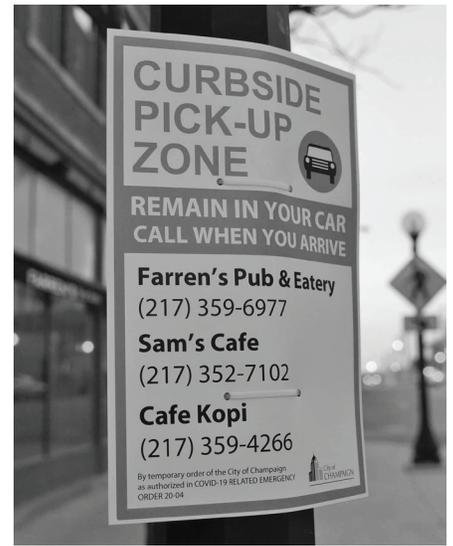


# PRESERVATION MATTERS

Spring 2020  
Volume 40 Number 2

PRESERVATION AND CONSERVATION ASSOCIATION



Downtown Champaign photos courtesy of Cary Frye

## “No winter lasts forever; no spring skips its turn”

Spring is usually the time of year when people begin to wake up, rub the winter's sleep out of their eyes, and head back out into the world. This year however, spring finds most of us retreating behind closed doors and settling in for what promises to feel a lot like an unwelcome extension of our winter hibernation.

Welcome to the year of the virus. Or the 'fear of the virus' maybe, since the year and the fear are entwined and can't really be untangled.

When last we spoke, PACA was charging ahead at full speed. We were putting the finishing touches on our strategic plan, starting to revamp our salvage warehouse, and scheduling an ambitious series of workshops and events. 2020 was looking like a year when we were going to grow into being the group we've always wanted to be.

As it turns out, there have already been big changes this year, but they aren't anything like the ones we'd

envisioned. We are now at the mercy of a once-in-a-generation event that leaves everyone scrambling to find their footing in a hazy and uncertain landscape.

We're taking this one day at a time, as we know you are, and we wish everyone good health and safe passage through these troubled times. We'll get through this, and we'll be stronger for it.

## In Memorium

PACA is sorry to learn of the passing of Steve Roemmel, a former PACA Board member (1989-92) and President (1991-92). Steve and his wife Kathy moved on from Champaign-Urbana and lived in various places in Illinois. After his retirement from a St. Louis architectural engineering firm in 2016, the Roemmels moved to Columbus, IN, in 2017. He passed away there on April 17, 2020 from GBM brain cancer, at the age of 65. Steve was well known as a car enthusiast and for his love of home renovation and helping others with house issues. We send our condolences and wish Kathy well.

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## Thirty-fifth Annual PACA Heritage Awards

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By Barb Oehlschlaeger-Garvey

The time was 6 pm, the place was 25 O'clock Brewery, the atmosphere was joyful!

Despite the cold weather and February gloom, it was an historic evening with a novel approach. It was the 35th annual PACA Awards, and the first one not held in concert with the PACA Annual Meeting. And by all accounts a rousing success!

We began the evening selling drink tickets, a substantial portion of the proceeds from which were donated to PACA by the proprietor of 25 O'clock, Tom Sheehan. We're grateful to Tom for his generous donation! We also offered memberships and facilitated additional donations at the event, through our new mobile payment system, Square. This will make it easier for us to do sales at any event and was a real boon to us. Thanks to board member Abbie Frank, and uber volunteer Elyse Harshbarger for her hard work to get that rolling. And... shortly after 6:30 the awards began.

### 25 O'Clock Brewery

The winner of the first award was our host, Tom Sheehan. Tom turned the warehouse space of the old Urbana Foundry into a lovely community gathering place, more reminiscent of a British pub than an American bar. The original building to the west of 25 O'clock was built in 1872; it is a two-story brick building which now houses The Best of Africa Food Store, an award winner from 2016. The portion that 25 O'clock is in was added sometime in the 1960s. Over the years it has served as Carle Printing Services, the East Central Illinois Foodbank, and the Habitat for Humanity Workshop. During the renovation Sheehan discovered, under the floor of the current space, an old rail line that had been covered over. In the renovation, 25 O'clock used several items from the Dr. Howard School and the Mechanical Engineering building to give it a period feeling. It is bright, open, welcoming and the beer is good!



