



PRESERVATION AND CONSERVATION ASSOCIATION

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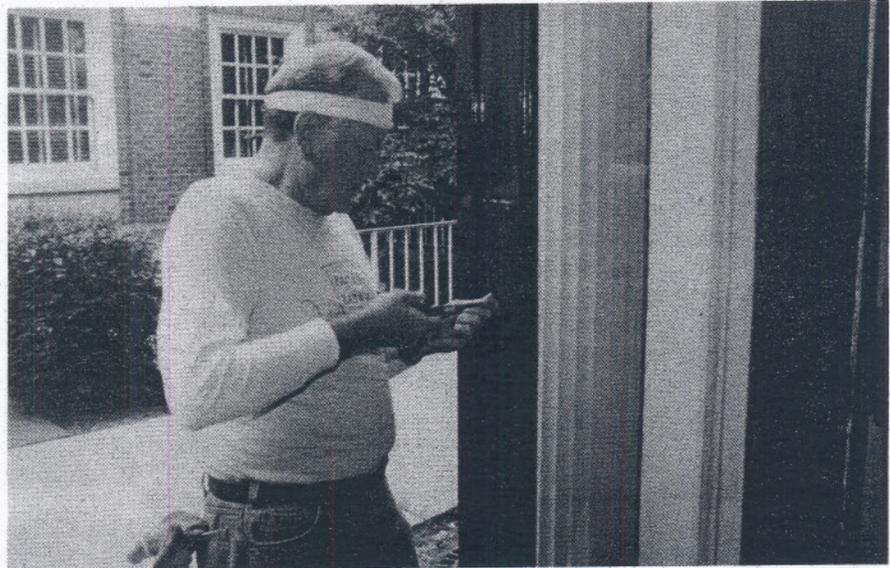
Construction and Demolition Waste

PACA's architectural salvage efforts were recently discussed in a report issued by the Office of Solid Waste Management. The following is an excerpt from that report about PACA.

"The Preservation and Conservation Association was founded in 1981 in Champaign, Illinois. This group's purpose is to preserve and protect architecturally significant buildings. As alternatives to demolition, they encourage reusing the building for a modified purpose or even moving the entire structure off-site in the case of houses. When demolition is unavoidable, they try to salvage as much as they can of the building's unique or useful features and then sell the pieces to individuals remodeling their own homes. Proceeds from these sales support their efforts to preserve other buildings in the community.

As a first step, the group has to find out when a building is scheduled for demolition. This can be through the media if it is a well known building, or through word of mouth. One of the best ways is through cooperation with local governments. PACA has a good relationship with the City of Urbana which will notify them when the city issues a demolition permit. This allows PACA to contact the demolition contractor or owner to schedule a time for salvaging. Even after the permit has been issued, it still takes some time to disconnect the utilities before the actual demolition. Therefore, there is always at least a small window of time for salvaging. Since PACA has a large list of volunteers, many with construction experience, they can begin work at any given time.

PACA follows some basic guidelines in selecting items to salvage. First, it must be in reasonably good condition; it must have value, either as a functional item (a door), decoration (marble trim), or have historic value; and it should not be something readily available elsewhere (e.g. two by fours or standard hardware).



Salvage Chair Bob Swisher salvaging from Harker Hall before the building underwent a major rehabilitation in 1991.

Selected pieces are then loaded into volunteers' personal pick-up trucks and taken to the PACA warehouse in downtown Champaign where the items are inventoried and sorted by type.

The warehouse is open to the public one day a week or other times by special arrangement. PACA normally does not advertise because they get customers through word of mouth and their widely distributed newsletter. Also, they have a "want list" six or seven pages long of standing orders for specific items from members. In addition, they hold a semi-annual salvage sale which gets more publicity. Most of the customers are individuals remodeling their homes, but PACA does deal with several architects and antique dealers.

There are several special considerations needed for this type of operation to be successful:

- a large, dedicated group of people, some with experience, willing to devote spare time to salvaging

- official status as a not-for-profit organization (necessary to receive donations of state property; also, demolition contractors can count salvaged material as a tax deduction)
- some means of transporting salvaged materials (such as volunteers' trucks)
- an understanding of and good rapport with local government in charge of building permits
- a secure storage area which can serve as a showroom
- insurance.

The group carries a one million dollar liability insurance policy to protect themselves in case a volunteer is injured on site.

A good example of PACA's projects is the renovation of Harker Hall, the oldest building at the University of Illinois at Urbana-Champaign, which is on the National Register of Historic Places. The relatively small, four story building has served many functions and housed many departments. It was nearly torn down in 1940 to

make way for the new Illini Student Union. In recent years the building has been slowly deteriorating and not utilized to its fullest extent. The University decided to completely strip the interior, leaving nothing but the four walls, and create a new space for the University of Illinois Foundation. The original mansard style roof of Harker Hall was lost in a fire early this century and replaced with one of a much simpler design. In the current renovation, the new roof matches the original.

