



Illinois
Department of
**Natural
Resources**

JB Pritzker, Governor • Natalie Phelps Finnie, Director
One Natural Resources Way • Springfield, Illinois 62702-1271

www.dnr.illinois.gov

Various County

Morgan, Macoupin & Sangamon Co

New Construction, Lotus Wind Project

Girard, Modesto and Palmyra

IEPA, SHPO Log #010030123

December 23, 2025

Kaley Singer

Tetra Tech, Inc.

350 Indiana St., Suite 500

Golden, CO 80401

Thank you for submitting *Carlinville's Sears Homes* as a portion of the mitigation stipulated in the Memorandum of Agreement for the Lotus Wind project. We acknowledge that all stipulated mitigation has been completed, and the terms of the MOA have been fulfilled:

- The generation of website content, creation of a brochure, and acquisition of signage pertaining to the “Standard Addition” Sears Homes in Carlinville, IL. Tetra Tech, on behalf of Lotus Wind, wrote 2,814 words of new content and provided images for the Carlinville.com/sears-homes website (Stipulation I. A. 2). The City of Carlinville received this content on March 17, 2025.
- Tetra Tech also designed a brochure with information on the Standard Addition (Stipulation I. A. 3). Drafts were sent to Lotus Wind and the City of Carlinville for comment. These comments were incorporated into the version sent to the City of Carlinville on June 16, 2025.
- Lotus Wind has worked with the City of Carlinville to acquire signage for the Standard Addition (Stipulation I. B. 1).

Please feel free to contact this office if you have questions.

Sincerely,

Carey L. Mayer, AIA

Deputy State Historic Preservation Officer

c: Stephen Anderson, Tetra Tech, Inc.



October 3, 2025

Carol Wallace, Cultural Resources Coordinator
State Historic Preservation Office-Illinois Department of Natural Resources
One Natural Resources Way
Springfield, Illinois 62702

Re: Mitigation Completion for the Lotus Wind Project (SHPO # 010030123)

Dear Ms. Wallace,

Lotus Wind, LLC (Lotus Wind) has proposed to construct the Lotus Wind Project (Project) in Macoupin and Morgan Counties, Illinois. Following the completion of Cultural Resource Surveys for the Project (SHPO # #010030123), the Illinois State Historic Preservation Office (SHPO), in a letter dated December 12, 2023, determined that two surveyed properties contain structures eligible for listing on the National Register of Historic Places (NRHP) and would be adversely visually affected by the Project. SHPO approved proposed mitigation measures to include the generation of website content, creation of a brochure, and acquisition of signage pertaining to the “Standard Addition” Sears Homes in Carlinville, IL. This was formalized in a Memorandum of Agreement between SHPO and Lotus Wind that was executed on October 10, 2024.

Tetra Tech, on behalf of Lotus Wind, wrote 2,814 words of new content for the Carlinville.com/sears-homes website (Stipulation I. A. 2). Images were also provided for use. The City of Carlinville received this content on March 17, 2025. A copy of the text and images is attached to this letter. Tetra Tech also designed a brochure with information on the Standard Addition (Stipulation I. A. 3). Drafts were sent to Lotus Wind and the City of Carlinville for comment. These comments were incorporated into the version sent to the City of Carlinville on June 16, 2025. A copy of the brochure is attached to this letter. Further, Lotus Wind has worked with the City of Carlinville to acquire signage for the Standard Addition (Stipulation I. B. 1). A purchase order as well as the signage estimate and designs are attached to this letter.

Following review of the attached documents, Tetra Tech, on behalf of Lotus Wind, requests acknowledgement that mitigation has been completed, and the terms of the MOA have been fulfilled.

Respectfully,

A handwritten signature in black ink, appearing to read 'Kaley Singer', written over a horizontal line.

Kaley Singer, MA

Lead Architectural Historian
Tetra Tech, Inc.

Carlinville's Sears Homes

By: Jessie McCaig, Ragan Ramsey, and Kaley Singer, Tetra Tech, Inc.

Funded by Lotus Wind, LLC

In an unsuspecting residential neighborhood on the northeast side of Carlinville lies the physical remnants of America's legacy of power, industry, and consumerism in the first decades of the twentieth century. The nine blocks of the "Standard Addition" once contained the largest concentration of Sears Honor Bilt houses in the country. Their existence is tied to America's first billionaire and oil mogul, John D. Rockefeller, the nation's abundance of both coal and oil, and the success of Sears Roebuck & Co, a mail order catalogue company turned department store chain. The houses, several of which have been lost, are also a testament to the shifting tides and changing fortunes of the first half of the twentieth century, witnessing the shift of industry and economic turmoil. The remaining houses are three-dimensional records of history, both national and local.

Carlinville, Standard Oil, and the Standard Addition

Carlinville was established on June 1, 1829, when Seth Hodges and Ezekiel Good donated land to establish the town, and Carlinville was officially selected as the county seat on June 2.¹ The town was named in honor of Thomas Carlin, the state senator who was instrumental to the founding of Macoupin County earlier that year. Carlinville experienced its first period of significant population growth in 1852, following the arrival of the north-south line of the Chicago & Alton railroad. The railroad's connection to Springfield, Illinois on September 9, 1852, facilitated an economic boom for Carlinville.²

Coal mining was a principal industry in Illinois during the late 1800s and early 1900s, with the state being the second largest producer of coal in the United States from 1887 through 1923.³ Several coal mining companies operated in Carlinville during this time, one of which was Carlinville Coal Company. It was established in the mid-1860s and operated as Carlinville Coal Company until it was acquired by Standard Oil in 1917. The company sank their first mine in 1867 and sank the South Mine two years later. At its peak, Carlinville Coal Company employed 45 men and produced approximately 500,000 bushels of coal per year.⁴

Demand for coal at this time was driven by the need to power machines and factories. As coal provided more power, industrial production became more efficient, and demand for coal increased. Coal powered refineries for oil businesses, the most powerful and prolific of which was John D. Rockefeller's Standard Oil Company that was incorporated in 1870.⁵ By this time, oil supply outpaced demand. To ensure the company's success, Rockefeller's solution was to control the market and eliminate competition by buying out other oil companies and creating a monopoly on the oil industry.⁶ By 1880, Standard Oil controlled between 90 and 95 percent of the industry in the United States. The United States Supreme Court broke

¹ Emery, "Carlinville: A Brief History"; Walker, *History of Macoupin County, Illinois*, 1:419.

² Emery, "Carlinville: A Brief History."

³ Cleveland, Ni, and Louf, "The History of Coal Production in the United States."

⁴ Emery, "Carlinville: A Brief History."

⁵ Duignan, "Standard Oil."

