

#### IV. RECOMMENDATIONS: **Carbondale Register of Historic Places**

The Carbondale Register of Historic Places was established with the passage of the Preservation District section of the City's Zoning Ordinance in October 1989, which allowed for the City to create local landmarks, historic districts, and neighborhood preservation districts. As of April 2002, the City has eight local landmarks and no historic districts or neighborhood preservation districts. Because of the lack of designations, the Development Services staff and the Preservation Commission wanted particular focus on a list of properties which may be eligible for designation. They also wanted suggestions on how to achieve these designations.

*A Master List of Historic and Architecturally Significant Properties in Carbondale* was compiled in 1997 by the Inventory of Potential Designations Committee of the Preservation Commission, which had been formed to review the 1992 "Inventory of Potential Places to be Considered for Designation as a Landmark or Historic District." Committee members compiled the *Master List* from data collected in four previous surveys (see below), two of which had suggested potential local landmarks and National Register designations. Beyond these surveys, the Committee drove all of the streets of Carbondale and the outlying one and one-half mile zoning jurisdiction to cross check the list, eliminate those buildings no longer standing, and include additional buildings that were outside the surveys' boundaries. The final product was a list of approximately 300 buildings and sites that could be considered potential local landmarks.

For this project, *ArchiSearch, Historic Preservation Consultants*, used the *Master List* and evaluated each property listed in a quick reconnaissance. Additional properties which were not included on that list, may also be potentially eligible for the Carbondale Register, but a reconnaissance of the entire community was beyond the scope of this Plan. Evaluations made during the brief reconnaissance for this project were made strictly with architectural and integrity judgments. When obvious, potential historic significance is also indicated. All properties which have been recommended for the National Register in this Plan, have also been recommended for local landmark listing. Properties worthy of listing in the National Register should also have the protection provided through the local historic preservation ordinance.

When possible, historic district recommendations have been made. In some cases, historic districts are comprised of several buildings which may also be individually eligible as local landmarks. Historic districts, however, allow more properties to be recognized, and therefore protected through design review. Important to consider also is that local historic districts may be certified by the Illinois Historic Preservation Agency (Local Government Services), thereby extending the Illinois Property Tax Assessment Freeze program to these properties, even if they are not listed on the National Register. This does *not* apply to individual local landmarks. Contributing properties within local historic districts may also be certified for the federal Rehabilitation Investment Tax Credit program, but the certification has a higher threshold (i.e., the historic district must essentially meet a National Register criterion and maintain integrity) than for the Property Tax Assessment Freeze Program certification. Additionally, the certification for the Tax Credit is ultimately done through the National Park Service in Washington, D.C. rather than through the Illinois Historic Preservation Agency.

Within each category, properties are placed in priority of which properties appear to be in jeopardy due to development pressures, lack of use, and/or general neglect.

While the Development Services staff and the Preservation Commission are interested in more properties being included in the local register, under the current Zoning Ordinance, owners of individual properties and the majority of property owners in districts who object to designation can stop the nomination process. Unless changes are made to the Zoning Ordinance, no property in Carbondale may be designated without owner approval, no matter how significant the property is.

Additionally, as the ordinance is currently written, a majority of property owners must sign a petition that is submitted with the nomination before the Preservation Commission can conduct a preliminary review. The reality of having the supporting property owners organize, rather than having the objecting property owners organize, may mean that historic districts and neighborhood preservation districts do not get designated. (See Section IV. *Recommendations: Carbondale Zoning Ordinance* for additional information.)

### ***Recommendations***

- The Preservation Commission should send a letter of inquiry to each of the property owners of the recommended properties below to see whether any property owners would consent to the nomination of their properties. The mailing should include the brochure, *Designating Properties to the Carbondale Register of Historic Places*.
- The Preservation Commission should sponsor workshops on “How to Research your Old Building” and on the nomination process to better inform the general public of how to complete the nominations forms.
- The Preservation Commission should create a list of interested local historians (professional and amateur) and architects who might be interested in assisting people with preparing nominations.
- The Preservation Commission should consider sponsoring a summer intern who would be charged with completing nomination forms.
- The Preservation Commission should conduct informational meetings within potential historic districts and neighborhood preservation districts.

