



PRESERVATION AND CONSERVATION ASSOCIATION

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Number 1

1999 PACA Salvage Report

A Brief History of the PACA Architectural Salvage Warehouse

The Preservation and Conservation Association (PACA) was formed in 1981 to foster and encourage the preservation and conservation of the natural and built environment of Champaign County and east-central Illinois. The organization has pursued these goals through technical assistance and educational services, and by providing a resource for recycled architectural materials. One of the first activities undertaken by the new organization was salvaging buildings along the 100 block of North Neil Street that the Bank of Illinois was demolishing for their new parking lot during the summer of 1981. The first salvage sales noted in the PACA minutes were in September of 1982 when two doors were sold for \$50. Materials were stored in members' garages and basements, greatly hindering sales. Bob Swisher, who was then serving on the Board of Directors, agreed to become Salvage Chair in 1983 and to increase inventory and promote sales.

Swisher contacted the University of Illinois for salvage access and initiated conversations to establish communication between PACA and the City of Champaign concerning demolitions. In January 1983, Urbana Mayor Markland arranged for his City's departments to notify PACA of pending demolitions. In May, the Community Foundation of Champaign County gave PACA a \$700 grant for the purchase of salvage tools and liability insurance. The salvage program was now going in earnest.

In 1983 PACA did not have a sales area open to the public so Swisher took photos of the inventory and created a catalog for sales. Salvage sales that year were \$1,072. The PACA board voted in September 1984 that salvage sales would not be restricted and that pricing and resale structure were left to the discretion of the salvage chair. At this time, salvage items



Mike Miller and Mark Replogle in the Sheriff's House this past January after exposing an oak archway. The archway and complete oak entryway in the foreground were salvaged including a pair of oak swing doors, the transom window, and the framework. Photo by Cahill.

were stored in the Kaufman Building on Main Street; however, due to the building's approaching demolition, a salvage auction was held in the spring of 1985 in order to reduce inventory.

In December 1986, PACA began renting the 65 East University, Champaign location from John Solon for \$50 per month. Up until this time PACA sales were not held on a regular basis. The initial space was rather limited but over the years PACA was able to make the most of the good visibility. A regular following of new volunteers and customers began coming to the warehouse and the maxim "They open at 9:30 and only stay open as long as there are customers" was heard. Salvage sales were modest in 1987, only \$951, but they increased each year and reached \$18,698 by 1992. The increase in sales was largely due to material saved during major construction projects on the

University of Illinois campus including Harker Hall, the Beckman Center, and major changes on the engineering campus. In April 1992, PACA increased its space by renting the garage area adjoining the East University location for \$150/month as a sublet from Rick Colburn.

When Solon died in 1995, the fate of the warehouse operation was a deep concern. PACA bid \$40,000 to purchase the building on East University at a real estate auction held by the Solon heirs. However, the heirs rejected the bid; instead the rent was increased and PACA was asked to vacate the north half of the building and use two spaces along Water Street.

After many failed attempts to find new warehouse space, PACA purchased a 5,000 square foot building at 44 East Washington Champaign in October, 1998. The sales warehouse opened at the new site in January 1999.

1999's Major Salvage Operations

The University of Illinois continues to be a strong supporter of PACA. In 1999 five houses and two former businesses were salvaged. Also, some material was saved from the remodeling of Engineering Hall. The key people that continue to help PACA efforts are Steve Hessel-schwerdt, David Garner, and Gary Biel.

The cities of Urbana and Champaign also support PACA salvage efforts. This year the Stratford Building on Race Street in Urbana and a number of houses affected by the Champaign Library expansion and Boneyard Creek Detention projects in Champaign were salvaged. The Urbana and Champaign staff members that have made this possible include: John Schneider, Steve Cochrane, and Mike Nichols.

This year was the first successful cooperative effort with Champaign County government. After PACA's long struggle to save the Sheriff's Residence in downtown Urbana failed, we were granted permission to salvage the interior of the building this January. Bill Freyman, Denny Inman, Alan Reinhart, and the staff at the Courthouse were very cooperative. There is still work to be done to save some of the exterior elements of the residence and old jail.