⁶ Charles River Editors, *Standard Oil Company: The Rise and Fall of America's Most Famous Monopoly*, 20; 25.

up the monopoly in 1911, but eight companies retained Standard Oil in their names.⁷ One of these was Standard Oil of Indiana, responsible for the creation of the Standard Addition.⁸ In 1917, the company chose Carlinville as the site for a new oil refinery because the town was near the railroad and centrally located between other refineries.⁹

In 1918, Standard Oil of Indiana had a need for worker housing and placed a \$1 million order for 192 Honor Bilt Sears houses.¹⁰ At the time, this was the largest single order of Honor Bilt homes, and 156 of these houses were delivered to Carlinville to establish the Standard Addition neighborhood.¹¹ Eight house models were chosen for Standard Addition, with prices from \$1,153 to \$1,494 in the 1918 catalog.¹² A spur of the rail line was built directly to the neighborhood to speed construction, with the materials of each house filling two rail cars.¹³ The neighborhood became one of the largest collections of Sears houses, earning itself a place in later Sears Modern Homes catalogs. One house model, originally named the Windsor, was renamed to the Carlin in honor of the Standard Addition neighborhood.¹⁴ In 1925, just seven years after building the neighborhood, Standard Oil closed the mines in Carlinville.¹⁵ Ten years later, the houses were auctioned off for a fraction of the original price, some for as low as \$350.¹⁶

A Brief History of Sears Houses

Purchasing a house, or rather, all of its parts, through a mail order catalogue might feel a bit ridiculous today. Even ordering a home online may seem like a bit of a stretch. However, this home buying and building method was incredibly popular in the late nineteenth and early twentieth century and built on ancient ideas. Building pattern books, which give designs and instructions for constructing buildings, have been used since at least 90 BC.¹⁷ Multiple companies capitalized on this trend, like The Hodgson Company, Alladin Homes, and Montgomery Ward, who all began offering mail order houses, or “kit houses” between 1895 and 1910.¹⁸ However, the largest and most successful of these companies was Sears, Roebuck, and Company, the predecessor of the popular twentieth century department store, Sears.

In 1895, a railroad station agent, Richard Sears, acquired and began selling watches as a side job in North Redwood, Minnesota. After finding success, he moved his company to Chicago, hiring watchmaker Alvah Roebuck in 1886. By 1888, the two had started a catalogue business selling watches and jewelry; they incorporated under the Sears Roebuck name by 1893. Sears and Roebuck’s catalogue business was prosperous as many Americans at this time lived in rural areas with limited access to mass-produced goods. Mail order catalogues provided a convenient method to purchase everything from shoes, to wagons, to of course, houses.¹⁹

⁷ Duignan, “Standard Oil.”

⁸ Duignan.

⁹ Thornton, *Sears Homes of Illinois*, 29.

¹⁰ Thornton, *Sears Homes of Illinois*.

¹¹ Thornton.

¹² Hastings, “To Love a Sears House, ‘It’s Like a Cult.’”

¹³ Hastings.

¹⁴ Carlinville Public Library, “Standard Addition Sears Homes Neighborhood.”

¹⁵ Carlinville Public Library.

¹⁶ Carlinville Public Library; Hastings, “To Love a Sears House, ‘It’s Like a Cult.’”

¹⁷ Malvasi, “The Kit House in Southeastern Virginia,” 17.

¹⁸ Stevenson and Jandl, *Houses by Mail*, 19.

¹⁹ Sherman and Matthews, “Sears’ Extraordinary History.”

Sears issued its first building materials catalogue in 1895. The venture was not actually profitable until after the first catalogue dedicated exclusively to mail-order homes was issued in 1908. *Book of Modern Homes and Building Plans* contained 22 house styles priced between \$650 and \$2,500 and included plans, specifications, and most materials. The homes became so popular that Sears constructed two lumber yards and a millwork plant by 1912; one of these lumber yards was located in Cairo, Illinois. The company offered financing for its homes by 1911, further increasing sales.²⁰ By 1930, Sears had sold 50,000 homes, far surpassing any other mail-order company.²¹ Sears also sold plans for barns, silos, garages, and even a one-room schoolhouse.²² During World War I, the company even provided hospital buildings to the Red Cross.²³ Sears kit houses retained popularity for decades due to their relatively low cost, quality materials, and their designs, which followed popular tastes of the era.²⁴ Insufficient profits, due in part to the Great Depression, caused Sears to cease selling mail-order homes in 1940.²⁵

How to Identify a Sears House

Adapted from Sears Homes of Illinois by Rosemary Thornton

Sears houses are notoriously difficult to identify. Except for finding original blueprints tucked away somewhere, there is no singular clue that proves a house is a Sears house. Instead, you should use a combination of the suggestions listed below.

Additionally, Sears houses are hard to differentiate from mail order houses offered by other companies in the early twentieth century, such as Gordon Van Tine, Aladdin, Montgomery Ward, Sterling, Lewis Manufacturing, or Harris Brothers.²⁶ Sears houses are the most popular and most well-known kit houses amongst enthusiasts and researchers. Over time, this popularity means that “Sears house” has become a catchall term for “mail order house.”

Before anything else, the very first step is identifying the year your house was constructed. Sears sold their catalog homes between 1908 and 1940. If your home was constructed outside that time frame, it’s not a Sears home.

Identify a model from a catalog that matches your house’s design and style. Then, verify that your house’s design, footprint, and room dimensions match model specifications. You can check this by using original catalogs, many of which have been digitized and are online for free. Another way is to use a field guide such as *Sears Homes of Illinois* or *The Houses That Sears Built*, both authored by Rosemary Thornton, or *Houses by Mail* by Katherine Cole Stevenson and H. Ward Jandl.

Measurements of the house’s overall footprint and of room dimensions must be precise and must match the plan or specifications in the catalog. Plans were sometimes mirrored, and if that is the case, the dimensions should still match. Additionally, compare the position of the windows and doors, keeping in

²⁰ Stevenson and Jandl, *Houses by Mail*, 20.

²¹ Stevenson and Jandl, 19.

²² Thornton, *Sears Homes of Illinois*, 11, 67.

²³ Stevenson and Jandl, *Houses by Mail*, 21.

²⁴ Stevenson and Jandl, 19.

²⁵ Stevenson and Jandl, 22–23.

²⁶ Thornton, *Sears Homes of Illinois*, 44.

mind that these could have been altered over time. Thornton says that the position of the furnace chimney is a good clue because chimneys are usually not moved even if the house has been remodeled.²⁷

Keep in mind that a Sears house cannot be identified by style alone. Sears architects emulated popular architectural styles of the time, meaning that the house designs are not unique to Sears homes. Identifying a house as a Sears house requires paying close attention to details – floor plan and footprint, room dimensions, placement of windows, marked lumber, and shipping labels, to name a few – *in addition to* design and style. Many of the architectural styles that Sears homes emulated were common in neighborhoods across the country during the early twentieth century. You need the entire picture – the details, the documentation, and the design – to confirm that your home is a Sears house.²⁸

Look for original documentation inside your home. Perhaps the easiest way to tell if you have a Sears home is to look in the attic, basement, or any other small, hidden space where paperwork could disappear and never emerge. One homeowner discovered her home was a Sears home when she found the house's blueprints in the eaves of the attic.²⁹

Look for stamped lumber in the basement or attic. The stamp will consist of one letter and a three-digit number (for example, C641). Stamps were positioned on an outer edge of a piece of lumber or on one of the lumber's faces, close to an edge. Keep in mind that not all Sears homes have marked lumber, so the absence of marked lumber does not preclude your home from being a Sears home. In fact, most Sears homes built before 1920 do not have marked lumber, and a few built after that date have no marks. By 1920, Sears had sold twenty-three thousand houses – at least one-third do not have marked lumber.³⁰

