



PRESERVATION AND CONSERVATION ASSOCIATION

Box 2555, Station A, Champaign, Illinois 61820

"The Past Has A Future"

Volume 8

May-June, 1988

Number 3

FOCUS ON: THE HOLLAND

History and fine Dutch-style architecture join hands at the Holland Apartments, 324 N. Vermilion, Danville.

It was built in 1905 by Gen. Anson G. Phelps Dodge (1834-1918), a railroad and timber tycoon who once served in the Canadian Parliament. The building is patterned after a hotel Dodge once visited in The Netherlands.

Originally called "The Dodge Flats," the structure was the area's finest apartment complex, home to doctors, lawyers, retired professionals and wealthy widows.

The original section, on the north side, had 24 units. Because its residents dined in first-floor restaurant, none of the apartments had kitchens.

The south section was added in 1927 by Gen. Dodge's only child, Julia. Her husband-to-be, Frank Hickman, was one of the contractors.

The Holland's design is remarkable — pseudo-Dutch with stepped gables. It was given "landmark" status in a 1974 survey of local historic buildings done by the Illinois Department of Conservation.

Gen. Dodge's father, William E. Dodge, was one of the country's first millionaires and a great New York City philanthropist. A statue of him stands in New York's Union Square.

After the Civil War, the general built railroads in West Virginia and held extensive timber interests in Kentucky, Penn-

sylvania and Georgia. A financial panic cost him millions, so he moved to Ontario, Canada, where he established six large lumber mills and a line of steam barges. After two years as a member of the Canadian Parliament, he moved to Danville in 1885.

In June, 1886, he married Rose Voorhees, daughter of Peter Voorhees, a rich Vermilion County farmer and landowner. His brother, Daniel, was U.S. senator from Indiana.

In 1886, the Dodges tried unsuccessfully to buy a home site on the city's east side. Instead, they bought land in the 1200 block of N. Vermilion. It was muddy and covered with hazel bushes. A large forest had recently been cut down for railroad timber, leaving only the stumps.

"Gen. Dodge may well be said to have 'made' North Vermilion Street, by his mere decision to build on that thoroughfare," said the C-N in his obituary, May 28, 1918. "When he selected the site, there were just six houses between Fairchild Street and the present city limits."

His mansion, which stood where First Baptist Church is now, was completed in 1888. In May 1889, during a ball attended by many of Danville's rich and famous, it burned to the ground. The loss was put at \$30,000 — a tremendous sum at that time.

In 1889, Gen. Dodge rebuilt on the same site. His new home had cut-stone gables laid up in Dutch style. It, too, burned

many years later.

While on a European tour in about 1900, Dodge and his family visited Holland. He was so impressed with one of the buildings that he recreated it in Danville.

Charles M. Lewis was the architect for the three-story brick building. John Howell was builder; the cost was \$40,000.

This is what the Commercial-News announced on June 9, 1905:

"The building will have a depth of 110 feet and a frontage of 68 feet. On the ground floor fronting on Vermilion Street will be two store rooms and in the rear, looking out up on Seminary Street will be a cafe. There will be a basement under the entire building.

"A beautiful feature will be a wide porch on the Seminary Street side of the building. Instead of a railing, there will be a handsome brick wall 5½-feet high...the finishing, the doors, floors and stairways will be of oak."

In 1906, Mrs. Dodge's brother, Phillip Voorhees, built the Van Voorhees Apartments at Williams and Vermilion. "Van Voorhees" was the original family name. That building was torn down in February.

"The Holland" is currently undergoing renovation with a combination of public and private financing.

This article was contributed by PACA member Kevin Cullen, staff writer for the Danville Commercial-News.