The following codes have been used with the recommended properties below to indicate that a property has been documented through a previous survey:

- KIR - *Report on an Architectural/Historical Survey of the Central Area of Carbondale, Illinois*, November 1991, Charles Kirchner & Associates, project consultants
- THO - *The Historic Town Square, Carbondale, Illinois*, May 1997, Thomason and Associates, consultants
- IHSR - *Illinois Historic Structures Report*
- IHLS - *Illinois Historic Landmarks Survey*

The numbers accompanying the references to the Kirchner and/or Thomason surveys refer to the survey form number. A survey map accompanies each of these survey projects, showing the survey numbers and the location of the properties. When names of buildings are listed, these are historic names and do not necessarily reflect the current occupant of the building.

In addition, the following codes have been used with the recommended properties below to indicate a property is suitable for further investigation for nomination to the National or Local Register program, or is listed in **BOLD** if it is presently included on the National or Local Registers:

- NR - National Register of Historic Places
- NRHD - National Register of Historic Districts
- LL - Local Landmark
- LHD - Local Historic District
- LNPD - Local Neighborhood Preservation District

## ***Potential Listings for Local Landmarks***

### **Residences (single family and multi-family)**

#### **Kopper Tie Plant House**

520 E. Fisher

Last remainder of the Kopper "Row Houses"-- actually Pyramidal Cottages--and Kopper Tie Plant. The house appears to be in poor condition.

#### **Buckminster Fuller House**

407 S. Forest

KIR636

(KIR-NR/LL)

If any house may have the potential to be a National Historic Landmark in Carbondale, this is it. This house should be a priority to protect through local designation.

#### **Mofield Residence/Dr. Johnson Residence**

6270 Old Highway 13 West

KIR695, IHLS

(KIR-NR/LL)

An outstanding example of a mid-19th century Italianate farmhouse with historic barn. This property was identified as far back as 1974 in the *Illinois Historic Landmarks Survey*. It should be a priority for both local and National Register designation.

#### **Dillinger Residence**

12417 North U.S. 51

IHLS

A brick Italianate farm house which remains in a rural context and retains a good degree of architectural integrity. The house is currently being used as a rental property. The rarity of this house both architecturally and through its setting should make it a priority for designation.

#### **Honeymoon Apartments**

418 W. Monroe

KIR425

A significant example of the Tudor Revival style as applied to an apartment building. While this property would be best designated within the Monroe Street Neighborhood Preservation District, it is also significant individually.

#### **201 North Almond**

Side Hall Plan vernacular house type with 4/4 original windows

**Dr. Lightfoot House**

520 S. University

KIR635

(KIR-LL)

Italianate style, Side Hall Plan vernacular building type, original windows

**Reef Residence**

411 S. Poplar

KIR517

**(NR)**

As this house was significant enough to be listed in the National Register, it should also be recognized, and protected, locally.

**210 E. Jackson**

KIR76, THO76

Excellent example of the Pyramidal Cottage vernacular building type, retaining a high degree of integrity

**718 S. Forest**

KIR696

(KIR-LL)

Excellent example of the Queen Anne style; appears earlier than the survey date of 1906.

**515 W. Rigdon**

A good example of a 1-1/2 story Hall and Parlor vernacular building type

**508 South Logan**

A good example of the Hall & Parlor house type

**505 North Bridge**

A good example of the Classical Revival Pyramidal Cottage vernacular building type

**1004 W. Sycamore**

Stone Bungalow, constructed in a method dubbed "Giraffe House" by the *Old-House Journal*

**Dunaway Residence**

409 West Main

KIR373

(KIR-LL)

A significant example of the Italianate style

**McElheny Residence**

1201 W. Sycamore

**203 W. Oak**

Currently artificially sided, but the significant entrance is intact

**109 N. Poplar**

KIR353

A good example of the Colonial Revival style

**603 W. Walnut**

KIR466, IHSR

(NRHD) (KIR-LHD)

A good example of the Gothic Revival style

**602 North Bridge**

A significant example of the Queen Anne style house in concrete block

**Crenshaw House**

5370 Springer Ridge Road

Early 20<sup>th</sup> century farmhouse with a high degree of integrity

**Commercial**

**Spires Grocery**

303 S. Washington (store with attached residence; 3 buildings)

A significant late 19<sup>th</sup> century grouping of buildings which appears to be in jeopardy due to lack of use

**Dunaway - Longbranch Building**

100-106 E. Jackson

KIR147, THO147

(KIR-LHD)

An outstanding turn of the century commercial block

**Carbondale Coca-Cola Bottling Works**

200-208 N. Washington

KIR146, THO146

(KIR-LHD)

Significant for both its historic uses as Shelton's Steam Bakery, then the Coca-Cola Plant, and as a good example of a historic light industrial building, with an intact storefront space. Condition appears to jeopardize this building.

