



PRESERVATION AND CONSERVATION ASSOCIATION

Box 2555, Station A, Champaign, Illinois 61820

"The Past Has A Future"

Volume 8

September-October, 1988

Number 5

1989 HERITAGE AWARDS - CALL FOR NOMINATIONS

PACA is seeking nominations for the Fifth Annual Heritage Awards. The purpose of the Awards is to increase awareness of the important buildings in the community and to promote the interests of preservation and conservation. Any building or site in Champaign or surrounding counties which has architectural or historical significance for the community and/or which has undergone recent restoration or renovation is eligible. Nominations are open to the public and everyone is encouraged to participate.

LANDMARKS PRESERVATION COUNCIL OF ILLINOIS invites you to "Come to Quincy! and the Mississippi River Towns of Illinois" on November 12-13, 1988

See the historic nineteenth century towns with local preservationists as guides, and relive the days of Mark Twain and the early settlers on America's largest commercial waterway.

Saturday, November 12, 1988

8:00 AM - Motorcoach leaves the Monadnock Building, 54 West Van Buren St., Chicago

Lunch in Beardstown at **The Arrow Restaurant** on the banks of the Illinois River.

Quincy, Illinois - We arrive for an afternoon of sightseeing in the westernmost city in Illinois. Situated atop one hundred foot high limestone bluffs overlooking the Mississippi, Quincy enjoyed great prosperity from the 1850's on. This is reflected in the architectural styles of its residential and commercial architecture. After checking in to the new **Holiday Inn/Holidome**, Kirby Eber, President of "**Quincy Preserves**", will show us the outstanding examples of Quincy's historic architecture on an afternoon tour. The **Gardner Museum of Architecture and Design** will

DANVILLE UPDATE

The Fisher Theater in downtown Danville was the recipient of a fund-raising benefit by Danville's famous Hollywood native sons. Gene Hackman, Bobby Short, Dick and Jerry Van Dyke and Donald O'Connor helped raise \$350,000 for the Vermillion Heritage Foundation's efforts to restore the theater. This gala event made national preservation news in the July "Cross Section" column of **PRESERVATION NEWS**, the newsletter of the National Trust for Historic Preservation. PACA highlighted the theater in the January-February, 1986 newsletter.

host a Cocktail Reception for us, after which we will have Dinner in the elegant restored mansion at "1477" Main Street. The evening will culminate in a Candlelight Tour of the fabulous **John Wood Mansion**, led by Philip Germann, Curator. Built by Wood, who later became Governor of Illinois, in 1835, the beautiful Greek Revival house is now the headquarters of **The Historical Society of Quincy and Adams County**.

Sunday, November 13, 1988

7:30 AM - Breakfast in The Atrium, Holiday Inn

8:30 AM - Bus departs Quincy

Warsaw, Illinois - Reached by the scenic Great River Road, Warsaw was originally the site of two forts built on the bluffs overlooking the Mississippi during the War of 1812. Most of the 19th century town is listed on the National Register of Historic Places. Our guide will be Ruth Climer of the **Warsaw Historical Society and Museum**.

Nauvoo, Illinois - Continuing up the Mississippi on the Great River Road to historic Nauvoo, site of the original Mormon settlement in Illinois, we will visit the **Joseph Smith Historic Center** whose Director, Kenneth Stobaugh, will give us a tour. We will see the homes of Joseph Smith, Brigham Young, and others, ranging in styles from log cabins to Greek Revival. A Buffet Lunch will be served at

WAREHOUSE ORGANIZATIONAL "PARTY"

Part two of the second annual warehouse organization get-together will be held Saturday, November 12 from 9:00 to 3:00. In October, dedicated volunteers organized the front half of the warehouse, but the staircase and woodwork section still is in despicable shape. However, we need new "blood" to help with this phase because it isn't fair to continually depend on the same "bodies" everytime. So — if you have signed on as a salvage volunteer, please come on November 12 and lend us your help for a few hours.

