

OFF-LIMITS FOR HORSES

■ Shawnee forest ban covers sensitive areas — B-2

STUDENT ACHIEVEMENT MATTERS

■ Parade, events being held Saturday — B-3

LOCAL

The
News-Gazette
Friday
September 17, 1999



First Street development to start soon

■ Northern strip's projects could begin this month

By ALDEN LOURY

News-Gazette Staff Writer

CHAMPAIGN — There may finally be light at the end of the tunnel leading to a redeveloped North First Street.

It has taken more than three years, but the first sign of construction could come next week. That's when city officials say building permits could be submitted for two projects along the underdeveloped stretch of First Street just north of University Avenue.

And a third project is in the making, officials said.

"We're hoping for a groundbreaking within the next couple of weeks. I'm sure it'll be in September," said city planner Karen Stonehouse.

She said the Rose & Taylor Barber Shop and Beauty Parlor, on Monday, could close on a \$255,000 project to build a new building at 124 N. First St. The city is contributing a \$107,000 grant toward the work.

John Lee Johnson of the Illinois Center for Citizen Involvement, hired by the city to help move projects forward, said the Lone Star Lodge 18 could also close on a more than \$550,000 project to rebuild its building at

208 N. First St.

The lodge wants to demolish the existing two-story building to make way for a new 6,000-square-foot building that would also occupy two vacant lots to the north.

The city is providing the lodge with a \$296,000 loan. Lodge members are also contributing nearly \$135,000 in sweat equity, Johnson said.

The city first adopted the North First Street Redevelopment Plan in April 1996. The plan is an attempt to revive the 100, 200 and 300 blocks of North First Street, at one time a busy corridor of black-owned businesses.

Under the plan, the city can

provide up to \$150,000 in grants for eligible work. However, those seeking help must have a viable business plan and must secure financial backing from local lenders.

The plan was passed amid much fanfare, but progress has been slow, largely due to city staff shortages. The city has since added an additional staff person to work exclusively on North First Street projects and others in areas targeted for redevelopment.

But Stonehouse said construction should have a domino effect on the remainder of the corridor.

"I think finally seeing some dust flying in that neighborhood

will be big," she said.

Johnson said construction of a third project could begin in early 2000. He said the Jackson family plans to reopen its once popular restaurant in the 100 block of North First Street.

Stonehouse said a handful of others have talked about possibly opening various businesses there. The city has hired a firm to help acquire unused buildings that could house those businesses.

The effort could also gain momentum once the police station expansion is complete and when the city begins "streetscaping" improvements along North First Street similar to those seen downtown.

The police station, located directly opposite the North First Street businesses, is in its final stages of work. Construction of new sidewalks and other improvements is scheduled to begin next year.

Included in the streetscape project are: First Street from Green to Washington streets; University Avenue from the Illinois Central Railroad tracks to Wright Street; and portions of nearby Chester Street.

Despite the delay, Johnson believes the effort can still produce what many envisioned it would back in 1996.

"This is going to be one of the key mark areas in our city," he said.

Champaign set to act on N. First Street

■ Strategy for ^{11/5/97} revival gets city's tentative approval

By ALDEN LOURY
News-Gazette Staff Writer

CHAMPAIGN — City officials are ready to move on what they hope will be a number of proposals to revive the long-stagnant business district in the 100 and 200 blocks of North First Street.

Officials say no work has occurred along North First Street since the council approved a redevelopment plan for the corridor last spring, largely because the city did not have any formal proposals for redevelopment nor a strategy to implement the plan.

The Champaign City Council on Tuesday night gave tentative approval to such a strategy. And in just two weeks the council could review a proposal to expand an existing business, said Paul Adams with the city's neighborhood services department.

The strategy spells out guidelines interested parties must follow in order to participate, and the design criteria for developments receiving city aid under the plan.

In addition, the strategy breaks down how the city will spend \$1.275 million budgeted for land acquisition, demolition, sidewalk improvements and grants to eligible business and what property might need to be acquired to promote development opportunities.

Interested parties must develop a business plan and obtain at least 50 percent financing from a coalition of local banks called the Community Development Corp. Their proposals should also meet a set of design standards to guarantee compatible storefronts within the district.

Under the redevelopment plan the city will provide up to 50 percent of the total project cost, not to exceed \$150,000, to eligible businesses.

In two weeks council members could review a proposal to expand the Lone Star Lodge 18, Adams said. The proposal in-

cludes razing the existing two-story building at 208 N. First St. and replacing it with a 6,000- to 7,000-square-foot one-story building designed to add a second floor in the future.

Community activist John Lee Johnson said the Lone Star proposal would be the anchor development for North First Street. Tuesday, he told council members that many existing North First Street business owners and others interested in developing there may not be convinced that the city is committed to redeveloping the area.

Johnson said that perception would change once the Lone Star expansion gets under way.

In other business:

■ **Other projects pushed forward.** The council approved measures to acquire nearly \$2 million needed for major city projects.

They include:

— \$975,000 for a new public works building on more than 8 acres of the former Modern Dairy plant property.

— Almost \$700,000 for the WKIO studios and tower, at 505 S. Locust St., to be cleared for the large Boneyard detention basin.

— Nearly \$200,000 of right-of-way and easements needed for channel improvements along the Boneyard Creek between Locust and Wright streets.

■ **Estimated levy gets OK.** The council approved an estimated 1997 property tax levy.

After abatements, the estimated levy would raise nearly \$8.56 million, a rate of \$1.312 per \$100 of equalized assessed valuation.

Although the tax rate is projected to remain stable, the 1997 levy will generate nearly \$300,000 more than the 1996 levy due to a 3 percent increase in the equalized assessed valuation of taxable Champaign properties.

On Sunday, the city will publish notice of a public hearing concerning the levy. The council must adopt a final tax levy no later than its Dec. 16 meeting.

First Street

Continued from A-1

to get enough people on board and pulling in the right direction, and that's really not an easy (thing) to do. So it takes a lot of patience," he said.

Severns said progress has been slowed some by city staff changes, assisting property owners with business plans and financing for a financially feasible project and getting those property owners to believe in the city's commitment to redevelop the area.

"When you're dealing with a group that has not been invited into the public process, they're a little apprehensive," he said.

Although they expected to be farther along at this point, officials say the first significant development is on the horizon. And soon thereafter, they believe, the changes so eagerly awaited for the area will start to become a reality.

"A lot of it is predicated on the commitment of at least one business," said Paul Adams with the city's Neighborhood Services Department. "Once you see that level of activity, then I think you encourage other businesses to come forward."

"I think all of this is going to happen, and we should begin to see work along the North First Street area maybe early next year," said John Lee Johnson with the Illinois Center for Citizen Involvement.

Officials believe the spark that could ignite new construction along North First Street will come next month when city officials present a proposal from Lone Star Lodge 18 to expand its facility at 208 N. First St.

Severns said the plan would be to raze the existing two-story building and replace it with a 6,000- to 7,000-square-foot one-story building designed to add a second floor in the future.

The building would include a bar, offices and a showroom which would also serve as the lodge meeting hall, Severns said.

The new building would provide double the space and would be large enough to host weddings, anniversaries and live entertainment, Johnson said.

"They started with a project that was roughly twice that size," Severns said. "It was scaled back to make it economically feasible. We went through three generations of plan development to get to where we're at

North First Street redevelopment slow

City encourages business owners to submit plans

By ALDEN LOURY
News-Gazette Staff Writer

CHAMPAIGN — If enthusiasm were bricks, then the hoopla surrounding the passage of a North First Street redevelopment plan last spring would have built the Taj Mahal along that corridor, which has remained underdeveloped for years.

While many say there is still

strong interest to revive the city's traditionally black business district, no physical changes have been made to the somewhat dilapidated frontage along the 100 and 200 blocks of North First Street since the Champaign City Council passed the plan last April.

"Well, it's disappointing purely in standpoint of the time," said John Severns, a local architect who has helped with plans for proposed development along North First Street.

"I think the important thing is

See FIRST STREET, A-8

now."

Banks Barber Shop, 210 N. First St., C, has expressed interest in relocating to a new building in the 100 block of North First Street.

And Severns said Clarence Davidson, owner of Buddies bar at 120 N. First St., is trying to organize a group of potential business owners to develop a mini-plaza of shops in the 100 block of North First Street.

Before it can consider any proposal, Adams said, the city council first has to discuss exactly how to implement the redevelopment plan, what new construction should look like along North First Street and how the city will pay for its share of the work.

Adams said the council will meet on those issues Nov. 4.

Under the redevelopment plan, the city will offer grants up to \$150,000 to North First Street property owners interested in redeveloping their land.

Interested businesses must first, however, develop a business plan and gain financing through a consortium of banks called the Community Development Corporation.

The area's redevelopment could also include "streetscape" work similar to that occurring in the downtown area.

Beautification work could also extend down Park Street from First to Second streets, Severns said. There the city could also alter parking, he said.

Severns said construction could be tailored to help preserve some of the district's historical flavor.

Adams said the city has committed to working first with existing property owners. However, once an implementation plan, design criteria and budget are in place, city officials will begin working with those interested in starting or relocating businesses to North First Street.

"You need to come forward if you're serious about doing a project," Adams said of existing North First Street property owners. "The city will continue to implement that plan if we don't have businesses there that want to redevelop."

"Then (the city will) go to businesses that want to relocate there," he added.

He said the city would attempt to acquire vacant land and property from current occupants who are not interested in redevelopment. The property would then be made available to those who want to move into the area, Adams added.

Even if existing property owners do not revive Jackson's Restaurant, the North First Street Pool Hall and others, Johnson said the strip must remain the heart of the black business district as it has been for decades.

"This project will have no value if the area is not retained, owned and managed by the people of that neighborhood," Johnson said.



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FIRST ST (CH)

STREET INVENTORY

Street name: NORTH FIRST STREET Block number(s): 110-210

Former name(s): _____ Date: _____

_____ Date: _____

Type of street: residential; commercial; _____ industrial
 rural; alley; _____ highway; _____ other(explain)

Number of lanes (total): _____ Center islands: yes no

Traffic: 1-way; 2-way

Traffic use: light; medium; heavy

Type of paving: asphalt; _____ brick (pattern: _____)
 stone (pattern: _____); _____ cement;
 unpaved (dirt); _____ unpaved (gravel)
 other (explain): _____

Curbs: yes; no.

