



PRESERVATION MATTERS

PRESERVATION AND CONSERVATION ASSOCIATION

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11th Annual Salvage Report

2005 Salvage Report

There have been frequent news stories concerning the status of the historic Pepsin Factory in Monticello. Since the building is not in Champaign County and since the citizens of Piatt County did not ask for PACA's advice or help, PACA has not taken an official role in efforts to save the structure. In February of 2004, PACA was contacted by Floyd Allsop, city administrator for Monticello, concerning the historic factory. PACA was only asked to advise the city on how to handle requests from the public and the Piatt County Museum for removal of items from the building prior to its demolition, which was scheduled for that summer. A group of PACA salvage volunteers toured the building in late February. Mike Richards and I made presentations to the Monticello City Council in April. An agreement was reached with the city council allowing PACA the right to salvage limited materials from the building, many of which were requested by the Piatt County Museum for inclusion into their collection and proposed new building. Local residents also had an opportunity to purchase items directly from PACA. It was felt by all concerned that the public should not be allowed inside the building due to unsafe conditions. In early June, the Illinois Historic Preservation Agency requested that salvage operations be stopped while alternative uses for the building were explored and more public hearings held.

Since this is mainly an industrial building and its condition is so poor, there were not many items worth salvaging. All of the wood floors and most wood doors and trim were ruined because of severe water damage and mold. Many of the school house lights could not be removed because the roofs and ceilings were collapsing. PACA will continue to monitor



Interior of the Pepsin Factory showing extensive water damage. Photo by Cahill.

the status of the Pepsin Factory. If it is to be razed, we would like to save two decorative entry facades, the marble steps, and a few other items.

As you drive by the warehouse, you will notice a large quantity of granite and marble slabs of various sizes and types in the east yard. Alpha Marble and Granite Company in Tolono closed their business this summer and donated their entire inventory to PACA. Many of the pieces are cut-offs from counter tops, while some are slabs as large as 4' x 6'. Some of the smaller pieces would make interesting projects for garden edging or patios, while others could be used as tabletops or kitchen islands. We would like to see this stone go to good homes, so it is priced to sell (i.e. about 10% of retail prices).

Properties salvaged during 2004 included the following in Champaign: 76 Green-croft and 1001 and 1003 West Charles, and the following in Urbana: 701 and 608 West Green, 405 North Race, 806 West Iowa,



Ornamental stone entryway of the Pepsin Factory that PACA would still like to save. Photo by Cahill.

and the Winkelman Building adjacent to the Urbana Free Library. The University of Illinois gave us permission to salvage items from the Hydrosystems Laboratory and Warehouse and houses at 904 West Clark and 102 Hazelwood Drive. Houses were salvaged in Tolono, Tuscola, St. Joseph and outside of Paxton. We appreciate the cooperation of the owners of these properties in granting PACA salvage rights.

Highlights at the Warehouse

Our annual party was a great success. Many thanks go to David Speers of Radio Maria Restaurant and Chevys Fresh Mex Restaurant for donations of beverages and food. As in years past, Longhorn Smokehouse catered the food. The following individuals were recognized for their efforts to keep the salvage and warehouse operations up and running: Tedra Ashley, Mark Bush, Lee Stoops, David Speers, Al Friederich, Rich Cahill, Darrel Foste, Karen Kummer, Dan Leasure, Mike Miller, Kathy Reeves, Mike Richards, Betty

Swisher, Bob Swisher, Nicole Swiss, Alan Eckel, Brian Duffield, Suzanne Ashley-Wannemuehler, Elizabeth Jenicek, and Robert Nemeth. The 2005 party will be on October 9, with the chance of live entertainment. We would sure like to see you there!

PACA Income and Expenses

Salvage sales were \$43,240 in 2004 compared to \$48,824 in 2003. Other income in 2004 came from memberships, \$5,760; contributions, \$2,625; cemetery tour, \$1,173; and earned interest, \$605. Salvage expenses include sales tax, \$3,018; salvage tools and equipment, \$603; building utilities, \$2,302; building repairs & maintenance, \$3,104; salvage travel & meals, \$393; and miscellaneous salvage expenses, \$1,550. Credit card purchases, started last year as a convenience for our customers, accounted for \$6,085 in sales or about 14% of total sales at a cost \$637 in fees.

