V.I.P.'s Needed

Wouldn't you like to be a V.I.P.? PACA needs V.I.P.'s or Volunteers in Preservation to help with our many and varied projects. No matter what your interest or expertise, PACA has a need that you can fulfill.

S.A.V.E. program (Salvage of Architecturally Valuable Elements): always needs people who have a slightly destructive bent or that enjoy physical labor. Salvaging does not require any great skill and PACA will teach you how to use a crowbar, hammer and screwdriver—the basic salvaging tools. We do require that all volunteers have medical and accidental insurance coverage; although we do not use power tools or scaffolding, a certain amount of risk is involved. Already this summer, PACA will be involved in three salvaging projects, so we need your help. Call Bob Swisher, S.A.V.E. chairman at 359-1100.

Detectives: are needed to help unravel the mysteries of various buildings located around the County. PACA's survey projects need people who are interested in researching the history of local buildings, either commercial or residential, local landmarks or more modest homes. PACA will even teach you to be a "building sleuth".

Tours: we need people who are willing to help plan tours for the coming year. These can be walking tours of downtowns, house tours, or bus tours to nearby historic areas. Once the tours are planned, we will need people to help run the affair: tour guides, house siters, ticket takers, refreshment servers, etc. PACA would love to sponsor more and bigger tours; but without volunteer help, the planning and work can't get done. So, if you enjoy participating in these events, please lend us your head and hands!

Greek Revival Cottage: we need people with creative ideas or fund raising talents to work with PACA and the Champaign County Historical Museum to determine a plan of action for this National Register structure. We would like to form a committee to find a use for the building and to raise the money and manpower for restoration. Nothing has been done to the building since it was moved and the exterior renovated.

Newsletter: all of you hidden journalists out there take note because this is your chance. PACA is looking for people interested in writing short articles for this newsletter. It can be an article of your choice, or one assigned by PACA. A minimal amount of background research may be necessary.

Exhibits: PACA is in the midst of designing and developing a traveling exhibit on preservation. We need design help on the project, and later we may need volunteers to help set up, take down or staff a booth.

Professional expertise: PACA is trying to establish a "bank" of professionals in various areas that PACA can contact when a need arises. Real estate appraisors, bankers, developers, artists, designers, photographers, accountants, etc.

These are just a sample of the many projects that we need help on. If you have a special area of concern or interest, let us know. Chances are PACA has a project in that area or has considered it but has not done anything for lack of manpower.

PACA is a growing organization that is beginning to make its presence known in Champaign County. But out staff of one and our Board of Directors of nine cannot do it alone. We need your help and support. Please be a V.I.P.

Contractors and Architects: how to deal with them . . .

This is the title of the next OLD HOUSE SCHOOL scheduled for 7:00 P.M. on June 27 at the Champaign City Council chambers (second floor, 102 N. Neil). If you have ever wondered what a general contractor does, whether you could be your own general contractor, what information job specifications/bids should contain, why/when you should hire an architect, how their fee is structured or what does an engineer do . . . then, you should attend this informal workshop where these, and many other questions, will be answered.

On July 18 the workshops will return to the Urbana Free Library Auditorium, where a session on House Genealogy will be taught starting at 7:00 P.M. So, if you have ever wondered when your house continued on page 2
ing this area and may help avoid preserva-
very useful in planning decisions concern-
uble to the City of Urbana and area resi-
dents. The information should prove to be
project is being funded by an $11,800
building and lot within the area will be

Survey Underway

PACA is in the midst of a comprehen-
portion of Urbana bounded by Clark,
this summer, no matter what the vintage,
here are some resources that should help.
issue of the OLD HOUSE JOURNAL is devoted to painting the
house. It discusses selecting colors, histor-
problems. CENTURY OF COLOR
by Roger Moss is the leading popular book
house colors of the 19th and early 20th
two of these sources are
available through PACA. There are also
people who now specialize in helping
house owners decide on exterior colors.
For a small fee one can send paint samples
from your house to be analyzed so that
you will know the exact colors it origi-
was, or you can send a photograph and
description to an expert who will suggest
colors appropriate to the style and age of
your house.

Historic house colors are the latest trend
painting and Champaign-Urbana is no
exception. Look around as you drive
through town and notice all of the homes
that are truly “painted ladies”.

Second Preservation
Survey Underway

PACA is in the midst of a comprehen-
section of Urbana bounded by Clark,
Lincoln, California and Race streets. This
project is being funded by an $11,800
matching grant from the Historic Sites
Division of the Illinois Department of Con-

James Foster, an area native, has been
hard at work since late April surveying the
area and preparing written architectural
descriptions. When completed, every
building and lot within the area will be
inventoried with a photograph, an archi-
tectural description and some basic histor-
ical research. Additional information,
such as ownership and building square
footage, will also be included.
The results of this survey will be avail-
able to the City of Urbana and area resi-
dents. The information should prove to be
very useful in planning decisions concern-
ing this area and may help avoid preserva-
tion crises such as happened with 803
West Green Street. The survey may also
form the basis for a future National
Register Historic District.