Type of curb: cement; _____ granite; _____ other(describe): _____

Sidewalks: 1 side; both sides; none

Type of sidewalks: asphalt; _____ brick (pattern: _____)
 stone (pattern: _____); cement;
 unpaved (dirt); _____ unpaved (gravel);
 other (describe): _____

Landscaping (public): tree-lined streets (type: _____;
_____ one side, _____ both sides) _____ public shubbery;
_____ flowers; _____ planters (describe)

Landscaping (private): general comments on affect on streetscape: _____


Traffic controls: stop signs; signal lights; _____ other
(describe): _____

On street parking: yes; no

Bike paths: yes; no

Additional comments: _____

PRESERVATION AND CONSERVATION ASSOCIATION HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME	CURRENT BLACK & WHITE PHOTOGRAPH	
COMMON PROPERTY NAME <u>D'Ghanza Beauty Salon</u>		
PROPERTY LOCATION — STREET & NO <u>110 North First Street</u>		
CITY, TOWN/VICINITY OF <u>Champaign</u>		ASSESSOR'S PARCEL NO. <u>46-21-07-304-008</u>
TOWNSHIP <u>Champaign</u>		COUNTY <u>Champaign</u>
PRESENT OWNER <u>Lee R. McCall, Sr.</u>		PHONE <u>384-1104</u>
STREET & NO./P.O. BOX <u>1302½ West Dublin</u>		
CITY, TOWN <u>Urbana</u>		STATE <u>Illinois</u>
		ZIP <u>61801</u>
FORM PREPARED BY <u>Michael A. Lambert</u>		DATE <u>8/84</u>
PHOTO BY <u>Michael A. Lambert</u>		DATE <u>8/84</u>
VIEW <u>east</u>		NEG. NO. <u>3-13</u>
HISTORIC USE <u>commercial</u>		
PRESENT USE/OCCUPANT <u>commercial</u>		ACREAGE/SQ. FOOTAGE <u>1100</u>
ARCHITECT/BUILDER		
CONSTRUCTION/MODIFICATION DATES		
STYLE		

PHYSICAL DESCRIPTION

Brick (American running bond - facade; later c. 1935-40 alteration; American common bond - 7; flush bond & tuckpointed - south side); 2 story, 1 bay, with 1 story addition to east; shed roof.

storefront: pedestrian entrances (upper floor entry to north) with soldier brick lintels and separate glass block transoms flank center fixed glass aluminum frame display window with continuous header brick sill and soldier course lintel; separate central glass block transom window covered by sign; continuous soldier course lintel above transoms.

upper facade: triple five-lite metal casement windows with three-lite transoms, stone sills, continuous soldier course lintel. projecting header course decorative panel with stone corner blocks.

dentil course below stone coping.

STATEMENT OF SIGNIFICANCE/HISTORY

Chinese laundry site

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

1909 Sanborn Map

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION
SECTION, TOWNSHIP, RANGE, QUARTER-SECTION

GENERAL COMMENTS

Champaign to demolish old building

■ City officials OK emergency order, cite public danger

By DEANA POOLE
News-Gazette Staff Writer

CHAMPAIGN — City officials are making plans to tear down a building in downtown's east side Monday after agreeing an emergency order of demolition was needed.

Officials, on their day off Friday, posted the 24-hour notice on the front of 110 N. First St., which had already been cited with 15 property code violations. Now, it presents an immediate danger to public safety and health, officials say.

This marks the second time in seven years the city has ordered an emergency demolition, said Mary Vita Rosmarino, property maintenance supervisor.

"It is unsafe and on the verge of collapse," Rosmarino said Friday.

The building is "in a state of dilapidation, deterioration and decay" and endangers the health and safety of the public, the city's notice of demolition stated.

The emergency order was prompted by the collapse of the lower part of the building's chimney on the north wall. Piles of brick remained on the ground where the chimney gave way Wednesday. The building itself is starting to bow. It could go any time — with, or without the city demolishing it, according to John Fraunehoffer, a structural engineer.

"A part of the building has

collapsed, masonry has been left hanging and unsupported, and remaining portions of the building could collapse at any time," Fraunehoffer wrote.

The building's owner, Lee Roy McCall, said at this point, there is nothing he can do. "Under the circumstances, the north wall of the chimney fell out," he said. "I was getting estimates to put it back, but they say they have to demolish it."

He said he plans to meet with neighborhood services staff Monday, which is the deadline for McCall to appeal the notice of demolition. But even if he does appeal, the city may still tear the building down.

"Once again, please be advised that as this nuisance was determined to be an emergency, your appeal may be heard after abatement of the nuisance by the city," Rosmarino wrote.

City officials were taking bids Friday for contracts to complete the demolition. Rosmarino estimated the demolition to cost \$6,000 — a cost McCall would have to pay.

"I would rather pay \$12,000 to put the wall back," McCall said.

The property at 110 N. First St. is one of many the city has been looking to purchase as part of the North First Street improvement plans. McCall said the city originally offered \$20,000 for the land, but he has been trying to work with the city to negotiate a price.

But now, the city doesn't want to pay for it. Joe Hooker, assistant city attorney, said the city has no interest in purchasing the land, since the cost of demolition will be more than the value of the property.

City wants demolition orders for 2 buildings

■ Engineer says one structure is immediate danger

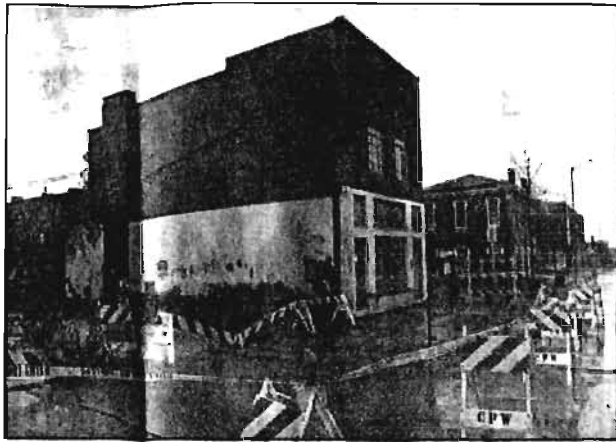
By DEANA POOLE
News-Gazette Staff Writer

CHAMPAIGN — City legal staff may seek an emergency order to demolish a building in downtown's east side after a structural engineer's report stated the building could collapse at any time, officials said Thursday.

The lower half of the chimney on the north wall of 110 N. First St. collapsed Wednesday, prompting an inspection and report by structural engineer John Frauenhoffer.

"In my professional opinion, the building is not safe to be left standing and must be demolished at the earliest possible time," Frauenhoffer wrote. "At risk are pedestrians and motorists traveling on First Street."

Joe Hooker, assistant city attorney, said city staff members were planning to meet Thurs-



News-Gazette photo by Robert K. O'Donnell

Barricades and hazard tape extend into the street at 110 N. First St., C. on Thursday. The city may seek an emergency order to demolish the building, which began collapsing Wednesday.

day to discuss what to do with the building, but because the city offices are closed today for Veterans Day, nothing will happen before Monday.

"It looks like we're going to take some action pretty quick," Hooker said.

Barricades were moved from the sidewalk to the street to block off access near the building. "That is one thing that we can do right away to protect the public's safety," Hooker said.

Lee Roy McCall of Urbana said he has owned the building

for 23 years, and lately the city has been pressuring him to sell the property. Now, it looks like he'll have to negotiate with the city, McCall said. He added that he's not sure whether he can fight the city officials if they try to tear the building down.

"I'm 74, and I don't have the finances to go to court, so I don't know what I'm going to do. I've thought about it," McCall said. He added that the cracks in the building have

Please see DEMOLITION, A-8

Demolition

10 Nov 2000 N.G.

Continued from A-1

been there for 15 years.

Hooker said under the municipal code, the city can demolish a building after 24 hours notice if it is a "great and immediate danger to the public." Staff must determine whether the building is such a high risk that it warrants issuing an emergency executive order of demolition which, Hooker said, "are used sparingly."

Several walls are close to collapsing, Frauenhoffer wrote, and the west wall is separating from the side walls. "A part of the building has collapsed, masonry has been left hanging and unsupported and remaining portions of the building could collapse at any time," he wrote.

Meanwhile, city officials are looking to the county circuit court for permission to demolish a two-story building just down the street, claiming it is dangerous, unsafe and a danger

to the public's health, safety and welfare.

The vacant building at 202 N. First St. has been barricaded and taped off since August when inspectors discovered numerous code violations.

The owner, Cleveland Jefferson, was given 15 days to correct the 15 violations or told the city would seek demolition. Jefferson did not appeal the notice, Hooker said. Jefferson, who also is the president of the Champaign County chapter of the NAACP, did not return phone calls seeking comment.

The city is seeking to amend its complaint against Jefferson in circuit court to seek demolition. The hearing is set for 1:30 p.m. Nov. 20, according Hooker. If a judge allows the city to seek demolition, Jefferson will have 30 days to respond.

Mary Vita Rosmarino, property maintenance supervisor, said the city seeks demolition of a building when the structure is

unsafe and structurally unsound, and also if the owner is not available or deceased and cannot make repairs.

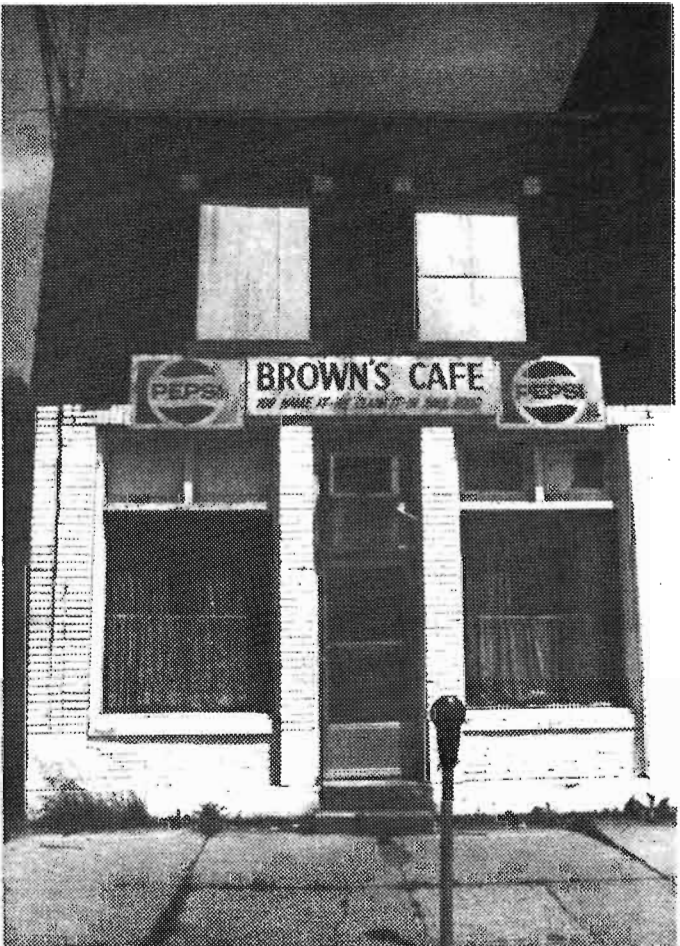
Frauenhoffer, of Frauenhoffer and Associates, inspected the property in August along with city maintenance staff. His report outlined many problems with the building at 202 N. First St., including parts of the roof either missing or leaking, and cracked masonry walls.

