

PROGRAM OF P RESERVATION AND UTILIZATION

Exhibit "A" of Application dated November 21, 19 90

A. Name of applicant agency and representative

(1) Legal name of prospective transferee

Champaign Park District

(2) Name, title, and address of person having authority to consummate transaction as shown by attached resolution or certificate.

Robert F. Toalson, General Manager  
Champaign Park District  
706 Kenwood Road  
Champaign, IL 61821

B. Property name and location

(1) Name and GSA Control Number of Property

William L. Springer Federal Building  
2-G-IL-686

(2) Location of Property

301 North Randolph Street  
Champaign, Illinois

C. Description of Property

(1) Land

(a) Acreage  
.60 acres

(b) Description by metes and bounds, accompanied by a map

A tract of ground being a part of the West one-half of the Southeast Quarter of Section 12, Township 19 North, Range 8 East of the 3rd Principal Meridian, more particularly described as follows:

Beginning at the Southeast corner of Block 5 in Farnham Clark and White's Addition to the City of Champaign as recorded in the Champaign County Recorder's Office, proceed North 132.0 feet along the East line of said Block 5, being the West line of Randolph Street, to the South line of a public alley; thence West 198.0 feet along the South line of said public alley to the Northwest corner of Lot 10 of said Block 5; thence South 132.0 feet along the West line of said Lot 10 to the South line of said Block 5, being the North line of Church Street; thence East 198.0 feet along the South line of said Block 5 to the Point of Beginning, encompassing 0.60 acres in Champaign County, Illinois, Figure 1.

Legal description (additional)

Lots 10, 11 and 12 in Block 5 in Farnham, Clark and White's Addition to the City of Champaign; situated in the City of Champaign, Champaign County, Illinois.

(2) Buildings, structures and improvements

The William L. Springer Federal Building is located at the northwest corner of Church and Randolph Streets in Champaign, Illinois. In plan, the building is a truncated "L" shape, reflecting its construction history, Figure 2. The primary wing, oriented towards the east, is the original rectangular building. A larger rectangular wing was added at the back, or west side. The building has a secondary orientation to the south.

This structure consists of one story above a raised basement. The facades are brick, heavily ornamented with terra cotta and cast stone with classical detailing. The primary facade is composed of five bays with the center three projecting; the secondary, of seven. Both facades have a solid-to-void ratio of 1:1. Basement windows are directly below those of the principal story, emphasizing the rhythm of solids and voids. The windows on both levels are one-over-one double hung with metal sash.

The facade from ground level to the window sills of the main floor is of terra cotta and cast stone. A belt course marks the level of the first floor. Above the first floor window sills the walls are brick, laid in Flemish bond. The roof is flat. The building is topped with a balustraded cornice.

Cast stone and terra cotta ornamentation is used to define the building's base, corners, openings, and crown. The primary entrance is marked by special ornamental emphasis.