Benefits of a National Register Historic
District are varied. There is the “status
effect” of living in an historic area, which
may increase the value of the property
somewhat. More tangibly, there are cur-
cently two tax programs that directly effect
historic property owners. A 25% tax credit
is available to owners of commercial prop-
erty, including residential rental property,
who are involved in substantial
renovations. This would include all the
large old houses that are now used as
student housing. In addition, a property
tax freeze of eight years is available to
owner occupied historic homes which are
involved in a substantial renovation. Cur-
rently, only one property in Urbana is
eligible for these programs, but a historic
district would greatly expand the benefits.
A National Register Historic District does
not in any way change an individual’s own
rights concerning his property.

This IDOC survey and planning grant is
a 70% reimbursement program; PACA is
providing a 30% matching inkind contrib-
tion; the City of Urbana is considering
allocating a small amount of Revenue
Sharing money to the project. The grant
has been financed with federal funds from
the Department of the Interior, admin-
istered by the Illinois Department of Con-
servation. However, the contents and
opinions of the survey results do not ne-
necessarily reflect the views or policies of
the Department of the Interior or the Illinois
Department of Conservation.

Property Tax Abatement For
Home Rehabilitation

PA 82-1023 provides an eight year
property tax freeze in valuation for single
family, owner occupied, historic homes
that are substantially rehabilitated. The
law went into effect on January 1, 1983.

What are the benefits?
The assessed valuation of an historic
owner-occupied home for which the De-
partment of Conservation (DOC) has
issued a Certificate of Rehabilitation, will
remain at its level at the time renovation
commenced for eight years. After this
period, the valuation will be graduated
over four years back to an amount based
upon current fair market value. If, during
this twelve year period, the home is sold,
the use is changed to income producing,
or a non-qualified repair, renovation,
remodeling or improvement is made, the
certificate of rehabilitation will be revoked
and the property returned to its then cur-
rent valuation.

Who is eligible?
Owners of single family owner occupie-
properties, including condominiums and
cooperatives, will qualify for the tax
freeze. This allows owner occupants of
landmark homes to enjoy an incentive for
rehabilitation, which is currently limited
to owners of landmark rental and income
producing property under federal income
tax laws.

What are the requirements for
certification?
Certificates of rehabilitation will be issued
by the Director of the Department of Con-
servation (DOC) based upon the following
qualifications:
1. The building must be individually listed
on the National or Illinois Registers or
locally designated, or contribute to a
local or national historic district.
2. The completed work must be approved
for compliance with the Secretary of the
Interior’s Standards for Rehabilitation.
3. The cost of rehabilitation, including ar-
chitects fees, must equal 25% of the fair
market value of the house, as
determined by the assessor at the time
rehabilitation begins.
4. The rehabilitation must significantly
improve the condition of the building
and must include, at a minimum, some
exterior work.

Forms for certification of a building as a
landmark, as well as for certifying its reha-
bilitation, are available from the DOC,
Division of Historic Sites, 405 E.
Washington, Springfield, IL 62706, 217/
782-3340. Owners should check their
plans with DOC before beginning work.
Local governments may participate in the
process by receiving approval from the
Director of the DOC to certify rehabili-
tation within their jurisdiction. Approved
local governments are those with local
ordinances providing for active local
preservation programs.

What are the “Opt Out” provisions?
In the first thirty days of each calendar
year, each taxing district (City, school dis-
trict, sanitary district, etc.) may elect to
notify the assessor that the provisions of
the law shall not apply to taxes levied by
the taxing district. However, any historic
building which has already qualified for
the tax freeze before a taxing district has
opted out will continue to receive its bene-
fits for the full term.

According to LPCI Vice President for Leg-
islation, Langdon Neal, “there should be
little incentive for taxing bodies to opt out of the new law. The law provides an incentive for homeowners to invest in their historic homes while remaining occupants. The results will be a benefit to the whole community and a long term increase in property values. The new law provides excellent opportunity for all bodies of government to work together for the revitalization of Illinois communities.”

State Tax Benefits for Rehabilitation

Thirty owners of historic homes have applied to take advantage of the Illinois tax freeze legislation drafted by Landmarks Preservation Council of Illinois (LPCI) in 1982. According to LPCI Program Director, Carolyn Johnson, “We are now beginning to see the benefits of PA 82-1023, and expect a dramatic increase in rehabilitation of historic homes using this tax freeze in the years to come.”

The law requires that the home be owner-occupied and formally designated as historic. Rehabilitation costs must be at least 25% of the fair cash value of the home, as determined by the assessor. The rehabilitation must be approved as meeting the Secretary of the Interior’s Standards for Rehabilitation, and must be substantial, involving at least the exterior of the building. The program is administered by the Department of Conservation, Preservation Services Section (DCS). Detailed information is available from Michael Ward, (217) 782-3340.

National, Illinois and local landmarks qualify for the tax freeze. In order for local landmarks to qualify, the municipality’s preservation ordinance must be certified. To date, the DCS has certified the preservation ordinances of Blue Island, Quincy, Jacksonville, Aurora, and Highland Park. Communities may also choose to become “Approved Local Governments”, giving them complete responsibility for rehabilitation projects within their jurisdiction.