The University hired P.K. Demars as the general contractor who has been involved in several University projects. The demolition subcontractor, O'Neil Brothers, completely "gutted" the building in the Fall of 1991, generating 75 semi-trailer loads of debris, each with a capacity of 20 yd³, or 1500 yd³ total. With a disposal and hauling fee of \$265 per trailer, waste disposal in the demolition phase cost nearly \$20,000. All of this waste was sent to a municipal solid waste landfill in Danville, Illinois due, in part to the fact that O'Neil is a partial owner of that facility. O'Neil did, however, salvage the huge wooden structural trusses for their own use.

One interesting feature of this building was its cast iron columns incorporated as structural members. They each weighed 900 pounds with fluted shafts and ornate capitals. The University's operations and maintenance division salvaged over a dozen of these.

Other than the wooden trusses and cast iron columns, the contractors did no source separation or recycling of building materials on this project. One reason for this is that there would have been no space on site for separate containers.

PACA was instrumental in saving useful items from the landfill. They negotiated with the University to give them access to the building before the demolition contractor. They were allowed about three and a half weeks of limited access due to asbestos removal in progress. In that time, they removed 48 pick-up truck loads of items or an estimated 150-200 yd³ volume otherwise destined for the landfill. This translates to a disposal cost savings of \$2,650. The following is a partial list of items removed from Harker Hall by PACA volunteers:

- decorative marble in entrance hall
- bulletin boards
- cast iron air return grates
- transoms with hardware
- cast iron register grills
- oak cabinet
- thermostats
- baseboard

- wood fire extinguisher case
- chalkboards and wood surrounds
- coat hooks
- chair rail
- blackboards with surrounding wood
- oak shelving
- interior doors
- lighting fixtures

Currently PACA is working on ways to facilitate the moving of houses instead of demolishing them. One impediment to this is the large lead time required to plan a move (e.g. six months in the case of one Champaign area contractor). This may suffice if the owner is an institution, but it would not be fast enough in normal commercial real estate transactions."

The above appeared in *Construction and Demolition Waste: Generation, Regulation, Practices, Processing, and Policies* by Stephen D. Cospers, William H. Hallenbeck, and Gary R. Brenniman. The article is the January 1993 issue of the Public Service Report Series published by the Office of Solid Waste Management, University of Illinois at Chicago. Since it appeared, PACA has received a number of inquiries about our salvage program.

Thanks to the Salvage Crew

PACA recently received the following:

I am writing this letter to thank you for some items I acquired from your organization by way of one of your members. I am a wildlife rehabilitator. I hold State and Federal permits to rehabilitate orphaned and injured wildlife. I received a rack of cages along with some other supplies that will come in very handy this spring. These items came from the University of Illinois Electrical Engineering Lab Annex. I never know how many animals I will have each year, and I usually only manage to come up with cages after a new animal arrives. Thanks to your organization I will be prepared ahead of time.

These cages will house many baby raccoons, baby squirrels and plenty of birds. I can not thank you enough.

Kelli L. Pierce
K.A.R.E. for Wildlife

PACA Architectural Salvage Warehouse

65 East University Ave., Champaign

Hours: Open Saturday Mornings at 9:30 am

woodwork, doors, plumbing fixtures, heating grates, and oddities

Annual Membership Meeting

A room filling crowd of over sixty people attended the PACA Annual Membership Meeting held February 20 at the Springer Recreational Center. After a short business meeting in which 1993 preservation activities were reviewed, three members were elected to the Board of Directors to serve through 1996: Alice Edwards, Art Zangerl, and Susan Appel. Currently serving are Steven Roemmel (94), Marianna Murphy (94), Tim LaTourette (94), Carolyn Baxley (95), Perry Morris (95), and Richard Cahill (95). Patricia Miller and Willis "Bud" Baker presented an entertaining view of Champaign-Urbana history based on their research for their new book, *History in Postcards: Champaign, Urbana, and the University of Illinois*.

The 1994 Heritage Awards were also presented. The following is a list of this year's award winners:

Outstanding Heritage Award

Scott-Cook House
446 County Road 1900 N
Kelly and Kevin Cook

Community Commitment Heritage Award

First National Real Estate
Peter Baksa, President

Residential Heritage Award

Cooper-Newman House
207 W. John Street, Champaign
Bruce and Robyn Newman

406 N. Randolph Street, Champaign
Mary and Neil Strack
Barbara and Charles Hundley

412 W. Nevada Street, Urbana
Kathryn Zimmerman and
Robert Holthausen

403 W. Green Street, Champaign
Ron Herron, New Life House Works
Tony Grant, Inspiration Studio

Commercial Heritage Award

The Blind Pig
6 Taylor Street, Champaign

Institutional Heritage Award

Alpha Gamma Chapter, Kappa Sigma Fraternity
212 E. Daniel Street, Champaign
Isaksen-Glerum Architects

Landscape Heritage Award

Carle Park Pavilion
Urbana Park District

Emmanuel Memorial Episcopal Church
102 N. State Street, Champaign

Special Heritage Award

"Old Buildings Tell A Story: A Look Inside
Champaign's Architectural History"
South Side School, Fifth Grade Class

Virginia Theatre Continued Use
C-U Theatre Company
Glorious Day Prod./David Wyper