On the left is the space before renovation, and on the right is a photo of how the 25 O'clock Brewery looks today.



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### 122 W. Hill Street,

What was once the Elks Lodge is now a beautiful neo-Tudor apartment building. Thanks to the efforts of Brian Kesler with Architectural Expressions respectful renovation and expansion to a familiar downtown site has been completed. The original 122 W Hill building was built between 1897 and 1902 for the Elks Lodge #398. The lodge was renovated in 1922 to add a magnificent Tudor-style addition.

One of the surviving members of this lodge, and former Grand Exalted Ruler, toured the building with T.J. Blakeman, Champaign City Planner, and recalled how they would walk up the wide stairs to the second floor for the dances and other formal events. Also, he mentioned the third floor had rooms available for members who had a difficult time and needed some rehab and support. He recalled the main floor had a beautiful bar area, kitchen, and large dining room.

This Hill Street building served as the lodge until the 1980s, at which time the Elks joined with the Urbana Lodge and moved to Savoy, where they still meet. Since the 1980s 122 W. Hill has served as the Prairie Center and the Rosecrance Addiction Center until 2018. The current renovation added to the building while maintained the half-timbering on the exterior. It preserves the building's expansive windows, high ceilings, fine woodwork, and monumental staircase while adaptively reusing the spaces for quality housing.



On the left is an older photo of 122 W. Hill, and on the right is a photo of how it looks with the new addition.



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### 316 S. Cottage Court

Where is Cottage Court? And why do we want to know? Cottage Court is a one block street near the Champaign Fire Station, running parallel to and between State and Randolph. And we want to know because a PACA award went to the work of Darcy Bean at 316 South Cottage Court, in Champaign. The house was originally owned by Walter Broadbent, a grocer and his wife Mae and built in 1922. Later the Gallagher family lived there but for many years it has been a rental. Bean retained the hardwood floors, staircase, paneled doors (and their beautiful doorknobs) while updating the kitchen, bathrooms and bedrooms. The city required locks to be changed on bedroom doors (no skeleton keys). The screened porch was opened up and renovated to its original appearance. It's a lovely craftsman bungalow on a short, hidden street. PACA appreciates this revitalization of a small, beautiful home in a working-class neighborhood.



316 S Cottage Court before the addition (left), and 316 today.



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## Haven House 1001 W.

At 1001 W. University in Champaign stands a beautifully restored two-story home, thanks to the efforts of Patrick and Beth Bolger. This stately home was originally owned by Leslie Redman, a Harness Maker, in 1910. It was later owned by Percy Walker Wright, the president of the Deep Rock Oil Company. Since 2012, the Bolgers have called it home. Sometime in the 1950s a characterless, wide, white aluminum siding was applied to the exterior of the home to save painting the wooden clapboard below. Patrick began to tear off the aluminum siding of the home and realized very quickly that there were amazing details in the underlying wood siding. Window framing, corner pilasters, and molding details all remained from the original home. The wooden clapboard was in remarkably good shape. Patrick and Beth made the decision to not use vinyl siding as they had once planned. They researched and eventually painted the home in period colors after extensive preparation of the surface. Today Haven House shines in its originally glory in a soothing gray, white and gold. Thanks to the Bolgers this home will grace University Avenue in its original splendor for years to come.



On the left is 316 S Cottage Court before renovations began, and on the right is a photo of how it looks today.



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## English Building

Although the University allowed women to attend classes beginning in 1880, accommodations for women were finally made permanent in 1905 with the opening of the Women's Building on the west side of the U of I quadrangle. Now known as the English Building it opened on October 16, 1905 and was used to house young women from 1905 to 1947. After serving as the Women's Building, it served as Bevier Hall from 1947-1956 and for the last 63 years has housed the English Department.

The building was designed by the nationally known design firm McKim, Mead and White and is located on the University of Illinois quadrangle south of the Henry Administration Building. It's red brick and white stone exterior are topped with dormer windows, a central colonnade and two towers. There are domes on the towers which are further topped by pineapple shaped spires. It has Flemish brick walls, a copper cupola, a slate roof, a complex façade, and an amazing 145 roof surfaces.