LEGISLATIVE ALERT

Senator John Davidson, (R-Springfield) has introduced the Heritage Preservation Act, Senate Bill 2232, to the Illinois Senate. The bill would create the Heritage Preservation Fund in the State Treasury, which would be funded through contributions from a new check-off provision on individual Illinois income tax refunds. The money from this fund would go to help fund the programs of the Illinois Historic Preservation Agency (IHPA). The IHPA is the state agency responsible for adminis-

tering the National and Illinois Register of Historic Places for sites in Illinois. The IHPA is also responsible for administering the Illinois State Museum, and the Illinois Historical Society. PACA works closely with the IHPA and believes the Heritage Preservation Fund would greatly help an agency that has faced zero-growth budgets for four years in a row.

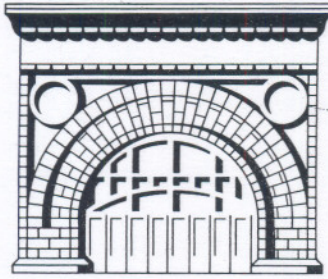
It is important that politicians in Illinois understand there is a constituency for preservation in this state. An ideal way to

show that is letters regarding legislation such as SB2232. Our state senator is Stanley Weaver and he can be contacted at the following address:

State Senate
State House
Springfield, IL 62706

When sending your letter, please include your address for the Senator's records.

YOUR assistance will be of great help to preservation in Illinois.



LANDMARKS PRESERVATION COUNCIL OF ILLINOIS

What is it?

The Landmarks Preservation Council of Illinois (LPCI), a not-for-profit citizens' organization, works to preserve the character and vitality provided to Illinois' cities, towns and neighborhoods by historic architecture. LPCI is the only organization in the state with a comprehensive set of programs and services geared toward enhancing the quality of life in Illinois through the preservation of its historic architecture.

Why was it formed?

LPCI was formed in 1971 to spearhead the campaign to preserve Adler and Sullivan's Chicago Stock Exchange at 30 N. LaSalle Street. Despite extensive publicity, the preparation of feasibility studies, and legal action, this masterpiece of American architecture was demolished. LPCI then began to address the long term goal of developing a comprehensive preservation strategy for Chicago and Illinois.

How does it work?

LPCI works through a volunteer Board of Directors and Advisors and seven program committees. A small professional staff administers programs, provides technical assistance, and coordinates communications between the Board and membership. Many LPCI members participate as active volunteers in preservation programs ranging from historic research to legal counseling.

Who supports LPCI?

Individual and family members provide about 15 percent of LPCI's operating budget through annual dues and provide a voice for preservation issues. In addition, 75 business and other institutions support the Council through membership and special contributions.

Why is LPCI important?

LPCI is a unique resource in Illinois. Its educational programs inform a wide audience of the value of and means for preserving the state's architectural legacy. The benefits of preservation include creating active downtowns by retaining varied streetscapes of structures and storefronts at a human scale; stimulating community pride by rehabilitation and

drawing attention to neighborhood historic architecture; conserving energy resources by adaptively reusing older buildings.

What does it do?

LPCI utilizes education, planning, law, investment, and public action tools to promote public knowledge, appreciation and continued use of historic structures throughout the state. LPCI's work includes:

— Education. Workshops, conferences, exhibits, a speakers bureau, lectures and publications educate the public throughout Illinois about the state's architectural legacy and the methods for preserving it. Technical assistance is provided to members and the public. LPCI conducted a special program to develop Neighborhood Commercial District Design Guidelines for three Chicago communities. An annual statewide conference provides an educational forum for preservationists throughout Illinois.

— Historical and Architectural Research. Through survey and research, LPCI identifies significant buildings and areas. The Council published inventories of landmarks in Chicago's Loop and Central Area. Ongoing research provides the basis for LPCI support of city, state and Federal landmark designation. Current research includes preparation of technical publications on building materials.

— Planning. The Council's participation in city, state and national planning processes includes providing public testimony, encouraging the use of Illinois and National Registers of Historic Places as planning tools; supporting Chicago Landmarks designation; and promoting comprehensive preservation planning. Publication of feasibility studies for theaters and landmarks in Chicago's North Loop Redevelopment Area showed that the rehabilitation of historic structures is a viable component of this public revitalization project.