# SPRINGER BUILDING

301 N. RANDOLPH ST.  
CHAMPAIGN, ILLINOIS

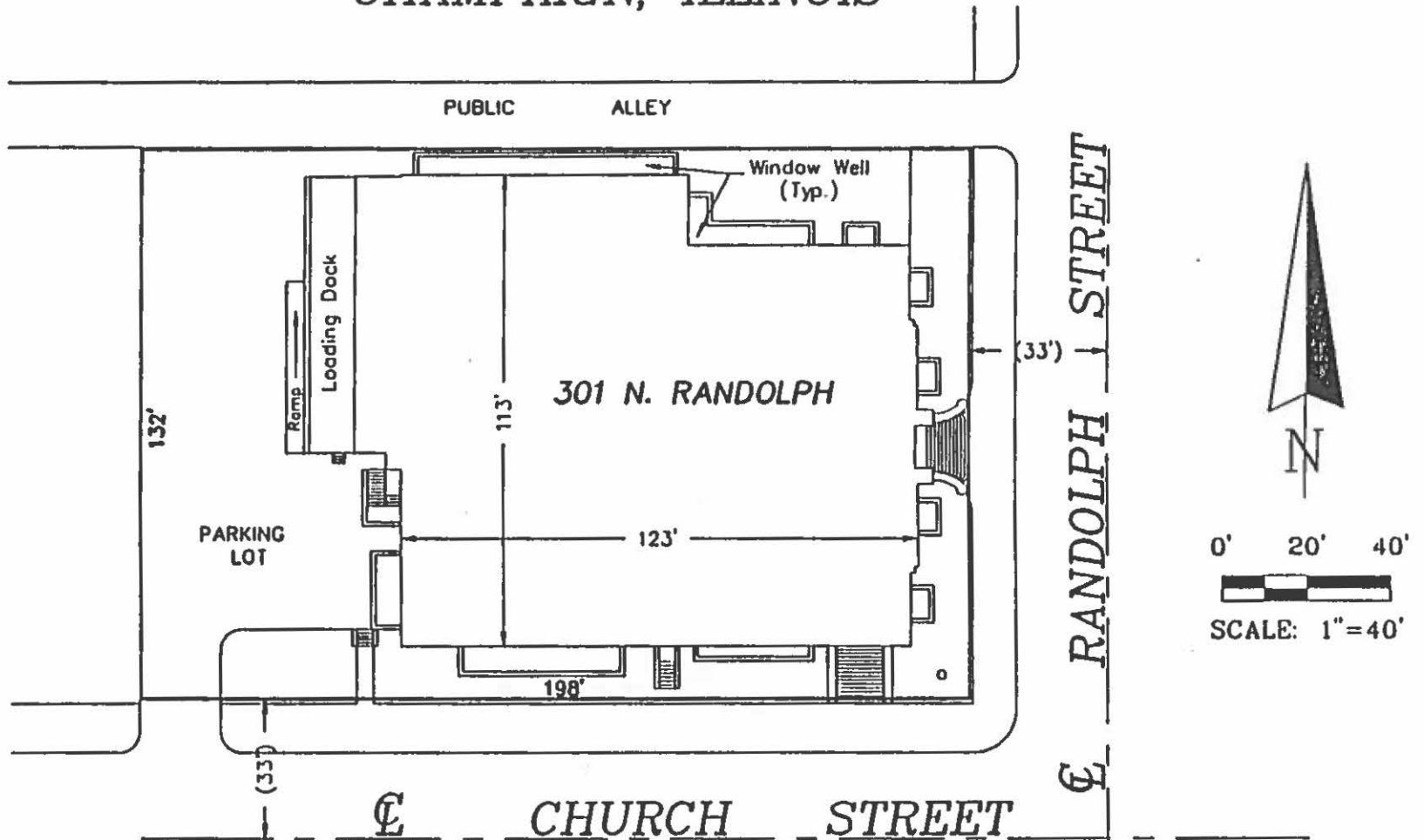
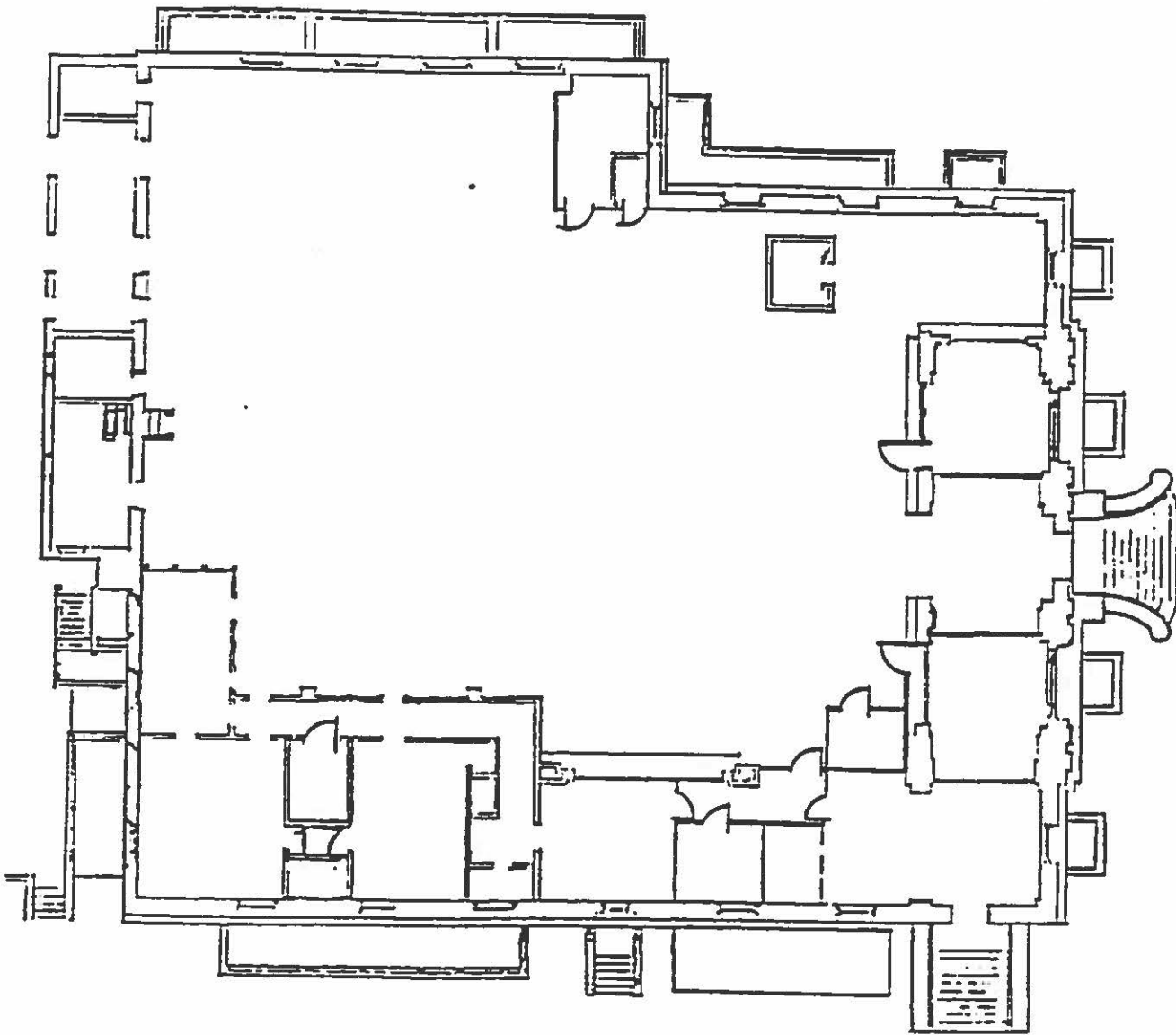


