

IV. RECOMMENDATIONS: **National Register of Historic Places**

Carbondale currently has four listings in the National Register. Included are three individual listings, the Reef House, 411 S. Poplar Street (listed November 14, 1985), Woodlawn Cemetery, 405 E. Main Street (listed December 19, 1985), and the Illinois Central Railroad Passenger Depot, 111 S. Illinois Avenue (listed May 9, 2002). The other listing is a historic district of residential buildings—West Walnut Street Historic District—which is roughly bounded by West Elm, South Poplar, West Main and South Forest streets (listed May 2, 1975). Some areas within the West Walnut Street Historic District present sufficient integrity issues, chiefly artificial siding, that the historic district's eligibility with its current boundaries would be questionable.

Two survey reports produced by Certified Local Government grants in the 1990s included recommendations for National Register and Carbondale Register listings, but resulted in no designations. These reports were the *Report on an Architectural/Historical Survey of the Central Area of Carbondale, Illinois*, produced in November 1991 by Charles Kirchner & Associates, and *The Historic Town Square, Carbondale, Illinois*, completed in May 1997 by Thomason and Associates.

While National Register status provides only a very minimal layer of protection to listed properties, it does include financial incentives in some cases. The Rehabilitation Investment Tax Credit may apply to income-producing properties and the Illinois Property Tax Assessment Freeze may apply to owner occupied dwellings. In any case, National Register status may be used as a tool to promote awareness of historic preservation and to call attention to listed properties in the community. The National Register remains the only federal list of properties deemed worthy of preservation, and achieving National Register listing itself is a great honor. Listing, at a minimum, can cultivate a sense of pride among property owners and the community as a whole.

The National Register nomination process can be quite complicated. Including nomination preparation, the process can easily take up to a year. A significant part of the process is property owner notification. The National Register allows for private property owners to object to listing, thereby *preventing* individual properties from being listed. (In the case of historic districts, if over fifty percent of the property owners file objections, the historic district will not be listed.) This provision for objection is significant in that if any of the owners of properties recommended for National Register listing do not support the nomination of their properties, proceeding with these nominations would not be prudent. However, the National Register does *not* allow for objection to listing of publically owned properties to prevent designation. Federally owned properties are a completely separate nomination process; these properties may only be nominated by a federal agency. All other property ownership categories may be nominated by anyone.

A good approach for the Preservation Commission to pursue would be to make an initial contact with owners of the following recommended properties through a letter of introduction, accompanied by this section of the Plan, a National Register brochure (free from the Illinois Historic Preservation Agency), and the National Register Appendix from this Plan. Also included should be any architectural/historic survey forms which have been completed for the property and information on financial incentives. This step would at least initiate a dialog with property owners. In cases where property owners do object, the Preservation Commission should focus education efforts on dispelling any misconceptions about National Register listing, as frequently this is the reason for property owner objection.

If certain property owners do support National Register recognition, the Preservation Commission's next step would be deciding on how the nomination(s) would be completed. Several options are available for the completion of National Register registration forms. These are:

- hire a professional consultant
- use in-house staff, if qualified
- propose specific projects to relevant departments at the University to encourage student work
- encourage interested volunteers to attend the Illinois Historic Preservation Agency sponsored National Register workshops which are usually held in April each year

Because of the type, amount, and quality of documentation that is needed to successfully complete National Register forms, hiring a consultant or using in-house staff is the best way to ensure that proper documentation is completed in a timely fashion. Certified Local Government grants may be used for such projects. However, the Preservation Commission should actively pursue contacts with Southern Illinois University departments, especially history, which might be able to document the proposed Campus Historic District for National Register listing. The project could prove to be an interesting student project, in addition to providing a significant link between the University and the Preservation Commission.

The recommendations below are based on a brief reconnaissance using the *Master List of Historic and Architecturally Significant Properties in Carbondale*. Judgments were made based on an evaluation of potential architectural significance and the degree to which integrity has been maintained. Properties may have additional historic significance beyond architectural style. Important to note is that interiors were not accessed as part of the brief reconnaissance for these recommendations. However, for individual listings in the National Register, interiors are evaluated for significance and integrity; for historic district listings, interiors are not documented.

For the following recommendations, the properties have been prioritized based on whether property owners might be eligible for the Rehabilitation Investment Tax Credit or the Illinois Property Tax Assessment Freeze.

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*, November 1991, Charles Kirchner & Associates, project consultant
- 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 may 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:

- 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 in the National Register of Historic Places

Old United States Post Office

301 W. Main
KIR371, THO371, IHSR
(KIR-NR/LHD)
A significant example of the Classical Revival style in Carbondale

Buckminster Fuller House

407 S. Forest
KIR636
(KIR-NR/LL)
While the National Register nomination would have to address the fifty-year rule and integrity issues, the house is nevertheless a good candidate for listing.

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

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

Southern Illinois University Campus Historic District¹

To include: Altgeld Hall, KIR687/IHSR/IHLS; Allyn Building KIR688/IHSR/IHLS; Parkinson Lab KIR689; Anthony Hall KIR690; Shryock Auditorium KIR691/IHSR/IHLS; Davies Gym KIR692; Wheeler Hall KIR693/IHSR; and the gate keeper's building behind Altgeld Hall (KIR-NRHD/LHD)

National Guard Armory

900 W. Sycamore
KIR694, IHSR
(KIR-NR/LL)
According to *Architectural and Historical Survey of Select Armories: Final Report*, this property has been determined eligible for the National Register.

Illinois Department of Transportation Building

2801 W. Murphysboro Road
IHSR
Architectural significance for style and materials used

Pulliam Hall

Southern Illinois University campus
Architectural significance

Faner Hall

Southern Illinois University campus
Although clearly not meeting the fifty-year date for significance, Faner Hall appears to be a significant example of the Brutalist style, and may well meet the criterion consideration for buildings less than fifty years old since the Brutalist period has ended.

Endnotes

1. While several of these buildings could also be individually eligible to the National Register, historic district designation makes the most sense, to encompass the entire grouping of buildings which have architectural and historic (area of significance– Education) to the campus and the community.