



# PRESERVATION AND CONSERVATION ASSOCIATION

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Number 2

## Preserving the Spirit of Place Preservation Week May 12-18

A message from Richard Moe, President of the National Trust for Historic Preservation.

*Every community has a spirit of place that identifies it as special and unique. It may be a building or a monument or a street, a public square or a stretch of lakeshore or a view of distant mountains. It sets the community apart from every other. It attracts tourists, contributes to the area's stability and livability, and gives residents a sense of connection with their shared heritage.*

*Sadly, despite its importance in the social, cultural and economic life of the community, the spirit of place is easily destroyed. Older neighborhoods, rich in texture and character, start to decline. Familiar landmarks are allowed to deteriorate or are replaced by new buildings that fail to respect their historic setting. Scenic vistas are spoiled by insensitive development, and precious open space is devoured by sprawl. Uniqueness fades into anonymity. Every place starts looking like Anyplace, and eventually they all look like Noplace.*

*The theme of Preservation Week 2002, "Preserving the Spirit of Place," calls on us to do all we can to recognize, save and enhance the irreplaceable features that give each community its distinctive character.*

*Organizing tours and special events that spotlight local treasures, fostering revitalization in commercial and residential neighborhoods, conserving open space, providing tax credits and other incentives for the rehabilitation of historic buildings, launching initiatives to manage sprawl and promote smart growth—all of these are effective tools for preserving the spirit of place.*

*Make Preservation Week 2002 an occasion for celebrating what's special about your community. Preserve the spirit of place—and pass it on as our gift to future generations.*



President Dan Leasure helps load the facade of Babbitt's onto a trailer for its move to Arkansas. Plans are to reuse the facade on a building in the Hot Springs area. PACA salvaged the elevation in 2002. Photo and related article by Rich Cahill. See in-situ photo on last page.

### Babbitt's Facade Sold

Babbitt's Bookstore was located at 612 East Green Street, Champaign since 1995; prior to that time, Acres of Books occupied the space for a number of years. Art Coop was located there also. An advertisement in the 1926 *Illio* yearbook listed Rider's Pen Shop at this address, and Duncan Photography at 614 East Green Street. JSM Development recently replaced the Co-Ed Theater and the adjacent buildings from 610 to 624 East Green in Champaign's campus town with an eight story retail/office/residential complex. Steve Kunkel and Jeff Hartman of JSM granted PACA the right to salvage architectural items from these properties. Interior items that were saved from Babbitt's included a second floor limestone fireplace and large built-in bookcase. The exterior terra cotta facade was more of a challenge, and beyond the skills of PACA's legion of volunteers. Pankau Masonry was hired in late January 2000 to remove the facade; except for three blocks near the base on the west side, it was recovered intact. The facade

was subsequently for sale at the PACA Salvage Warehouse as a single unit for \$4,000. It measured approximately 18.5-foot wide and 30-foot tall; the eagles, near the top, were about 39-inches square and weighed nearly 200 pounds each. In April of 2002, the PACA Board of Directors decided to sell the facade on E-bay before breaking up the unit and selling it piece by piece. After the auction ended with no bids, PACA was contacted by several interested parties. Eventually, the facade was purchase by Architectural Salvage by RI-JO of Mena, Arkansas. It was picked up on April 10, 2002. The new owners, Richard and Joan Davis, hope to keep it intact and place it on a building in the Hot Springs Arkansas area.

### Volunteers Needed

**Kid's Building Fair  
Saturday, May 18  
two shifts: 10-1 or 1-4  
call: 359-7222**

## 2002 Ten Most Endangered Historic Places

A wide array of Illinois' history and architecture is highlighted in this year's list of the Ten Most Endangered Historic Places, which was announced at the State Capitol in Springfield on March 21.

This list of threatened places has been compiled annually by the Landmarks Preservation Council of Illinois (LPCI) since 1994. Its purpose is to focus attention on sites threatened by negligence, deterioration, lack of maintenance, insufficient funds, inappropriate development, or insensitive public policy.

