



PRESERVATION AND CONSERVATION ASSOCIATION

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Preservation Begins at Home

The 1997 Preservation Week theme, *Preservation Begins at Home*, celebrates the role of historic preservation in saving and enhancing the buildings where we live.

For many people, tours of restored homes offer a first introduction to the very concept of historic preservation. For others, renovating or maintaining their own older home—whether an apartment building or farm house, an urban row-house or a suburban bungalow—represents the first step towards hands-on involvement in preservation. And for still others, the preservation of older residential buildings, particularly in inner-city areas blighted by disinvestment and impacted by sprawl, is a remarkably effective tool for providing affordable housing and bringing new life to historic areas.

Preservation Begins at Home is also a call to activism. Implicit in the theme is the notion that our communities—the places where we live and work—are extensions of our homes and are worthy of our best efforts to fight threats that can destroy them or diminish their livability. Every community, whether its history is measured in centuries or decades, has landmark buildings and neighborhoods that help to define its character. If we are to be successful in saving these special places, we must be vigilant in identifying threats to their continued existence and imaginative in developing strategies to keep them alive. We must also take an active, informed role in the discussions and decisions that shape the future of the communities that we call home.

The real work of preservation happens at the grassroots level, our hometowns provide the best setting for celebrating our accomplishments. The theme, *Preservation Begins at Home*, is an opportunity to highlight preservation's role in enhancing the appearance and livability of residential areas in your own community and to lay the foundation for an even greater role in the future.

Richard Moe, President, National Trust



Ricker House Receives Preservation Grant

The Landmarks Preservation Council of Illinois has awarded PACA an Endangered Building Grant of \$2500 for rebuilding the two chimneys on the Ricker House. This grant will be matched by PACA and used to repair severe structural deficiencies in the chimneys. The work needs to be finished for safety reasons before the roof is reshingled and before other exterior work can be done. Pankau Masonry is presently completing the work and generously donated some of their labor; Art Zangerl and David Garner, Ricker House Committee members, further reduced project costs by tearing down the old chimneys and hauling up the new bricks. Hart and Schroeder Mechanical Contractors also generously fabricated the needed copper flashing. Once the chimneys are rebuilt, roof repairs can proceed if funding can be arranged.

Ater-Jaques House on "Most Endangered" Historic Property List

At a state-wide press conference held in Springfield at the State Capitol on March 20, the Landmarks Preservation Council of Illinois (LPCI) announced the 1997 "Ten Most Endangered" Historic Properties. Unfortunately, due to its uncertain future, Urbana's Ater-Jaques House made the list.

Every year, LPCI selects the ten most endangered historic properties in Illinois, focusing attention on sites threatened due to negligence, deterioration, lack of maintenance, insufficient funds, inappropriate development or insensitive public policy. Each of the sites is architecturally, historically or archaeologically significant, each enjoys community or statewide support for its protection, and there are options for each to be preserved.

"When a historic property is lost, the damage is permanent," according to LPCI President David Keene. "Although many historic properties in Illinois are in danger, these are the ten we feel are most threatened right now. We hope that by announcing this 'top ten' list, preservation solutions can be found for these threatened sites."

Besides the Ater-Jaques House, which needs to be removed to make way for the Urbana Free Library's westward expansion, the following nine properties are on the endangered list.

- **Cahokia Archaeological site, Madison County.** Cahokia National Historic Landmark encompasses most of the known prehistoric urban area of a past civilization flourishing from 800-1500 A.D. The landmark boundary contains more than 4,000 acres, including more than 100 dramatic mound constructions. While 2,200 acres of the landmark are currently owned by the state, a great deal is under private ownership and threatened with development pressures due to the area's proximity to St. Louis.

- **Ferguson Mansion, Springfield.** A distinctive Queen Anne style residence with hints of Richardsonian Romanesque elements, the house was built in 1880 for Benjamin H. Ferguson, a Civil War battle officer, and his wife Alice Edwards, whose family had ties to Abraham Lincoln. The Ferguson Mansion was one of Springfield's few masonry Queen Anne residences. Unfortunately, the Springfield Art Association did not realize its significance, and recently demolished the house for a parking lot.
- **Glasner Residence, Glencoe.** Designed by Frank Lloyd Wright, this house was built in 1905 with most views overlooking an adjacent ravine. It is a prime example of the Prairie Style of architecture and has 54 priceless original art glass windows. Since the residence is situated on an acre of land in the highly sought after area of East Glencoe, it is susceptible to demolition for the land or losing its defining character through insensitive subdivision.
- **Hettler House, Chicago.** Built in 1880 for a successful Chicago lumberman, this house is a fine example of the Queen Anne style of architecture. Designed by Joseph Lyman Silsbee, the Hettler House is part of a rare example of lakefront single family home historic district. This district still maintains its 19th century residential character. The Hettler House is presently owned by the Chicago Day School, which wants to demolish it.
- **Loop Elevated Train Stations: State & Lake, Randolph & Wabash, Madison & Wabash, LaSelle & Van Buren, Chicago.** Part of the Union Loop Elevated Structure, these four stations incorporate classical ornamentation associated with late 19th century functionalism. Built between 1895 and 1897, the Union Loop is the last remaining elevated downtown railroad in the United States. The four loop stations in question are at the heart of the Loop's retail district, an area most frequented by visitors. The Chicago Transit Authority has drastically altered the original stations and has no plans for their restoration or preservation.
- **Marseilles Hydro Plant, Marseilles.** An electric generating plant built between 1906 and 1911, the Marseilles Hydro Plant was designed in the Classical Revival style. The building remains intact and contains electric generating equipment and turbines. A