Look for shipping labels. Labels will be found on the back or unfinished side of millwork, such as baseboard molding, door trim, or window trim. "Sears Roebuck and Company" or the address of the Sears headquarters in Chicago (925 Homan Avenue) will be printed on the label. Another clue that your home could be a Sears home is if the lumber was shipped from Norwood Sash and Door, a company that supplied the millwork for Sears homes. According to Thornton, this millwork doesn't prove that a home is a Sears home, but it's an indicator that you should conduct more research.³¹

Look for model numbers. Model numbers were written with a blue grease pencil and are usually found on floor joists.³²

Look at grantee records at your local county courthouse. Sears offered mortgages from 1911 through 1933, so you may find a mortgage for your home in the grantee records at your local Register of Deeds (or equivalent office). If your home was a Sears home with a mortgage from Sears, grantors on the deed could be one of the following: Sears; Sears, Roebuck; Walker O. Lewis; or Nicholas Wieland. It's more likely to see Lewis or Wieland as the grantor rather than Sears. You may also see "tr" after their names, for "trustee." It is possible for these records to extend beyond 1933 because when a home was paid off, the release of the mortgage was also recorded in grantee records. Deed research is free and available to the public.³³

Examine your home's original hardware and fixtures, if possible, and compare to those offered in a Sears home catalog. Plumbing, electrical, and heating equipment were not offered in the basic kit

²⁷ Thornton, 53.

²⁸ Thornton, 50.

²⁹ Thornton, 53.

³⁰ Thornton, 50–51.

³¹ Thornton, 50–51.

³² Thornton, 51.

³³ Thornton, 53.

package but could be purchased separately. If your home still has some of these fixtures, compare them to catalog pictures, or check the fixtures for the initials “SR.” For example, for Sears houses constructed in the 1930s, kitchen and bathroom sinks often feature a circled “SR” cast into the underside.³⁴

Check for Goodwall sheet plaster. Most Sears homes were constructed with lath and plaster walls. However, when sheet plaster (or sheetrock) was used, the brand was often Goodwall. The brand’s name is stamped on the back of each sheet. This is another clue that suggests, but does not guarantee, that your house is a Sears house.

Search for your home’s original building permits. In some cases, Sears is listed as the architect on original building permits for a Sears kit home.³⁵ It’s not a guarantee that building permits for your home exist: historically, building permits were not always required. Additionally, depending on your location, records could be held at the city, county, or state level by a City Planning Office, Zoning and Code Enforcement Office, a Building Department, or similar office.³⁶

Additional Considerations

Sears also sold lumber, construction supplies, building materials, and hardware fixtures in the Sears Catalog, independent of their kit houses. If you identify Sears-produced materials or fixtures in your home, this does not automatically mean your home is a Sears kit home.³⁷ Nonetheless, such finds can be clues—keep researching!

Sears offered customization and upgrades to their catalog houses, which can make identification difficult. Buyers could customize a number of features – they just had to ask Sears what was possible. A buyer could add or remove a dormer, make a dormer smaller, ask for brick veneer instead of wood clapboard siding, or sometimes even change the roof form. Sears also advertised upgrades for an additional cost. Some of these features includes different entryways, or the addition of a second floor sleeping porch or a sunporch.³⁸

Sears no longer has sales records for their catalog houses. All of the sales records, blueprints, and other ephemera related to Sears houses were destroyed in the 1940s after the department was closed.³⁹

Bibliography

- Carlinville Public Library. “Standard Addition Sears Homes Neighborhood.” Carlinville Public Library. Accessed September 12, 2024. <https://www.carlinvillelibrary.org/genealogy/standard-addition-sears-homes-neighborhood>.
- Charles River Editors. *Standard Oil Company: The Rise and Fall of America’s Most Famous Monopoly*, 2016.
- Cleveland, Cutler, Alice Ni, and Nate Louf. “The History of Coal Production in the United States.” Visualizing Energy, September 18, 2023. <https://visualizingenergy.org/the-history-of-coal-production-in-the-united-states>.

³⁴ Thornton, 55.

³⁵ Thornton, 56.

³⁶ Library of Congress, “Building Permits, Deeds, and Property Taxes.”

³⁷ Thornton, *Sears Homes of Illinois*, 57.

³⁸ Thornton, 47.

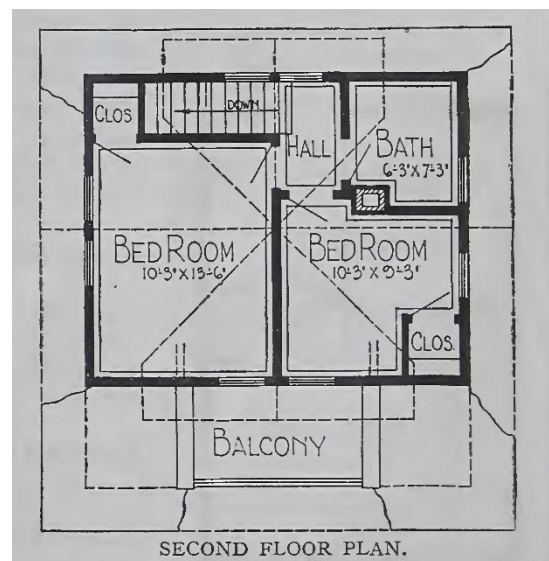
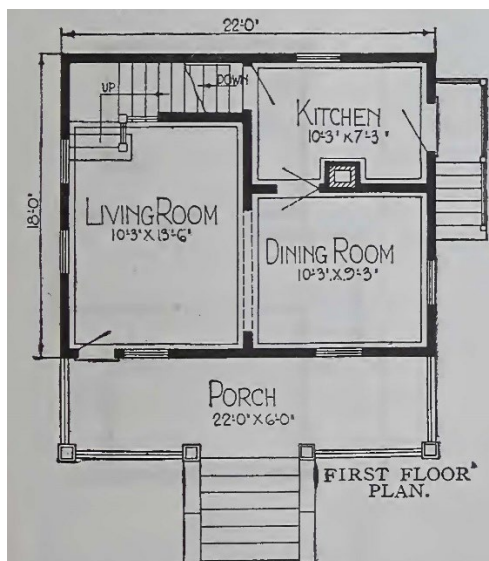
³⁹ Thornton, 42.

- Duignan, Brian. "Standard Oil." *Britannica Money*, September 5, 2024.
<https://www.britannica.com/money/Standard-Oil>.
- Emery, Tom. "Carlinville: A Brief History." *City of Carlinville*, 2023.
<https://cityofcarlinville.com/history/>.
- Hastings, Deborah. "To Love a Sears House, 'It's Like a Cult.'" *Chicago Tribune*, May 13, 2007.
Newspapers.com.
- Library of Congress. "Building Permits, Deeds, and Property Taxes." *Library of Congress Research Guides* (blog). Accessed September 9, 2024. <https://guides.loc.gov/house-history/property>.
- Malvasi, Meg Greene. "The Kit House in Southeastern Virginia: Architectural Documentation of Kit Houses Manufactured by Sears, Roebuck and Company Located within the Cities of Chesapeake, Norfolk, Portsmouth, Suffolk, and Virginia Beach, Virginia." Prepared for Virginia Department of Historic Resources and The Cities of Chesapeake, Norfolk, Portsmouth, Suffolk, and Virginia Beach. Williamsburg, Virginia: William and Mary Center for Archaeological Research, 2006.
https://www.dhr.virginia.gov/pdf_files/SpecialCollections/VA-68_Sears_Kit_Houses_2006_Report.pdf.
- Sherman, Ivory, and Caroline Matthews. "Sears' Extraordinary History: A Timeline." *CNN*, February 7, 2019. <https://www.cnn.com/interactive/2018/10/business/sears-timeline/index.html>.
- Stevenson, Katherine H., and H. Ward Jandl. *Houses by Mail: A Guide to Houses from Sears, Roebuck, and Company*. Washington, D.C.; New York: Preservation Press; John Wiley & Sons, Inc, 1986.
- Thornton, Rosemary. *Sears Homes of Illinois*. Charleston, S.C.: The History Press, 2010.
- Walker, Charles A., ed. *History of Macoupin County, Illinois*. Vol. 1. Chicago, IL: S. J. Clarke Publishing Company, 1911. <https://archive.org/details/historyofmacoupiv1walk>.