The table summarizes PACA expenditures for last year. Our project and grant category includes Heritage Grant expenses that were carried over from previous years and the forgiveness of a \$15,000 loan that PACA had given to the Orpheum Children's Science Museum in 1993 for much needed building repairs.

Support your Local Theater Companies

The next time you attend a production of the Celebration Company, Parkland Community Theater, the Zoo Theater Company, student productions at the University of Illinois, or the Champaign-Urbana Theater Company look closely at the scenery. Parts of the sets you see may have been borrowed from our warehouse. Some performances take place in historic settings. The Celebration Company, founded in 1972, is located in the historic Station Theatre Building on Broadway in downtown Urbana. PACA Heritage Grants have helped improve aspects of the building. The CUTC performs in the historic Virginia Theater in downtown Champaign that is undergoing a major restoration. Last year the Virginia Theater was placed on the National Register of Historic Places. PACA encourages you to support these local theater groups and the historic buildings they occupy.

Goals for 2005 and Beyond

This year PACA is planning major repairs to our building. The casement windows need rehabilitation and all four elevations need masonry work. A workshop is being

Total Income	\$53,598	see article
Expenses		
Membership	\$3,726	newsletter, annual meeting, awards party
Administration	\$8,652	insurance, office expenses, executive salary
Projects & Grants	\$26,057	heritage grants, building fair, education projects
Salvage	\$5,167	see article
Facilities	\$5,494	repairs, utilities, depreciation
Vehicle	\$317	gas and truck rental
Total Expenses	\$49,415	
Net Income	\$4,183	

planned on metal window restoration using the steel windows at PACA as the hands-on example. Jim Turner of Detroit, Michigan will likely teach the workshop this spring. Other potential workshops include a repeat performance on safe lead paint abatement by Jeff Gordon, including a demonstration of the use of PACA's paint shaver. If you have a rehab skill you would like to share and would be willing to teach a short workshop, we would like to hear from you. Or if there is a procedure you would like to learn, contact PACA with your ideas.

The last PACA newsletter focused on the University of Illinois Sheep Barn. The deconstruction of the barn by PACA member Jim Sasser and his crew was truly amazing, especially considering some of the weather conditions. We look forward to seeing the finished products of all his effort. The deconstruction of entire buildings is the ultimate in the recycling and saving of building materials. Heavy equipment and skilled contractors are required and a market is needed for the materials to make the concept work. Could this type of operation be in PACA's future?

PACA will continue to try and develop better ties with preservation groups in the cities of Charleston, Danville, Decatur, Springfield, Mattoon, and Peoria where no salvage operations currently exist. We have a number of loyal customers from these areas that often are frustrated by how much is lost as a result of demolition in their communities. If we can develop local contacts in these areas to make the initial site visits and provide some volunteers, salvage materials could be sold in Champaign. The sale of architectural elements could then be used to fund preservation awareness efforts in these host communities. Eventually these communi-

ties could establish stand-alone operations, especially if they can get local government cooperation. We will be glad to discuss this idea further with interested local groups.

PACA Donation and Pricing Policy

Often newer building materials come to PACA as donations that may be more appropriate for Habitat for Humanity's home improvement center, Homeworks, located at 40 East University in Champaign. For example, we do not take any appliances, hollow core doors, storm windows, screens, or modern plumbing fixtures. We urge you to call Habitat first (355-6460) to make sure they can accept your donation. PACA and Homeworks both have the problem of unwanted and unusable items being left outside our buildings.