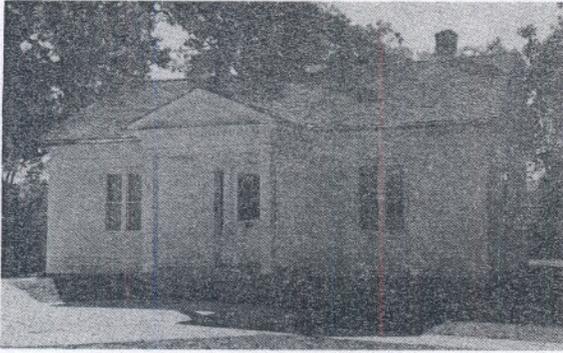
the **Nauvoo Hotel**, originally an early Mormon private residence built in 1840.

Bishop Hill, Illinois - Leaving the Mississippi we head eastward through La Harpe and Galesburg to **Bishop Hill Colony**, founded by Swedish immigrants in 1846 as "utopia on the prairie". An outstanding example of an ethnic pioneer community, this State Historic Site consists of a unique architectural heritage of brick and stucco buildings with distinct Swedish features. Ron Nelson, Director of the **Bishop Hill Heritage Association**, will be our guide. Dinner will be traditional Swedish fare at **P.L. Johnson's Dining Room**, an 1896 former hardware store, before returning to Chicago by 9:30 PM.

The cost of this exciting and expertly guided tour is \$175 for LPCI members; \$195 for non-members. This includes transportation, accommodations at the **Holiday Inn/Holidome** in Quincy, tours, **ALL MEALS**, and a contribution to LPCI of \$25 for members; \$45 for non-members. Space is limited so send your reservation promptly to LPCI Quincy Tour, 53 West Jackson Blvd, Ste. 752, Chicago, IL 60604. A \$50 deposit is required with the reservation.

Registration for this event releases LPCI from any liability for loss, injury, negligence, or accident in conjunction with this event. For further information, contact PACA or LPCI, 312-922-1742

1988 Award winners are:

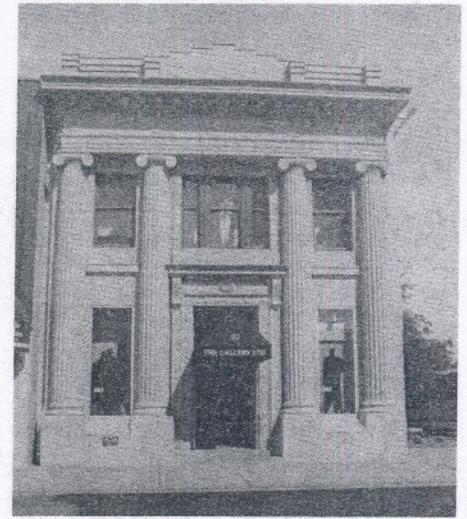


Outstanding Heritage Contribution Award: Greek Revival Cottage, Leal Park, Urbana

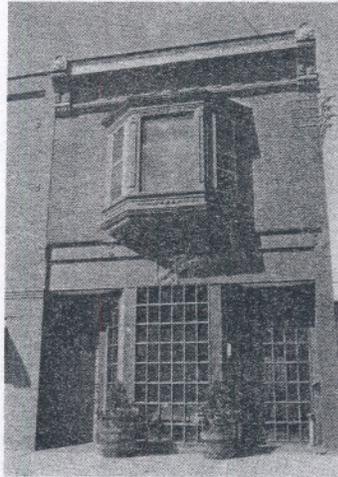


Residential Heritage Award:

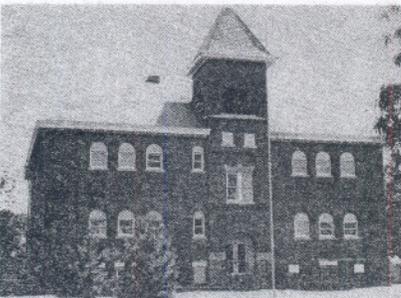
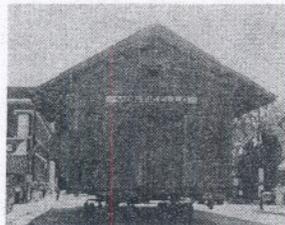
Jones-Lipton House, 712 West University Avenue, Champaign