This year we continued our good working relationships with local hospitals. Provena Covenant Medical Center gave PACA exclusive salvage rights to the historic Carrie Busey House. The house was demolished after several months of attempting to find a new owner for the house who would move it to a new location. A few decorative elements from the house are still prominently displayed in our window. Carle Foundation granted permission to salvage two houses. Steve O'Byrne, Larry Melenthin, and Bruce Roth helped coordinate these efforts.

Even major apartment developers provided PACA access to some very significant salvage sites. These developers were: Campus Property Management: five houses; Smith Apartments: five houses; Wakeland Apartments: three houses; and JSM Apartments: the Co-ed Theater and Babbitts Bookstore. Scott Kunkel, Calvin Shoemaker, Paul Smith, Howard Wakeland, and their employees often lent a hand and made sure we did not miss some items of special interest.

Expanded Markets and Acquisition Areas

A farmhouse west of Bloomington was salvaged in cooperation with the Bloomington-Normal Old House Society. Twelve to fourteen people, under the leadership of Janet Prillaman from their

group, helped with the salvage operation. PACA recovered three trucks loads of material that included two sets of pocket doors, a claw foot tub, twenty doors, walnut spindles, a toilet with a circular tank, a walnut newel post and handrail, transom windows, colored glass windows, cast iron registers, and lots of trim. For ease of bookkeeping, PACA made a donation to the Old House Society for their salvage contributions.

The Danville Salvage Warehouse that was operated by the Old Town Preservation Association closed this past fall. Swisher, Dan Leasure, Mike Miller, Al Friederick, and Rich Cahill made a trip to Danville with the Piano People and PACA trucks in November. They returned with three clawfoot tubs (with moving carts!), two fireplace mantels, tin ceiling, foundry forms (including two that were originally boxed to go to the Panama Canal), and lots of miscellaneous treasures. A 50/50 split is being made with the Danville group after the items are sold.

We hope to continue close ties with both groups in the coming years. This cooperation will give us a larger customer base as well as a means of saving architectural materials that might otherwise be lost to demolition. We also have had contacts with preservation groups in Decatur and Springfield and will be presenting seminars for both groups about our operations in the near future.

The Year of the Mantels

PACA seldom has any fireplace mantels in the warehouse. Last year may be remembered as the year of the mantels. Four were salvaged in 1999 including one with the help of Tom Ennis from a house that was about to be torn down and PACA acquired two from Danville. We have sold six fireplaces and currently have one left for sale at the warehouse.

The First Year

In our first full year of operation at the new space much progress has been made, but there is still a long way to go. The roof of the building was replaced and shelf and storage racks were constructed for salvaged items. Construction began on the resource area, shop, and public restroom. PACA has acquired the start of a resource library from member donations and salvage from Babbitts Bookstore, and there is the beginnings of an AV center with a computer, microfiche reader. We even have a Foosball table for the kids! However, the building still needs to be rewired, new lights and exit signs installed, and the side yard needs landscaping.

In October an open house and membership party was held at the warehouse. The Board of Directors would like to make it an annual event to honor the volunteers that make PACA work, our supportive members, salvage customers, and other people in the community that support preservation efforts.

1999's Financial Report

Salvage sales in 1999 were \$34,486 or 68% of PACA's income. Expenses associated with the warehouse were \$6,590 for the mortgage, \$6,000 for the roof, \$1,943 for sales tax, \$1,535 for property tax, \$675 contributed to other preservation groups, \$574 for utilities, \$335 for truck expenses, and \$1,017 for construction projects at the warehouse and other miscellaneous expenses. In 1999, profits from the warehouse helped fund, in part, the Heritage Grant program (\$1,217), the Ricker House Project (\$10,339), newsletter production and postage (\$1,416), promotion/publicity (\$974), the Annual Kids Building Fair (\$604), and our annual membership party.