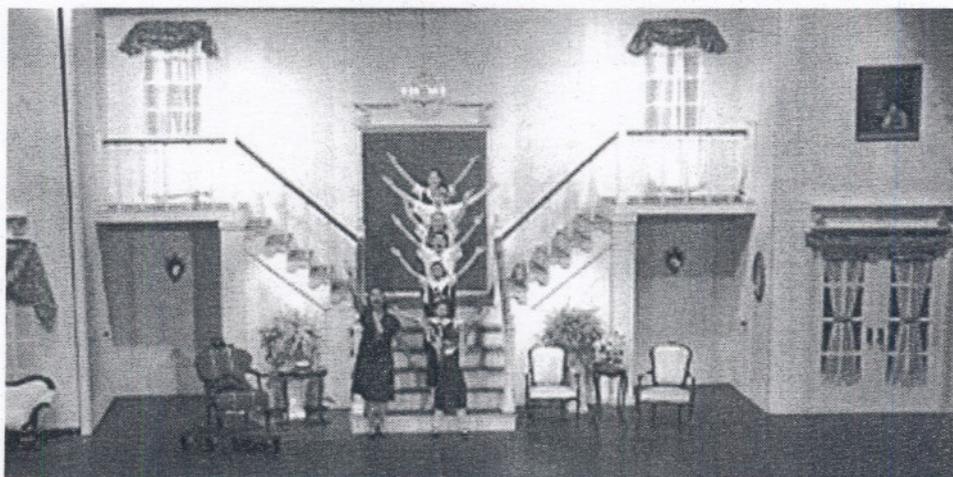
This is a reminder of PACA policies. PACA is a not-for-profit organization with 501 (c) 3 status. Donations are tax-deductible to the extent allowable by law. We depend on obtaining donations from remodeling projects and acquiring salvage rights for buildings in the area. Often considerable effort is taken to remove these items safely with minimal damage. Porch columns, pocket doors, and claw foot tubs are examples. PACA does not purchase salvage material, offer consignments, or trade. Please call 359-7222 first to see if we can accept your items. Prices are based on what staff considers as a fair market value and are much less than architectural salvage or antique stores. Prices are established to keep PACA financially strong and provide good values to our customers. The warehouse has no paid staff and depends solely on volunteers. PACA will hold items for no longer than 2

weeks. Items that are purchased must be picked up within 30 days or they will be put back up for sale and the purchase price will not be refunded.

Personal Note

This was the year of taking PACA on the road. I made a presentation in Detroit to a group trying to start an architectural salvage warehouse (See Postcard from Detroit in the May-June 2004 Newsletter). I also spoke in Monticello to the Rotary Club and to the University of Illinois' Society of Architectural Historians. Parts of these presentations may be available soon on our improved and revamped web page. The comment that I made last year still holds true and will be repeated. "In looking back at old reports, we have come along way since 1998 when we moved from the Avenue Building on University and Water streets, Champaign. However, three things have remained constant over the years. First are our very loyal customers, who often travel considerable distance even on the coldest days in January. Second are our local government institutions, businesses, and individuals, who have donated materials or provided salvage opportunities. Third, and most important, are our volunteers, who have helped with salvage and keeping the warehouse well organized." Thanks again to all for helping with the great strides we have made in our first 24 years.

*Richard Cahill,
Salvage Co-Chair*



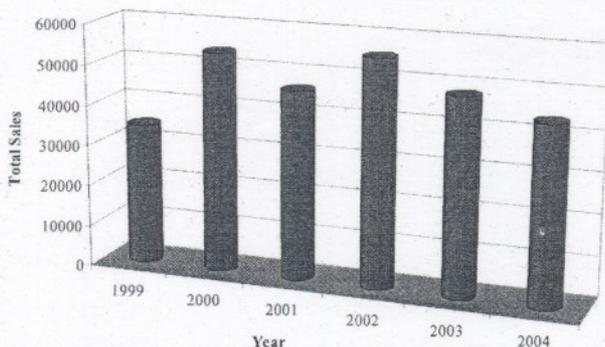
The Champaign-Urbana Theatre Company's set for Sound of Music at the Virginia Theatre incorporated many PACA salvage items. Photo by Chris Harris.

Tools for Preserving Rural Life

A new organization has been formed to help preserve rural life. *Agriculture and Tourism Partners of Illinois* was formed to encourage, foster, promote and stimulate new tourism development, especially agri-tourism, in rural Illinois through support of existing businesses and development of new businesses. It will provide informational, educational and advocacy activities

that foster and stimulate its purpose. This new not-for-profit organization will serve as an umbrella for all entities working toward developing and expanding tourism in rural Illinois, bringing together those wanting to start tourism ventures with those experienced in the industry. The ATP is a membership organization with dues. Its constituency includes businesses, municipalities, community organizations, counties, townships and individuals statewide. The organization is involved in the issues of tourism and agriculture, and can assist with technical assistance, seminars and training. For information about ATP call 217.525.7980, e-mail citdo@visitcentralillinois.com, or visit their website: <http://www.agritourism.uiuc.edu/atpi/index.html>. Other resources include the National Barn Alliance and Barn Again! at 614.292.6131 or <http://www.agriculture.com/ba/ba!home.html> and American Farmland Trust at <http://www.farmland.org>.