"In my professional opinion, in the absence of a ready, willing and able owner with an approved reconstruction plan, the building must be demolished to assure public safety," Frauenhoffer wrote.

Rosmarino said notices of intent to seek demolition are not handed out frequently, as the city would prefer to preserve the property and have it fixed.

"It's very infrequent and we take it quite seriously," Rosmarino said.

PRESERVATION AND CONSERVATION ASSOCIATION HISTORIC PROPERTY INVENTORY

<p>HISTORIC PROPERTY NAME</p> <hr/> <p>COMMON PROPERTY NAME</p> <p><u>Brown's Cafe</u></p> <p>PROPERTY LOCATION — STREET & NO.</p> <p><u>112 North First Street</u></p> <p>CITY, TOWN/VICINITY OF ASSESSOR'S PARCEL NO.</p> <p><u>Champaign</u> <u>46-21-07-304-007</u></p> <p>TOWNSHIP COUNTY</p> <p><u>Champaign</u> <u>Champaign</u></p> <p>PRESENT OWNER PHONE</p> <p><u>Charles Silverman</u></p> <p>STREET & NO./P.O. BOX</p> <p><u>912 Gregory</u></p> <p>CITY, TOWN STATE ZIP</p> <p><u>Urbana</u> <u>Illinois</u> <u>61801</u></p> <p>FORM PREPARED BY DATE</p> <p><u>Michael A. Lambert</u> <u>8/84</u></p> <p>PHOTO BY DATE</p> <p><u>Michael A. Lambert</u> <u>8/84</u></p> <p>VIEW NEG. NO.</p> <p><u>east</u> <u>3-12</u></p> <p>HISTORIC USE</p> <p><u>commercial</u></p> <p>PRESENT USE/OCCUPANT ACREAGE/SQ. FOOTAGE</p> <p><u>restaurant</u> <u>1920</u></p> <p>ARCHITECT/BUILDER</p> <hr/> <p>CONSTRUCTION/MODIFICATION DATES</p> <hr/> <p>STYLE</p>	<p>CURRENT BLACK & WHITE PHOTOGRAPH</p> 
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PHYSICAL DESCRIPTION

Brick (American running bond - facade later alteration), 2 story, 1 bay, shed roof.

storefront: decorative brick piers (end piers with header course up center, center piers with header course up inner side) with concrete plinths set on concrete sill. wood frame fixed glass display windows with 2-lite transoms flank recessed entry with altered transom. soldier course lintel.

upper facade: boarded windows with stone sills, continuous soldier course lintel with stone corner blocks; soldier belt course at sill level.

stone coping, end piers protrude above slightly.

114 N. First Ch

N. First Street building could face demolition

12-2-2000

By DEANA POOLE
News-Gazette Staff Writer

CHAMPAIGN — A structural engineer has recommended another North First Street building be demolished unless a repair plan is completed within three months to stabilize the building.

The two-story building at 114 N. First St. was inspected by John Frauenhoffer, who found the south wall leaning outward at the second-floor level. A large staircase crack on the west wall, according to Frauenhoffer, is related to the movement of the south wall.

"In my professional opinion, the building must be repaired or demolished at the earliest possible time," he wrote in his report submitted to the city this week. "If the city cannot receive a certification from a licensed design professional attesting to the stability of the building or presenting a repair plan within the next three months, the building must be demolished to abate a safety hazard."

Joe Hooker, assistant city attorney, said a property maintenance code violation notice will be issued based on Frauenhoffer's report.

"There is no question there are pending violations in our mind," he said.

This marks the second building owned by Lee Roy McCall that, within the past few months, has faced the threat of demolition. An emergency order of demolition was ordered by the city after the building next door at 110 N. First St. was found to be "in a state of dilapidation, deterioration and decay" and a danger to the health and safety of the public. Demolition of 110 N. First Street began Thursday and continued Friday. McCall was unavailable for comment.

Frauenhoffer inspected the 110 N. First Street property and noticed several walls were close to collapsing, and the west wall was separating from the side walls. That prompted city officials to approve an emergency demolition order — an order that officials say is used sparingly.

According to city ordinance, McCall has 30 days after the building is torn down to pay the demolition cost. After that, the city will seek the money in court.

The properties at 110 and 114 N. First St. are among those the



News-Gazette photo by Robin Schot

The equipment was idle at the demolition sight at 110 N. First St. C, on Friday afternoon. This view is from the back of the building with the Champaign police station in the back on the right.

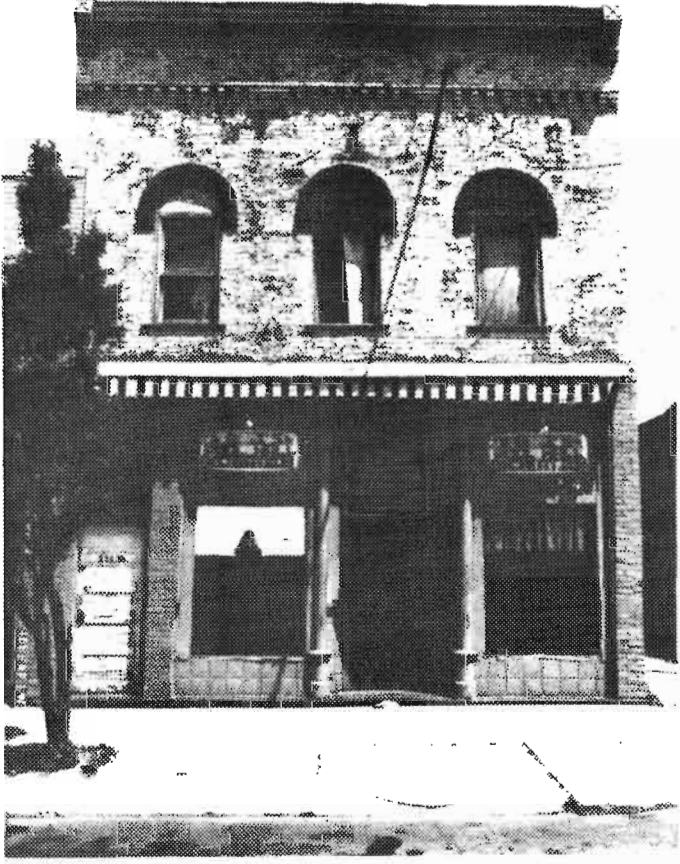
city has been looking to purchase as part of the North First Street improvement plans.

Hooker said "discussion of a fair price has changed" since the condition of the properties

has deteriorated severely.

"It's a question of whether it makes sense for the city to acquire (the property) prior to prosecuting the code violations," he said.

PRESERVATION AND CONSERVATION ASSOCIATION HISTORIC PROPERTY INVENTORY

<p>HISTORIC PROPERTY NAME</p> <hr/> <p>COMMON PROPERTY NAME</p> <p><u>R. J.'s Tavern</u></p> <p>PROPERTY LOCATION — STREET & NO.</p> <p><u>114 North First Street</u></p> <p>CITY, TOWN/VICINITY OF ASSESSOR'S PARCEL NO.</p> <p><u>Champaign</u> <u>46-21-07-304-006</u></p> <p>TOWNSHIP COUNTY</p> <p><u>Champaign</u> <u>Champaign</u></p> <p>PRESENT OWNER PHONE</p> <p><u>Charles Silverman/Nathaniel Hobbs</u></p> <p>STREET & NO./P.O. BOX</p> <p><u>114 North First</u></p> <p>CITY, TOWN STATE ZIP</p> <p><u>Champaign</u> <u>Illinois</u> <u>61820</u></p> <p>FORM PREPARED BY DATE</p> <p><u>Michael A. Lambert</u> <u>8/84</u></p> <p>PHOTO BY DATE</p> <p><u>Michael A. Lambert</u> <u>8/84</u></p> <p>VIEW NEG. NO.</p> <p><u>east</u> <u>3-10</u></p> <p>HISTORIC USE</p> <p><u>commercial</u></p> <p>PRESENT USE/OCCUPANT ACREAGE/SQ. FOOTAGE</p> <p><u>tavern/pool hall</u> <u>3036</u></p> <p>ARCHITECT/BUILDER</p> <hr/> <p>CONSTRUCTION/MODIFICATION DATES</p> <p><u>c. 1870's</u></p> <p>STYLE</p> <p><u>Italianate influence</u></p>	<p>CURRENT BLACK & WHITE PHOTOGRAPH</p> 
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PHYSICAL DESCRIPTION

Brick (American common bond - 6, painted), 2 story, 1 bay; shed roof.
 1 story concrete block addition to east.

storefront altered: entrance with transom to upper floor at extreme north.. center recessed entry with vent in transom area flanked by wood frame fixed glass display windows with transoms; round cast iron posts at entrance corners (brick end piers) carry lintel. original cast iron sill. replacement structural tile in bulkhead.

upper facade: slightly recessed 1 over 1 wood sash windows, blind arches above with stars in tympanum (possible alteration); projecting double header round arches with spring blocks; metal sills.

PRESERVATION AND CONSERVATION ASSOCIATION HISTORIC PROPERTY INVENTORY

<p>HISTORIC PROPERTY NAME</p> <hr/> <p>COMMON PROPERTY NAME</p> <p style="padding-left: 20px;">Jackson Restaurant</p> <p>PROPERTY LOCATION — STREET & NO.</p> <p style="padding-left: 20px;">116 North First Street</p> <p>CITY, TOWN/VICINITY OF</p> <p style="padding-left: 20px;">Champaign</p> <p>ASSESSOR'S PARCEL NO.</p> <p style="padding-left: 20px;">46-21-07-304-005</p> <p>TOWNSHIP</p> <p style="padding-left: 20px;">Champaign</p> <p>COUNTY</p> <p style="padding-left: 20px;">Champaign</p> <p>PRESENT OWNER</p> <p style="padding-left: 20px;">Jackson Restaurant</p> <p>PHONE</p> <p style="padding-left: 20px;">352-2368</p> <p>STREET & NO./P.O. BOX</p> <p style="padding-left: 20px;">116 North First</p> <p>CITY, TOWN</p> <p style="padding-left: 20px;">Champaign</p> <p>STATE</p> <p style="padding-left: 20px;">Illinois</p> <p>ZIP</p> <p style="padding-left: 20px;">61820</p> <p>FORM PREPARED BY</p> <p style="padding-left: 20px;">Michael A. Lambert</p> <p>DATE</p> <p style="padding-left: 20px;">8/84</p> <p>PHOTO BY</p> <p style="padding-left: 20px;">Michael A. Lambert</p> <p>DATE</p> <p style="padding-left: 20px;">8/84</p> <p>VIEW</p> <p style="padding-left: 20px;">east</p> <p>NEG. NO.</p> <p style="padding-left: 20px;">3-9</p> <p>HISTORIC USE</p> <p style="padding-left: 20px;">commercial</p> <p>PRESENT USE/OCCUPANT</p> <p style="padding-left: 20px;">restaurant</p> <p>ACREAGE/SQ. FOOTAGE</p> <p style="padding-left: 20px;">2163</p> <p>ARCHITECT/BUILDER</p> <hr/> <p>CONSTRUCTION/MODIFICATION DATES</p> <hr/> <p>STYLE</p>	<p>CURRENT BLACK & WHITE PHOTOGRAPH</p> 
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PHYSICAL DESCRIPTION

Brick (American common bond - 7, flush joint party wall - north side), 1 story, 1 bay; shed roof.

storefront altered: vertical wood siding and cast stone infill; fixed wood frame window, deep recessed entry to south.

upper facade: buff brick (American running bond - staggered), stone coping.