- **Big Rock Township Farms, Kane County.** A proposed 400-foot wide corridor for a four- to six-lane outer belt highway would cut through the heart of this quiet rural community, which includes many family farms dating from 1835. The proposed "Prairie Parkway" also ignores land-use strategies laid out in Kane County's award-winning 2020 Plan. The Big Rock Township Board, the Kane County Board, and the Kendall County Farm Bureau are among the groups committed to stopping the highway.
- **Eagle Hotel, Wilmington, Will County.** The oldest section of this former stagecoach stop, tavern, warehouse and general store is constructed of local gray limestone and dates to c. 1838. Later additions for the hotel are brick, with Federal and Greek Revival influences. The interior, while altered, retains several original features, including an open cooking hearth and beehive oven. A fire in 1990 destroyed a portion of the building and caused serious smoke and water damage. The City of Wilmington subsequently purchased the building for demolition. To save the property, the Wilmington Area Historical Society leased it from the city to house their museum. However, they have been unable to raise the necessary funds for repair and the building is open to the elements. The city is again considering demolition.
- **Nathan W. Huntley House, Chicago, Cook County.** One of the city's oldest houses, having been constructed prior to the Civil War, this 1859 two-story Italianate retains many of its original features, including arched fretwork, rope-edge door moldings, and decorative cast-iron brackets. The owner/developer intends to tear the property down in order to construct a condominium building. There is strong community support for preservation

of the house, either on site or by moving it to a more secure location.

- **Illinois State Penitentiary, Joliet, Will County.** Constructed of Joliet-Lemont limestone and built in 1858, it is the oldest prison in Illinois and one of the oldest in the United States. It was designed by W.W. Boyington, the architect of the Chicago Water Tower and Pumping Station, and its crenelated towers and rough-faced stone give it a castle-like appearance. Built during a period of prison reform, it was known for its design innovations. However, the penitentiary has witnessed many changes in prison management since then. It was closed in January 2002 due to budget constraints and prison consolidations.
- **Loyola University's Mallinckrodt Campus, Wilmette, Cook County.** The property includes 17 acres, a main four-story building and two smaller outbuildings. The 180,000-square-foot main building (1916) features an elaborate stone entry with cupola and a 300-seat chapel renowned for its acoustics, stained glass windows, marble and ebony details, and custom oak doors. It was designed in the Italian Renaissance style by Herman J. Gaul, the architect of St. Michael's Church in Chicago. Built as a college for nuns, it later became a campus of Loyola University, which recently announced plans to sell the property to a developer who wants to subdivide the lot, demolish the buildings, and construct single-family houses. Loyola has agreed to delay its plans until Wilmette residents decide whether the village should purchase the property.
- **Henry Middaugh Mansion, Clarendon Hills, DuPage County.** This Queen Anne style residence, built 1889-92, is the only property in this village of 10,000 to be listed in the National Register of Historic Places. The 20-room brick mansion was built by banker and developer Henry C. Middaugh. It is threatened with demolition by its longtime owner, an adjacent church, which plans to construct a new facility on the site. Although a nonprofit foundation has waged an impressive campaign to save the structure, it lacks village financial support to relocate the building.
- **Moses King Brick and Tile Works, Colchester, McDonough County.** This site includes rare buildings (some dating to 1883) relating to the area's brick and tile making industry. Four beehive kilns survive, lined with firebrick, stabilized by steel bands (not mortar), and crowned with an arched

brick roof. Last fall the metal bands holding one of the 250,000-brick kilns together rusted through and snapped. The remaining kilns are in severe need of attention. The site is part of a National Register District.

- **Pinckneyville Community High School, Pinckneyville, Perry County.** This well-maintained building has served as the community's high school since 1930. However, the school board has applied for a state grant and bonds totaling \$15 million to construct a new high school on this site. A large portion of the community has called for finding ways to preserve the existing school, but the board opposes this alternative. The historic structure was built with local labor.
- **Prairie Dell Church, Watseka, Iroquois County.** Local farmers built this picturesque Quaker-style frame church in 1870. It has original hand-hewn walnut pews, walnut-faced windows, two privies, pressed-tin ceilings and walls, and the original pulpit. While never remodeled, the roof was repaired in 1974 after a tree fell onto the building. The community supports preservation, but lacks the funds to make the necessary repairs for this deteriorating building.
- **Rosenwald Garden Apartments, Chicago, Cook County.** Five-story cream brick walls are accented with red brick banding on this early low-income housing project (1929). Storefronts line 47th Street and Art Moderne-style terra-cotta doorways lead into a spacious inner court of gardens and playgrounds. Philanthropist Julius Rosenwald planned the 421-unit project to provide sound housing for the city's South Side African-American community. It was designed by Ernest A. Grunsfeld, the architect of the Adler Planetarium, who was involved in numerous early low-income housing projects. The last tenants moved out several years ago and the buildings are in poor condition.
- **Soldier Field, Chicago, Cook County.** This famed sports stadium, a National Historic Landmark, was added to the list as an honorary "11th" selection. This issue has occupied LPCI over the past year, including legal challenges to stop construction of a new glass-and-steel football stadium inside the existing stadium's Classical Revival-style colonnades. The Chicago Bears began demolition work in January.

