trained many small contractors and homeowners how to perform this task efficiently, cost effectively. For those who insist they want tilt-ins for easier cleaning, this system gives them an easy cleaning solution as well. All of this and a new combination wood storm/screen or interior storm cost less than a wood tilt-in with vinyl jamb liners and no storm. This system keeps the sash weights, cuts nothing off the window sash and removes all old paint and glazing. My friend John Seekircher always says, "The reason they call them replacement windows is that you have to replace them over and over again."

EPA & HUD lead paint regulations are out of control! The facts however fly in the face of this anti-preservation intrusion into our lives. Lead poisoning in children has been depicted by HUD and the EPA as an epidemic. The facts do not support this notion. Children today have less lead poisoning than ever before in history and it has little to do with lead paint regulations. Taking lead out of gasoline and better factory emissions are responsible for much of this.

In essence we should be teaching the uneducated, educated, poor and well-off families to clean their houses. Common sense education is all that's needed with lead paint. Lead paint is only a hazard if it's unstable. Removing lead paint from window jambs and sashes is a safe, quick and easy process if the homeowner or contractor knows how to do it. We must start immediately training small contractors & homeowners how to do this. Right now the contractors that are getting lead certified are gouging homeowner's pocketbooks because they can.

The reason homeowner's think they need to replace their windows is that the window industry spends tens of millions of dollars a year to convince them to buy their inferior products. It will take a consumer about 40+ years to get any payback from replacement windows with insulated glass, and considering the following statements in the window industries trade periodical, Glass Magazine, the industry makes the case for restoration.

RESTORE & MAINTAIN WINDOWS, DON'T REPLACE THEM!

- New wood windows are made with new growth lumber that is not as strong or rot resistant as the old growth lumber in windows made before the 1950s.
- Insulated glass seals tend to fail in 2 to 6 years allowing condensation between the panes.
- Most insulated glass panels cannot be repaired without replacing the entire window.
- Primary window sashes were never intended to take a direct hit from the weather. In early years they had shutters then storms to protect them.

- Air infiltration is the biggest energy issue with windows. Vinyl windows, by their nature, have weep holes to let the moisture seep out which allows massive air infiltration.
- PVC or vinyl is the most toxic consumer substance manufactured today. It can't be recycled, off gasses toxic fumes and has excessive contraction and expansion issues. It fades, cracks and has a maximum lifespan of 16 to 18 years.
- Metal clad windows are designed to allow water to seep behind the cladding. This causes early rot of the often finger jointed, new growth lumber underneath.
- The vinyl jamb liners that are needed for tilt-in windows have cheap spring balances and cheesy foam backing that have a lifespan of about 6 to 10 years.
- Double hung windows were invented in the 1400s as an air conditioning system. Lower the top sash and raise the lower sash to let hot air out the top and breezes in through the bottom. Most replacement units don't have a full screen to allow for this process.
- Aluminum, self-storing storm windows are not even a good windbreak. Metal conducts heat and cold while wood insulated against heat and cold.
- Sash weight pockets are only a problem if a house has not been caulked and painted properly.
- Quarter inch thick, laminated glass has better UV protection than all the low-e coatings. It also approaches the same thermal capabilities as insulated glass, is more soundproof, is safer and costs less than insulated glass. If retrofitting glass into an old sash is something you feel must be done, install laminated glass.
- Original window sash is a part of the footprint of your old house or building. Replacements often have different dimensions. This has a negative effect on the overall texture and look of your building.
- If you don't want to lift a finger to maintain or rehab your home then hire a contractor to restore your windows. Your restored windows will cost less, have a better payback, be easily cleaned, and be more energy efficient.
- Restored wood windows have another 100-year economic life before total restoration is needed again. Replacement windows can never be restored effectively.

As a side note to this, I am not a general contractor. I believe it is a conflict to teach people how to do these things out of one side of my mouth and then try to get their business out of the other. I do however buy endangered, residential historic properties and rehab them. This keeps me in the fray with the least conflict of interest. Outside of my own rehabs, my only professional purpose is to teach cost effective preservation methodology and neighborhood planning.

Bob Yapp

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SPECIAL THANKS

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TOUR BOOKLET

Homeowners

To the homeowners and members of the community who so generously have opened their homes for the historic tour.

City of Alton	Jacob Goble	Cheryl Wooden
Jonathan & Melissa Bland	Sharyn & George Luedke	Margaret Hopkins & Haskell
Gary & Barb Davidson	James & Yvette Paris	Playhouse Association

Support

To all the hosts and hostesses who give their time so generously each year. To the ticket sellers, organizers and all the others who have responded to the call.

NOTES

BEGINNER WINDOW RESTORATION WORKSHOP

LEARN THE BASICS OF HISTORIC WINDOW REPAIR WITH HANDS-ON GUIDANCE FROM PRESERVATION EXPERT MARIE TAYLOR OF TRUE NORTH PRESERVATION.



WORKSHOP DETAILS

OCT. 25, 2025

NOON – 6PM
JACOBY ARTS CENTER
208 STATE STREET IN DOWNTOWN ALTON

PRESENTED BY:



HANDS ON TRAINING IN:

DE-GLAZING & PAINT STRIPPING
PRIMING & REGLAZING
HISTORIC WINDOW CARE BASICS

LIMITED TO 15 PARTICIPANTS

COST: \$75



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