Structurally tied into 114 North First)

Club owner wants damage on city tab

By J. PHILIP BLOOMER
News-Gazette Staff Writer

Clarence Davidson has a lot of blues at Buddie's Bar on North First Street in Champaign.

But normally it's rhythm and blues, not the flooded-basement blues that started last week.

Davidson came to his jazz club at 120 N. First St. on Thursday morning to find the south wall of the basement caved in. A walk-in cooler was crushed and a furnace was damaged, forcing closure of the business for repairs.

An adjacent building torn down 13 years ago by the city is the culprit, Davidson maintains.

The same situation forced the closure of his business several years ago. But this time Davidson wants the city to take responsibility.

"I'm determined not to let the city get off the hook," Davidson said. "They own the property, and I feel they have some accountability."

THE PROPERTY AT 118 N. First St. has been vacant since 1979 when the city had the building condemned and razed. The building was last used as the Community Advocacy Depot.

Davidson alleges that the contractor who did the razing failed to stabilize the adjoining property and improperly infilled the vacant land.

Floor joists that were common to both buildings were sheared off and left exposed, Davidson claimed.

"Then (the contractor) just poured sand in," Davidson said. "Over a period of time, the water weight just pushed in my foundation."

A few months after the property at 118 N. First St. was razed, Davidson said he experienced leakage in his building. He complained to the city and the city paid for repairs, new insulation and siding. At the time, Davidson said city inspectors approved the work and he signed a release of liability.

In 1987, a portion of the wall



News-Gazette photo by Darrell Hoernann

Workers remove debris in the aftermath of the collapse of a wall at Buddie's Bar. The work was being done last week on the Champaign club, which is scheduled to reopen Thursday.

toward the front of the building began to cave in. Davidson said he checked with the city and its insurance carrier and hired a lawyer, but fixed it at his own expense because it was cheaper than fighting for compensation.

The club was closed for eight months, "which put me on the brink of financial ruin," he said.

"But not this time. If they try to turn their back on me again, I'm letting everybody know," he said.

Assistant City Attorney Rochelle Funderburg said she had talked to Davidson and had sent him claim forms to get more specific information to file a claim with the city's insurance company.

"Building safety went out and looked at it, and it's evidently a problem probably related to the situation back in 1979," Funderburg said.

But Funderburg speculated that either the release form Davidson signed or the statute of limitations may exclude the city from being held responsible for damages.

"Then the question is whether the city would voluntarily decide to help," she said. "Right now all we can do is treat it like any other claim against the city."

CRAIG ROST, THE city's economic development officer, said the city is planning on creating a development plan for North First Street, possibly with the use of Urban Development Action Grant funds. A proposal for using \$1.6 million in funds will be brought to the city council May 5.

Rost said economic development incentives for minority businesses and housing initiatives will comprise the plan.


"But doing something for Buddie's alone is a tough call until we have plans for the whole area," Rost said. "The overall objective is to keep places like Buddie's there and give them a decent chance of making a go of it."

In the meantime, Davidson finds his situation somewhat ironic.

"I do everything I can to promote First Street," he said. "It's a constant battle to fight the negative image. I've got a nice place here and I work hard at it. Then to have something like this happen, it's just devastating."

Whatever happens in the next few days, the building is stabilized and structurally sound. He's planning on opening up Thursday for an appearance by Lucky Peterson and on through the weekend with B.B. King's daughter, Shirley King.


PRESERVATION AND CONSERVATION ASSOCIATION HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME <hr/> COMMON PROPERTY NAME <hr/> PROPERTY LOCATION — STREET & NO. <u>118 North First Street</u> <hr/> CITY, TOWN/VICINITY OF ASSESSOR'S PARCEL NO. <u>Champaign</u> <u>46-21-07-304-004</u> <hr/> TOWNSHIP COUNTY <u>Champaign</u> <u>Champaign</u> <hr/> PRESENT OWNER PHONE <u>Arthur Lerner</u> <u>356-8381</u> <hr/> STREET & NO./P.O. BOX <u>209 West University</u> <hr/> CITY, TOWN STATE ZIP <u>Champaign</u> <u>Illinois</u> <u>61820</u> <hr/> FORM PREPARED BY DATE <u>Michael A. Lambert</u> <u>8/84</u> <hr/> PHOTO BY DATE <u>Michael A. Lambert</u> <u>8/84</u> <hr/> VIEW NEG. NO. <u>east</u> <u>3-8</u> <hr/> HISTORIC USE <u>commercial site</u> <hr/> PRESENT USE/OCCUPANT ACREAGE/SQ. FOOTAGE <u>vacant lot</u> <hr/> ARCHITECT/BUILDER <hr/> CONSTRUCTION/MODIFICATION DATES <hr/> STYLE <hr/>	CURRENT BLACK & WHITE PHOTOGRAPH 
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PHYSICAL DESCRIPTION

Vacant lot - building removed

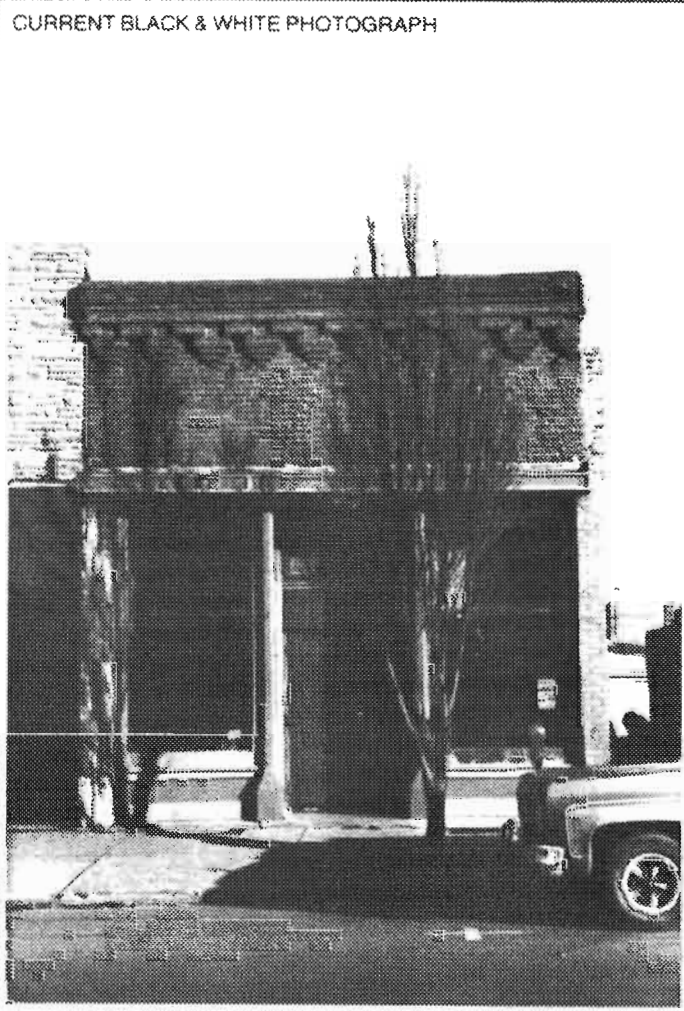
PRESERVATION AND CONSERVATION ASSOCIATION HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME	CURRENT BLACK & WHITE PHOTOGRAPH
COMMON PROPERTY NAME	
PROPERTY LOCATION — STREET & NO.	
124-126 North First Street	
CITY, TOWN/VICINITY OF	
Champaign	
ASSESSOR'S PARCEL NO.	
46-21-07-304-001	
TOWNSHIP	
Champaign	
COUNTY	
Champaign	
PRESENT OWNER	
Robert Sullivan	
PHONE	
STREET & NO./P.O. BOX	
575 West End Ave.	
CITY, TOWN	
new York	
STATE	
New York	
ZIP	
10024	
FORM PREPARED BY	
Michael A. Lambert	
DATE	
8/84	
PHOTO BY	
Michael A. Lambert	
DATE	
8/84	
VIEW	
east	
NEG. NO.	
23-1A	
HISTORIC USE	
PRESENT USE/OCCUPANT	
vacant lot	
ACREAGE/SQ. FOOTAGE	
ARCHITECT/BUILDER	
CONSTRUCTION/MODIFICATION DATES	
STYLE	

PHYSICAL DESCRIPTION

Vacant

PRESERVATION AND CONSERVATION ASSOCIATION HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME	CURRENT BLACK & WHITE PHOTOGRAPH		
COMMON PROPERTY NAME <u>Buddies Tavern</u>			
PROPERTY LOCATION — STREET & NO. <u>120 North First Street</u>			
CITY, TOWN/VICINITY OF <u>Champaign</u>		ASSESSOR'S PARCEL NO. <u>46-21-07-304-003</u>	
TOWNSHIP <u>Champaign</u>		COUNTY <u>Champaign</u>	
PRESENT OWNER <u>James Sudkamp</u>		PHONE	
STREET & NO./P.O. BOX <u>1205 North Hickory</u>			
CITY, TOWN <u>Champaign</u>		STATE <u>Illinois</u>	ZIP <u>61820</u>
FORM PREPARED BY <u>Michael A. Lambert</u>		DATE <u>8/84</u>	
PHOTO BY <u>Michael A. Lambert</u>		DATE <u>8/84</u>	
VIEW <u>east</u>		NEG. NO. <u>25-10; 3-7</u>	
HISTORIC USE <u>retail</u>			
PRESENT USE/OCCUPANT <u>tavern</u>		ACREAGE/SQ. FOOTAGE <u>1139</u>	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES			
STYLE <u>victorian commercial vernacular</u>			

PHYSICAL DESCRIPTION

Brick (American common bond - 7), 1 story, 1 bay; shed roof.

cast iron storefront covered in sheet metal. recessed central entry (altered).
corbelled brick cornice, stone coping.