FIGURE 1



FIRST FLOOR PLAN  
(1985)

er  
1  
Ω

Figure 2

(3) Utilities - show designation and description

The location of the utilities is shown on the architectural plan Page 2.

(4) Related personal property

(None)

D. Significance

(1) Architectural Significance

The William L. Springer Federal Building is significant architecturally, as the best example of Beaux-Arts design in Champaign; and historically, as the only surviving public building that reflects the City's rapid growth at the turn of the century.

As discussed in the National Register nomination for the building, "The Federal Building represents the only significant example of early twentieth-century classicism in its immediate area. Its bold textures, bilateral symmetry, and complex rhythms express the Beaux-Arts aesthetic and Taylor's concern to make an imposing architectural statement of the Federal Government's presence in Champaign. Moreover, the building is a fine example of the use of terra-cotta. The extremely elaborate accumulation of classical detail was made possible by the use of prefabricated terra-cotta modules. Continuing concern for the quality of workmanship is evidenced by 1936 newspaper articles. They indicate that at a time when much public work was being accomplished with the help of the Works Progress Administration, the workers of the Post Office were being paid at the prevailing wage rate. The resulting high quality craftsmanship is demonstrated in the exterior details of the Church Street side of the 1936 addition, where much care was taken to duplicate the detail used in 1905."

The present site reflects very little of the character of the early building. Therefore, it is insignificant. The building's exterior is of primary significance in the massing, materials, ornamentation and solid-to-void ratios of both the original building and the 1936 addition. Intrusive elements are discussed in detail in the Statement of Integrity later in this section. Examples of intrusive elements include: the aluminum doors, the new sash units, the lowered ceilings and the covering of transoms and signage.

The interior space of primary significance is the original lobby. The spaces of secondary significance are the first floor offices which retain original baseboards, chair rails, wainscoting and ornamental moulding. Insignificant spaces include those which, through successive remodelings, have lost their original character. Intrusive areas are primarily portions of spaces that are not in keeping with the character of the building; and include such elements as suspended acoustical tile ceiling, plywood paneling, and modern coverings atop original floor materials.

(2) Technological Significance

Neither the structural, mechanical or electrical systems display any unique examples of type of construction or of a specific technology that needs to be considered in future alterations.

(3) Historical Significance

There were no significant personalities or events associated with this building.

(4) Landmark Significance

The structure is in a position of visual significance as described under architectural significance above.

(5) Statement of Integrity

1. Exterior

Of the building's original facades, only the west has been obliterated, this due to the rear additions constructed in 1928 and 1936. The other facades are reasonably intact. The south side of the 1936 addition carefully duplicates the original building, so successfully that passers-by probably are not aware that it is an addition. The north side, flanked by an alley, shows the addition line, but this is not glaring due to the fact that utility space adjoining an alley is expected, in old structures as well as new. The new west facade is completely utilitarian, and does not make any effort to duplicate the original architecture. The parapet is balustraded along the length of the south addition, but is solid on the west and north. The most glaring intrusion on the historic architecture is the substitution of aluminum doors and windows, which took place in 1981. The covering of the Post Office sign, the removal of the flagpole, and the installation of obtrusive handrails at the south and east facades are minor losses.

## 2. Interior

The building's interior has always been sharply divided into significant and insignificant spaces, with public spaces receiving considerable attention to design and workmanship while utility spaces were unelaborated shelter for the activities which took place in them. Over the years, the utility spaces have changed dramatically. The ornamented spaces have changed also, but more slowly and by accretion rather than replacement.

The spaces numbered 1, 2, 3, 4, and 16 on Figure 3 are rooms that originally constituted the public spaces of the building. All of them have been altered to make them blend uniformly with the modernized utility spaces, but most of their historic fabric remains in place, concealed.