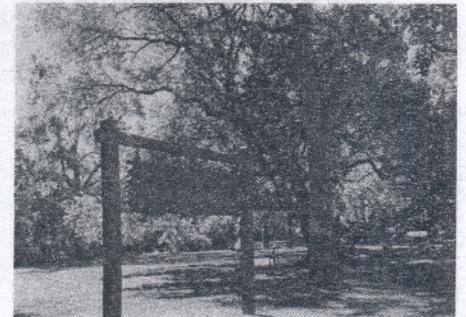
Institutional/Commercial Heritage Award: The Gallery, 112 West Church Street, Champaign; Rick Orr Florist, 122 North Walnut Street, Champaign; Jean-Pierre's Restaurant, 105 North Market, Champaign



Landmark Heritage Award: Wabash Rail road Depot, Monticello; Mahomet Graded School, Mahomet



Honorable Mention: Metropolitan Building, 119-123 North Neil, Champaign; Art Theater, 126 West Church Street, Champaign



Landscape Heritage Award: Trevett-Finch Park, Prospect and University Avenues, Champaign

Honorable Mention: Hunter-Straka House, Savoy area

Environmental Heritage Award: "Save the Old Town" Rezoning Effort, Champaign

Honorable Mention: World Heritage Museum, Lincoln Hall, University of Illinois

Special Heritage Award: Karen Kummer

PROGRAM AVAILABLE ON CARE OF HISTORICAL GARMENTS

The newly released slide-tape program "The Care of Historical Garments and Textiles" is now available for educational programs at no cost except return postage from the School of Human Resources and Family Studies (SHRFS), College of Agriculture, University of Illinois at Urbana-Champaign. This colorful and educational set is designed to inform those with cherished family heirlooms or with garments and textiles of historic significance about proper care and storage techniques. Suggestions for safely exhibiting these objects also are provided. The program is

23 minutes and 30 seconds in length and contains 114 informative slides. A script is provided for those who prefer to narrate.

Some of the items pictured in this slide series are from the valuable historic clothing and textile collection of the School. Our rich cultural heritage comes alive in the collection. From festive wedding gowns and christening dresses to everyday work and play clothes, the collection celebrates the lives of the people.

Another slide set, "Threads of the Past — A Legacy to Share," also is available at no cost for programs. This colorful 18 minute slide-tape and/or script presentation highlights items in the historic clothing collection.

To reserve either slide set call or send your name, address, phone number, title of set and date requested to:

Millicent Martin
School of Human Resources and Family Studies
University of Illinois
274 Bevier Hall, 905 South Goodwin
Urbana, Illinois 61801
217/333-3791

The SHRFS/Home Economics Alumni Association was instrumental in the development of both series and advocates the conservation and preservation of the School's collection. Donations to the Historic Clothing Collection Fund are welcome.

SALVAGE WAREHOUSE
ORGANIZATIONAL "PARTY"
NOVEMBER 12; 9-3

FOCUS ON:
DELMONT VILLAGE, URBANA

This article was taken from a student paper by John T. Hall written for Arch 319, Dr. John Garner, Spring 1985.

Citizens in the Champaign-Urbana area in 1939 had lots of construction activity to watch. Most of their attention was directed to the campus of the University of Illinois where six large projects were being constructed including the Illini Union, the Main Library, and Gregory Hall. Folks living on the southeast side of Urbana, however, were also watching the largest private construction project that city had ever known — the construction of the Delmont Village apartment complex.

The planning of Delmont Village began in 1938 when Prof. H.T. Scovill of the University of Illinois purchased the block on which it is located. Rezoning of the block by the Urbana city council was planned so as to allow the erection of "multiple dwellings or apartment houses" and the purchase of the land by Prof. Scovill allowed back taxes on the property to be paid. The block was bordered on the north by Vermont Avenue and on the south by Delaware Avenue — hence the name Delmont. On the east was Broadway and on the west was Race Street. It was understood that Prof. Scovill would have several associates in the eventual construction project which would be financed partly by use of the Federal Housing Authority loans.