*This article was taken from the Landmarks Preservation Council of Illinois' April, 2002 newsletter, THE CORNERSTONE.*

## Annual Membership Meeting

The newly renovated and expanded Leal Elementary School provided an award-winning historic setting for PACA's 2002 Membership Meeting, which was held March 24. After a short business meeting in which Year 2001 preservation activities were reviewed, three members were elected to the Board of Directors to serve through 2004: Kathy Reeves, Suzanne Ashley-Wannamuehler, and Dan Leasure. Currently serving on the Board are Raymond Lytle (02), Kristin Solberg (02), Trevor Jones (02), Robert Nemeth (03), Louis Simpson (03), and Richard Cahill (03). Also presented at the meeting were the 2002 Heritage Awards, of which Leal School was awarded an Institutional Heritage Award. The school was then open for tours. A special thanks to the Heritage Award Committee: Ray Lytle, Dan Leasure, Kathy Reeves, and Tony Bamert and to calligrapher, Linda Rameriz. It's not too soon to think about next year's award as the rehabilitation/restoration season is now in full swing! Let PACA know of any possible award-worthy projects in progress.

## 2002 Heritage Awards

### Residential Heritage Award

- 1005 West Park Avenue, C  
Mr. & Mrs. Robert Bryan, owners  
Darcy Bean Construction, contractor
- 512 West Washington Street, C  
Carrie Petracca, owner  
Russell Dankert, architect  
RDI - Michael Markstahler, contractor

- 1018 West Church Street, C  
Dr. Dianne Dunning &  
Dr. Steven Marks, owners  
TKO Painting (Kevin Olson)  
Pat Richardson Carpentry

### Commercial Heritage Award

- National Museum of Shipmodels  
201 East Market, Sadorus  
Charles & Virginia Lozar, owner  
Owen Tucker Construction, contractor
- Station 211  
211 East Green Street, C  
Tom Gillespie & Associates, owner  
John Holbert, architect

### Adaptive Re-Use

- Old Town Lofts  
301 South Water St, C  
James Fallon, owner  
Johnny Fallon, project manager  
Andrew Fell, architect  
Kevin Hunsinger, contractor
- Pro Ambulance Building  
408 South Neil Street, C  
GT & T Ltd, owner  
Architectural Spectrum, architects  
Devonshire Realty, Ltd, contractors

### Institutional Heritage Award

- Leal Elementary School  
312 West Oregon, U  
Urbana School District #116  
Isaksen-Glerum, architects  
Skillman Corporation,  
construction manager

### Landscape Heritage Award

- Prairie Pond Landscape  
Arbour Meadows Homeowners  
Association

Ruth Green, consultant  
Heinz Seeding & Mulching, contractor

### Neighborhood Heritage Award

- Champaign Streetlight Project - Areas  
4A & 4B  
Public Works Department  
City of Champaign
- 208 West Maple Street, C  
Michael Markstahler, owner/contractor

### Historically Respectful Addition

- Aime/Cahill Residence  
1728 County Road 500E, C  
Adelaide Aime & David Cahill, owners  
Kennedy Hutson, architect  
Gary Perkins, contractor  
Mike Richards, wood worker

### Neighborhood Landmark

- Huber's  
Jim & Linda Cross  
1312 West Church Street, C

### Place in History

- St. Malachy's Catholic Church  
309 East Grove Avenue, Rantoul

### "Oomph Award"

- Marianne Winslett & Eric Bina  
702 West University, C
- Dan & Kim Wurl  
920 West Church, C

### Special Heritage

- Stephen Larson  
History of Urbana High School
- Matthew Knoop  
Homer Park Historic Sign
- Anthony Bamert  
PACA Board Member