Rooms 1, 2, 3, 4, and 16 were the building's original lobby, now subdivided. All have original marble and terrazzo floors, covered by a layer of carpet. The original ceiling of these rooms, ornamental plaster with ornate brackets and oak mouldings, is largely intact above a suspended acoustical ceiling. This condition is clearly illustrated in the accompanying pictures, which were taken by pushing aside the acoustical panel and photographing the conditions behind it. The walls which are original retain their wainscot and chair rail, though they have been painted. Original dark green marble base is found on the east and west walls of room 1, the east wall of room 2, parts of the north and south walls of room 2, the north wall of room 3, part of the north wall of room 4, and the north, east, and west walls of room 16. The coved mouldings on original walls also remain. Separation walls do not attempt to duplicate original detailing. One wood door with a glass panel in room 2 is original. Most of the other elements in these rooms, including other doors, windows, lighting, HVAC, and decorative treatments, are intrusive additions.

Other rooms in the building have some significance insofar as they retain their original details and character. However, they were never designed with any but functional purposes in mind. They are altogether of a lower order in both materials and workmanship than original public areas of the building.

Rooms 5 and 6, originally part of the office area of the post office, have some trim and details of secondary significance.

Room 7 has one original glazed door which is considered significant, and original closets on the west and east walls which are of secondary significance.





Room 8 has some original mouldings, two original doors, and an original radiator.

The walls of Rooms 9, 10, and 11 are original, with tongue and groove wainscot, wood chair rail, and baseboard. Their doors also are original.

Rooms 12 and 13 have no significant details remaining.

The only significant detail in Room 14 is one door.

The west and north walls of room 15 are original plaster with wood base and chair rail.

A copy of the National Register nomination form is attached.

#### E. Preservation and Architectural Plan

Original architectural plans are attached along with plans and notes for the proposed work to maintain and enhance the integrity of the historic elements of the building. It is the intention of the Park District to restore the front lobby area rooms 1, 2 and 16 as shown in Figure 3 and the attached architectural drawing page 1. The drop ceiling will be removed and the historical detailing and finishes to be repaired to the original character as is economically feasible (see enclosed pictures of area). The carpet will be removed and the original marble and terrazzo floor refinished as economically feasible. No picture of the floor is shown as the carpet, which was securely affixed, was not removed. The majority of this work will be done prior to opening the facility for recreation programs. Over the next several years this lobby and rooms 3 and 4 will continue to be restored as funds allow. The remaining historic areas including the exterior of the building will continue to be maintained to preserve the integrity of the historic significance of the building.

#### F. Use Plan

The areas of primary historic significance rooms 1, 2 and 16 as shown in Figure 3, will be brought back to their original condition as much as possible as outlined in Section E. This area will be used as a lobby and display area. Not only will the original architectural elements be featured for public viewing, but the area will also be used to feature art and community exhibitions as well as displays of public interest.

Room 4 will be restored as much as possible without removing the partition between areas 2 and 3. Initially the carpet and the drop ceiling will be left in place, but as funds become available the area will continue to be restored to its original condition. It will be used for small group meetings including Park District and City Government staff, public groups and private organizations on a rental basis.

Room 3 will initially continue to be used to provide office space for recreation personnel in the building.

At some time in the future as stated in Section E, the Champaign Park District may choose to remove the partitions between rooms 2, 4 and 3 and bring the original full lobby back to its original condition as much as possible. This area would then be used for lobby and display purposes as presented above.

The remaining spaces in the William L. Springer Building, which are of secondary or no historic significance will be used to provide recreation program spaces, office spaces and possibly space for a specialty shop area as listed below.

#### Program Spaces:

1. Art Studio - art classes: drawing, painting, exhibits
2. Pottery Studio - pottery classes, exhibits
3. Dance Studio - dance programs, recitals
4. Drama Studio - production/theatre classes
5. Music Room - music classes and choir practices
6. Woodworking Studio - furniture refinishing, picture framing, model building, wood crafts
7. Weaving Studio - Weavers guild
8. Kitchen facilities - for cooking workshops, seminars and classes
9. Special Interest Room - community groups, meeting space, i.e., Astronomical Society, Ski Club, Creative Writing, First Aid, CPR, Health Education classes, photography, etc.
10. Preschool rooms (2)
11. Aerobics/Fitness Room
12. General storage area for program supplies
13. Custodian closets - (2) 1 on each floor
14. Teen Room - program room for teens
15. Possibly room for Model Railroad Club and other hobby groups
16. Room for meetings of community groups

#### Office Space

1. Coordinator's Office (1)
2. Program Supervisor office (Kaleidoscope Kids Director) (1)
3. Art Smart/Busy Bee (2) (offices need to be in class area)
4. Receptionist - greeting area

#### Mercantile/Specialty Shop Area

1. Shop or shops to sell craft/art items from the different classes.

In addition to recreation and cultural arts programs conducted by the Park District, the District may, if space is available, make space available to groups affiliated with the Park District such as: Model Railroad Club, C.U. Astronomical Society, Reading Club for the Blind, Champaign Ski Club, West Central Illinois Children's Choir and others.

