

thanks to Sup Lemon 2-24-09



QUINCY PRESERVATION COMMISSION

706 MAINE STREET, 3RD FLOOR, CITY HALL ANNEX

QUINCY, ILLINOIS 62301

217-228-4515

FAX 217-221-2288

February 24, 2009

Carol Nichols
Quincy School Board Member
1017 Abbey Ridge
Quincy, IL 62305

Dear Carol:

I want to thank you for meeting with Mayor John Spring, Chuck Bevelheimer, Nathaniel Brooks, Tom Fentem, George Staerker, and me on January 29 and February 17. We very much appreciate you, and Superintendent Lonny Lemon, taking the time to discuss the future of 1444 Maine with us.

As discussed at the last meeting, Chuck Bevelheimer will be preparing some RFP (Request for Proposal) information, and Tom Fentem will send a copy of the Landmark and Historic District ordinance to Superintendent Lemon. Nathaniel Brooks provided the name of one appraiser with experience in dealing with historic properties, and we are in the process of trying to find a qualified second one.

I appreciate very much your interest, kindness, and overall understanding and care for the school district and community. If we can be of any other assistance to you, please let us know.

Thank you again.

Sincerely,

Janet Gates Conover, Chair

Possible information to discuss with Sup. Lemon and Carol Nichols at 2/17/09 meeting:

1. Reemphasize that 1444 Maine is historically and architecturally significant. That information may possibly include:
 - a. *That 1444 Maine is a local landmark,*
 - b. *Is a contributing property in the East End National Register Historic District,*
 - c. *That the corner of 16th and Maine is recognized throughout the state and country for its outstanding architecture,*
 - d. *That 1444 Maine is an anchor on Maine Street,*
 - e. *In 2007, the Illinois Chapter of the American Institute for Architects recognized this neighborhood and the East End National Register Historic District as one of the 150 Great Places in the State of Illinois.*
2. Discuss how important the entire property is important to the neighborhood. *Would school officials be willing to meet with neighbors? The purpose of the meeting would be for the School District to present information regarding 1444 Maine, allow neighbors to ask questions and offer suggestions. Is this a meeting the school district would like to set up, or would they like the Quincy Preservation Commission to do it?*
3. Encourage school officials to not offer 1444 Maine **property for sale by auction**, but sell by bid. The sale would include interested buyers submitting a plan with covenants. *The covenants would include that 1444 Maine not be demolished, the front yard and some yard in the rear would remain with the residence, others.*
4. New committee be established that would be made up of two neighborhood representatives, one or two members of the Quincy Preservation Commission, a member of Quincy Preserves, someone from the Planning Department, and school officials. *Or, enlarge this current committee to include those listed in previous sentence.*
5. Development of back lots. Did we leave Sup. Lemon and Carol w/wrong impression?
6. Should this be our last meeting with Sup. Lemon and Carol Nichols? Where do we go from here?
7. Other.

Recently, Quincy Public School District #172 announced it was considering selling the buildings and land at 1444 Maine. There was discussion about this issue at the December 2, 2008, meeting and again at the January 13, 2009, meeting.

A motion was passed on January 13, 2009, by the Quincy Preservation Commission listing recommendations and points of information to be presented to Superintendent of Quincy Public Schools, Lonnie Lemon, and members of the Quincy School Board.

Those recommendations and points of information are:

1. That the James T. Baker house at 1444 Maine, a designated Quincy Local Landmark, not be demolished.
2. Prefer the land remain whole and not be subdivided.
3. That information be presented to Superintendent Lemon and School Board members about the historical and architectural significance of the 1444 Maine property.
4. That 1444 Maine is an anchor on Maine Street.
5. That 1444 Maine is important to Quincy, the neighborhood, and East End National Register Historic District.
6. That 1444 Maine is the Maine Street entrance – often it is the first property people notice when they drive down Maine Street because of its graceful architecture and location at the top of the hill.
7. That the corner of 16th and Maine is recognized throughout the state and country for its outstanding architecture, and that 1444 Maine Street is an integral part of the over-all extended streetscape.
8. That the Quincy Preservation Commission would like to stay in contact with Superintendent Lonnie Lemon and school district officials regarding the future of 1444 Maine.