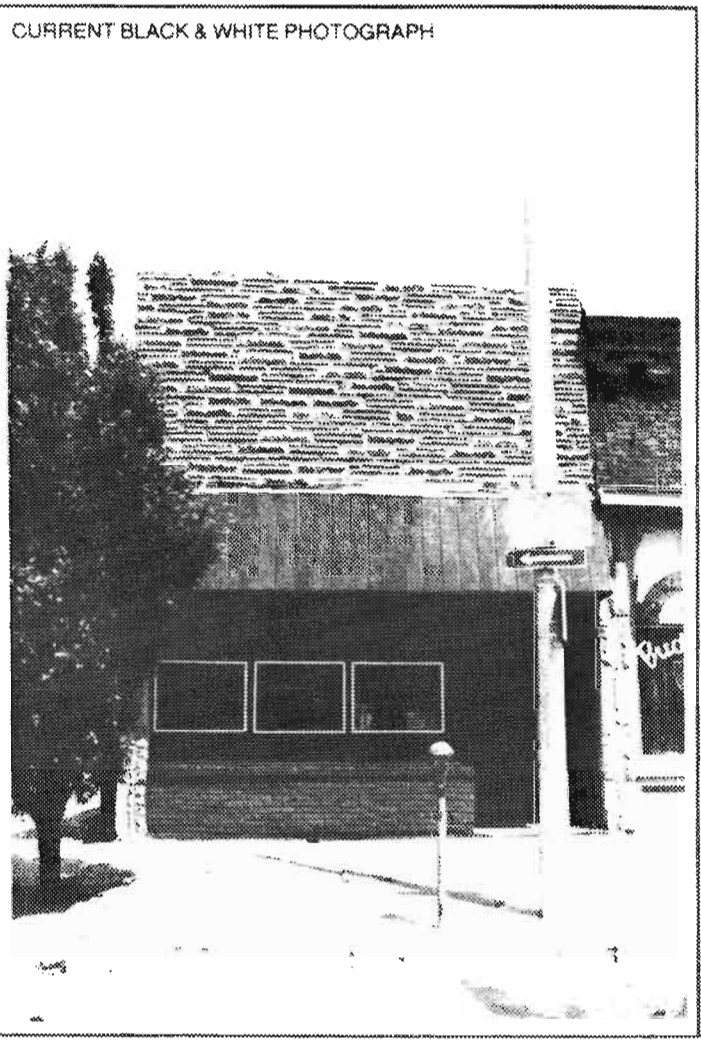
south side stucco and wood sheathing, metal coping.

304B-3-003

120 North First Street



PRESERVATION AND CONSERVATION ASSOCIATION HISTORIC PROPERTY INVENTORY

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">HISTORIC PROPERTY NAME</td> </tr> <tr> <td colspan="2">COMMON PROPERTY NAME</td> </tr> <tr> <td colspan="2">PROPERTY LOCATION — STREET & NO. 122 North First Street</td> </tr> <tr> <td>CITY, TOWN/VICINITY OF Champaign</td> <td>ASSESSOR'S PARCEL NO. 46-21-07-304-002</td> </tr> <tr> <td>TOWNSHIP Champaign</td> <td>COUNTY Champaign</td> </tr> <tr> <td>PRESENT OWNER James Sudkamp</td> <td>PHONE</td> </tr> <tr> <td colspan="2">STREET & NO./P.O. BOX 1205 North Hickory</td> </tr> <tr> <td>CITY, TOWN Champaign</td> <td>STATE Illinois</td> <td>ZIP 61820</td> </tr> <tr> <td>FORM PREPARED BY Michael A. Lambert</td> <td colspan="2">DATE 8/84</td> </tr> <tr> <td>PHOTO BY Michael A. Lambert</td> <td colspan="2">DATE 8/84</td> </tr> <tr> <td>VIEW east</td> <td colspan="2">NEG. NO. 3-6</td> </tr> <tr> <td colspan="3">HISTORIC USE commercial</td> </tr> <tr> <td>PRESENT USE/OCCUPANT commercial</td> <td colspan="2">ACREAGE/SQ. FOOTAGE 1998</td> </tr> <tr> <td colspan="3">ARCHITECT/BUILDER</td> </tr> <tr> <td colspan="3">CONSTRUCTION/MODIFICATION DATES</td> </tr> <tr> <td colspan="3">STYLE</td> </tr> </table>	HISTORIC PROPERTY NAME		COMMON PROPERTY NAME		PROPERTY LOCATION — STREET & NO. 122 North First Street		CITY, TOWN/VICINITY OF Champaign	ASSESSOR'S PARCEL NO. 46-21-07-304-002	TOWNSHIP Champaign	COUNTY Champaign	PRESENT OWNER James Sudkamp	PHONE	STREET & NO./P.O. BOX 1205 North Hickory		CITY, TOWN Champaign	STATE Illinois	ZIP 61820	FORM PREPARED BY Michael A. Lambert	DATE 8/84		PHOTO BY Michael A. Lambert	DATE 8/84		VIEW east	NEG. NO. 3-6		HISTORIC USE commercial			PRESENT USE/OCCUPANT commercial	ACREAGE/SQ. FOOTAGE 1998		ARCHITECT/BUILDER			CONSTRUCTION/MODIFICATION DATES			STYLE			<p style="text-align: center;">CURRENT BLACK & WHITE PHOTOGRAPH</p> 
HISTORIC PROPERTY NAME																																										
COMMON PROPERTY NAME																																										
PROPERTY LOCATION — STREET & NO. 122 North First Street																																										
CITY, TOWN/VICINITY OF Champaign	ASSESSOR'S PARCEL NO. 46-21-07-304-002																																									
TOWNSHIP Champaign	COUNTY Champaign																																									
PRESENT OWNER James Sudkamp	PHONE																																									
STREET & NO./P.O. BOX 1205 North Hickory																																										
CITY, TOWN Champaign	STATE Illinois	ZIP 61820																																								
FORM PREPARED BY Michael A. Lambert	DATE 8/84																																									
PHOTO BY Michael A. Lambert	DATE 8/84																																									
VIEW east	NEG. NO. 3-6																																									
HISTORIC USE commercial																																										
PRESENT USE/OCCUPANT commercial	ACREAGE/SQ. FOOTAGE 1998																																									
ARCHITECT/BUILDER																																										
CONSTRUCTION/MODIFICATION DATES																																										
STYLE																																										

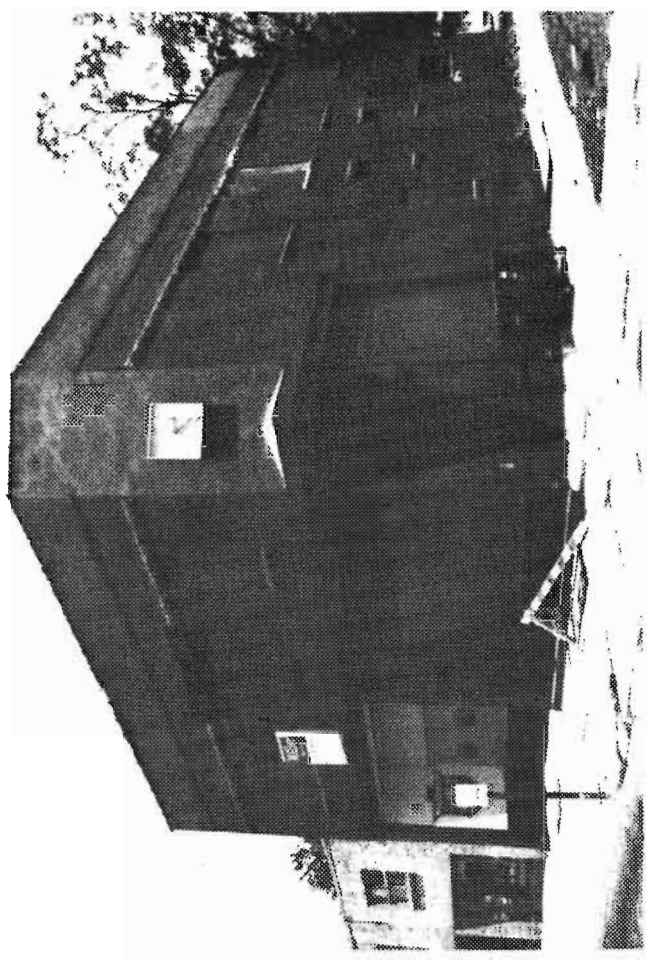
PHYSICAL DESCRIPTION

Brick, 1 story, 1 bay, shed roof (north side: stucco)

recessed altered storefront with brick and vertical board (rough sawn) infill (including transom area). three fixed windows; deep recessed entry to south.
upper facade: cast stone, concrete coping.

rear: frame addition with asphalt shingle shed roof.

PRESERVATION AND CONSERVATION ASSOCIATION HISTORIC PROPERTY INVENTORY

<p>HISTORIC PROPERTY NAME</p> <hr/> <p>COMMON PROPERTY NAME</p> <hr/> <p>PROPERTY LOCATION — STREET & NO. 202 North First Street</p> <hr/> <p>CITY, TOWN/VICINITY OF ASSESSOR'S PARCEL NO. Champaign 46-21-07-303-006</p> <hr/> <p>TOWNSHIP COUNTY Champaign Champaign</p> <hr/> <p>PRESENT OWNER PHONE Betty Hobbs 359-6350</p> <hr/> <p>STREET & NO./P.O. BOX 508 North Ash</p> <hr/> <p>CITY, TOWN STATE ZIP Champaign Illinois 61820</p> <hr/> <p>FORM PREPARED BY DATE Michael A. Lambert 8/84</p> <hr/> <p>PHOTO BY DATE Michael A. Lambert 8/84</p> <hr/> <p>VIEW NEG. NO. east 3-4,5</p> <hr/> <p>HISTORIC USE commercial</p> <hr/> <p>PRESENT USE/OCCUPANT ACREAGE/SQ. FOOTAGE - tavern 5808</p> <hr/> <p>ARCHITECT/BUILDER</p> <hr/> <p>CONSTRUCTION/MODIFICATION DATES after 1897</p> <hr/> <p>STYLE Victorian vernacular</p>	<p>CURRENT BLACK & WHITE PHOTOGRAPH</p> 
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PHYSICAL DESCRIPTION

Brick (American running bond), 2 story, 2 bay, shed roof (basement beneath sidewalk)

storefronts altered (west facade): cast iron posts and lintels remain (north posts - fluted pilasters, south posts - smooth rounds), stone sill.

north bay deeply recessed, fixed glass aluminum frame windows, entrance to south, aluminum sheathing. upper floor entrance in center of west facade. south bay vertical board infill above brick bulkhead; chamfered southwest corner entry.

upper facade: windows boarded over, rough-faced stone sills and continuous lintel with stylized brick dentil course below. center window area altered (enlarged and boarded over). evidence of cornice and southwest corner turret (both removed and areas stuccoed)

metal coping. south side windows varied; east windows segmental relief arch.