The Park District may also work with other local governments to provide space for an educational museum and/or educational programs.

Providing space for these program activities will require some building remodeling. This remodeling, such as wall partitions, improved air circulation and air conditioning, improved restroom facilities, and additional lighting will be done in such a manner so as not to change or negatively impact on the historic features of the building.

G. Financial Plan

- 1) Analysis of projected income from all sources  
Income will be obtained from two sources, tax funds the Park District as a local government body is authorized to levy and collect, and from program income.

Annual projected tax funds.....	\$ 115,000
Program income	
Art Smart program.....	26,000
Busy Bees program.....	25,000
After school program.....	10,000
Special interest classes..	15,000
Fitness & Other classes...	5,000
Rentals & Special Events..	5,000
Camps & Clinics.....	<u>5,000</u>
	<hr/>
	91,000
Total Income	\$ 206,000

- 2) Analysis of projected expenses for:

- a) Repair, rehabilitation and restoration  
The Park District does not know the costs for repair, rehabilitation, and restoration and this will not be known until architectural drawings are completed and bids taken.

The District does have the following funds available in a Capitol Development Fund projected for the Springer Building..... 220,000

In addition, the District under State law can issue bonds up to .00575 of the District's assessed valuation without the requirement of a public referendum.

.00575 x 463,142,456 (assessed valuation) = \$ 2,663,069  
\$2,663,069 less outstanding bond debt of \$160,000 =  
\$2,503,069

The District can issue \$2,503,069 without referendum. These funds can be used as needed for the repair, rehabilitation, and restoration of the William L. Springer Building.

- b) Recurring maintenance requirements  
 The following projections are anticipated for the recurring maintenance requirement.

Custodian.....	\$13,000	
Office & Equipment Repair.....	2,000	
Building Repairs.....	5,000	
Building Maintenance Supplies....	2,000	
Janitorial Supplies.....	1,000	
Building Improvements.....	20,000	
		<u>43,000</u>

- c) Administration and Operation

The following projections are anticipated for the administration of the facility and the recreation programs.

Personnel

Coordinator	20,000
Director-Afterschool	5,000
Director-Busy Bees	12,000
Director-Art Smart	12,000
Receptionist-Bldg. Opener	15,000
Afterschool Instructors	4,000
Art Smart Instructors	11,000
Busy Bee Instructors	10,000
Other Instructors	10,000
Other Personnel	<u>5,000</u>

Total Personnel 104,000

Contractual

Postage & Printing	3,000
Advertising/Publicity	1,000
Staff Training & Conferences	1,000
Utilities-Electricity	25,000
Water	1,000
Telephone	2,000
Other Services	<u>3,000</u>

Total Contractual 36,000

Supplies & Commodities

Office Supplies	2,000
Uniforms	1,000
Recreation/Athletic Supplies	3,000
Food/Art Supplies	6,000
Other Supplies	<u>1,000</u>

Total Supplies & Commodities 13,000

Capital Items

Office Equipment	2,000
Recreation Equipment	<u>8,000</u>

Total Capital Improvements 10,000

Total Administrative and Operations Funds \$ 163,000  
=====

- (3) Provision for disposition of excess income  
No excess income is anticipated. All income from program services will be expended in the program services area. If any excess of income results from the tax funds, the District would either reduce the tax rate or use the funds for additional capital projects for the facility or the recreation programs.
- (4) Description of accounting and financial procedures  
The District maintains its accounts and prepares its monthly and yearly financial statements on the cash basis, reflecting only cash received and disbursed. The District has an audit of the financial statements and an evaluation of the internal controls of the financial system done yearly by an independent accounting firm.

H. Capability

The Champaign Park District is a local government agency established under the Park District Code Chapter 105 Illinois Revised Statutes 1985 Articles 1-13. The Park District was first organized on October 28, 1911 as a Township Park District. The Park District was reorganized as a General Park District by referendum vote on April 5, 1955.

The Park District is authorized to levy taxes for the operation of the District. The tax levy in 1990 was .5129 resulting in a tax income of \$2,375,458. Additional income from program registrations, gifts and donations, interest and miscellaneous sources resulted in an income of \$5,044,696 for the 1989-90 fiscal year.

The Park District employs 35 full time staff and utilizes over 300 part-time and seasonal staff over a years time. The operation and administration of the Springer facility would be handled by the Recreation Department with the Coordinator of Cultural Arts programs assigned as the manager of the facility. This staff member plus a receptionist/building opener and custodian would be assigned permanently to the facility. The Director's of the Art Smart and Busy Bees preschool programs, and the After School programs would also be housed in the facility and those programs would be conducted in that facility. There would also be many leaders and instructors for the various recreation programs operating in the facility.