stately building with an enormous terra cotta roof, the plant played an integral part in the history of the Illinois and Michigan Canal National Heritage Corridor. It was retired in 1988 and has since been idle. Maintenance has been non-existent and, consequently, the elements and vandalism have taken their toll. Illinois Power Company, the owner, unsuccessfully tried to turn the plant over to a museum.

- **National Guard Armory, Rock Island.** Designed in the mid-1930s by local architect Benjamin A. Horn, the 170 by 200 foot National Guard Armory was built in the Art Deco style and features large, set-back windows and a barrel-vaulted roof. Located along the Mississippi River and adjacent to a riverboat casino, the Armory building's threat is demolition due to the demand for additional parking for the Jumers Casino.
- **Old Post Office, Chicago.** The Old Post Office was designed by the notable architectural firm of Graham, Anderson, Probst and White in 1921, with expansion taking place in 1932. At 2.5 million square feet, this building is a mammoth example of classic Art Deco. Straddling major rail, subway and highway corridors, the Old Post Office dominates the southwest area of the off-loop central business district. The U.S. Postal Service has vacated the building in lieu of a new structure more conducive to modern sorting technology. Despite the decision to vacate, the Postal Service seems willing to consider alternative uses and has hired a developer to perform a feasibility study on this enormous historic structure.
- **Washington School, River Forest.** Washington School was designed in 1929 by Dwight Perkins of the firm Perkins, Chatten and Hammond. Interestingly, the architect of the 1956 addition, Lawrence Perkins of Perkins and Will, is the son of the original architect. The Washington School, operated and leased by the Alcuin Montessori School since 1979, encompasses typical Perkins design elements that cater to the needs of children with window sills, shelves and spaces are scaled to a child's perspective. The River Forest Board of Education feels that the "highest and best use" for the school and its grounds is demolition and subdivision into five residential lots.

Annual Membership Meeting

The historic auditorium of the Virginia Theater provided a splendid venue for PACA's 1997 Membership Meeting which was held March 9. After a short business meeting in which 1996 preservation activities were reviewed, three members were elected to the Board of Directors to serve through 1999: Kristin Solberg, Pamela Todd and Raymond Lytle. Currently serving on the Board are Perry Morris (98), Richard Cahill (98), Anthony Bamert (98), Daniel Wurl (97), Bruce Creamer (97), and Jeffrey Gordon (97).

PACA wishes to thank retiring two-term board member Susan Appel who, among other duties, served as Board secretary and vice-president, was an active member of the Orpheum Preservation Committee, and was twice chair of the Heritage Award Committee. Retiring board members Alice Novak and Art Zangerl both served two-"plus" terms having stepped in to complete the terms of departing directors. Alice served as two terms each as vice-president and president of the board, and on two Heritage Award Committees; Art was board secretary and is PACA's departing board president, likewise serving two years in the position. Both Alice and Art have represented PACA on locally appointed governmental advisory bodies and will continue to do so despite officially leaving the board table. The dedication and expertise of these three board members will be missed.

The 1997 Heritage Awards were also presented at the meeting.

Commercial Heritage Award:

Carolyn & Norman Baxley
Roger & Sharon Kerlin
Cinema Cafe
120 West Main, Urbana

Russ & Nick Taylor
Re/Max Realty
101 South Lincoln, Mahomet

Jeff Mellander with Jack Baker, Smith
& Burgett Associates, C. Kwang Kim
Precision Graphics
108 South Neil, Champaign

Adaptive Use Heritage Award:

Carolyn & Norman Baxley
Catherine Cutter
Lindley House B & B
312 West Green, Urbana

John Paul Buzard
Buzard Pipe Organ Craftsmen
Women's Town Club
112 West Hill, Champaign

Residential Heritage Award:

Eric Griffith & Pamalee Brady
Steve & Pat Setzler
412 West Illinois Street, Urbana

Patty Bash
Gary, Janice & Kevin Shrock
702 West Clark Street, Champaign

Habitat for Humanity
210 West Maple, Champaign

Landmark Heritage Award:

Mrs. Ruth Youngerman
Dr. William Youngerman
Lincoln Building
44 Main Street, Champaign

Institutional Heritage Award:

Sigma Chi House Corporation &
Severns-Reid Associates
Kappa Kappa Chapter of Sigma Chi
410 East John, Champaign

Landscape Heritage Award:

City of Champaign
Jeff Greenfield
Downtown Clock
Main & North Neil, Champaign

Neighborhood Heritage Award:

Bert & Mary Barickman
Steve & Karen Miller
508 West Springfield, Champaign

Special Heritage Award:

City of Champaign
Historic Preservation Ordinance

Paul Behrends, rural Mahomet
Windmill Restoration

Preservation Service Award:

Art Zangerl
Alice Edwards Novak
Susan Appel
Kent Snodgrass

Oomph! Award:

Kappa Sigma
212 East Daniel, Champaign

Ricker House Update

Since PACA purchased the Nathan C. Ricker House, 612 W. Green, Urbana, last May much work has been done, both behind the scenes and at the house itself. A new organization, the Nathan C. Ricker Foundation, has been established to purchase the house from PACA, develop a re-use plan, and guide long-term rehabilitation in accordance with the houses's new use. Six people have been appointed to the new foundation's Board: David Garner, Richard Cahill, Walter Lewis, Stephen Kelley, Susan Presser, Arthur Kaha. Incorporation of the foundation is proceeding and not-for-profit status will be sought soon there after. A major fund raising campaign targeting architecture and engineering graduates with ties to Ricker and the University of Illinois will then begin.

Meanwhile, PACA has been busy stabilizing the house. A 20 cubic yard dumpster was filled with old furniture and debris from the house, old appliances recycled, and modern acoustical drop ceilings removed along with a few modern alterations. Most importantly, however, work was begun on the badly deteriorated front porch. The historic wood

columns and decorative trim were removed and are being stripped of old paint, repaired and primed; the unstable brick piers have been rebuilt on concrete footings; and old coal chutes under the porch have been removed. Yet to be done are bricking up the coal chute openings, backfilling under the porch and around the house to provide proper drainage, rebuilding the porch deck and steps, reinstalling the porch columns and trim and reroofing. Additionally, work has begun on the main roof with stabilization of the dormer and rebuilding of the brick chimneys courtesy of an LPCI Endangered Building Grant (see related article). A temporary electrical service has also been installed.

PACA received a very important and timely donation last fall of two large double-hung windows from the Caradco Corporation that were installed on the north side of the attic replacing two very badly deteriorated windows. A new cellar door frame, built by Perkins Construction, will soon provide additional security.

All of the work thus far, except for the masonry work, has been done by volunteers. PACA would like to thank Art Zangerl and Greg Hargus for taking the lead on stabilization plans (and doing much of the work themselves), the Alpha Phi Omega service fraternity, Architecture class 199, Architecture class 491 (which completed a condition assessment report on the building), Gary Perkins, Susan Appel, Donna Martin, Rich Cahill, Reed Berger, and Lisa Zangerl.

As funding permits, PACA would like to install a new roof on the house, restore the cellar's at-grade entrance, and

Membership Application P.A.C.A.

MEMBERSHIP CATEGORY:

- Adult \$15.00
- Student (1/2 time or more) \$10.00
- Senior Citizen \$10.00
- Family \$20.00
- Corporate \$75.00

- NEW
- RENEWAL

ADDITIONAL CONTRIBUTION _____

NAME _____

ADDRESS _____

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

remove the unhistoric and unsightly wide aluminum siding to reveal the original clapboards and decorative shingles. While the siding removal and subsequent repair and painting of the exterior sheathing can be done by volunteers, funding is needed to purchase new clapboards and shingles as a certain percentage will require replacement. In addition, the new roof requires professional installation as the height and slope of the roof is beyond the call of volunteer labor! PACA is accepting donations for these projects; contributions can be sent to: Ricker House, c/o PACA, P.O. Box 2555, Station A, Champaign, IL 61825.

New Officers Elected

Following the Annual Membership Meeting, the Board of Directors elected new officers at the March Board meeting:

President: Jeffrey Gordon
 Vice-President: Bruce Creamer
 Secretary: Anthony Bamert
 Treasurer: Richard Cahill

Board meetings are held in the board room of the Orpheum Children's Science Museum on the second Wednesday of each month. PACA members are invited to attend; call PACA for the date and time of the next meeting.

Remember to check your mailing label for your membership renewal date. The date shown indicates when you last renewed; membership runs for one year from that date.

PACA Newsletter

Jeffrey Gordon, President
 Bruce Creamer, Vice-President
 Tony Bamert, Secretary
 Rich Cahill, Treasurer
 Karen Lang Kummer, Exec. Director



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Save the Date!

Kids Building Fair
 Saturday
 May 17
 11-4

parking lot in front of Orpheum
 Theatre

Volunteers Needed!

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