STATEMENT OF SIGNIFICANCE/HISTORY

1954: Pfeffer Brothers Imp. Co.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

tax records
1897 Sanborn Map

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION
SECTION, TOWNSHIP, RANGE, QUARTER-SECTION

GENERAL COMMENTS

202 North First Street

303-82-006



PRESERVATION AND CONSERVATION ASSOCIATION HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME	CURRENT BLACK & WHITE PHOTOGRAPH
COMMON PROPERTY NAME <u>Rose Taylor Barber/Our Place Beauty Supply</u>	
PROPERTY LOCATION — STREET & NO. <u>204 North First Street</u>	
CITY, TOWN/VICINITY OF ASSESSOR'S PARCEL NO. <u>Champaign</u> <u>46-21-07-303-006,005</u>	
TOWNSHIP COUNTY <u>Champaign</u> <u>Champaign</u>	
PRESENT OWNER PHONE <u>Thomas & Jean Drish</u> <u>356-6235</u>	
STREET & NO./P.O. BOX <u>204 North First</u>	
CITY, TOWN STATE ZIP <u>Champaign</u> <u>Illinois</u> <u>61820</u>	
FORM PREPARED BY DATE <u>Michael A. Lambert</u> <u>8/84</u>	
PHOTO BY DATE <u>Michael A. Lambert</u> <u>8/84</u>	
VIEW NEG. NO. <u>east</u> <u>3-3</u>	
HISTORIC USE <u>commercial</u>	
PRESENT USE/OCCUPANT ACREAGE/SQ. FOOTAGE <u>commercial/residential</u> <u>2574</u>	
ARCHITECT/BUILDER	
CONSTRUCTION/MODIFICATION DATES	
STYLE <u>modern</u>	


PHYSICAL DESCRIPTION

Buff brick (staggered American running bond; north side - stucco), 2 story, 2 bay; shed roof.

storefronts: deeply recessed storefronts, center aluminum frame glass doors; (entries separated by brick wall); fixed glass aluminum frame display windows. concrete covered lintel.

upper facade: 1 over 1 hopper windows, concrete sills. metal coping/flashing.

PRESERVATION AND CONSERVATION ASSOCIATION HISTORIC PROPERTY INVENTORY


<p>HISTORIC PROPERTY NAME</p> <hr/> <p>COMMON PROPERTY NAME</p> <hr/> <p>PROPERTY LOCATION — STREET & NO. <u>204½ North First Street</u></p> <p>CITY, TOWN/VICINITY OF ASSESSOR'S PARCEL NO. <u>Champaign</u> <u>46-21-07-303-004</u></p> <p>TOWNSHIP COUNTY <u>Champaign</u> <u>Champaign</u></p> <p>PRESENT OWNER PHONE <u>Lelia Mae Smith</u> <u>356-1566</u></p> <p>STREET & NO./P.O. BOX <u>204½ North First Street</u></p> <p>CITY, TOWN STATE ZIP <u>Champaign</u> <u>Illinois</u> <u>61820</u></p> <p>FORM PREPARED BY DATE <u>Michael A. Lambert</u> <u>8/84</u></p> <p>PHOTO BY DATE <u>Michael A. Lambert</u> <u>8/84</u></p> <p>VIEW NEG. NO. <u>east</u> <u>3-2</u></p> <p>HISTORIC USE <u>residence</u></p> <p>PRESENT USE/OCCUPANT ACREAGE/SQ. FOOTAGE <u>residence</u></p> <p>ARCHITECT/BUILDER</p> <hr/> <p>CONSTRUCTION/MODIFICATION DATES</p> <hr/> <p>STYLE <u>vernacular</u></p>	<p>CURRENT BLACK & WHITE PHOTOGRAPH</p> 
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PHYSICAL DESCRIPTION

Frame (aluminum siding), 1½ story, gable roof with large gable "dormer" facing street; raised brick foundation. center entrance with plain portico flanked by 1 over 1 wood sash windows, paired windows in gable area.

1 story additions with hipped roof to south and east.

PRESERVATION AND CONSERVATION ASSOCIATION HISTORIC PROPERTY INVENTORY

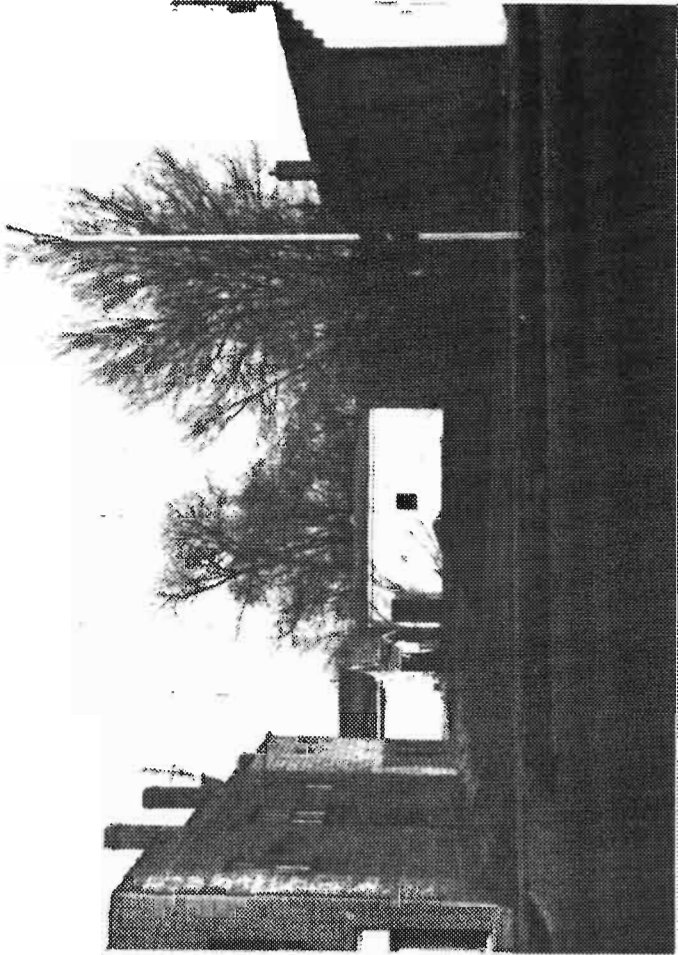
HISTORIC PROPERTY NAME	CURRENT BLACK & WHITE PHOTOGRAPH	
COMMON PROPERTY NAME <u>Eagle's Nest</u>		
PROPERTY LOCATION — STREET & NO. <u>206 North First Street</u>		
CITY, TOWN/VICINITY OF <u>Champaign</u>		ASSESSOR'S PARCEL NO. <u>46-21-07-303-003</u>
TOWNSHIP <u>Champaign</u>		COUNTY <u>Champaign</u>
PRESENT OWNER <u>Willie Mae Holt</u>		PHONE <u>356-3849</u>
STREET & NO./P.O. BOX <u>305 East Tremont</u>		
CITY, TOWN <u>Champaign</u>		STATE <u>Illinois</u>
		ZIP <u>61820</u>
FORM PREPARED BY <u>Michael A. Lambert</u>		DATE <u>8/84</u>
PHOTO BY <u>Michael A. Lambert</u>		DATE <u>8/84</u>
VIEW <u>east</u>		NEG. NO. <u>3-1</u>
HISTORIC USE <u>commercial</u>		
PRESENT USE/OCCUPANT <u>commercial</u>		ACREAGE/SQ. FOOTAGE <u>1056</u>
ARCHITECT/BUILDER		
CONSTRUCTION/MODIFICATION DATES		
STYLE		

PHYSICAL DESCRIPTION

Concrete block, 1 story, 1 bay, gable roof.

recessed central entry flanked by large glass block sidelights. wood lintel and posts. stepped "Flemish" style gable.

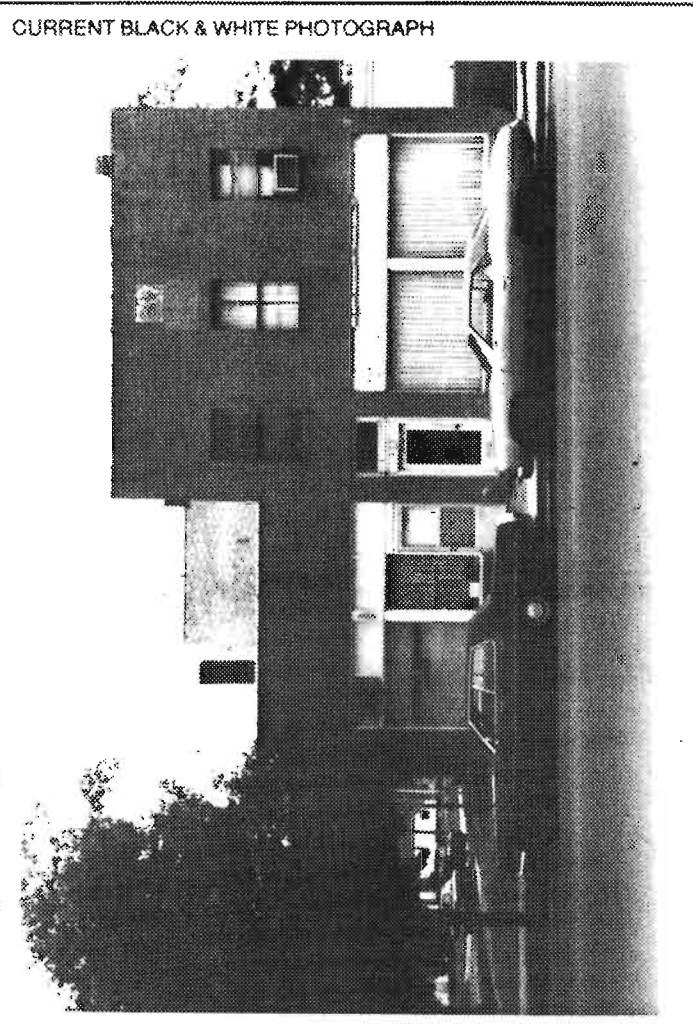
PRESERVATION AND CONSERVATION ASSOCIATION HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME <hr/> COMMON PROPERTY NAME <hr/> PROPERTY LOCATION — STREET & NO 206½ North First Street <hr/> CITY, TOWN/VICINITY OF ASSESSOR'S PARCEL NO. Champaign 46-21-07-303-002 <hr/> TOWNSHIP COUNTY Champaign Champaign <hr/> PRESENT OWNER PHONE Leonard Greenman 352-9168 <hr/> STREET & NO./P.O. BOX 112 East University Ave. <hr/> CITY, TOWN STATE ZIP Champaign Illinois 61820 <hr/> FORM PREPARED BY DATE Michael A. Lambert 8/84 <hr/> PHOTO BY DATE Karen Kummer 12/84 <hr/> VIEW NEG. NO. east 25-3 <hr/> HISTORIC USE residential site <hr/> PRESENT USE/OCCUPANT ACREAGE/SQ. FOOTAGE vacant <hr/> ARCHITECT/BUILDER <hr/> CONSTRUCTION/MODIFICATION DATES <hr/> STYLE	CURRENT BLACK & WHITE PHOTOGRAPH 
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PHYSICAL DESCRIPTION