**Dairy Queen**

508 S. Illinois

While the building continues in use, the rarity of this early Dairy Queen building should be protected. It makes a significant contribution to character along South Illinois Avenue.

**Varsity Theater sign**

418 S. Illinois

While the theater building itself has been substantially altered on the exterior, this significant sign continues to be an important character defining feature on South Illinois Avenue.

**Neber Building**

209-213 S. Illinois

KIR176, THO176

(KIR-LHD)

A good example of an early twentieth century commercial block

**Julia Building**

214-216 S. University

KIR453, THO453

(KIR-LHD)

A significant corner commercial building, c. 1930, originally with first story commercial space and second story apartments

**Elks Club**

220 W. Jackson

KIR354, THO354

(KIR-LHD)

**New Era Dairy**

220 S. Washington

KIR148, THO148

(KIR-LHD)

Though relatively undistinguished architecturally, this building is significant as a good example of a light industrial building from the early twentieth century.

**Good Luck Glove Factory**

438 S. Washington

KIR157

A significant historic industrial building exhibiting Art Moderne influence

**Old United States Post Office**

301 W. Main

THO371, KIR371, IHSR

(KIR-NR/LHD)

**Hickory Lodge**

1115 W. Sycamore

**Jeffrey Laundromat**

311 W. Main

A 1950s era building with original sign

**Egyptian Photo Lab Building**

415 W. Main

Excellent local example of the Art Moderne style

**Public**

**Attucks High School**

410 E. Main (historic significance)

Though less than fifty years in age, this is a significant resource in the history of Carbondale.

**Lincoln Jr. High School**

501 S. Washington

**Religious**

**Bethel A.M.E. Church**

316 E. Jackson

KIR82

**Walnut Street Baptist Church**

218 W. Walnut

KIR454

(KIR-LHD)

**Calvary Campus Chapel and Parsonage**

501 W. Main

**First Presbyterian Church**

310 S. University

KIR479, IHSR

(KIR-LL)

An excellent example of the Gothic Revival style, designed by C. Ward Rapp, who with his brother, George, designed over 400 theater buildings in the United States.

**First United Methodist Church**

214 W. Main

KIR356, THO356

(KIR-LHD)

A significant local example of the Late Gothic Revival style

**First Baptist Church**

302 W. Main

KIR357, THO357, IHSR

(KIR-LHD)

The large addition to this otherwise excellent example of the Romanesque Revival style prevents this building from being eligible to the National Register. However, it continues to be a significant local example of the style.

### ***Potential Listings for Local Historic Districts***

For the following historic district recommendations, general boundaries or blocks to be included are given with the proposed name of the historic district. Beneath these general boundaries are street/address lists for properties which have been documented in previous surveys. The street/address lists are based solely on previously surveyed buildings and may not be all encompassing for properties which should be included in the proposed historic districts. The general description should be the boundary of each historic district.

#### **North Poplar Street/West Oak Street Historic District**

The entire 100 and 200 blocks of North Poplar, part of the 200 block of West Oak (including the Huffman Funeral Home at 210 West Oak), and all of the 300, 400, 500 and 600 blocks of West Oak

Development pressures from the hospital should make this historic district a priority.

#### Documented buildings on North Poplar Street include:

109 N. Poplar KIR353  
112 N. Poplar KIR352  
200 N. Poplar KIR351 (KIR-LL)  
202 N. Poplar KIR321  
204 N. Poplar KIR322

#### Documented buildings on West Oak Street include:

304 W. Oak KIR312  
306 W. Oak KIR311  
310 W. Oak KIR310  
312 W. Oak KIR309  
314 W. Oak KIR308  
316 W. Oak KIR307  
McGinnis Residence, 318 W. Oak KIR306  
400 W. Oak KIR305  
402 W. Oak KIR304  
406 W. Oak KIR303  
408 W. Oak KIR302  
410 W. Oak KIR301  
412 W. Oak KIR300  
Birkholz Residence, 407 W. Oak KIR318  
505 W. Oak KIR324  
508 W. Oak KIR296  
Winter House, 512 W. Oak KIR295 (LL)  
Ashley Residence, 513 W. Oak KIR327  
600 W. Oak KIR294  
601 W. Oak KIR328  
604 W. Oak KIR293  
Martin Oil House, 606 W. Oak KIR292

### **Downtown Historic District**

Roughly including parts of South Illinois Avenue, North Illinois Avenue, West Main Street, North Washington Avenue, East Jackson Street, and West Jackson Street (including two mid-twentieth century buildings at 100 and 104 West Jackson Street)

Because of the significance of this area to the community, and supported by statements in the Comprehensive Plan, designation of this district should be a priority.