— Legislative Research. LPCI drafts and promotes sound legislation which includes incentives to protect landmarks. It provides assistance in drafting municipal

preservation ordinances and supporting Federal preservation initiatives.

— Investment. The revolving Landmarks Preservation Fund is utilized to purchase and assist in the maintenance and rehabilitation of historically and architecturally significant buildings and areas. Since 1979 the Fund has been used in a conservation project in the Tri-Taylor neighborhood on the west side of Chicago. LPCI recently hired a staff person full time to expand the Fund's activities and capabilities.

— Preservation Easements. The Council accepts and maintains donations of preservation easements which protect the special architectural features of historic properties. **Preservation Easements in Illinois** was published in 1981 to explain and promote this important preservation tool. Revision of the Easements Program placed LPCI in the national forefront of organizations which accept easements.

— Rural Preservation. The Illinois Rural Preservation Task Force (IRPTF) was formed in 1986 at the Statewide Preservation Conference in Aurora and has since participated in Illinois and nationally as a force for rural preservation. Dedicated to providing a forum for rural preservation advocates in Illinois, the IRPTF has been made a full Committee of Landmarks Preservation Council of Illinois (LPCI) under the leadership of Pat Glithero of Lincoln. Current activities of the Task Force include preparation of a reference list on rural preservation publications and documents, a list of county surveys prepared with the Illinois Historic Preservation Agency, and a newsletter.

To join LPCI or for further information:
Landmarks Preservation Council of Illinois
The Monadnock Building
53 West Jackson Blvd.
Chicago, IL 60604
(312-922-1742).

PACA is an organizational member of LPCI.

Now that the cottage has been given a new life by being moved to Leal Park and rebuilt by the Preservation and Conservation Association, it has a good chance to exist for another 100 years. How many buildings make it to 100 years old? Perhaps as more people make it to 100, more buildings will also become centenarians.

Once the cottage was identified as a remnant from the mid-nineteenth century and the last of a type of domestic architecture common to the earliest days of the Urbana-Champaign community, it became subject to many expectations. The struggle to answer questions about its origins and to restore it to its original state have continued for several years.

Speculations on the original location still include the possibility that the cottage was moved from a central Urbana site to 1205 W. Springfield as well as the possibility that the cottage was built on the road that went to Springfield sometime around 1856.

There are also speculations on who built it and for what purpose. Was it built as a farm house on the edge of town? Was it built as a town house for the owner's residence or as a speculative investment? Its mixed style and form make it an anomaly, but the time and place of its origin do offer explanation, 1856 was late for a Greek Revival but early for Urbana.

Architectural historians may wonder at the cottage. It is not a pure form like those found in architectural history or plan books. The exterior displays the plain simple details of the Greek Revival style

which traveled west from New England in the early 1800s. But the floor plan is a central hall, double pile form which traveled west through the lower midland - upper southland from the Pennsylvania - Maryland - Virginia region.

The deviations perhaps prove that the cottage was a real home built by carpenters familiar with certain techniques and directed by the personal finances and tastes of the owner.

Perhaps the most important thing about the house is that it was a survivor. Maybe the location at 1205 W. Springfield was a lucky one, for it was convenient for University faculty and students and for street-car riders so it usually had residents caring for it. The fact that it was not threatened till 1974 was also lucky, for it was then over 100 and the national centennial spirit had raised the historic awareness of many people.

Now that the cottage has been literally stripped down to the frame, examined and photographed and rebuilt with modern insulation, plumbing and wiring it tells a tale of two times. As a presence in Leal Park it demonstrates the architecture and style of life in 1850 Urbana. As an example of historic preservation from the 1980s it testifies to the fact that such treasures can be preserved by dedicated people. The cottage also demonstrates that there are always mysteries attached to old buildings even after years of digging into records and the building itself. These mysteries may serve a purpose though, for doesn't everyone love a mystery?

The Community Foundation of Champaign County has awarded the Preservation Association a \$600 grant to help in the reproduction of the materials lost in last December's fire in downtown Champaign. Architectural Spectrum had donated space on its second floor to PACA for storage of its traveling displays, exhibits, "dead" files and other seldom used articles. Unfortunately, this also included the completed building-by-building historical and architectural inventory of downtown Champaign.

