



PRESERVATION MATTERS

PRESERVATION AND CONSERVATION ASSOCIATION

VOLUME 25

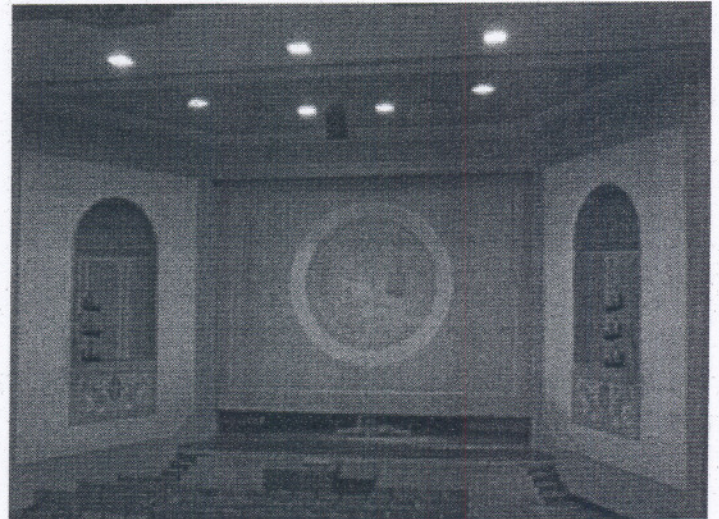
MARCH-APRIL, 2005

NUMBER 2

Lincoln Hall Listed on 2005 Ten Most Endangered Historic Places in Illinois List

The purpose of the "Ten Most" list is to focus attention on sites threatened by deterioration, lack of maintenance, insufficient funds, or inappropriate development. Since the program's inception in 1995, over 100 properties have been identified on the endangered list, calling attention to statewide resources in need of preservation. The list is sponsored by the Landmarks Preservation Council of Illinois. The following information is from their website www.landmarks.org.

Lincoln Hall is listed on the 2005 Ten Most Endangered Historic Places in Illinois list. Extensive interior remodeling threatens the historic interior, including the Classical Revival auditorium. Modern additions may further compromise the building's historic integrity. Photo by Kummer.



Gillett Memorial Arch County Road 10, Elkhart (Logan County)

Commissioned by former Illinois First Lady Emma Gillett Oglesby in 1915 as a memorial to her brother, this cast-concrete bridge serves as a link between the family cemetery and the grounds of the historic estate. Located 20 miles north of Springfield, the single-arch bridge is a unique visual feature along a scenic stretch of roadway. Over the years, family members and local residents have made efforts to maintain the bridge, which shows only minimal signs of wear. Despite its historic association, the 90-year-old bridge is not protected by landmark designation. The county's engineer has stated his intention to demolish the bridge in order to widen the road at this location.

Jewelers Row District 21-35 S. Wabash Ave., Chicago (Cook County)

Three low-rise loft buildings, constructed during the 1870s, were recently placed on the market for redevelopment by the Art Institute of Chicago. Even though they are located within a local landmark district, a prospective new owner has announced plans to construct a 67-story residential tower with a slight set-back from the orig-

inal five- and six-story facades. The height of the tower would have a negative impact on the character of the Jewelers Row District, as well as on the historic appearance of the adjacent Michigan Avenue "streetwall," which faces Grant Park and Lake Michigan.

Lincoln Hall 702 S. Wright St., Urbana (Champaign County)

The main quadrangle at the University of Illinois at Urbana-Champaign is surrounded by Georgian Revival and Neo-Classical-style academic halls built in accordance with a 1905 master plan. Lincoln Hall, which was constructed 1911-1929, is a 3½-story Renaissance Revival-style building in the southwest corner of the quad. The university's historic preservation plan named it the campus' fifth-most significant structure. However, current expansion plans call for alterations to the building's rear (street) facade and a substantial amount of interior demolition, affecting portions of the central auditorium. This expansion project also points to the failure of a required system of design review between the university and the Illinois Historic Preservation Agency.

Old Lincoln School 2125 7th Ave., Rock Island (Rock Island County)

This Richardsonian Romanesque building was designed by architect Edward S. Hammatt as Public School #4. It opened its doors in 1894 as a grade school for the Greenbush neighborhood. The school closed in 1980 and was threatened with demolition four years later, before it was saved through local landmark designation. A subsequent private owner has allowed the property to stand vacant for 20 years. The city hopes to acquire the building through eminent domain proceedings and to seek a developer who will rehabilitate the long-vacant structure.