CITY OF QUINCY
DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY HALL ANNEX, THIRD FLOOR, 706 MAINE STREET
QUINCY, ILLINOIS 62301
217-228-4515
FAX 217-221-2288

August 1, 2001

To All Interested Parties:

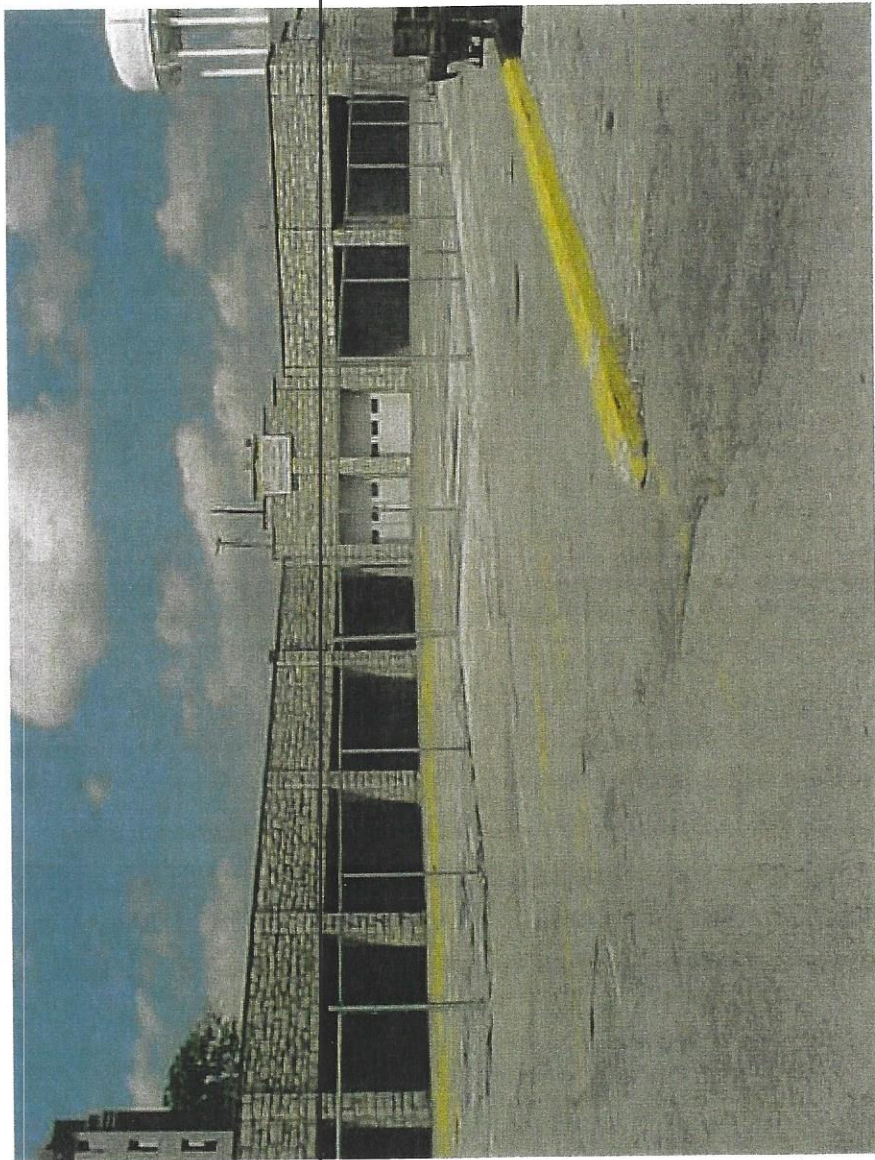
The City of Quincy is inviting interested developers to submit purchase proposals for the property and building located at 901 Hampshire Street. An 11,033-square-foot limestone building which was utilized by the City to store, service and repair vehicles is located on the property. The property is zoned D2 and can accommodate a variety of commercial uses, including retail, office, institutional and service uses. A Prospectus is attached for your consideration. Copies of the appraisal for this property as well as the full text of the Phase 1 Environmental Site Assessment are available upon request.