In addition to the full time custodian, the maintenance and upkeep of the facility would be supplemented by the maintenance division of the Park Operations Department. This staff includes specialists in heating and air conditioning, electricity, plumbing and carpentry.

The Champaign Park District owns and operates one other site listed on the National Historic Register. The historic Stone Arch Bridge was acquired by the Park District in 1979.

1. Resolution

The Resolution certificating authority of the Park District was approved by Board action at a meeting of the Board of Park Commissioners on September 28, 1990. A certified copy is attached.

RESOLUTION

CERTIFICATE OF AUTHORITY

Whereas, certain real property owned by the United States, located in the County of Champaign, State of Illinois, has been declared surplus and at the discretion of the Administrator of General Services, may be conveyed for historic monument purposes to a State, political subdivision, instrumentalities thereof, or municipality, under the provisions of section 203(k)(3) of the Federal Property and Administrative Services Act of 1949, as amended (40 U.S.C. 484(k) (3)), and rules and regulations promulgated pursuant thereto, more particularly described as follows:

A tract of ground being a part of the West one-half of the Southeast Quarter of Section 12, Township 19 North, Range 8 East of the 3rd Principal Meridian, more particularly described as follows:

Beginning at the Southeast corner of Block 5 in Farnham Clark and White's Addition to the City of Champaign as recorded in the Champaign County Recorder's Office, proceed North 132.0 feet along the East line of said Block 5, being the West line of Randolph Street, to the South line of a public alley; thence West 198.0 feet along the South line of said public alley to the Northwest corner of Lot 10 of said Block 5; thence South 132.0 feet along the West line of said Lot 10 to the South line of said Block 5, being the North line of Church Street; thence East 198.0 feet along the South line of said Block 5 to the Point of Beginning, encompassing 0.60 acres in Champaign County, Illinois, Figure 1.

Legal description (additional)

Lots 10, 11 and 12 in Block 5 in Farnham, Clark and White's Addition to the City of Champaign; situated in the City of Champaign, Champaign County, Illinois.

Whereas, Champaign Park District needs and will utilize said (Legal Name of Applicant) property in perpetuity for historic monument purposes as set forth in its application and in accordance with the requirements of said Act and the rules and regulations promulgated thereunder; and

Whereas, Applicant is authorized, willing, and able to conduct compatible revenue-producing activities, and that regardless of any revenues derived from such activities, Applicant is financially able to utilize said property for historic monument purposes as set forth in its Program of Preservation and Utilization and in accordance with the requirements of said Act and regulations and procedures promulgated thereunder; and

Whereas, Applicant agrees that any income in excess of costs of repair, rehabilitation, restoration, and maintenance shall be used by the Applicant only for public historic preservation, park, or recreational purposes as enunciated in its Program of Preservation and Utilization;

Now, Therefore, Be It Resolved, that Champaign Park District  
(Legal Name of Applicant)

shall make application to the Administrator of General Services for and secure the transfer to it of the above-mentioned property for said use upon and subject to such exceptions, reservations, terms, covenants, agreements, conditions, and restrictions as the Secretary of the Interior, and the Administrator of General Services, or their authorized representatives, may require in connection with the disposal of said property under said Act and the rules and regulations issued pursuant thereto; and Be It Further Resolved that Champaign Park District  
(Legal Name of Applicant) has legal authority, is willing, and is in a position

to assume immediate care and maintenance of the property, and that

Robert F. Toalson General Manager  
(Name of Official(s)) (Title of Official(s))

French L. Fraker  
(Authorized)

be and he is hereby authorized, for and on behalf of the Champaign Park District, to do and perform any and all acts and (Legal Name of Applicant)

things which may be necessary to carry out the foregoing resolution, including the preparing, making, and filing of plans, applications, reports, and other documents, the execution, acceptance, delivery, and recordation of agreements, deeds, and other instruments pertaining to the transfer of said property, including the filing of copies of the application and the conveyance documents in the records of the governing body, and the payment of any and all sums necessary on account of the purchase price thereof or fees or costs incurred in connection with the transfer of said property for survey, title searches, recordation of instruments, or other costs identified with the Federal surplus property acquisition.

Champaign Park District Board of Commissioners  
(Legal Title of Governing Body of Applicant)

706 Kenwood Road, Champaign, IL 61821  
(Address)



I, French L. Fraker, hereby certify that I am the  
(Name of Certifying Officer)

Attorney, of the Champaign Park District Board  
(Title of Certifying Officer) (Title of Governing

of Commissioners; and that the foregoing resolution is a true and  
Body of Applicant)

correct copy of the resolution adopted by the vote of a majority of the  
members of said Champaign Park District Board of Commissioners present at  
(Title of Governing Body of Applicant)

a meeting of said body on the 28th day of September,  
19 90, at which a quorum was present.