The architectural firm Bailey Edwards laser scanned the building, determined the complex scope of work that would be necessary for renovation so that it could be phased. Bailey Edwards determined that the slate roof was overstressing the structure. They replaced and restored the building's copper dome, rehabilitated the exterior, restored the chimney, and repaired masonry, replaced that weighty slate roof, and made numerous structural

repairs. A key focus was making the building safer for and more energy efficient, insulating unprotected spaces, replacing windows and focusing on sustainability. They did all of this while they retained the original appearance of the building. A beautifully restored exterior to a UI quad favorite.



On the left we can see the English Building buried in scaffolding, and on the right is a photo of the completed project.



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## Foellinger Auditorium

The University Auditorium was built in 1907 with Clarence Blackall as the principal architect. The contractors on the original job were the Champaign firm English Brothers, who still are serving the area today. The grand domed Auditorium serves as a visual southern anchor to the University of Illinois quadrangle. In 1983, the building was extensively renovated on the interior, a project funded by alumna Helene Foellinger, for whom the building is now named. Recently it was discovered that the front steps were in serious need of repair and required compliance with newer building standards. In the summer of 2019, University operations staff embarked on a renovation of those stairs, which replaced the foundation, installed new granite risers, replaced and added handrails and rebuilt the cheek walls to the northern grand staircase leading to the main entrance of the building. The renovation team saved several of the old, time-worn and student-loved treads for use in future landscaping. What a great adaptive reuse for materials! At the same time the project renovated the ADA entrance on the SE part of the building to comply with current standards. The finished product almost replicates the original stairs, looks beautiful and is safer for everyone!



The steps before renovation (left), and today.



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## Irwin Doctoral Study

On Gregory Drive, across from the south entrance to the University Library, tucked away, is the Richard and Anne Marie Irwin Center for Doctoral Studies, part of the Gies College of Business. The small building was completed in 1904, with Temple and White as architects. At a time of many types of revivals in architecture, this former horticulture building was one of only 2 buildings in the Jacobean Revival style. It features

decorative curved gables above each principal wall, the tallest at the east. The windows are segmentally arched, in double and triple sets and an ornamental entrance at the east is graced with sidelights and a transom above a low stair. Quoining in stone contrasts with the red brick walls, and additional texture and color are added by the rusticated stone appearance of the basement.

The building Previously used by Horticulture and Civil Engineering Departments. When the Civil Engineering Department took it over in 1925 it had been substantially renovated. It served that department until recently, when for a short time is also served as an art studio and held some offices.

The renovation of this building was designed by Design Organization Inc., now a division of Shive Hattery. It provides workstations and social spaces for the Accounting, Business Administration, and Finance Departments and holds a conference room, advising offices, and a kitchen space. The renovation addressed accessibility, building envelope and infrastructure issues and has created a collaborative work environment for students.



The left is Irwin Doctoral Study Hall during renovation, and on the right is a photo of how it looks today.



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## Greenman's Department Store, Lee's

Just three doors down from the corner of First Street and University Avenue, at number 110, in Champaign is a building recently renovated for commercial use by Mike Hosier. This building was once the store of Lee and Hyman Greenman. They general goods/department store opened in 1924 and closed in 1977. Hyman Greenman was a refugee from Russia, immigrating to this area in 1911, probably in response to anti-Jewish pogroms. Isaac's son Leonard ran a shop at 112 W. University, Leonard's, which eventually became a pawn shop. The adjacent building was demolished in 2016, revealing a faded, but lovely painted sign on the north face of the brick Greenman's building. Union Made, Lee Guaranteed Work Clothes, Sanforized, Tailored Sizes-A Fit for Every Build in bold blue, red and black letters on a yellow background. There is a red cartouche with white lettering on the right side which reads Greenman's Clothing, Shoes, Furniture. When revealed, the painting was faded and grimy from years of being covered by another building. Still quite legible, Mike Hosier commissioned local artist Glen Davies to bring this "ghost" painting back to life. Glen took the challenge and did a great job of faithfully renovating a sign typical of the late 19th to mid-20th century in situ.



The original advertisement (left), and the repainted version today.