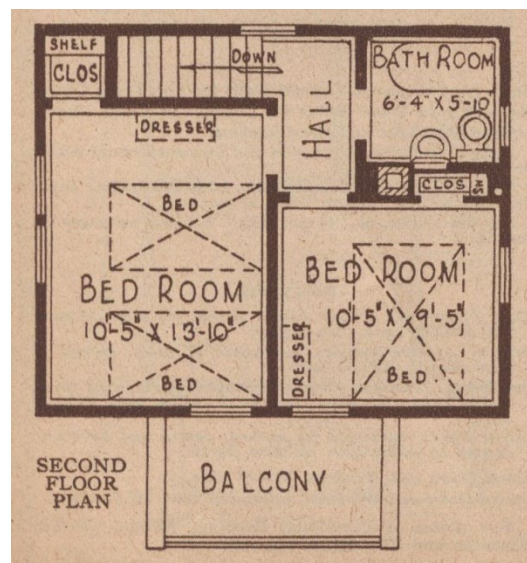
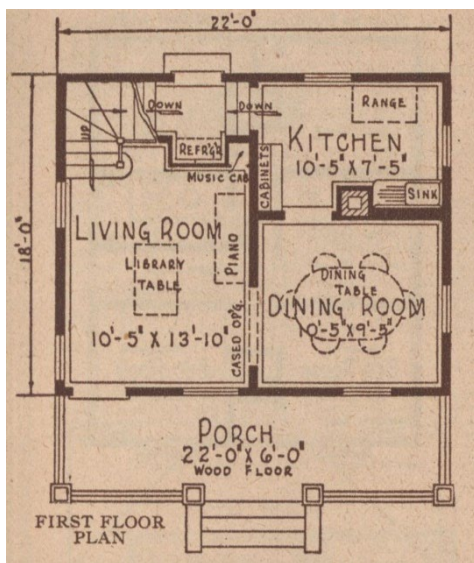
Carlin/Windsor

The Windsor model was later renamed to the Carlin for its association with Carlinville. This model can be identified by its saltbox roof, single dormer with a small balcony, and brackets beneath the eaves of the roof. Many of Standard Addition's examples of this model no longer retain the railing on the balcony or have had the porch enclosed.

The Carlin (Sears Modern Homes Catalogue, 1918):



The Windsor (Sears Modern Homes Catalogue, 1925):



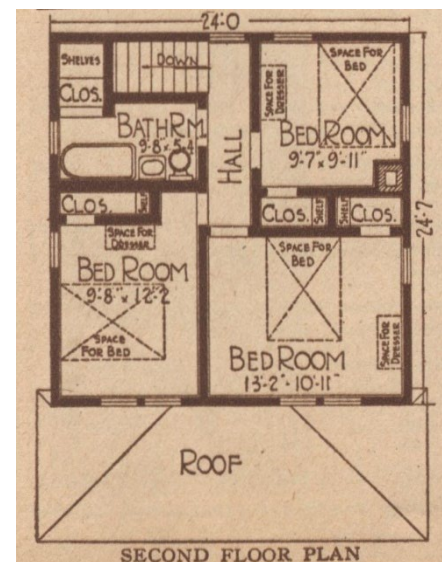
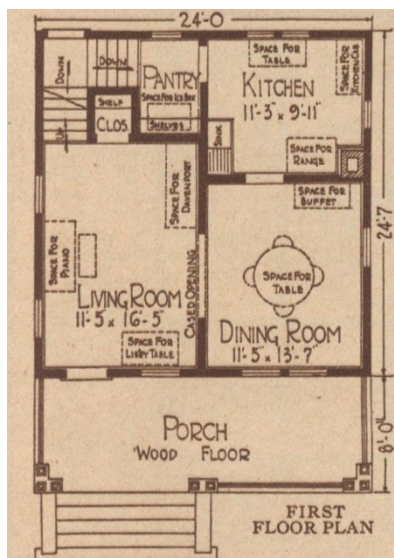


Carlin/Windsor, 1011 N. Charles Street

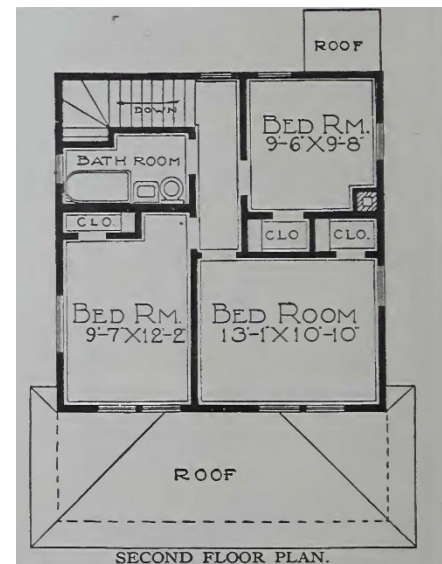
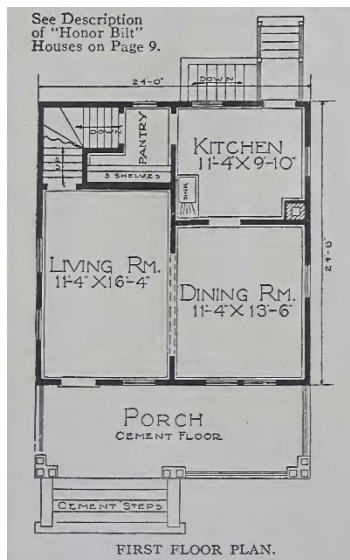
Gladstone/Langston

The Standard Addition neighborhood includes both the Gladstone and the Langston models of Sears homes.ⁱ Due to modifications, these styles can be difficult to differentiate between within the neighborhood. Both of these models can be identified by their two-story square form, hipped roof, and full width one-story porch. Many of Standard Addition's examples of the Gladstone and the Langston do not include the dormer or have had the porch enclosed.

