

The following described real estate:

Part of the Southeast Quarter of Section Twenty-three (23) in Township One (1) South of the Base Line, Range Nine (9) West of the Fourth Principal Meridian, Adams County, Illinois, being more particularly bounded and described as follows, to-wit: Commencing at a point on the East line of said Southeast Quarter at a point Four Hundred Fifteen and Forty Hundredths (415.40) feet South of the Northeast corner of said Southeast Quarter, thence South along said East line Four Hundred Eighty (480) feet, thence South $89^{\circ} 48'$ West parallel to the North line of said Southeast Quarter Three Hundred Twenty-two and Twenty Hundredths (322.20) feet, thence North Four Hundred Eighty (480) feet, thence North $89^{\circ} 48'$ East Three Hundred Twenty-two and Twenty Hundredths (322.20) feet to the point of beginning, containing 3.55 acres, inclusive of and being subject to the right of way of State Route #96, all as shown by the Plat of Survey made by T. J. Berglund, Registered Illinois Land Surveyor, March 1986, and recorded in the Office of the Recorder of Deeds in and for Adams County, Illinois, in Book 14 of Plats, at page 629, to which reference is made for greater certainty.

Situated in the County of Adams in State of Illinois:

*Forest
Ramsey*

3201 N 12th

The Forrest Ramsey House at 3201 North Twelfth Street is an early and quite interesting home in basic Greek Revival style. The home is complex because of early and late additions, but remaining a clean example, relatively free from unappropriate bric-a brac. Extensive and specific notes and also measurements are attached.

The property was originally one hundred and sixty acres purchased by one Samuel Seward in 1820 from the United States Government for \$1200. Attached is a copy of the land patent signed by Andrew Jackson. In 1833 the farm was sold to John Burns for \$1500 and for a few years seemed to move back and forth between Samuel Seward and John Burns, and later to a Levi Wells.

In the late 1840's or early 1850's the property was acquire by Charles L. Brown and Samuel Brown for \$1612. It sppears that while Samuel owned the house, Charles actually lived in it; each owning 88 acres of the farm. In 1853 it is recorded that there was a \$2200 tax assessment.

In 1899 John Speckhart bought the property for \$17,000 and added to the holding making a total sized farm of 106 68/100 acres. This individual, born in Germany at Dieburg, June 14, 1812, was a prominent and very important early settler in Adams County. His family became numerous and exhaustive reprints about him and his descendants are attached.

This home and parts of the original farm remained in the hands of the Speckhart family for eighty seven years from 1899 to 1986 when it was purchased from the Speckhart Estate by its present owners, Forrest and Veronica Ramsey. In 1974 the City of Quincy acquired an easement of 2.32 acres for water and sewer along Route 24 as part of the annexation process. Originally in Ellington Township, the home is now in Riverside Township.

The Ramsey House, with outbuildings, is a large brick two storey farmhouse, probably built around 1860, though its basic Greek Revival style might indicate earlier construction. However, the facade is marked by a long Italianate style porch (somewhat altered in the 1920's or 1930's), by a strong curved Italianate front door and sidelights, and pairs of windows, which features can be found in Quincy Italianate houses such as Morgan-Wells House (1860), Matthew Finlay House (1861), Eaton Littlefield House (1861), and the Henry Root House (1868). It is quite possible that the rear one-storey brick section was originally a small Greek Revival brick farmhouse, and could have been built in the late 1830's or 1840's, with the two-storey portions built against it at the later date. The rear section can be dated earlier because of the soft lime mortar which powders at the touch, compared to the hard sand-mix mortar in the main house, and the vertical crack in the brick, with uneven brick rows, where the larger was built up against the older and smaller.

The interior features all Greek Revival woodwork, with two mantles, window and door frames, four-panel doors (also found in Italianate houses), and elaborate graining on the doors, suggesting the 1860 time. The main section consists of a hallway with stairs with a Greek Revival newel post and handrail but spindles of more of an Italianate nature. An unusual and somewhat crude turning at the top of the stairs in the handrail suggests a carpenter of limited sophistication. There are two large rooms on the first floor and two on the second. One opens directly into the dining room as well as the hall, the other only into the hall, suggesting a downstairs bedroom or a library/office to house farm operations, as evidently this was a large and prosperous farm at one time.

The second, or midsection of the house has one large room on the first floor, though originally this was probably two rooms, and one large room above, with lowered ceilings so that the upper floor is two steps down from the front hall. All interior windows and doors have a slightly pedimented enframing of fairly simple design.

All sections of the house have a handsome and prominent cornice, emphasized with wide, divided band of trim, discontinuous across the gable ends, an almost universal feature of Greek Revival houses. It is unusual to see this on the small and oldest one-storey section, and one can only assume that the owners liked the style so much that they decided to use it when they built the two storey portions some ten or fifteen years later.

Mention should be made of a large and sturdy pole barn, probably built around 1860, which has a small section perpendicular to it, the small section may be the earlier original. A few other 19th century outbuildings also exist. Square pegged construction is evidenced in the outbuildings and barn, as well as original heavy timbers.

Document Roster:

1. Historical sketch of Forrest Ramsey property at 2301 North Twelfth St.
2. Detailed architectural notes from George M. Irwin
3. Measurements of home
4. Copy of original Land Patent, 1820 to Samuel Seward
5. Historical reprint re: Speckhart family
6. Copy pertinent section Adams County Platt map
7. Copy Quincy City map
8. Copy tax survey description
9. Photographs of property

Documents to support application for local historical designation

compiled by Cherrill E. McReynolds

October 5, 1987

LSN:8602135 CLS:1 STS:AA LPR:***54,900
ADD:3201 NORTH 12TH CTY:OCY
OWNER:NAYLOR LAND TRUST P: VACANT GRD:12
TO SHOW:VACANT-CALL OFFICE KB:Y

LDR: BAL: TYP: CD:
TAX:85 \$: 250.00 LOT SZ:3 1/2 AC M/L * %:
LEGAL: TAXES EST *SURVEY BEING COMPLETED
GRA:ELLINGTON JHS:JOHN SHS:QND
AGE:90 ASD:2600 BAS:F G&E:N/A HT:GS HW/SP
BDR:3 BTH:1.0 GAR:1.0 STY:2S EXT:BRICK
AIR: WTR:CITY SMR:SEPT FPL:2 WALL:PLASTER
NEAR:SPROUTS POSS: CB:3

APX RM SZ L F W HISTORIC HOMESTEAD NEEDS
LVR:14X15 1 W N TO BE TOTALLY REMODELED
DIN:14X16 1 W N INSIDE & OUT. BEAUTIFUL
KIT:14X14 1 W N SETTING CLOSE TO TOWN. 5
FAM:14X15 1 W N OUT BUILDINGS OF VARIOUS
BDR:15X16 2 W N SIZES, INCLUDING LARGE BARN,
BDR:15X16 2 W N SHED, SMOKEHOUSE, GARAGE, ETC.
BDR:14X14 2 W N LTO:MAYS # 34 P:224-5588
DEN:11X11 2 W N SLP:ALAN # 106 P:222-7576

SEA-> options? 1
SEA-> Listing #s? P#2255

STS