  
(Signature of Certifying Officer)

BE IT RESOLVED by the Board of Commissioners of Champaign Park District that the General Manager of said Park District, presently Robert F. Toalson, is hereby authorized and empowered to execute, in behalf of said Park District, any and all documents required by the United States Department of Interior, the General Services Administration, the National Park Service or any other instrumentality of the United States Government, including, without limiting the generality of the foregoing, the Agreement for Obtaining Real Property for Historic Monument Purposes, said real property being located at 301 North Randolph Street, Champaign, Illinois and commonly known as "The Springer Building."

BE IT FURTHER RESOLVED that the General Manager of said Park District is further authorized and empowered to do and perform all other acts necessary to implement and consummate the transaction whereby said real estate shall be acquired by Champaign Park District.

Certificate of Secretary

I, FRENCH L. FRAKER, the duly appointed and acting Secretary of Champaign Park District, do hereby certify that the above and foregoing is a true and correct copy of a resolution of the Board of Commissioners of Champaign Park District duly and unanimously adopted by said Board at a regular meeting thereof held November 14, 1990. I further certify that, since its adoption, said resolution has not been amended or rescinded and is, on this date, in full force and effect.

Dated this 15th day of November, 1990.

  
\_\_\_\_\_  
Secretary, Champaign Park District

(SEAL)

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

RECEIVED

DATE ENTERED

FOR FEDERAL PROPERTIES

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1** NAME

HISTORIC

U. S. Post Office

AND/OR COMMON

Federal Building

**2** LOCATION

STREET & NUMBER

Randolph and Church Streets

NOT FOR PUBLICATION

CITY, TOWN

Champaign

CONGRESSIONAL DISTRICT

21st

STATE

Illinois

VICINITY OF

CODE

17

COUNTY

Champaign

CODE

010

**3** CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES, RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
		<input checked="" type="checkbox"/> YES, UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER

**4** AGENCY General Services Administration

REGIONAL HEADQUARTERS (if applicable)

STREET & NUMBER

18th & F Streets, N.W.

CITY, TOWN

Washington

STATE

District of Columbia

VICINITY OF

**5** LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,  
REGISTRY OF DEEDS, ETC

Champaign County Courthouse - Registrar of Deeds

STREET & NUMBER

Lincoln Square

CITY, TOWN

Urbana

STATE

Illinois

**6** REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

## CONDITION

## CHECK ONE

## CHECK ONE

 EXCELLENT DETERIORATED UNALTERED ORIGINAL SITE GOOD RUINS ALTERED MOVED DATE \_\_\_\_\_ FAIR UNEXPOSED

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The U.S. Federal Building, originally the U.S. Post Office, was completed in 1905. It was designed in the office of James Knox Taylor, Supervising Architect of the Treasury Department 1897-1912. Set back slightly from the northwest corner of Church and Randolph Streets, the building is one storey above a raised full basement. As originally constructed, the building measured approximately 95 feet by 55 feet, with five bays on the Randolph Street (principal) facade and three bays on the Church Street (southern) facade. In 1929 an addition approximately half the size and two-thirds the height of the original building was constructed to the west of the original building.<sup>1</sup> Lacking the distinctive detailing of the original building, this addition was razed to make way for a larger addition which measures approximately 67 feet by 111 feet.<sup>2</sup> The 1936 addition added four bays to the north and south facades and one bay on the east facade.

The building is constructed of brick bearing walls laid in Flemish bond. The basement is faced with Indiana limestone; limestone as well as terra cotta is employed for ornamentation.

The basement of the original building is articulated by a one over one double-hung sash window in each bay. The transition from basement to first storey is defined by a molded belt course. The building's entablature is of stone and terra cotta and does not conform to any one classical order. Rather it is composed of a simple architrave, a blank frieze, and a cornice with egg and dart molding and mutules under the cornice. The cornice is surmounted by a balustraded parapet composed of alternating balusters and piers with panels, continuing vertically the pattern of projections and recessions.

In the outer two bays of the principal facade the belt course is surmounted by two courses of limestone which are surmounted by a projecting sill course, above which quoining begins. Each outer bay has a two over two double-hung sash window surmounted by a two light transom. The window sill projects beyond the sill course and surmounts two incised compound blocks. The window is surmounted by a shouldered architrave, itself surmounted by a pulvinated frieze and cornice with metal hood flashing.