#### Documented buildings on South Illinois Avenue include:

New Brush Building, 100 S. Illinois and 201 W. Main KIR194, THO194 (KIR-LHD)  
Old Brush Building, 106 S. Illinois and 205 W. Main KIR193, THO193 (KIR-LHD)  
Carbondale Free Press Building, 112 S. Illinois KIR192, THO192 (KIR-LHD)  
F.M. Hewitt Drug Store, 114 S. Illinois KIR191, THO191 (KIR-LHD)  
118 S. Illinois KIR190, THO190 (KIR-LHD)  
122-124 S. Illinois KIR189, THO189 (KIR-LHD)  
Ledbetter Building, 126 S. Illinois KIR188, THO188 (KIR-LHD)

#### Documented buildings on North Illinois Avenue include:

Carbondale National Bank Building, 100 N. Illinois KIR195, THO195, IHSR (KIR-LHD)  
Virginia Building, 112-116 N. Illinois KIR196, THO196 (KIR-LHD)  
118 N. Illinois KIR197, THO197 (KIR-LHD)  
Leader Building, 120 N. Illinois KIR198, THO198 (KIR-LHD)  
Oldenbake-Fakes Building, 122 N. Illinois and 207 W. Jackson KIR199, THO199 (KIR-LHD)

#### Documented buildings on West Main Street include:

McAnally Building, 211-213 W. Main KIR366, THO366 (KIR-LHD)  
First United Methodist Church, 214 W. Main KIR356, THO356 (KIR-LHD)  
215-217 W. Main KIR367, THO367 (KIR-LHD)  
Carbondale Steam Laundry, 219 W. Main KIR368, THO368 (KIR-LHD)  
Carbondale Free Press printing plant, 229 W. Main KIR369, THO369 (KIR-LHD)  
Schwartz Building, 231 W. Main KIR370, THO370 (KIR-LHD)  
Old U.S. Post Office, 301 W. Main KIR371, THO371, IHSR (KIR-NR/LHD)

#### Documented buildings on North Washington Street include:

Bank Building, 101 N. Washington KIR103, THO103 (KIR-LHD)  
119 N. Washington KIR102, THO102 (KIR-LHD)  
Stecher Brewery, 123 N. Washington KIR101, THO101 (KIR-LHD)  
Prickett Building, 125-127 N. Washington KIR100, THO100 (**LL**) (KIR-LHD)  
I.O.O.F. Lodge/Tuscan Lodge, 201 N. Washington KIR74, THO74 (KIR-LHD)  
Carbondale Coca-Cola Bottling Works, 200-208 N. Washington KIR146, THO146 (KIR-LHD)  
210 N. Washington KIR145, THO145  
212-216 N. Washington KIR144, THO144

Documented buildings on North Washington Street, continued:

213-215 N. Washington THO72  
220 N. Washington KIR143, THO143  
221 N. Washington THO71

Documented buildings on East Jackson Street include:

Dunaway - Longbranch Building; 100-106 E. Jackson KIR147, THO147 (KIR-LHD)

**West Walnut Street Historic District**

This National Register Historic District merits the protection of local historic district status. The recommended boundaries for the local historic district do not completely reflect those of the National Register District.

Documented buildings on West Walnut Street include:

500 W. Walnut KIR419 (KIR-LHD)	601 W. Walnut KIR467 (KIR-LHD)
502 W. Walnut KIR418 (KIR-LHD)	602 W. Walnut KIR403 (KIR-LHD)
504 W. Walnut KIR417 (KIR-LHD)	603 W. Walnut KIR466 (KIR-LHD)
505 W. Walnut KIR471 (KIR-LHD)	604 W. Walnut KIR402 (KIR-LHD)
509 W. Walnut KIR470 (KIR-LHD)	605 W. Walnut KIR465 (KIR-LHD)
511 W. Walnut KIR469 (KIR-LHD)	606 W. Walnut KIR401 (KIR-LHD)
513 W. Walnut KIR468 (KIR-LHD)	607 W. Walnut KIR464 (KIR-LHD)
	608 W. Walnut KIR400 (KIR-LHD)
	609 W. Walnut KIR463 (KIR-LHD)
	611 W. Walnut KIR462 (KIR-LHD)
	700 W. Walnut KIR389 (KIR-LHD)

Documented buildings on South Maple Street include:

108 S. Maple KIR408 (KIR-LHD)	201 S. Maple KIR413 (KIR-LHD)
110 S. Maple KIR407 (KIR-LHD)	203 S. Maple KIR414 (KIR-LHD)
103 S. Maple KIR409 (KIR-LHD)	204 S. Maple KIR406 (KIR-LHD)
105 S. Maple KIR410 (KIR-LHD)	206 S. Maple KIR405 (KIR-LHD)
107 S. Maple KIR411 (KIR-LHD)	207 S. Maple KIR415 (KIR-LHD)
109 S. Maple KIR412 (KIR-LHD)	210 S. Maple KIR404 (KIR-LHD)

Documented buildings on South Poplar Street include:

206 S. Poplar KIR420 (KIR-LHD)  
304 S. Poplar KIR471 (KIR-LHD)

**West Walnut Street Historic District** (continued)

Documented buildings on West Main Street include:

- Calvary Campus Chapel and Parsonage, 501 W. Main
- Dill Residence, 505 W. Main KIR376 (KIR-LHD)
- 507 W. Main KIR377 (KIR-LHD)
- 509 W. Main KIR378 (KIR-LHD)
- 511 W. Main KIR379 (KIR-LHD)
- Hundley House, 601 W. Main KIR380 (KIR-LHD)
- 701 W. Main KIR382 (KIR-LHD)
- C.C. & J.Y. Stotlar Residence, 705 W. Main KIR383, IHSR

**James Street Cottages Historic District**

- 308-408 and 309-409 South James Street
- A significant grouping of Pyramidal Cottages with identical/similar porches, still retaining a high degree of integrity

**Cherry Court Bungalows**

- 404, 406, 408, 410, 405, 407 and 409 Cherry Court KIR546 (KIR-LL)
- A significant grouping of Craftsman-influenced Bungalows fronting onto a courtyard; Carbondale's only Bungalow Court

**West Elm Street Historic District**

- From Forest Street east to an alley just west of South Poplar Street, including the entire 700 block and most of the 600 block (up to and including 605 and 606 Elm Street)
- This potential historic district includes good examples of early twentieth century architectural styles and vernacular building types, including English Revival and Dutch Colonial Revival, and Cape Cod. It could also potentially be included with the West Walnut Street Historic District, or listed separately.

Documented buildings on West Elm Street include:

- |                    |                   |
|--------------------|-------------------|
| 606 W. Elm KIR487  | 605 W. Elm KIR518 |
| 608 W. Elm KIR 488 | 607 W. Elm KIR519 |
| 610 W. Elm KIR489  | 609 W. Elm KIR520 |
| 616 W. Elm KIR490  | 611 W. Elm KIR521 |
| 700 W. Elm KIR491  | 613 W. Elm KIR522 |
| 702 W. Elm KIR492  | 615 W. Elm KIR523 |
| 704 W. Elm KIR493  | 701 W. Elm KIR524 |
| 712 W. Elm KIR494  | 705 W. Elm KIR525 |
| 714 W. Elm KIR495  | 707 W. Elm KIR526 |
|                    | 709 W. Elm KIR527 |
|                    | 711 W. Elm KIR528 |

### **West Cherry Street Historic District**

Included are 612 West Cherry, and the 700 & 800 blocks of West Cherry, from South Forest east. All properties in the 700 & 800 blocks should be included, but not all of the properties have been documented in architectural/historic surveys.

#### Documented buildings on West Cherry Street include:

612 W. Cherry KIR542	801 W. Cherry KIR615
702 W. Cherry KIR539	802 W. Cherry KIR535
704 W. Cherry KIR538	806 W. Cherry KIR533
709 W. Cherry KIR603	808 W. Cherry KIR532

### **Motor Row Historic District** (North Illinois Avenue)

A linear corridor historic district comprised of a historic gas station (221 N. Illinois), automobile dealerships (including the Vogler Motor Company at 301 N. Illinois), and other historic developments (including the Oddfellows Lodge at 319 N. Illinois) along this street. Once a feature in many communities, this is a rare survivor along a major throughfare.

#### Documented buildings on North Illinois Avenue include:

Blankenship Auto Building, 210- 212 N. Illinois (KIR200/THO200)  
Vogler Motor Company, 301 N. Illinois (THO-no number)

### **East Walnut Street Farmsteads Historic District**

An intact rural character well represented through a series of three farmsteads just on the edge of town, to include 1270 East Walnut (house with outbuildings), 1440 East Walnut, and 1601 East Walnut (Five bay Classical I-House with barn across the road/“Armstrong Acres”)