The Gladstone (Sears Modern Homes Catalogue, 1925):



The Langston (Sears Modern Homes Catalogue, 1918):



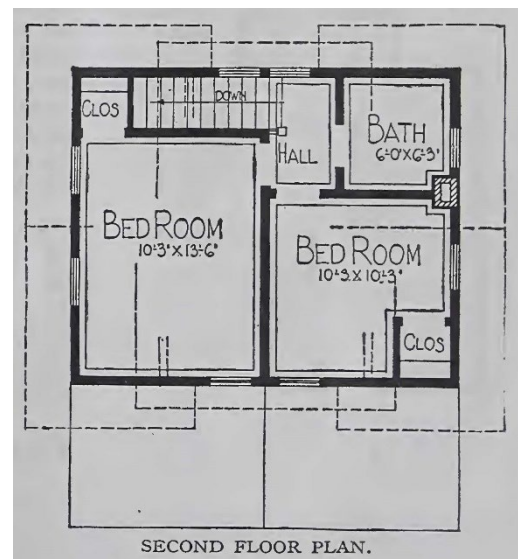
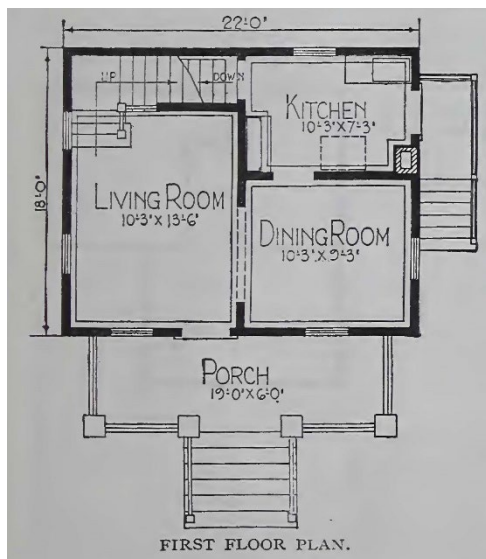


Gladstone/Langston, 1120 University Street

Lebanon

The Standard Addition neighborhood includes several houses of the Lebanon model. This style can be identified by its side-gabled, shed dormer, and full width porch with a front facing gabled roof. Although many of Standard Addition's Lebanon houses have had their porches enclosed or other additions added, the shed dormer is their most identifiable feature.

The Lebanon (Sears Modern Homes Catalogue, 1918):



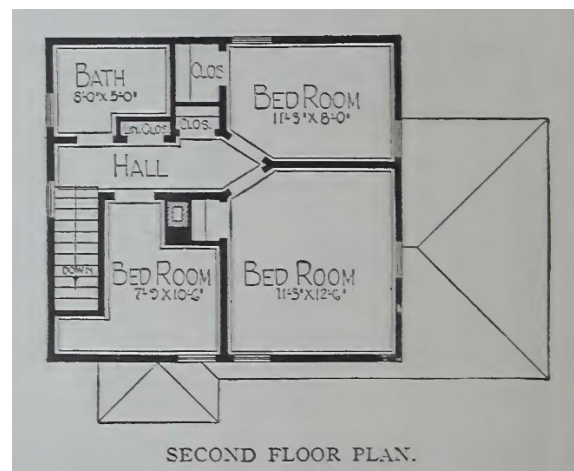
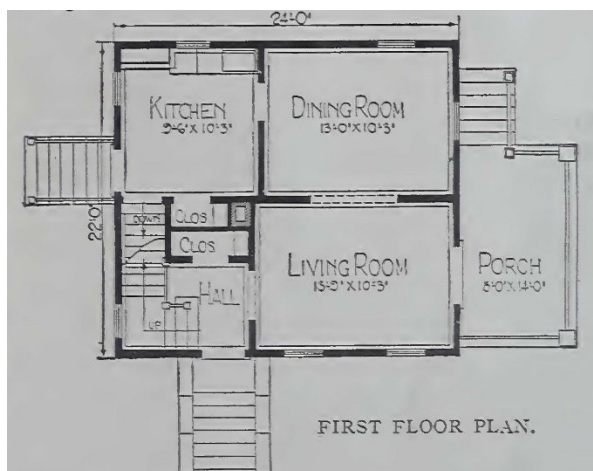


Lebanon, 929 Sumner Street

Madelia

The Madelia model is prevalent in the Standard Addition neighborhood but includes two variations. The majority of Madelia houses in the neighborhood include the clipped gable roof and inset dormer; however, some houses in the neighborhood have standard gables rather than clipped gables. This style can be identified by its clipped gable roof or side gabled roof with an inset dormer and a small awning over the front entrance.

The Madelia (Sears Modern Homes Catalogue, 1918):

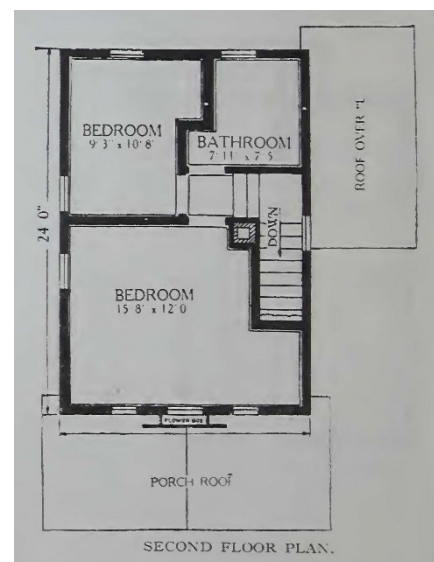
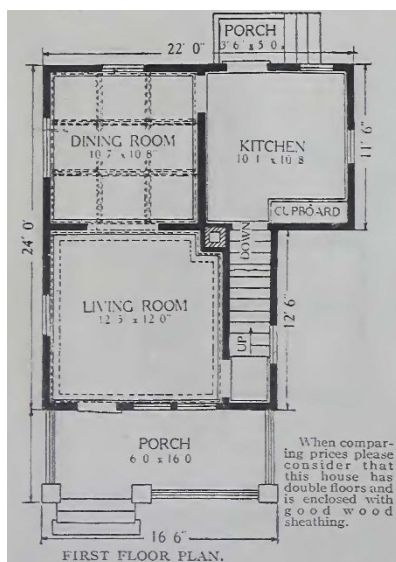




Madelia, 929 Sumner Street

Roseberry

The Roseberry model can be identified by its one and a half story form, side-gabled roof with a large gable roofed dormer on the front, brackets beneath the eaves, and one-story porch. Many examples of this style in the neighborhood have enclosed porches and some no longer have brackets beneath the eaves.

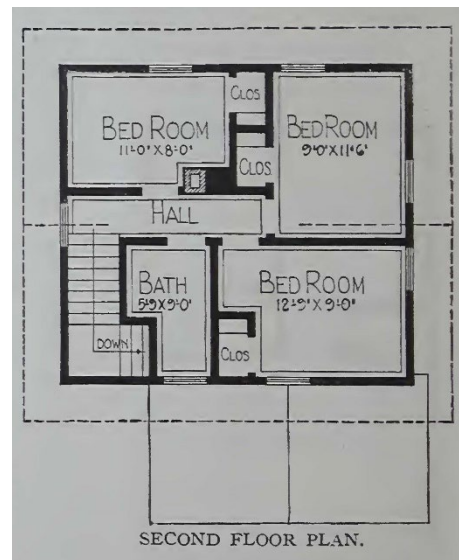
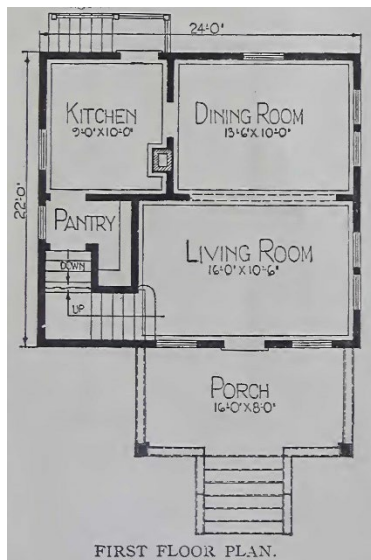




Roseberry, 938 Johnson Street

Warrenton

The Warrenton model can be identified by its two-story form, a side-gabled roof, and small porch with a front-gabled roof. The design originally used different siding on each level. Many of Standard Addition's examples of this style now have enclosed porches and/or uniform siding on both levels.