News From the Board

**Urbana's Mixed Office Residential
Zoning District (MOR)**

As part of Urbana's extensive work to develop the Downtown to Campus Plan, the MOR was developed to maintain the existing character of part of the city's older section from downtown to Lincoln Avenue. While modern apartment buildings have been constructed and historic residential buildings have been converted to office use, the idea behind the MOR is to encourage compatible offices and small business development to reuse existing structures on Green and Elm streets. Key to maintaining the extant character of the area are a setback no less than the average setback on the subject block, and the Floor Area Ratio (FAR). A Development Review Board (DRB), composed entirely of city staff, was established to review site plans for proposed changes within the MOR. In January, Barr Real Estate requested a variance of setback and FAR so the house at 611 W. Green Street could be replaced with a modern apartment building. PACA had representatives

at both the DRB meeting and Zoning Board of Appeals meeting at which this request was heard. While PACA would like to see 611 W. Green appropriately renovated and continue to contribute to the neighborhood, our disagreement was with the concept of granting a variance, particularly for a setback decrease, in this special zoning district. Residents of the neighborhood surrounding this property also were opposed to the requested change. We are pleased to report that the ZBA did not grant the variance. Granting the variance would have negated the concept of the MOR, and further deteriorated the remaining character of Urbana's premier residential corridor to the downtown. PACA, however, continues to be concerned about the composition of the DRB and its procedures for review. We have sent our concerns to the Urbana City Council, but have received no response.

**Around and About: Transportation
in East Central Illinois**

The Early American Museum is hosting a one day symposium highlighting the historic transportation systems of east central Illinois. The symposium will be held at the Museum located off Route 47 in the Lake of the Woods Forest Preserve beginning at 9:30 am. A box lunch is included in the symposium fee of \$15.00 (Museum members) and \$20.00 (non-members). A temporary exhibit, "Main Street Alive with Activity," focusing on Champaign County towns' main streets will also be available for viewing.

Symposium topics and speakers include:

Early Transportation Networks. Dick Cannon, local historian and researcher. Despite poor or practically non-existent roads, stagecoaches that seldom ran on time, and steamboats that had a bad habit of exploding, Illinoisans were still highly mobile even in the early decades of the nineteenth century. Mr. Cannon's presentation will look at the early transportation networks that served this part of the state.

The Main Line of the Illinois Central Railroad. Stanley Changnon, UI Professor of Geography and railroad historian. The Illinois Central was the first government chartered railroad in the United States. Beginning in the 1850s, the ICRR linked the communities of Illinois with each other and the rest of the nation. The original rail lines of the ICRR, and what has become of them today, will be the focus of Mr. Changnon's presentation.

Special video presentation. Alison Davis, WILL-TV producer/reporter of *Prairie Fire*. Ms Davis will present two segments from her *Prairie Fire* series: one on the Illinois Traction System (popularly known as the "inter-urban") and another on Homer Park. The old Homer Park was a stop on the inter-urban, and a popular destination for recreation seekers.

The Streetcar System in Champaign/Urbana. George Friedman, UI Associate Professor of Computer Science and local historian. The rapid expansion of American cities in the nineteenth century forced many communities to consider better ways for residents to get around and about within city limits. Champaign/Urbana was no exception.

Membership Application P.A.C.A.

MEMBERSHIP CATEGORY:

INDIVIDUAL

- Adult\$15.00
- Student (1/2 time or more)\$10.00
- Senior Citizen\$10.00
- Family\$20.00

CORPORATE

.....\$75.00

ADDITIONAL CONTRIBUTION _____

- NEW MEMBERSHIP
- RENEWAL

NAME _____

ADDRESS _____

Make checks payable to: PACA, Box 2555, Station A, Champaign, Illinois 61825

Contributions are tax deductible to the extent allowed by law.

Mr. Friedman's presentation will focus on the streetcar system that served these cities before the MTD.

The Automobile: Landscape and Meaning. Douglas K. Meyer, EIU Professor of Geography. The automobile had a tremendous impact on American society in the twentieth century. Beyond simply changing the way Americans traveled, it changed the way they lived. Mr. Meyer's presentation will consider the visual evidence of the automobile age that can be seen in the landscape that surrounds us.

PACA is pleased to be a co-sponsor of the symposium and encourage our members to attend. Past symposiums have been very informative and will attended. For information and reservations call the Early American Museum at 586-2612.

Save the Date!

Kids Building Fair

Saturday, May 21, 1994
11-4 p.m.
Orpheum Theatre Parking Lot

PACA Newsletter

Alice Edwards, President
Susan Appel, Vice-President
Art Zangerl, Secretary
Perry Morris, Treasurer
Karen Lang Kummer, Exec. Director



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Volunteer Illini Project
Into the Streets
St. John's Catholic Church
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Alpha Phi Omega
Korean Presbyterian Church
Hillel Foundation

Salvage Donations

University of Illinois
Michael Markstahler
St. Patricks Parish, Tolono
Women's Emergency Shelter
Steve & Cindy Schroeder

PACA VIPs

Sheryl DeBarr
Kim Wurl
Kent Snodgrass
Art Zangerl
Susan Appel
Marianna Murphy
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