In November of 1938 the names of the project architects — Berger and Kelley, of Champaign — and the contractor — E.N. DeAtley, of Urbana — were announced by Prof. Scovill as well as the announcement that work was to start at once. However, on April 16, 1939, it was announced that construction would begin later that week and that Mr. DeAtley was now vice president of Delmont Village, Inc. and Mr. Berger was secretary-treasurer. Other officers of the new corporation were Mr. Berger's partner, Mr. R.L. Kelley, and Prof. Roger Adams and Mr. Percy Wagner.

The Village finally opened "with public inspection" on May 5, 1940. In 1945 the original FHA loan was replaced by a smaller private loan through refinancing. Delmont Village was open for public inspection

again in September 1971 when the apartments were converted to condominium ownership — the second complex in the twin cities to do so.

A tracing of a surviving blueprint of the original site plan indicates two future buildings were planned for the eastern end. It is believed that a lack of funds curtailed their construction and this is born out by the fact that the original FHA loan was for only \$260,000 while the total project cost approximately \$350,000 with the ten buildings. The building permit had estimated the building cost at \$232,000. A visit to the site will also reveal a unique double garage in the southeast corner of the site that is not included in the site plan.

The walls of the buildings are solid brick laid in a 7-course common bond. The floor structure is concrete carried on steel joists that bear on the outer brick wall and on an interior steel beam on steel H columns. The roof structure is wooden rafters carrying wooden sheathing with clay roof tiles. The interior stairs are steel and terrazzo pan units with steel handrails.

In the years since Delmont Village was constructed there have not been many physical changes to the complex. Most of the changes occurred when the Village converted to condominiums. Prior to the condominium conversion, in the late 1960's, the original two coal fired boilers were converted to combination oil or gas fired. When the condominium conversion occurred a new boiler was added to service the west group of buildings and central air conditioning was installed.

The incinerators no longer function but this has been made into a plus in at least one building. The owners of the building have painted the brick incinerator a warm red color and decorated the immediate area into a comfortable reading spot outside of the common laundry area.

The architectural style of the residential buildings is Georgian Revival. This is best represented by the brick quoins at the corners and the limestone belt course at the sill of the second floor windows. The double hipped roof is high Georgian Revival. Also typical of this style is the elaborated main door frontispiece which consists in this case of a decorative crown entablature with small dentil trim all carried on top of decorative pilasters. The limestone belt course, brick quoins, and the semicircular concrete hood above the front door tend to give the buildings a Middle Colonies variant to the style (note the raised panels on the edge of the door hood). On the tee shaped central buildings the entrance is set on the face of a portion of wall that projects in front of the rest of the building and has its own copper standing seam roof. This spandrel panel is treated similarly on both building types

found in the complex. It is characterized by a border of projected soldier bricks enclosing a field made up of projected header bricks into which is set the second floor windowsill. Under this eave are wooden brackets. Over all runs the everpresent cyma (gutter). On the rest of the wall the dentil is reduced to a corbeled brick header alternating with a flush stretcher brick. The soffit is bordered by a very weak frieze trim.

The shutters are not original and are usually associated with the later Federal style rather than the Georgian. The shutters do add a bright splash of white against the dull red of the bricks — a function that the traditional white painted wooden window trim fulfills but which the bare aluminum storm windows and narrow steel sash cannot.

The garages are actually the most creative aspect of the buildings in the complex. Here again are the solid brick walls with panels defined by brick quoins. On top of the walls are precast concrete copings of varying thickness. The copings are thickest above the panels of wall set off by the brick quoins. Cast into the face of the thicker portion of coping are five evenly spaced V-grooves. The surviving blueprints indicate evenly spaced projected soldier units (bricks) below the coping but this feature is missing.

The site planning of this complex is undoubtedly the strong point of the design. Being originally financed under an FHA insured mortgage all aspects of the design had to follow FHA standards. More importantly, however, this design (and the FHA guidelines) follows planning and design principles formulated by Henry Wright and Clarence Stein in the first quarter of this century. Elements such as the garages grouped in convenient places, inner block pedestrian pathways, and the orientation towards an interior court are all developments of Wright and Stein. Wright also formally studied building plan elements. Delmont Village is based on the use of the "angle element" and the "T element". Wright also studied the use of setbacks and irregular shapes to create optimal courtyards but in the FHA literature we can actually find the basic winged massing that forms the Race Street courtyard and the inner Delmont Court.