River Forest Women's Club 526 Asland Ave., River Forest (Cook County)

This board-and-batten, Prairie-style building was designed in 1913 by William Drummond, the chief draftsman of architect Frank Lloyd Wright. Drummond's wife was an early member of the private social club that has operated the building for more than 90 years. In recent years, club membership has waned and the costs of ongoing maintenance have become a

serious financial burden. The clubhouse, which was built on an oversized lot, is surrounded by single family residences. The community does not have a local preservation ordinance and, unless a sensitive new owner is identified, the lot could be cleared and subdivided for residential development. This property was also listed on LPCI's 2004-05 Chicagoland Watch List.

Veterans Memorial Pool

251 Custer Ave., Dixon (Lee County)

Only a handful of these above-ground pools, which were based on plans by architect Wesley Bintz, remain throughout the United States. These pools feature a raised patio overlooking the central pool basin and integrated bathhouses on the ground floor. This pool, which was completed in 1950, also includes a two-tier diving platform. It was dedicated by local native and then-Hollywood actor Ronald Reagan in memory of war veterans. The Dixon Park District closed the pool five years ago, citing maintenance costs. It has no plans to reopen the pool, which could become subject to demolition by neglect.

Tuscan Lodge

201 N. Washington St., Carbondale (Jackson County)

Upon completion in 1894 as an Odd-Fellow's Hall—the building is prominently situated on a corner of the town square—this structure was deemed “an ornament to the city and one of the most substantial business blocks.” It was purchased in 1903 by Tuscan Lodge #44, an African-American Masonic Order that made it a community center for more than a century. During the years of racial segregation, this building hosted musical concerts by Cab Calloway, Miles Davis, and Duke Ellington. The ill effects of deferred maintenance, however, forced the Masons to vacate the property eight years ago. While the group continues to seek funding for rehabilitation, the lodge's condition has grown progressively worse. Meanwhile, the city is monitoring the property for potential condemnation.

**Universalist Unitarian Church
908 Hamilton Blvd., Peoria (Peoria County)**

This Neo Classical-style church, which was built in 1911, is located adjacent to the downtown medical district. Last year, the congregation sold the church to the medical center and relocated to a new facility. The church is not protected as a local

landmark, and the new owner plans to demolish the structure to make way for new construction. The medical center has offered to donate the building to someone who will move it to another location by August 1st.

Westgate Street

1100 block of Westgate St., Oak Park (Cook County)

This “streetcar suburb” retail district is threatened by a new downtown master plan. Its six commercial buildings, located one block from a transit station, were built in 1925-1931. Architect Paul Desmond designed them in a Tudor Revival style reminiscent of an English village. The street has been declared eligible for the National Register of Historic Places, however, it is not protected from alterations or demolition. The proposed master plan calls for a new cross street to slice through the middle of the block, which would result in the demolition of most of the historic structures.

Zook Home and Studio

327 S. Oak St., Hinsdale (DuPage County)

Architect R. Harold Zook designed this residence for his family in 1924. The modest, two-bedroom house has an adjacent garage and second-floor studio where Zook worked on his architectural commissions. The brick house bears the picturesque details of an English Cotswold Cottage, including steep gables, dormer windows, and shaped shingles that mimic a traditional thatched roof. In the past ten years, seven Zook-designed residences in Hinsdale have been demolished as part of the village's trend of teardown development. This property was recently purchased by a local builder who plans to raze both buildings and construct a large-scale modern mansion in their place. Zook's later Art Deco designs include the Municipal Building in St. Charles and the Pickwick Theatre in Park Ridge, both listed on the National Register of Historic Places.

Cook County Hospital

1835 W. Harrison St., Chicago (Cook County)

“A Special 11th Designation”

Although this building has appeared on the “Ten Most” list on three occasions (2001, 2003, and 2004), the jury felt it again merited special recognition due to the ongoing public debate over its future. This two-block long structure, dating to 1913-16,

was designed by Paul Gerhardt and Richard Schmidt. In addition to its impressive Beaux Arts-style facade, the building's history includes numerous medical advances, including the first blood bank, indigent care, and modern emergency room procedures. The building was vacated in late-2002 and was scheduled to be demolished until advocacy efforts convinced the Cook County Board to delay demolition. Its fate, however, remains uncertain.

2005 PACA Heritage Awards

Landmark Heritage Award:

Middlecoff-Baier Mansion
Mr. & Mrs. Royce Baier
440 West Pells Street, Paxton

Residential Heritage Awards:

Daniel Wells
Wells & Wells Construction
607 South Lynn Street, Champaign
Mark Goodling, construction supervisor

Deirdre McGlone & Stig Lanesskog
902 West Church Street, Champaign
Kinsel & Sons, consulting
Nogle & Black Roofing, Inc.