Goals for 2000

PACA needs to improve communication with the City of Champaign and to establish a workable demolition notification system. It could be similar to the one that Swisher established with the City of Urbana in 1983. We also need to establish a county-wide education network to help spread the message that houses and barns should be salvaged before they are burned to the ground.

Donations have been received at the warehouse throughout the year from both home owners and businesses. Unfortunately, many of these donations are dropped off outside the building at times when the warehouse is not staffed. This is both unsafe and unsightly. We ask that you call first about the suitability of your donation since space is finite and some items have limited "reuse." Volunteers are needed to help staff the warehouse and/or to expand our operating hours to a full day on Saturday and an evening during the week. One day a month of volunteering would be a great help to the cause. There is always a need to sort and organize material as it comes in or help with building projects. In the coming year we would like to begin offering hands-on workshops on practical topics such as "How to fix double-hung windows" or "How to install locks." If you have topics that you would be interested in knowing about or, better yet, if you would like to run a workshop please contact PACA.

This article was written by Salvage Co-Chair, Richard Cahill.



Drew Phillips and Becky Grosser provided music at PACA's One-Year Anniversary Party at the warehouse to honor our volunteers and members. Photo by Cahill.

Annual Membership Meeting

PACA's Annual Membership Meeting will be held Sunday, March 12 from 2-4 pm at the Wesley Foundation, 1203 West Green Street, Urbana. The meeting will take place in the first floor Watseka Lounge. There will be a short business meeting followed by the presentation of the 2000 Heritage Awards. A program on the history of the Wesley Foundation and a tour of the building will conclude the program. Parking is available to the south of the building off Goodwin Avenue. All PACA members and friends are encouraged to attend.

Call for Papers

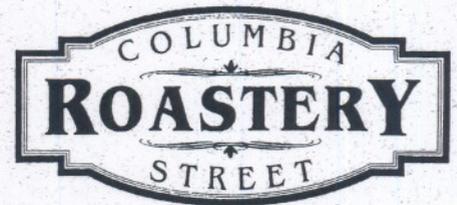
The Illinois History Symposium Committee invites proposals for its next symposium on December 1-2, 2000. Papers on any aspect of the State's history, culture, politics, geography, literature, archaeology, and related fields as well as subjects such as archives, historic sites, and museums in Illinois are sought. The Committee welcomes proposals from anyone regardless of age or affiliation whose research is relevant to Illinois history. The proposal deadline is March 22. For further information contact Jon Austin, 217-525-2781.

Route 66

On August 10, President Clinton signed into law a bill authorizing up to \$10 million over nine years for a program designed to conserve and protect the cultural heritage of Route 66. The legislation calls for the Secretary of the Interior to provide matching grants to state and local governments and non-profit organizations engaged in National Park Service approved programs along the 2,200-mile-long federal highway celebrated in American literature and popular culture. The locally run projects could include areas of the highway as well as businesses and other buildings located along the road.

Special Thanks

PACA would like to extend a special thank you to Brad Mitchell and the staff of the Columbia Street Roastery, 24 East Columbia, Champaign, a division of Herriot Rentals. Brad has been supplying the salvage warehouse with free coffee every Saturday since the new space opened. Stop by for a delicious cup of coffee and discover new salvage treasures!



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 _____

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

Contributions are tax deductible to the extent allowed by law.

Salvage V.I.P.'s

Bob Swisher
Gary Perkins
Rich Cahill
Mike Miller
Darrel Foste
Dan Leasure
David Speers
Robert Nemeth
Al Friederick
Mark Replogle
Lawrence Mate
Glenn Harriger
Kathy Reeves

Salvage Donations

University of Illinois
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City of Urbana - Mike Nichols
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Barbara Donaldson
JSM Apartments
Babbitt Books
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John & Susan Brown
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Felice Kaufmann & Harry Buerkett
Mr. & Mrs. Parkhill
Glenn Harriger
Mike Lehmann

Save the Date

Annual PACA Membership Meeting

Sunday, March 12
2-4 PM
Wesley Foundation
1203 West Green, Urbana

PACA Newsletter

P.O. Box 2555, Station A, Champaign, IL 61825

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