All proposals must be submitted to Charles T. Bevelheimer, Director of Planning and Development, 706 Maine Street, Quincy, Illinois 62301 by September 14, 2001.

If you have any questions, please call me at (217) 228-4515.

Sincerely,

Charles T. Bevelheimer, Director
Planning and Development



**PURCHASE PROSPECTUS
901 HAMPSHIRE ST.**

**CITY OF QUINCY
REQUEST FOR PROPOSALS
AUGUST, 2001**

City of Quincy, Illinois 901 Hampshire Street

The City of Quincy seeks to sell the former City Market facility and surrounding property located at 901 Hampshire Street.

Project Description

The property is located on the northeast corner of North 9th and Hampshire Streets. It has a frontage on Hampshire Street of 200 feet and frontage on North 9th Street of 198 feet for a total area of 39,600 square feet. The lot is level, with adequate drainage and a slight grade at the curbs. AmerenCIPS and City water and sewer serve the property. The property is zoned D2. This zoning classification is intended to accommodate a wide variety of traditional downtown commercial uses, including residential, retail, office, institutional, and service uses.

The building is an L-shaped building of limestone construction, built in the 1940s. The building contains approximately 11,033 square feet and has concrete footings and flooring. The roof is a built-up type on an I-beam structure supported on 12-inch-square concrete columns. The deck and rafters are wood. The building has ten overhead doors, an employee break room, and a restroom. It is wired by conduit and lighted by incandescent lights. The building is heavily built and is in fair condition.

A full copy of the Phase I Environmental Site Assessment is available by request.

Selection Process

Because of the City's ownership of this property, the size of the property (1/4 block), and its potential to stimulate economic activity in this neighborhood, a public Request for Proposal process has been selected for its sale. The City is requesting submission of purchase proposals for reuse of this property in response to this prospectus. The City's Director of Administration and Director of Planning and Development will evaluate all proposals. The developer offering the most desirable proposal, based on the amount offered and the economic impact of the proposed use, will be asked to negotiate a purchase agreement with the City. Additionally, City Council approval is required for the sale of this property. The City reserves

the right to reject any or all purchase proposals and reserves the right to accept the proposal which it determines to be most advantageous to the City.