With the help of the Community Foundation grant, PACA will duplicate the downtown inventory. Fortunately, the photographic negatives from the inventory were stored in a different place and the Champaign County Historical Archives had made copies of the inventory forms. From these two sources, the inventory can be replaced and again be available for use by the general public. The grant will also be used to reproduce the popular PACA traveling display on historic preservation. The Board is currently deciding on whether the "Lost Champaign-Urbana" exhibit should be duplicated or whether a book on the same subject should be published instead.

PACA is grateful to the Community Foundation of Champaign County for its generous donation toward the replacement of these valuable items.

Chronology of the Greek Revival Cottage
formerly at 1205 W. Springfield Ave.
Urbana, IL

- 1839 Joseph Hormel granted western 1/2 of NE 1/4 section 18 township 19 range 9, by U.S. Government
- 1852 Robert Paisley, relative of an early resident, says cottage was built.
- 1853 Joseph and Francis Nelson pay \$1900 for western 1/2 of NE 1/4 of 18 19 9.
- 1856 Bruce E. Lynch, architectural historian, says cottage was built.
- 1858 Map does not show any houses at that location.
- 1868 Elizabeth White pays \$2400 for north part of NW 1/4 NE 1/4 of 18 19 9.
- 1871 Adalaide Shattuck pays \$3000 for the north part of NW 1/4 NE 1/4 of 18 19 9.
- 1883 Ira O. Baker, Professor of Civil Engineering, rents cottage from Professor of Mathematics Samuel Shattuck.
- 1893 Sparks family rents from Shattucks.
- 1897 Esther Sparks pays \$1950 for lot 9

- NW NE 18 19 9.
- 1922 Jasper DeWitt pays \$4800 for property now called lots 3 & 4 of the Joseph Nelson Addition.
- 1923 House moved to lot 3, fraternity house built on lot 4.
- 1924 House on lot 3 transferred to F. G. Campbell for \$1.
- 1925 House occupied by M.H. Alexander.
- 1927 House vacant.
- 1928 House occupied by G. C. Payne.
- 1930 House vacant.
- 1932 House occupied by George C. Hoss.
- 1938 House occupied by Mrs. Alta Bruno.
- 1940 House occupied by Linford A. Simmons.
- 1942 House occupied by Paul Stone.
- 1944 House occupied by Robert Lawton.
- 1946 Lot 3 block 1 Assessors Plat Jos. Nelson Addition, part of NE 1/4 of sec 18 township 19 range 9 also known as 1205 W. Springfield Ave. bought for back taxes and assessments by Dana Wilson Kemp and Viola Rachael Kemp.

- 1971 Kemps visited by Robert Paisley, a son of one of the Sparks daughters who was married in the house in 1908.
- 1974 December. University Foundation buys property.
- 1977 May 20, cottage moved to Leal Park in Urbana.
- 1981 House sitting empty.
- 1987 PACA takes over restoration to be completed by April 1, 1988. Title passed to Urbana Park District.
- 1988 International Society of Arboriculture occupies building as office space.

Note: This article was written by Laura Stocum a recent graduate of the masters degree program in Urban & Regional Planning with an emphasis in historic preservation. Laura did extensive research on the history of the Cottage and presented PACA with a detailed account of the building's past.

HABS CONTEST WINNERS

Timothy M. Gregg, Priscilla Holt, Mark Iglesias, Joseph P. Matyi, Jonathan C. Spodek, and Barry R. Swedeen, all students at the University of Illinois at Urbana-Champaign under Associate Professor John Garner, are winners of the 1987 Historic American Buildings Survey (HABS) Measured Drawing Contest. The Henry Demarest Lloyd Prize of \$600 was awarded on February 2 for the students' drawings of the Fitzpatrick House, a limestone house from the 1860s slated to become headquarters of the I&M Canal National Heritage Corridor Commission. Entrants Gregg and Iglesias accepted certificates for their team.