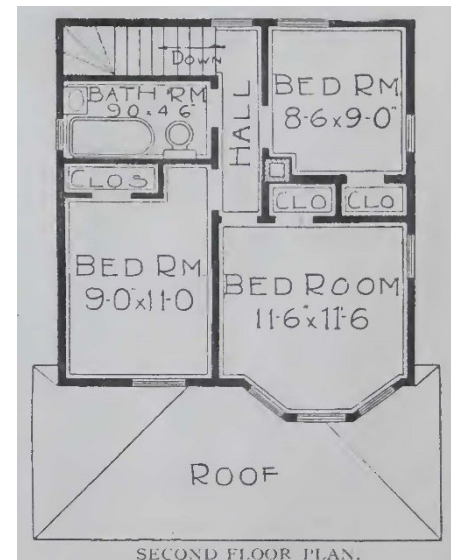
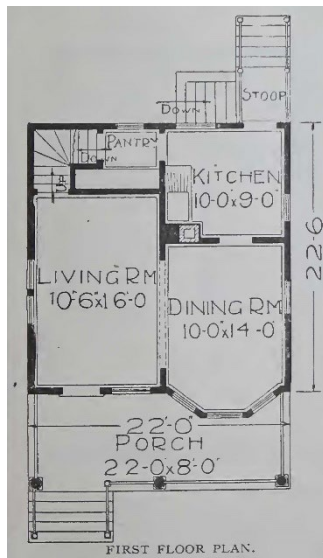




Warrenton, 1002 N. Charles Street

Whitehall

The Whitehall model can be clearly identified by its two-story form, hipped roof, and two-story bay windows. Some of Standard Addition's example of this style have had porches enclosed and/or additions on the second floor above the porch.



¹ Rosemary Thornton, "Eight Little Models in Carlinville's Standard Addition," *Sears Homes* (blog), January 24, 2011, <https://searshomes.org/index.php/2011/01/24/eight-little-models-in-carlinvilles-standard-addition/>.

Sears Roebuck & Company issued its first building materials catalogue in 1895. The venture was not actually profitable until after the first catalogue dedicated exclusively to mail-order homes was issued in 1908. The Book of Modern Homes and Building Plans contained 22 house styles priced between \$650 and \$2,500 and included plans, specifications, and most materials. The homes became so popular that Sears constructed two lumber yards and a millwork plant by 1912; one of these lumber yards was located in Cairo, Illinois.

By 1930, Sears had sold 50,000 homes, far surpassing any other mail-order house company.¹ Sears also sold plans for barns, silos, garages, and even a one-room schoolhouse.²

During World War I, the company even provided hospital buildings to the Red Cross.³ Sears kit houses retained popularity for decades due to their relatively low cost, quality materials, and their designs, which followed popular tastes of the era.⁴ Insufficient profits, due in part to the Great Depression, caused Sears to cease selling mail-order homes in 1940.⁵

In 1917, Standard Oil of Indiana, a division of John D. Rockefeller's Standard Oil, chose Carlinville as the site for a new oil refinery.

By 1918, Standard Oil of Indiana needed housing for the refinery's workforce and placed a \$1 million order for 192 Honor Bilt Sears houses.⁶ At the time, this was the largest single order of Honor Bilt homes ever.

156 of these houses were delivered to Carlinville to establish the Standard Addition neighborhood.⁷ Eight house models were chosen for Standard Addition, with prices from \$1,153 to \$1,494 in the 1918 catalog.⁸

A spur of the rail line was built directly to the neighborhood to speed construction, with the materials of each house filling two rail cars.⁹ The neighborhood became one of the largest collections of Sears houses, earning itself a place in later Sears Modern Homes catalogs. One house model, originally named the Windsor, was renamed to the Carlin in honor of the Standard Addition neighborhood.¹⁰

In 1925, just seven years after building the neighborhood, Standard Oil closed the mines in Carlinville.¹¹ Ten years later, the houses were auctioned off for a fraction of the original price, some for as low as \$350.¹²

SEARS HOMES WALKING TOUR

The map illustrates a walking tour of six Sears Homes in St. Louis, Missouri, numbered 1 through 6. The tour route is marked with a red line connecting the locations. The homes are:

- 1. Gladstone/Langston, 1120 University Street** (Photo of a two-story house with a porch)
- 2. Carlin/Windsor, 1011 N. Charles Street** (Photo of a two-story house with a porch)
- 3. Roseberry, 938 Johnson Street** (Photo of a two-story house with a porch)
- 4. Warrenton, 1002 N. Charles Street** (Photo of a two-story house with a porch)
- 5. Lebanon, 929 Sumner Street** (Photo of a two-story house with a porch)
- 6. Madelia, 924 Sumner Street** (Photo of a two-story house with a porch)

The map also shows the following streets:

- Carlville Plz
- Wilson St
- Broadway
- Whitley St
- Rice St
- N Charles St
- N High St
- Summer St
- Johnson St
- University St
- Burton St
- E Washington St
- Breckenridge St
- Graham Hall

A red line indicates the tour route, starting at location 1, going to 2, then 3, 4, 5, and finally 6. A red line also runs vertically through the center of the map, passing through locations 1, 4, and 6.



CITY OF
CARLINVILLE
SEARS HOMES
WALKING TOUR
2025

Welcome to Carlinville, Illinois! Carlinville is home to a large collection of Sears Roebuck & Company kit houses. Take a stroll and admire these three-dimensional records of Carlinville's history.

This informational brochure was researched, written, and designed by Tetra Tech, Inc. with cooperation from the City of Carlinville and funded by Lotus Wind, LLC.

Special thanks to Bobbi Bates with the City of Carlinville and the property owners who allowed their homes to appear in this brochure.

Please respect the privacy of the homeowners.

Carlin/Windsor

The Carlin
(Sears Modern Homes Catalogue, 1918)



The Windsor model was later renamed to “the Carlin” for its association with Carlinville. This model can be identified by its saltbox roof, single dormer with a small balcony, and brackets beneath the eaves of the roof. Many of Standard Addition’s examples of this model no longer retain the railing on the balcony or have had the porch enclosed.

Lebanon

The Lebanon
(Sears Modern Homes Catalogue, 1918)



The Standard Addition neighborhood includes several houses of the Lebanon model. This style can be identified by its side-gabled, shed dormer, and full width porch with a front facing gabled roof. Although many of Standard Addition’s Lebanon houses have had their porches enclosed or other additions added, the shed dormer is their most identifiable feature.