Vacant Lot

PRESERVATION AND CONSERVATION ASSOCIATION HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME	CURRENT BLACK & WHITE PHOTOGRAPH		
COMMON PROPERTY NAME Masonic Lodge #18			
PROPERTY LOCATION — STREET & NO. 208-210 North First Street			
CITY, TOWN/VICINITY OF Champaign		ASSESSOR'S PARCEL NO. 46-21-07-303-001	
TOWNSHIP Champaign		COUNTY Champaign	
PRESENT OWNER Lone Star Lodge #18		PHONE 398-9748	
STREET & NO./P.O. BOX 208 North First Street			
CITY, TOWN Champaign		STATE Illinois	ZIP 61820
FORM PREPARED BY Michael A. Lambert		DATE 8/84	
PHOTO BY Michael A. Lambert		DATE 8/84	
VIEW east		NEG. NO. 3-0;17-27	
HISTORIC USE commercial			
PRESENT USE/OCCUPANT barber/masonic lodge		ACREAGE/SQ. FOOTAGE	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES			
STYLE early 20th century vernacular			

PHYSICAL DESCRIPTION

Brick (American common bond - 6), west facade faced with cast stone; 2 story, 1 bay with 1 story, 1 bay wing to north; shed roof. (possibly two buildings originally)

storefront altered: 208: paired fixed glass wood frame display windows with covered transom, entrance with transom to north. 210: similar details with painted transom and integrated entrance to south.

upper facade: 1 over 1 metal replacement windows. Two center parapet "stones" with masonic emblem over name block ("Prince Hall"). metal coping.
segmental relief arches - south side; concrete block 2-story addition to east; brick infill and repair (tuckpointing and flush joints).

STATEMENT OF SIGNIFICANCE/HISTORY

Built as Meat Locker after 1902, before 1909

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

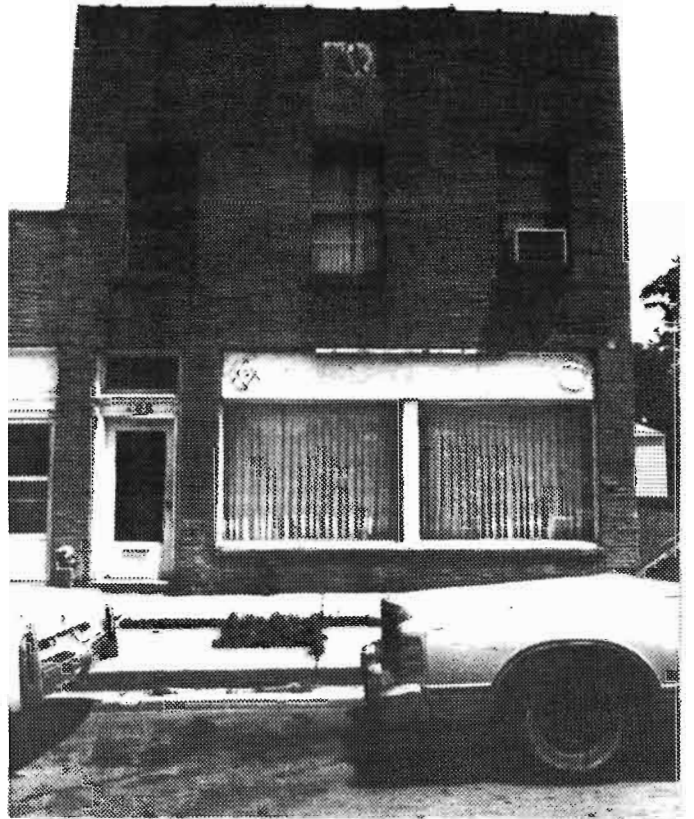
1902, 1909 Sanborn Maps

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION
SECTION, TOWNSHIP, RANGE, QUARTER-SECTION

GENERAL COMMENTS

208-210 North First Street


303-81-001



211 North First Street

1897	George F. Beardsley's Block
1902	Same
1909	Same (on Sanborn Map)
1916	LeSeure Building (cigars/Twin City S & L, Armour Grain Co.)
1920	same
1925	same with offices
1930	LeSeure Building with Neumode Hosiery/clothing store
1935	same
1940	same
1945	same
1950	same
1955	same
1960	same
1965	same
1970	same
1975	Roby II
1980	same
1987	same

PRESERVATION AND CONSERVATION ASSOCIATION HISTORIC PROPERTY INVENTORY

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="3">HISTORIC PROPERTY NAME</td> </tr> <tr> <td colspan="3">COMMON PROPERTY NAME</td> </tr> <tr> <td colspan="3">PROPERTY LOCATION — STREET & NO. <u>303 North First Street</u></td> </tr> <tr> <td>CITY, TOWN/VICINITY OF <u>Champaign</u></td> <td colspan="2">ASSESSOR'S PARCEL NO. <u>42-20-12-438-001</u></td> </tr> <tr> <td>TOWNSHIP <u>Champaign</u></td> <td colspan="2">COUNTY <u>Champaign</u></td> </tr> <tr> <td>PRESENT OWNER <u>Robert Pope</u></td> <td colspan="2">PHONE</td> </tr> <tr> <td colspan="3">STREET & NO./P.O. BOX <u>P. O. Box 546</u></td> </tr> <tr> <td>CITY, TOWN <u>Champaign</u></td> <td>STATE <u>Illinois</u></td> <td>ZIP <u>61820</u></td> </tr> <tr> <td>FORM PREPARED BY <u>Karen L. Kummer</u></td> <td colspan="2">DATE <u>10/86</u></td> </tr> <tr> <td>PHOTO BY <u>Karen L. Kummer</u></td> <td colspan="2">DATE <u>10/86</u></td> </tr> <tr> <td>VIEW <u>northwest</u></td> <td colspan="2">NEG. NO. <u>86-26,27</u></td> </tr> <tr> <td colspan="3">HISTORIC USE <u>gas station</u></td> </tr> <tr> <td>PRESENT USE/OCCUPANT <u>storage</u></td> <td colspan="2">ACREAGE/SQ. FOOTAGE</td> </tr> <tr> <td colspan="3">ARCHITECT/BUILDER</td> </tr> <tr> <td colspan="3">CONSTRUCTION/MODIFICATION DATES <u>c.1926</u></td> </tr> <tr> <td colspan="3">STYLE</td> </tr> </table>	HISTORIC PROPERTY NAME			COMMON PROPERTY NAME			PROPERTY LOCATION — STREET & NO. <u>303 North First Street</u>			CITY, TOWN/VICINITY OF <u>Champaign</u>	ASSESSOR'S PARCEL NO. <u>42-20-12-438-001</u>		TOWNSHIP <u>Champaign</u>	COUNTY <u>Champaign</u>		PRESENT OWNER <u>Robert Pope</u>	PHONE		STREET & NO./P.O. BOX <u>P. O. Box 546</u>			CITY, TOWN <u>Champaign</u>	STATE <u>Illinois</u>	ZIP <u>61820</u>	FORM PREPARED BY <u>Karen L. Kummer</u>	DATE <u>10/86</u>		PHOTO BY <u>Karen L. Kummer</u>	DATE <u>10/86</u>		VIEW <u>northwest</u>	NEG. NO. <u>86-26,27</u>		HISTORIC USE <u>gas station</u>			PRESENT USE/OCCUPANT <u>storage</u>	ACREAGE/SQ. FOOTAGE		ARCHITECT/BUILDER			CONSTRUCTION/MODIFICATION DATES <u>c.1926</u>			STYLE			<p style="text-align: center;">CURRENT BLACK & WHITE PHOTOGRAPH</p> 
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PHYSICAL DESCRIPTION

1 story with high concrete foundation; brick (running bond); irregular plan.

side gable roof building on southwest with exterior brick chimney on south facade. various boarded up openings on west and south facades. small rectangular addition on southeast corner with shed roof with parapet and tile coping. large addition to east with modified "flat-iron" plan (follows lot lines) with shed roof with parapet and tile coping. five high square 8-lite windows with concrete sills. shed roof wood loading dock between additions and to east of gable roof section.

separate small at grade shed roof building at southwest corner.

raised grass covered concrete and chain-link fence enclosed underground storage area to south.