The three bays of the central pavilion are defined by four pairs of Ionic pilasters that are deeply fluted and banded. The capitals of the pilasters are embellished with tassels, an egg-and-darts, and are surmounted by a rosette on the echinus. Each window flanking the entrance is composed of two one over one double-hung sash units

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# NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

CONTINUATION SHEET

ITEM NUMBER 7

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flanking a wide center unit. Pilaster-like mullions separate the units. The window sill detail surmounts square blocks with panels similar to the outer bays. Three blocked transom lights surmount the sash and are in turn surmounted by a low relief dentil molding which forms the transition to a transom with lights twice as high. The surround is banded like the pilasters. The entire aperture is a flat-headed arch with a projecting keystone and four projecting voussoirs.

A curvilinear grand staircase leads to the central bay. Originally a cast iron post lamp with five globes stood on either side of the door. Although the doorway is now covered with wood, it originally contained double doors surmounted by a three light transom. The sides of the door's architrave are paneled and surmounted by a console with a festoon and guttae. The lintel of the architrave contains a shaped panel. The consoles support a cornice with dentil molding which is surmounted by a three light transom and flat-headed arch identical to those in the flanking bays. The frieze, originally inscribed "United States Post Office," is now covered with wood. The piers of the parapet in the central bay are identical to those in the flanking bays, but the balustrade is replaced with a heavy cartouche surmounting a foliated scroll and topped by a large scroll. The festoon continues the vertical thrust of the entrance bay.

With the exception of the easternmost bay, each of the seven bays of the southern facade is identical to the outer bays of the principal facade. The only difference is a small window between the two westernmost bays. The original quoining was removed and applied at the western corner of the addition. The easternmost bay, which now functions as the main entrance, is approached by a long steep staircase flanked by wrought iron railings. The modern aluminum double doors are surmounted by a pulvinated panel which is in turn surmounted by a two light transom that is now blocked. Another two light transom, less recessed, surmounts the one below. The door surround terminates in block like brackets with guttae which support a hooded cornice identical to that over the windows. The top blocks contain roundels. A shaped panel replaces the frieze. Originally, torch-like cast iron electro bronzed standards for gas lamps were attached high on the wall flanking the Church Street entrance.

The original three bays of the north facade are identical to those on the southern facade except that the quoining at the west corner was removed during the 1936 construction. Flemish bond brickwork replaced

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the voids. In the one bay of the addition facing east, the area between the basement and sill course is replaced by brick. The window ornamentation is perhaps from the original building. The parapet and frieze are brick, articulated only by a stone cornice and terra cotta parapet coping. The four western bays of the north facade have little ornamentation. The area between the basement and the sill course is brick. The fenestration of these bays differs from the others, each unembellished window containing two one over one double-hung sash units separated by a mullion and surmounted by two blocked transom lights.

The rear (west) facade is composed of nine asymmetrically placed windows. The four southernmost are composed of a limestone sill course, the overcast double-hung sash units, and a brick surround surmounting each window. The stone architrave and cornice, and the terra cotta coping are the only ornamentation on this facade. A brick chimney cuts through the architrave and cornice, and separates the four southernmost windows from the others, which are largely blocked by a lower one storey brick extension adjoining a covered loading platform.

Since 1966, when the building was converted to a Federal Building, the interior has been altered to include suspended acoustical ceilings, tiled or carpeted floors, and walls with wood grained panel board. Nonetheless, the alterations have generally not affected the original fabric. The 1905 details remain behind the new ceiling and the marble-inlaid terrazzo floors remain beneath the carpeting. Despite new partitions incorporated into the space, the plan of the lobby is intact.

1 W.P. Taylor, del., U.S. Treasury Department, unnumbered plans and section studies, July 30, 1928.

2 Edward C. Harper, del., U.S. Treasury Department, unnumbered plans 1929 Champaign News Gazette. Photograph dated 1935, University of Illinois, Archives, Champaign-Urbana, Illinois.

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# 58 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1905, 1929

BUILDER/ARCHITECT James Knox Taylor

## STATEMENT OF SIGNIFICANCE

The Federal Building represents the only significant example of early twentieth century classicism in its immediate area. Its bold textures, bilateral symmetry, and complex rhythms express the Beaux-Arts aesthetic and Taylor's concern to make an imposing architectural statement of the Federal Government's presence in Champaign.

Moreover, the building is a fine example of the use of terra cotta. The extremely elaborate accumulation of classical detail was made possible by the use of pre-fabricated terra cotta modules. Continued concern for the quality of workmanship is evidenced by 1936 newspaper articles. They indicate that at a time when much public work was being accomplished with the help of the Works Progress Administration, the workers on the Post Office were paid at the prevailing wage rate.<sup>1</sup> The resulting high quality craftsmanship is demonstrated in the exterior details of the Church Street side of the 1936 addition, where much care was taken to duplicate the detail used in 1905.

Although originally one of a number of public buildings constructed during Champaign's rapid growth at the turn of the century, because of urban renewal, the Federal Building today stands as an unusual visual monument to turn of the century taste and craftsmanship.

<sup>1</sup> Urbana Daily Courier, Feb. 26, 1936 Collection of the Urbana Daily Courier.