Delmont Village and Delmont Court (the inner court) offer many good lessons in design. As with anything manmade, however, there are pieces to it that we can fault — (the 'backyards' and side courts lack some definition) but the quality of the environmental created there is rare indeed. This paper has been an attempt to shed some light on the history of this valuable addition to our urban environment.

SALVAGE PROGRAM

The V.I.P.'s for salvage have been busy lately. The University of Illinois recently had 21 houses demolished for parking. After lengthy negotiations by Salvage Chair, Bob Swisher, PACA was able to obtain permission to salvage from the demolition contractor, C.S. Ehinger of Kansas City, MO. The Ehinger Co. wasted no time in demolishing the structures, but PACA, in two days, was able to salvage from 11 of the sites. The crew also salvaged from 4 houses scheduled for demolition for parking for the Champaign Public Library. We now have french doors and porch columns in stock and have added to our door inventory.

The tip of our hardhat to: the staff of the Vice-Chancellor's Office for Administrative Affairs, C.S. Ehinger Co., the Champaign Public Library, Cross Construction, Mr. & Mrs. Culbertson, Mrs. James B. Andrews, Jr. and Mrs. Green for donations to the S.A.V.E. program.

OLD HOUSE NETWORK

The first two sessions of the Old House Network have proved to be fun and informative. The speakers at each session provided expert information and answered audience questions. More importantly, however, an "old house" camaraderie has

been established with the sharing of information and "old house tips" among the session attenders. Plan to attend the next Old House Network scheduled for:

November 16 - Basic Exterior Repairs: Clapboards, Tuckpointing, Caulking, Removing Asphalt Shingles, etc.

To be held at the home of Norman & Carolyn Baxley, 510 W. Main, Urbana

All meetings begin at 7:30. Please bring a folding chair or be prepared to sit on the floor.

SOURCE NOTEBOOK

At the request of the Old House Networkers, PACA will publish sources for information on various products or services as they become available.

Storm windows: Allied Window, Inc., 2724 W. McMicken Ave., Cincinnati, Ohio 45214, 513-559-1212; makes custom designed storm windows, PACA has brochure. Midwest Wood Products, 1051 South Rolff St., Davenport, IA 52802, 319-323-4757; makes custom designed wood products including windows and storm windows, PACA has brochure.

Curved glass: American Glass & Mirror Corp., 3026 N. Cicero Ave., Chicago, IL 60641, 312-286-8484. Free brochure.

NEW AND RENEWING MEMBERS

Mr. & Mrs. Hank Kaczmarek
Dr. & Mrs. Rex Kummer
Howard Robinson Family
Judy C. Douglas
Mr. & Mrs. John Dwyer
Mr. & Mrs. L.E. Doyle
Mrs. Hermenia Kruidenier
John & Joan Severns
Rachel Foster
Laird Thompson
Dr. Norah Grady
Mrs. Norris Brookens
Mary Beth & Bill Bogner
Jim Dobrovolny
Keddy Hutson
Jeff & Barbara Rogowski-Kent
Keith Eaton
Michael Svec
Mr. & Mrs. Lachlan Blair

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

Bob Swisher	Dickie Darr
Hank Kaczmarek	Rebecca Adam
Rex Kummer	Keddy Hutson
Jeff Kent	Carol Marlin
Dick Davis	Rose Gier-Wilson
Chris Davis	Laura Stockum
David Garner	Steve Roemmel
Mary Bazon	Kathy Roemmel
Amy Boring	Regina Galer-Unti
Pat Jenson	Susan Appel
Jo Kaczmarek	Judy Douglas
Barbara Rogowski-Kent	Greg Porter

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PACA Newsletter

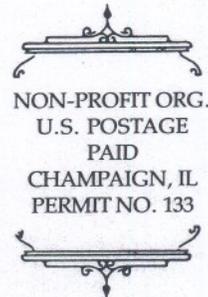
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Please submit material for publication in the next newsletter before 15th of month.