The HABS Contest, sponsored by Landmarks Preservation Council of Illinois (LCPI), recognizes the best sets of measured drawings of historic buildings in Illinois and is one of only two such competitions in the country. Winning drawings are donated to the collection of the Library of Congress. Professor John Garner, long-time supporter of the HABS effort, has directed four teams of entrants in the past three years.

(From March-April, 1988 LPCI Newsletter)

PRESERVATION UPDATES

The Vermilion Academy, Vermilion Grove, Illinois, was demolished in late March. PACA reported on the building in the May-June, 1987 newsletter.

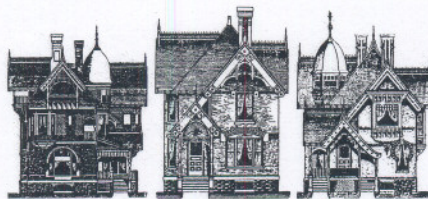
The Mahomet Graded School, discussed in the November-December, 1987 newsletter and recipient of a 1988 Heritage Award was officially listed on the National Register of Historic Places on December 2, 1987. At this time, however, the building is still scheduled for demolition.

OFFICIAL PACA OFFICE ESTABLISHED

With the completion of the Greek Revival Cottage, PACA has acquired a new and official office. The International Society of Arboriculture and the Urbana Park District have allowed PACA to establish its first permanent office in the basement of the Cottage. At the same time, Lachlan Blair, a founding PACA member and past president, has donated a large portion of his preservation library to PACA.

The establishment of the PACA office will allow PACA to bring together all of its files, books, survey information and preservation resources collected over the years. This information will now be conveniently available for use by PACA members and the general public as will our new preservation library. In addition, the office will offer a place to hold small meetings and be an area where volunteers can work.

A new phone number will be in service as of July 1. Please make a note of it: 328-PACA.



V.I.P.'s (Volunteers in Preservation)

Jay Lickus
Barb & Jeff Rogowski-Kent
Mark Repogle
Hank Kazcmarski
Karen & Rex Kummer
Bob Swisher
Champaign County Public Service
Department
Gary & Brenda Ross

OLD HOUSE NETWORK

This fall, PACA is hoping to start an informal monthly "get-together" of old house owners to share information and enthusiasm. A guest speaker will focus on a specific topic, i.e. chimney repair, window weatherstripping, painting, etc., and the meeting will be open to questions and shared experiences. It is hoped that these meetings can be held in older homes throughout the area.

The purpose of these meetings is two-fold: to provide an informational service to our members and to establish an "old homes network" of individuals who are renovating area homes. It can be beneficial to meet with others enduring the same problems and working on the same types of projects in their old house. Everyone can use a hard learned "trick of the trade" or share a heart warming old house anecdote.

The meetings will be held in September, October, November, January, February, and March and most likely on a week-night. Please let PACA know what topics would be of interest to you and if you would consider opening your house to a meeting. This network will only be as successful as the people involved, so do tell us of your interest.

NEW AND RENEWING MEMBERS

Mr. & Mrs. Scott Finet
Mrs. Nina Rubel
Mrs. Norman Barnett
Mrs. Donald V. Dobbins
Steve & Kathy Roemmel
Mr. & Mrs. Tony Graham
Mr. & Mrs. Richard Davis
Marylee MacDonald
Lynn Manley
Mr. & Mrs. Arthur S. Repogle
Wanda Bengooshea

PRESERVATION AND CONSERVATION
ASSOCIATION

Box 2555, Station A, Champaign, Illinois 61820

PACA Newsletter

Published by the Preservation and
Conservation Association

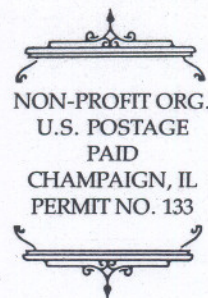
President: Joan Severns

Vice President: Kennedy Hutson

Secretary/Treasurer: Patricia Jensen

Exec. Director: Karen Lang Kummer

328-PACA



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