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## Historical Research on the

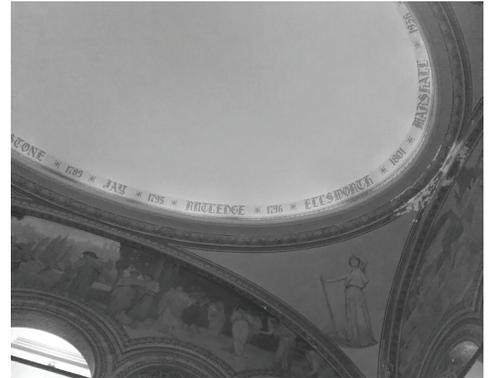
Most of the projects PACA awards are the result of the vision of a few dedicated individuals. This award was given to Jane Bergman, who through her dedication and research has recreated the appearance of the original dome in Altgeld Hall.

Altgeld Hall was designed by instructors in the University Architecture department Nathan Ricker and James McLaren White. It was built in 1896-1897 in the grandiose Richardsonian Romanesque style. The building was originally used as the University Library, was used by the College of Law, and from 1955 it has been used by the Department of Mathematics and the Mathematics Library. The University Chime in the bell tower – which marks the hours, half hours, and quarter hours and plays a ten-minute concert every school day from 12:50–1:00 pm – was installed in 1920. The building was officially named Altgeld Hall after a former governor of Illinois. In 1942, the skylight, stained glass dome of Altgeld hall, which was in the current Mathematics Library, was destroyed. Over the past several years, Jane Bergman researched the original appearance of the dome. Only one partial photograph of the dome existed. Using that as a clue, Bergman located historic parallels, extrapolated the remaining profile of the window, and at first by hand, but later digitally drew a recreation of the dome. Then Bergman recreated the appearance of the dome using her skills as a foil crater and student of stained glass, giving us a sense of its original glory. Bergman has created a scale model of the skylight and brought it to the PACA awards ceremony.

This is a great example of personal commitment being the key to preservation advocacy. Thanks, Jane, for your hard work and dedication!



On the left is Altgeld Dome in its heyday and on the right we see what it looks like today.



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## Urbana Free Library

The Urbana Free Library was originally built in 1918, designed by local architect extraordinaire, Joseph Royer. Through the generous donations of Mary Busey, the library was dedicated to the memory of Samuel Busey, brevet general in the Civil War and co-founder of Busey Bank. Additions were made to the library in 1975 and 2005. When it was built in 1918, inadequate provision for moisture escape under the original front porch (facing Race Street) was made and after 101 years, the porch foundation began to crumble. The library called on the expertise of the design firm, Fehr Graham to rebuild the porch in 2019. The entire porch was taken down, carefully saving the original spindles and balustrades of the porch railing to maintain the original appearance. In the process, it was determined that the newly reconstructed steps were much too slippery. With a connection to the University of Illinois, a solution was developed: some recently removed granite risers from the Auditorium were ground up into a covering which would give grit to the risers at the Library. Library officials said that at first the risers' appearance was unattractive, but once the granite paste had dried, it looks beautiful

and is extremely safe. The spindles and balustrades were placed in their original configuration. Fehr Graham has faithfully reproduced the original appearance of the porch and created a community space continuing the Library's strong connection to downtown Urbana.



The Urbana Free Library steps under reconstruction (left), and the completed project.



Many thanks are owed not only the folks who made these renovations and renewals possible, but also to the Awards Committee. Thanks go to Susan Appel, Phyllis Winter-Williams, Abbie Frank, Elyse Harshbarger, Tom Garza who shepherded nominations. And thanks also to the many others who made this wonderful evening a grand old time!

MEMBERSHIP APPLICATION      PACA BOX 2575, Champaign, IL 61825

MEMBERSHIP STATUS

New       Renewal

NAME: \_\_\_\_\_

MEMBERSHIP CATEGORY

ADDRESS: \_\_\_\_\_

- Adult      \$25
- Student      \$15
- Senior Citizen      \$15
- Family      \$40

PHONE: \_\_\_\_\_

- Corporate
  - Bronze      \$250
  - Silver      \$500
  - Gold      \$1000
  - Platinum      \$2000

E-MAIL: \_\_\_\_\_

I wish to make an additional contribution: \$ \_\_\_\_\_

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