PACA Salvage Sales



P.A.C.A. MEMBERSHIP APPLICATION

MEMBERSHIP CATEGORY

- Adult \$15
- Student \$10
- Senior Citizen \$10
- Family \$20
- Corporate \$75

Additional Contribution _____

MAKE CHECKS PAYABLE TO PACA

TYPE

- New _____
- Renewal _____

PACA

BOX 2575, STATION A
CHAMPAIGN, IL 61825

WWW.PACACC.ORG
217 359 7222

INFORMATION:

NAME: _____

ADDRESS: _____

PHONE: _____

E-MAIL: _____

Contributions are tax deductible to the extent allowed by law.

Call for History Papers

Proposals for individual papers or panels on any aspect of Illinois' history, culture, politics, geography, literature, and archaeology are requested for the Conference on Illinois History. The conference welcomes submissions from professional and avocational historians, graduate students, and those engaged in the study of Illinois history at libraries, historic sites, museums, and historical societies. The deadline for proposals is March 7. Contact Thomas F. Schwartz, State Historian at 217.782.2118 or e-mail at: tom_schwartz@ihpa.state.il.us. The conference will be held on October 27-28 in Springfield.

Congratulations to Champaign's newest local landmark:
The Georgian Apartment Building
1005 South Sixth Street
designated on Feb. 15, 2005

Save the Date

PACA

Annual Membership Meeting
Sunday, April 24, 2005
2-4 PM
Levis Faculty Center
919 West Illinois, Urbana

An abbreviated business meeting
will be held and the 2005
Heritage Awards will be present-
ed

Light hors d'oeuvres and beverages

Salvage Donations

City of Champaign
Franzen Construction
Lee Stoops

Salvage VIP's

Rich Cahill
Bob Swisher
Betty Swisher
Mike Richards
Dan Leasure

Darrel Foste
Kathy Reeves
Mike Miller
Brian Duffield
Neil Lasater

New & Renewing Memberships

(received since the last newsletter)

Charter Members (1981-1983)

Antje & Edward Kolodziej
Patricia Miller

Over Ten Year Members

Dolores & Roger Yarbrough
Dan Sullivan
Janine & Roger Prillaman
Caroline Hibbard
Norma & John Gremer
Fred & Nancy Coombs
Chris Anderson
Dusty Cory Family
Dick Cannon
Ruth Fliegel
Bette & Bob Leach
Bill & Jamie Kruidenier
Walter & Marguerite Maguire
Dan McCollum
Dorothy Neumann
Bernadine Evans Stake
Neill Schurter
Mike & Scottie Miller

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.

Five to Ten Year Members

Maggie & Susan Wikoff
Fred Krauss
Richard Kirkpatrick
Adelaide Aime
Mary Jo Erickson
Vicki Burkhalter & Susan Kundrat
Mr. & Mrs. E.R. Gordon
Peckham Family
Stephen & Chris Mechling
Geoffrey Merritt
Ron & Wendy Turner
Lee Stoops
Brad & Julie LaPayne
Patrick & Linda Patterson
Eugene Stern
John & Betsey Cronan

One to Four Year Members

Marcia Eischen
Matt Murphy
Richard & Eileen Schneider
Doug Anderson
Jeannie Covert
Patricia Cardenas
Jean Burrige
Tim & Sara Ingram
Kerry Helms & Nohra Mateus-Pinilla
Jim & Pam Sisco
Alex Ruggieri
Mary & Tom Zgonena
Susan Taylor
Tari & Sam Bricker
Ellen Beattie
Verde Gallery (Corporate)
Steve & Karen Ross
Brian & Kathy Bushley
Nancy Uchtmann

New Members

Vance Martin
Jay Diffendorfer & Amy King
Lynn Marshall
Jeff Blue
Elizabeth Davis

Preservation Matters: newsletter of the
Preservation and Conservation Association
P.O. Box 2575, Station A, Champaign, IL 61825

Catherine Barbercheck, President
Daniel Leasure, Vice-President
Richard Cahill, Secretary/Treasurer
Karen Lang Kummer, Exec. Director



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into the Future**

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