Roseberry

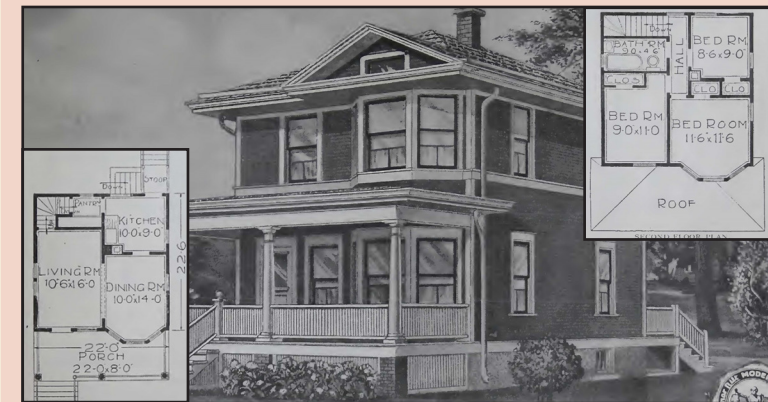
The Roseberry
(Sears Modern Homes Catalogue, 1918)



The Roseberry model can be identified by its one and a half story form, side-gabled roof with a large gable roofed dormer on the front, brackets beneath the eaves, and one-story porch. Many examples of this style in the neighborhood have enclosed porches and some no longer have brackets beneath the eaves.

Whitehall

The Whitehall
(Sears Modern Homes Catalogue, 1918)



The Whitehall model can be clearly identified by its two-story form, hipped roof, and two-story bay windows. Some of Standard Addition’s example of this style have had porches enclosed and/or additions on the second floor above the porch.

Gladstone/Langston

The Gladstone
(Sears Modern Homes Catalogue, 1925)



The Standard Addition neighborhood includes both the Gladstone and the Langston models of Sears homes. Due to modifications, these styles can be difficult to differentiate between within the neighborhood. Both models can be identified by their two-story square form, hipped roof, and full width one-story porch. Many of Standard Addition’s examples of the Gladstone and the Langston do not include the dormer or have had the porch enclosed.

Madelia

The Madelia
(Sears Modern Homes Catalogue, 1918)



The Madelia model is prevalent in the Standard Addition neighborhood but includes two variations. The majority of Madelia houses in the neighborhood include the clipped gable roof and inset dormer; however, some houses in the neighborhood have standard gables rather than clipped gables. This style can be identified by its clipped gable roof or side gabled roof with an inset dormer and a small awning over the front entrance.

Warrenton

The Warrenton
(Sears Modern Homes Catalogue, 1925)



The Warrenton model can be identified by its two-story form, a side-gabled roof, and small porch with a front-facing gabled roof. The design originally used different siding on each level. Many of Standard Addition’s examples of this style now have enclosed porches and/or uniform siding on both levels.

View More Homes

- | | |
|---|--|
| Lebanon <ul style="list-style-type: none">➤ 938 N Charles St. | Whitehall <ul style="list-style-type: none">➤ 939 Johnson St. |
| Roseberry <ul style="list-style-type: none">➤ 1006 Johnson St.➤ 902 Johnson St. | <ul style="list-style-type: none">➤ 924 Johnson St.➤ 1034 N Charles St. |
| Gladstone/Langston <ul style="list-style-type: none">➤ 1014 Johnson St.➤ 938 Sumner St. | Warrenton <ul style="list-style-type: none">➤ 1020 N Charles St. |
| Windsor/Carlin <ul style="list-style-type: none">➤ 1010 Johnson St. | Madelia <ul style="list-style-type: none">➤ 903 High St. |

1 Katherine H. Stevenson and H. Ward Jandl, Houses by Mail: A Guide to Houses from Sears, Roebuck, and Company (Washington, D.C.: New York: Preservation Press; John Wiley & Sons, Inc., 1986), 19.
2 Rosemary Thornton, Sears Homes of Illinois (Charleston, S.C.: The History Press, 2010), 11, 67.
3 Stevenson and Jandl, Houses by Mail, 21.
4 Stevenson and Jandl, 19.
5 Stevenson and Jandl, 22–23.
6 Thornton, Sears Homes of Illinois.
7 Thornton.
8 Deborah Hastings, “To Love a Sears House, ‘It’s Like a Cult,’” Chicago Tribune, May 13, 2007, Newspapers.com
9 Hastings.
10 Carlinville Public Library, “Standard Addition Sears Homes Neighborhood,” Carlinville Public Library, accessed September 12, 2024, <https://www.carlinvillibrary.org/genealogy/standard-addition-sears-homes-neighborhood>
11 Carlinville Public Library.
12 Carlinville Public Library; Hastings, “To Love a Sears House, ‘It’s Like a Cult.’”
Written by: Jessie McCaig, Ragan Ramsey, Kaley Singer Designed by: Alexis Pierce (Tetra Tech, Inc.)



Estimate

2540 S 1st St.
Springfield, IL 62704

Estimate #: 116463

Estimate Date: 05/07/2025

Bill To:

City of Carlinville
550 N. Broad Street
Carlinville, IL 62626

Jobsite:

299 Haig Street
Carlinville, IL 62626

Scope of Work: Sears Homes Wayfinding Signage

		Quantity	Unit Price	Amount
1	SEARS HOMES WAYFINDING YARD SIGN (SINGLE-SIDED):: Furnish (1) Double-Sided Wayfinding Sign To Match Customer Approved Drawings / Specs.	1.00	\$5,674.90	\$5,674.90

INCLUDES::

- 6" Aluminum Poles
- 6mm ACP Panel W/ Printed Vinyl Graphics / Standard Laminate

2	INSTALLATION / ADMINISTRATIVE COORDINATION::	1.00	\$5,891.38	\$5,891.38
---	---	------	------------	------------

INSTALLATION::

Installation Of Wayfinding Yard Sign Per Customer Request.

Other Sign Panels To Be Dropped Off To Customer Or Be Picked Up At Ace

ADMINISTRATIVE COORDINATION::

Project Coordination, Development Of Drawings And Set Up Of Files Per Scope Of Work.

INCLUDES::

- Site Survey

Estimate Total:	\$11,566.28
Subtotal:	\$11,566.28
Taxes:	\$0.00
Total:	\$11,566.28

Salesperson: Claire Eppley

claire@acesignco.com | Not Specified: (217) 522-8417

STATEMENT OF WARRANTY - All signs MANUFACTURED and INSTALLED are guaranteed, for a period of 1 year from the date of installation, to be free of defect in materials and workmanship. Defective parts will be replaced, during the first 90 days, without charge for both labor and materials. Defective parts will be replaced, after 90 days up to 12 months, without charge for materials only. THIS WARRANTY DOES NOT APPLY TO LABOR INCURRED

In the event CUSTOMER fails to pay when due any balance under this agreement, Ace Sign Co (Ace) is entitled to recover as additional damages its attorney fees, costs or other expenses incurred in collecting said secure it's obligations under this agreement, CUSTOMER hereby grants to Ace a security agreement in the property described above and all additions thereto. Upon default by CUSTOMER, Ace shall have the right to enter CUSTOMER's premises and repossess said property.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

TERMS: 50% Down; Balance Net 30

Signature _____ Date: _____

2540 S 1st St.
Springfield, IL 62704

Estimate #: 117231

Estimate Date: 05/07/2025

Bill To:

City of Carlinville
550 N. Broad Street
Carlinville, IL 62626

Jobsite:

550 N Broad St
Carlinville, IL 62626

Scope of Work: **Wayfinding Signage**

Option: Variation 2

		Quantity		Amount
1	A. WAYFINDING YARD SIGN (BROAD ST):: Furnish (1) Double-Sided Wayfinding Yard Sign To Match Customer Approved Drawings / Specs. INCLUDES:: - 4" Aluminum Pole - 6mm ACP Panels W/ Printed Vinyl Graphics / Standard Laminate :: 550 N Broad Street, Carlinville, IL 62626	0.00	\$0.00	\$1,852.48
2	B. WAYFINDING SIGN PANELS (CUSTOMER INSTALL):: Furnish Wayfinding Sign Panels *(8) Carlinville / (8) Sears Neighborhood* To Match Customer Approved Drawings / Specs. INCLUDES:: - 6mm ACP Panels W/ Printed Vinyl Graphics / Standard Laminate :: 632 E Nicholas St, Carlinville, IL 62626	8.00	\$160.04	\$1,285.10
3	C. WAYFINDING YARD SIGN (UNIVERSITY & NICHOLAS):: Furnish (1) Double-Sided Wayfinding Yard Sign To Match Customer Approved Drawings / Specs. INCLUDES:: - 4" Aluminum Poles - 6mm ACP Panels W/ Printed Vinyl Graphics / Standard Laminate	1.00	\$2,130.88	\$2,130.88
4	INSTALLATION / ADMINISTRATIVE COORDINATION:: INSTALLATION:: Installation Of Wayfinding Yard Signs Per Customer Request. *Other Sign Panels To Be Dropped Off To Customer Or Be Picked Up At Ace* ADMINISTRATIVE COORDINATION:: Project Coordination, Development Of Drawings And Set Up Of Files Per Scope Of Work. INCLUDES:: - Site Survey	1.00	\$5,157.99	\$5,157.99

City Hall

Square panels - \$1,285.10

Sears Neighborhood

Notes

*Design Price Includes First 2 Proofs At No Charge. Additional Changes To Artwork May Incur Additional Cost, If Necessary, Based On A Final Time Assesment Before The Final Invoice Is Sent.

Salesperson: Claire Eppley

claire@acesignco.com | Not Specified, (217) 522-8417

Estimate Total:	\$10,426.45
Subtotal:	\$10,426.45
Taxes:	\$0.00
Total:	\$10,426.45

STATEMENT OF WARRANTY - All signs MANUFACTURED and INSTALLED are guaranteed, for a period of 1 year from the date of installation, to be free of defect in materials and workmanship. Defective parts will be replaced, during the first 90 days, without charge for both labor and materials. Defective parts will be replaced, after 90 days up to 12 months, without charge for materials only. THIS WARRANTY DOES NOT APPLY TO LABOR INCURRED

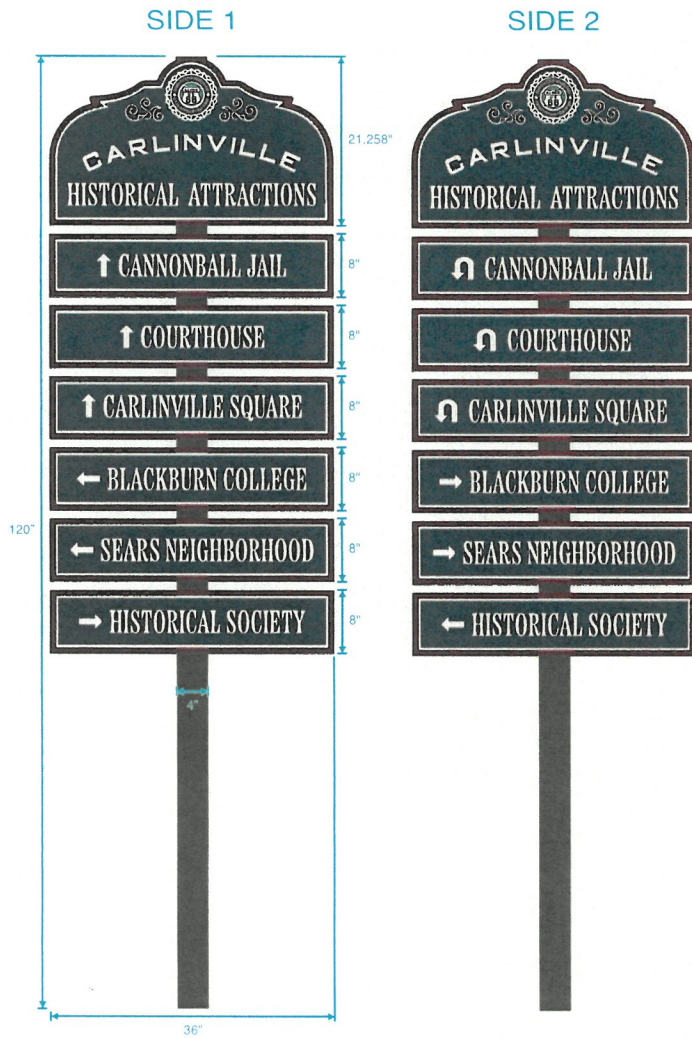
In the event CUSTOMER fails to pay when due any balance under this agreement, Ace Sign Co (Ace) is entitled to recover as additional damages its attorney fees, costs or other expenses incurred in collecting said secure it's obligations under this agreement, CUSTOMER hereby grants to Ace a security agreement in the property described above and all additions thereto. Upon default by CUSTOMER, Ace shall have the right to enter CUSTOMER's premises and repossess said property.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

TERMS: 50% Down; Balance Net 30

Signature _____ Date: _____

option
A



ACE Sign CO.

This drawing belongs to ACE SIGN CO and becomes the property of the customer only upon completion of an order and is otherwise not to be used in whole or in part without written permission of the ACE SIGN CO.

#117231 :: CONCEPT
CITY OF CARLINVILLE

REF: ##### note

option
C



ACE Sign CO.

This drawing is subject to the terms and conditions of the customer only upon completion of an order and is otherwise not to be used in whole or in part without the written permission of the ACE SIGN CO.

REF: ##### note

#117231 :: CONCEPT
CITY OF CARLINVILLE

SINGLE-SIDED



ACE Sign CO.

This sign belongs to the ACE SIGN CO. and becomes the property of the customer only upon completion of an order and is otherwise not to be used in whole or in part without written permission of the ACE SIGN CO.

REF: ##### note

#116463 :: CONCEPT
CITY OF CARLINVILLE

PURCHASE ORDER

Page 1/1

Bill to

Lotus Wind
120 Garrett Street, Suite 700
Charlottesville VA 22902
USA

Contact: Ashley Reed
Phone: 812-272-2523
Email: ashley.reed@apexcleanenergy.com

Vendor

City of Carlinville
550 N Broad Street
Carlinville IL 62626
USA

Ship to

Lotus Wind
120 W Jackson Street
Virden IL 62638

Order number:	PO027893	Date:	6/11/2025	Currency:	US
----------------------	----------	--------------	-----------	------------------	----

Payment terms:	Due upon receipt
-----------------------	------------------

Line	Vendor reference Name	Delivery	Quantity	Unit price	Net amount
10	PR036149-6184OWN Cultural mitigation for visual impacts	6/10/2025	1.00	20,707.63	20,707.63
Comment: 6184OWN - Lotus Wind Owner CAPEX					

Net total	US	20,707.63
Advance payment	US	0.00
Outstanding	US	20,707.63

Send PDF invoices to AP@apexcleanenergy.com with order number referenced

Lotus Wind - 120 Garrett Street, Suite 700 - Charlottesville VA 22902 - USA