## 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 \_\_\_\_\_

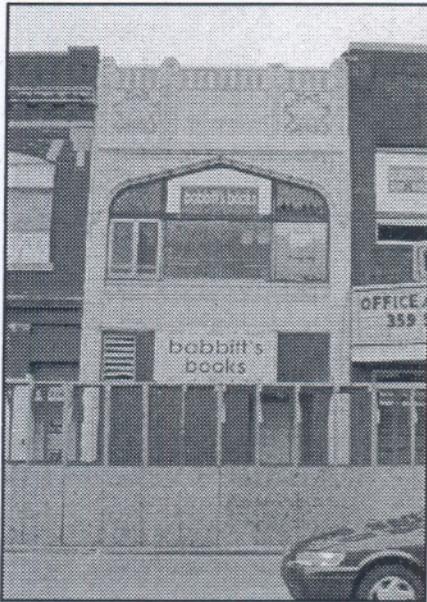
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**Make checks payable to: PACA, Box 2575, Station A, Champaign, Illinois 61825**

Contributions are tax deductible to the extent allowed by law.



*Babbitt's Bookstore facade before demolition. PACA salvaged the facade with the help of Pankau Masonry in 2000. See related front page article.*

## Save the Date!

### 11th Annual Kids' Building Fair

May 18, 2002  
Orpheum Children's Science  
Museum  
346 N. Neil Street,  
Champaign  
11-4 pm

Volunteers Needed  
call 359-7222

### Salvage V.I.P.'s

Bob Swisher	Kathy Reeves
Rich Cahill	Robert Nemeth
Mike Miller	David Godwin
Darrel Foste	Phyllis Godwin
Dan Leasure	Brian Duffield
Mike Richards	Dave Seyler
Adriana Taylor	Jennifer McCarty

### Salvage Donations

Urbana School District  
Jim Corley  
Trent Shepard  
Jim & Cecilia Sasser  
Christie Clinic Foundation  
Kristine Chalifoux

### New & Renewing Memberships (received since the last newsletter)

#### Charter Members (1981-1983)

Dr. & Mrs. Victor Wojnar  
Mr. & Mrs. Lynn Altenbernd  
Hermeria Kruidenier

#### Over Ten Year Members

Richard Cannon  
Ruth Fliegel  
Mr. James C. Bradbury  
Mr. George T. Clayton  
William & Jamie Kruidenier  
Dan McCollum  
Caroline Hibbard  
Keddy Hutson & Ann Boswell  
Mr. & Mrs. John Replinger  
Shirley Stillinger  
Elizabeth Rogers  
Fred & Nancy Delcomyn  
Mr. & Mrs. Walter Myers  
Perry C. Morris  
Joe Marriott Family  
Chris Anderson  
Isotech Laboratories, Inc. (corporate)  
Laird Thompson  
Fred & Nancy Coombs  
Sally Foote & Tom Wold

### Five to Ten Year Members

Richard Cahill  
Rick Piester  
Lisa Foster & Larry Keller  
Norma Jean & John Gremer  
Sharon Irish & Reed Larson  
Bette & Bob Leach  
Dan Sullivan  
Steve Leonberger & Cheryl Koranda  
Peckham Family  
Esther Patt  
Joe Donahue  
Ernie Martin & Bill Capel  
Mr. & Mrs. Mark Sills  
Bill & Blaney Bogner  
Gerald & Sandra Pijanowski  
Alan & Kristine Chalifoux

### One to Four Year Members

Greg Williams  
Dan Rutherford  
Bill & Barb Childers  
Beavers Enterprises (corporate)  
B.B. McNeill  
Paul Armstrong  
W. John Nelson  
Peter Lin  
Pete Resnick  
Randy & Bette Hughes  
Robinson Family  
Jeff Harshbarger & Grace Giorgio  
Margaret & Harold Balbach  
Bill Roberts  
John & Susan Brown  
John Tanner

### New Members

Ralph J. Page  
Dale Ross  
Jerry & Ann Schmidt  
Kathy Frye  
William C. Baker  
Keller Family  
Matt & Adriana Taylor  
James Sasser  
Stephen & Janet Hawes-Davis  
Eric & Amy Plankell

#### PACA Newsletter

P.O. Box 2575, Station A, Champaign, IL 61825

Dan Leasure, President  
Trevor Jones, Vice-President  
Kathy Reeves, Secretary  
Richard Cahill, Treasurer  
Karen Lang Kummer, Exec. Director



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