Chicago has received Approved Local Government status and will be administering the program in the city.

Homeowners who have already benefited from the freeze include George and Betty Polites, who live in the Scott-Vrooman House in Bloomington. Their National Register home, originally constructed in 1890, was remodeled and expanded in 1900. The rehabilitation project included roof repairs, replacement of gutters and downspouts, rebuilding of porches, tuck-pointing, interior plastering and wallpapering, upgrading of electrical and plumbing systems and structural repairs to joists. The most visible exterior repair was the reconstruction of the porch, which required structural stabilization of the arches, a new roof and wainscoting.

The owners were able to take advantage of low interest loans available through the City of Bloomington for rehabilitation of historic homes, as well as the tax freeze. According to Mr. Polites, the tax freeze is “a very good program. More people need to be aware of it”. He said that using the incentive did not bring added restrictions, but rewarded them for the quality restoration they desired. He added that others in the community have been watching the progress of the rehabilitation project, and they have seen some improvements beginning on other nearby homes.

Currently, only one home in Champaign County is eligible for the tax freeze. Historic Districts, however, could greatly expand the availability of this program. Call FACA for more information.

Anatomy of a House

Most of the ingredients of a house can be found in the letter maze. Read the 117 listed items forward, backward, up, down or diagonally. Use leftover letters to spell what is usually a necessary step in the real world of construction.*

N A P A R T M E N T E K C A R B L I S S R O O D
O O B E D A C R A C H I S E L L O F I X T U R E
O E I U N L D I E N T R Y O I U R E U Q C A L C
T D Z T T T O I M B A D C S V A R C H E O G O O
I A O E A M H F A A M K A E M W I I M B N R C
T C T W R T S T R T E S P I N E P I B O C A
R A F T E R N N U A O E L R D G N A H E C O T
A F R I L F U T S C R C E T L S L O P M T E
P R A D E C K R O C E S R M C C A L L E H S C
L E M A N E M R O F R E M R O D U U A L A O T A
A I L M O L D I N G L A S S D G M N B W M M A L
S T N I A P L A N K P L A T E N S A M A O E I P
T T E O T S T A P L E G A R A G G E S L I A N E
E S I U L N O E T E R C N O C A R P E N T E R Y R
R I R P Q E A N S I T E R E T A L S E V A E I E
I T O O P P R U P W R I N G E S K O O N V N F
N J O L A L A M E Y L U V T E L L A W M E S L P
I B F A R A E P G A E T A B L P A B I T U A E A
R M I N L T H G I L K C R T E G H I L N E R
E J G S R O O L F A B R I C A T G T E N O T S E
U T E N I B A C R I A T S E W S I S E S S U R T
L G U T T E R T U R T S H S C O N T R A C T O R
B R I C K S D P O R T A L E N A P L U M B I N G

*A MORTGAGE

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UPDATE: 803 Green Street

The last issue of the newsletter contained a Preservation Alert for 803 Green Street, Urbana, the historic Sim's Farmhouse. In response to that article and television and newspaper coverage, PACA received over two dozen inquiries about the house. About 15 people were serious enough to tour the structure and begin the task of finding a suitable lot, an available house moving company and plan a feasible moving route—all very difficult problems to solve in a very short time frame.

Attorney Robert Auler submitted the most complete and feasible proposal for moving the house to the Board of Directors. The oldest section of the building, without any additions, is tentatively scheduled to be moved to 204 West Green Street, Urbana, the week of July 8. The house will be restored on the exterior and renovated for office space on the interior. A landscaped courtyard will connect the two buildings.

While everyone has been working very hard to complete all the arrangements, it should be stressed that there is still much to be done. Various permits need to be obtained, foundation work completed and the house readied for the move. We still need the support of everyone in order to make the event happen. So everyone, cross your fingers, the deadline is near!

PACA Newsletter
Published by the Preservation and Conservation Association of Champaign County.
President: Gregory Hargus
Vice President: Hennenia Kruidenier
Treas.: Norman Baxley
Exec. Director: Karen Lang Kummer
359-0114

Please submit material for publication in the next newsletter before 15th of month.

ARTS COUNCIL OF CHAMPAIGN COUNTY
709 West University Avenue
Champaign, Illinois 61820

New & Renewing Members
Antje Kolodziej
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Lanny Wood

Membership Application P.A.C.A.

MEMBERSHIP CATEGORY:

INDIVIDUAL
☐ Adult ............................................. $10.00
☐ Student (½ time or more) ...................... $ 5.00
☐ Senior Citizen ................................ $ 5.00
☐ Family, (includes all members of a household with no more than two members being over age 21) ...................... $15.00
☐ Additional Contribution ..................... $15.00

CIVIC
☐ Over 100 members .......................... $100.00
☐ 50-100 members ............................. $ 75.00
☐ Up to 50 members ........................... $ 50.00

CORPORATE
☐ .................................................. $ 50.00

☐ RENEWAL
☐ NEW MEMBERSHIP

NAME ________________________________
ADDRESS ________________________________
Street.............................................. State.......................... Zip

Make check payable to: PACA, Box 2555, Station A, Champaign, Illinois 61820.