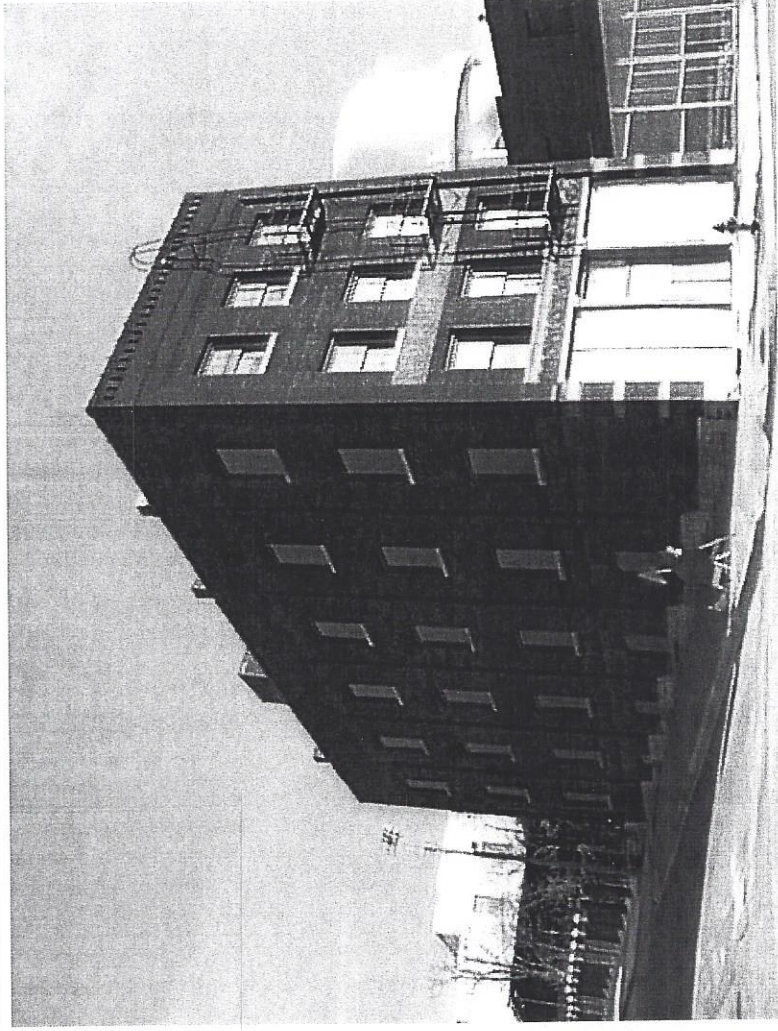
Requests for Proposals

Proposals should be submitted to Chuck Bevelheimer, Director of Planning and Development, 706 Maine St., Quincy, IL 62301. The deadline for submissions is noted in the cover letter enclosed with the prospectus. Inspection of the property can be arranged by contacting the Department of Planning and Development at 217-228-4515.



CITY OF QUINCY

RIVERFRONT BUILDING REDEVELOPMENT PROSPECTUS



**Request for Proposals
January 2000**

City of Quincy, Illinois Riverfront Building Redevelopment Prospectus

Opportunity and Project Background

Quincy is a growing community of about 42, 202 on the east bank of the Mississippi River. Land uses close to the river and near the Central Business District have been diverse, and some activities have been colorful. Factories, railroads, taverns, the municipal water treatment plant and warehouses all have operated in the district.

Existing industry and warehousing is certainly included in the City government's plans for redevelopment. However, the City wishes to add to the area's variety by supporting recreational, residential, tourism and entertainment uses. The long-term vision of the riverfront is for a pedestrian-friendly, "mixed use" district of apartments, bed and breakfasts, restaurants, night life, shops and business and professional offices. This vision is fleshed out in a 1996 planning study of Quincy's downtown. This study was commissioned by the City and written by Teska Associates, Inc. taking into account substantial public input.

Two highly visible capital investment projects have moved the riverfront toward this ultimate goal. 1992 saw the completion of Clat Adams Park between Broadway and Hampshire Streets. The park affords a dramatic view of the Mississippi between Quincy's two highway bridges. A second project, the upscale Pier Restaurant, opened in 1994.

Project Description

The City wishes to support this new direction for the riverfront by selling one of the properties it owns. The subject property is 138 North Front Street, located at the southeast corner of Front and Hampshire Streets. Redevelopment of this property for use or uses compatible with the municipal plan for future riverfront land uses is

a condition of sale. A suggested option for the building is to renovate it as a restaurant with office space or apartments on the upper floors.

The subject property consists of a lot (29 feet x 89 feet) with access from Hampshire Street. A four-story building (29 feet x 89 feet) is on the lot, constructed in 1882 of brick on a limestone foundation. The building's front faced faces the river. Each story has west-facing windows with views of the river and bridges. The upper three stories have north-facing window openings which have been covered over. These windows must be restored in order to comply with BOCA if upper stories are to be used. Interior construction is wood frame. The roof is in good condition. No HVAC, electrical or plumbing exists in the building. Parking will be made available in the rear of the building. Inspection of the property can be arranged by contacting Chuck Bevelheimer, Director of Planning and Development at 217-228-4515.

The adjacent vacant lot (32 feet x 89 feet) to the south is also available for purchase subject to a 7- foot wide access easement along the south property line.

Potential Public Incentives

The development of this site is seen by the City as a balance between public policy and private market responses. The condition of the property and requirements placed upon the project by the City may require additional financial or in-kind incentives to assure implementation by the chosen developer.

The following public incentives are appropriate to consider:

Lowered interest rate financing for property acquisition, rehabilitation or new construction through the Quincy Central Business District Revolving Loan Fund.

Relocation or reinforcement of utilities.

Sidewalk and street lighting improvements.