STATEMENT OF SIGNIFICANCE/HISTORY

Texaco Station

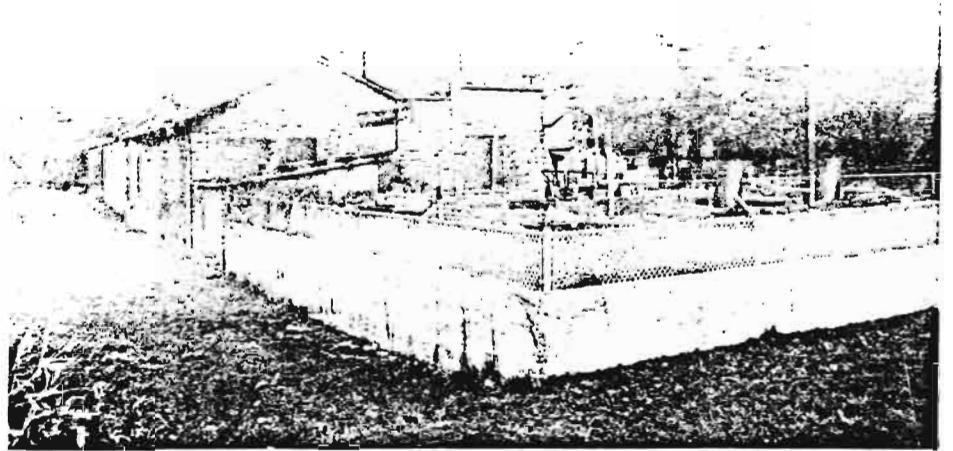
SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

tax assessors

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION
SECTION, TOWNSHIP, RANGE, QUARTER-SECTION

GENERAL COMMENTS

303 North First Street, Champaign
42-20-12-438-001



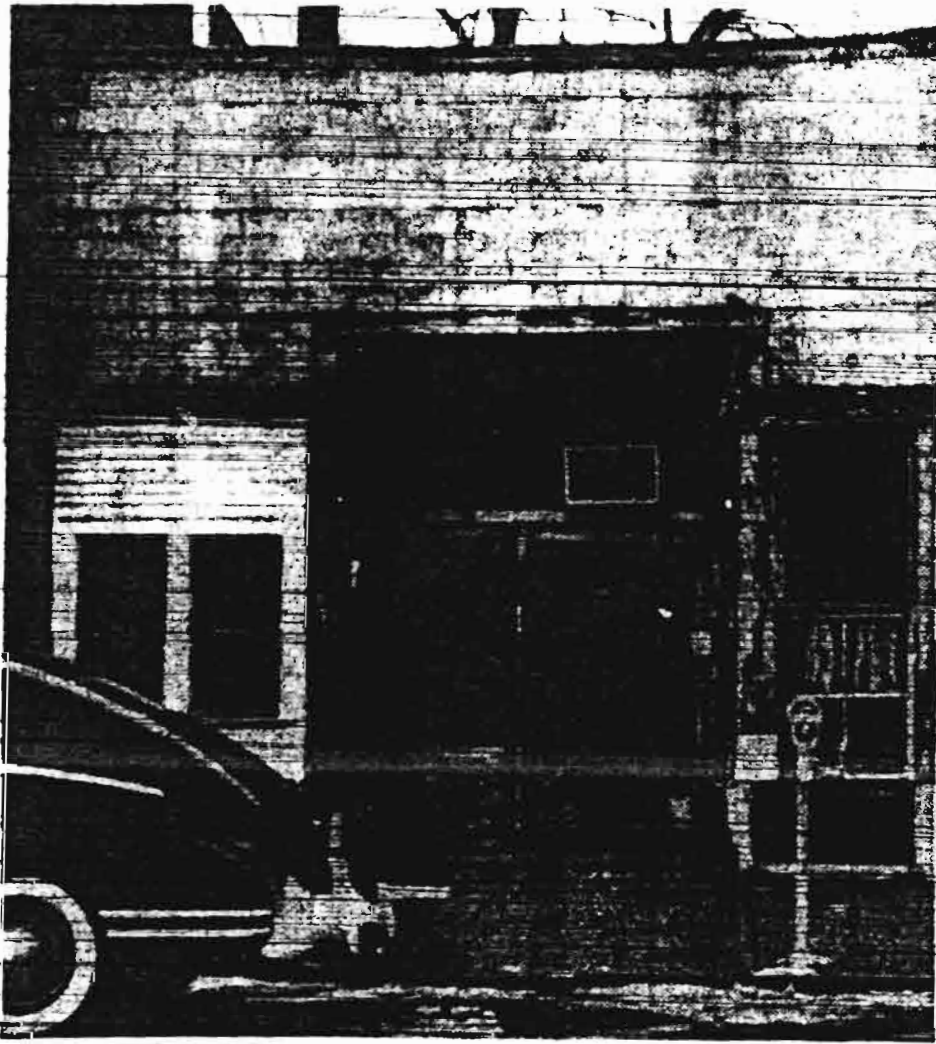
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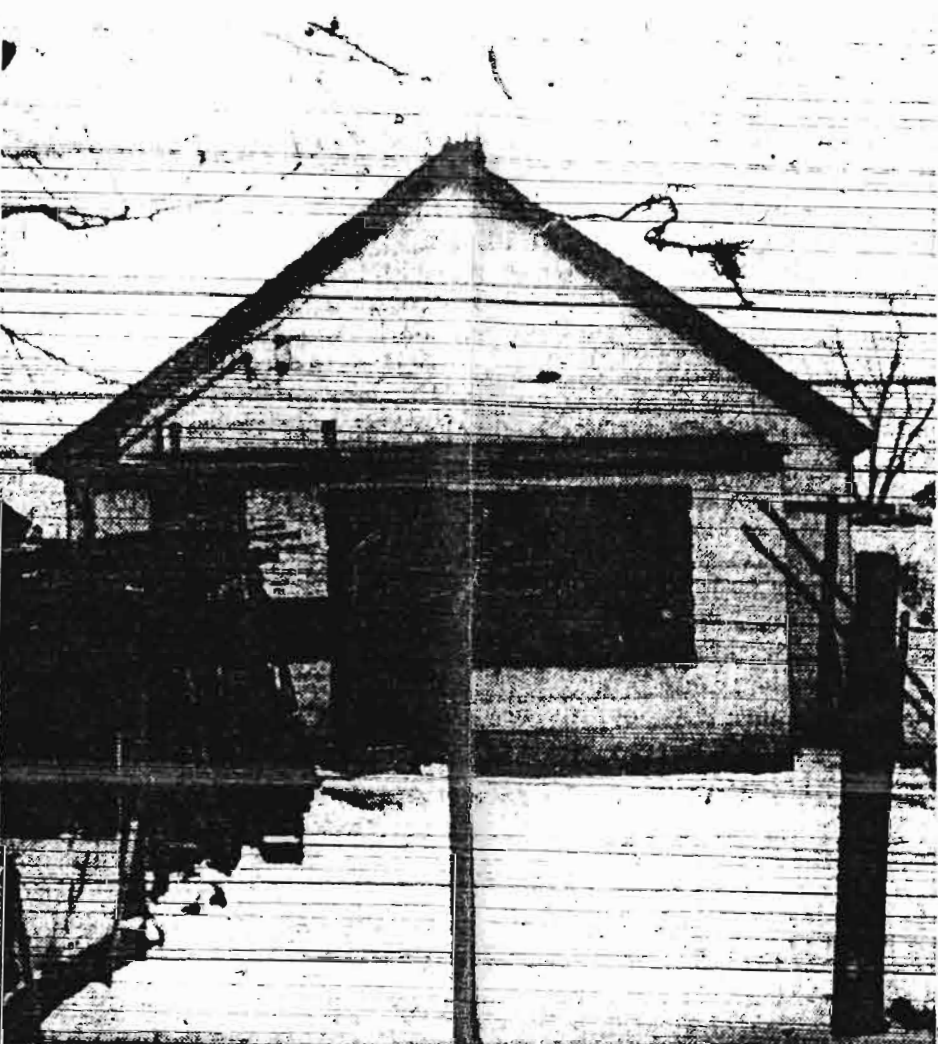
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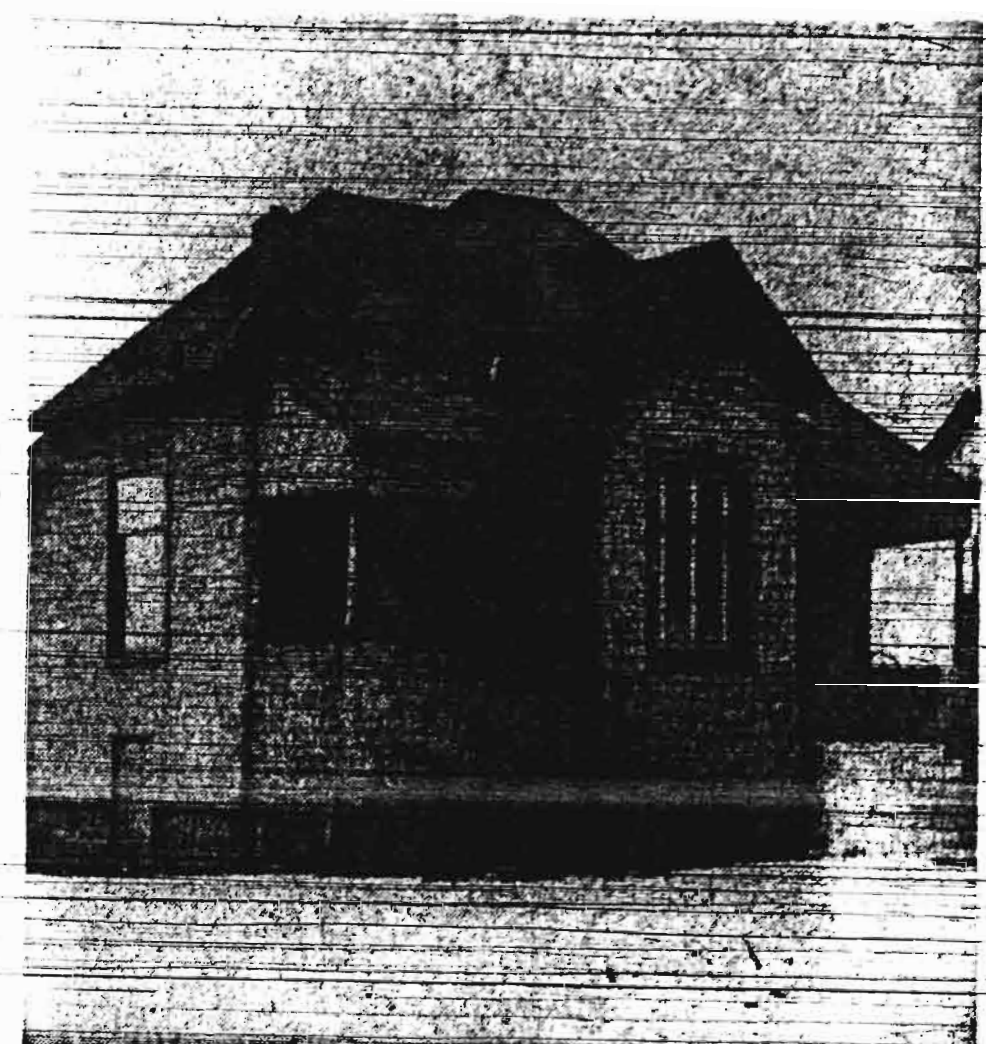
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69 1/2 MAIN ST.
... alleged bootlegging



506 N. FIRST
... alleged disorderly house.



508 E. CHURCH
... alleged prostitution

SCENES OF RAIDS. These pictures of three places raided Sunday point up the fact that the much publicized charges of vice in northeast Champaign do not involve

palatial establishments. John Logan Gilbert, 72, was arrested on a charge of bootlegging at 69 1/2 Main. Drew Odum, 43, was arrested for selling liquor without a license

and operating a disorderly house at 506 N. First. Carrie Mae James was charged with operating a disorderly house at 508 E. Church.

Not Interested 'At The Moment,' But If He Were

Stratton Would Seek Presidency



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