Michael Markstahler
Thomas Franks House
904 North Randolph Street, Champaign
RDI contractors

Commercial Heritage Awards:

Brown, Hobbs, & McMurray
c/o Tom Brown
The Iron Post Building
120 South Race Street, Urbana
Marty Kirby, Kirby & Turner Masonry
Gary Burgett, Smith/Burgett Architects

David Kraft & Sue and Kris Spaulding
Princess Theater
300 East Center Street, LeRoy

Chris Knight
Blind Pig Pub
120 North Walnut Street, Champaign
Gary Perkins, contractor
Laurie Gosha, Bailey Edward Design

Danny & Michele Martinez
The Gift of Time
120 East Center Street, LeRoy
Larry Sheppard, A to Z Wireless Solutions
Chad Beatty, Heartland Bank
Michael Walsh, window helper

Jeff Mellander
Persimmon Grocery/Bacaro Restaurant
 111-113 North Walnut Street, Champaign
 Thad Marrow, business owner
 Kim Smith, architect

Landscape Heritage Award:

Lincoln Statue Restoration & Landscaping
 Urbana Park District
 Carle Park Neighborhood Association:
 Jan & Karen Miller
 Don & Jean Burkholder
 C. John & Diane Mann
 Bob & Bernadine Stake

Historically Respectful Addition Awards:

Mark & Karen Pollard
1204 West William Street, Champaign
 Darcy Bean, contractor

Tim & Joan Stark
401 West Indiana Avenue, Urbana

Matthew Kraatz & Vickie Hemann
901 West Daniel Street, Champaign
 Andrew Fell, architect
 Tim Miller, Professional Home Builders,
 contractor

Ramona Curry & Eugene Bild
602 West Washington Street, Champaign
 Ron Herron, contractor

Philip & Sheila Krein
803 South Elm Street, Champaign
 Robert Nemeth, architect
 David Seyler, contractor

Neighborhood Heritage Awards:

David & Vian Garth
201 Avondale Street, Champaign
 Andy Workman, helper

Kate, Jim, Spencer & Chris Dobrolvony
402 West Elm Street, Urbana

PACA President Catherine Barbercheck presents a 2005 Commercial Heritage Award certificate to Chris Knight for his rehabilitation of 120 North Walnut Street, Champaign - The Blind Pig Pub. His contractor, Gary Perkins, looks on.



Historically Respectful Design Award:

Urbana-Champaign Friend's Meeting
 1904 East Main Street, Urbana
 Todd Barnett, Potter Design Group Inc.
 James Warfield, consulting architect
 Gary Perkins, contractor

Special Heritage Awards:

Piatt County Museum, Barn Tours
 Mrs. Blanche Stoller, President
 Peg Bargon & Tari Bricker, tour chairs

PACA Board Members:

Daniel Leasure
Kathy Reeves
Suzanne Ashley-Wannemuehler

PACA would like to thank the 2005 Heritage Award Committee for all of their hard work: Anthony Bamert, Sarah Nemeth, and Daniel Leasure. Kim Wurl was the dedicated calligrapher and Rich Cahill developed the entertaining power point presentation that will soon be available for viewing on the PACA website. Look around your neighborhood this summer for 2006 Heritage Award nominations!

Illinois Statewide Preservation Conference - June 2-4, 2005 Joliet

As in previous years, conference tracks have been organized to suit a wide variety of participants, from the casual enthusiast to the seasoned professional. Session topics will address the most current financial and legislative updates, material conservation methods, design review challenges, and community relation efforts in proposed historic districts. The keynote speaker, Michael Conzen, will discuss the complex story of Joliet's rich cultural resources and the challenges to their preservation.

Topics include: Reusing Difficult Building Types, Building Pathology - Joliet-Lemont Limestone, Owner Consent, Historic District Backlash, Putting the Numbers Together, Ask the Experts, Windows: Old & New, Illinois Barn Alliance Workshop, and Heritage Corridors & Areas. Conference information is available at www.landmarks.org. PACA has registration scholarships available to those wishing to attend the conference.

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- Adult \$15
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- Corporate \$75

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New & Renewing Memberships
(received since the last newsletter)

Charter Members (1981-1983)

Mrs. Victor Wojnar
Hermie Kruidenier

Upcoming Events

**14th Annual
Kids' Building Fair**

Saturday
May 21, 2005
11-4 pm
Orpheum Children's Science
Museum
346 North Neil, Champaign

**Metal Casement Window
Repair Workshop**

June 18, 2005
Learn how to repair historic metal
casement windows from an expert.
Registration required;
Limited to 20 participants.

Salvage Donations

Franzen Construction
Carol & Evert Johnson
Larry Berger
Nancy Coombs

Salvage VIP's

Rich Cahill	Darrel Foste
Bob Swisher	Kathy Reeves
Betty Swisher	Mike Miller
Mike Richards	Brian Duffield
Dan Leasure	Neil Lasater
Zivar Guyot	

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

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Dan Anderson
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Mary Shultz
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