



QUINCY PRESERVATION COMMISSION

706 MAINE STREET, 3<sup>RD</sup> FLOOR, CITY HALL ANNEX

QUINCY, ILLINOIS 62301

217-228-4515

FAX 217-221-2288

July 29, 2013

Mr. and Mrs. Mark & Penny Hartman  
1201 Park Place  
Quincy, IL 62301

Re: 1201 Park Place

Dear Mr. and Mrs. Hartman:

As the owner(s) of one of the buildings in Quincy's Park Place Local Historic District, you are likely aware of the protections afforded to the exterior of the building by virtue of its Local District status. However, because District designation runs with the property and properties do change hands, the Quincy Preservation Commission is sending this reminder note to the current property owners in each of our Local Historic Districts, as shown by Adams County tax records.

A copy of the City Ordinance that designated your property as part of the Park Place District is enclosed. A section of the ordinance lists your building's protected features.

Again just as a reminder, the Municipal Code requires approval by the Quincy Preservation Commission before changes may be made to any of the exterior features listed in the designating ordinance. The approval document is called a "Certificate of Appropriateness."

This review and approval procedure does NOT mean that a building in a Local Historic District becomes frozen in time. Alterations since the district was approved in 1998 have in fact strengthened its architectural integrity. Minor changes, including regular maintenance, the addition of storm windows, or changes to paint color are exempt from "C of A" review.

In a place with such a rich architectural history, the Quincy Preservation Commission would like to thank you for carrying on that legacy by living in and maintaining your historic property.

Respectfully,

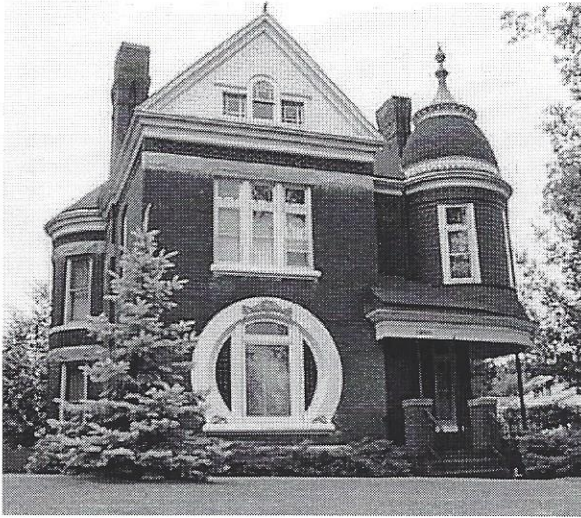
Tom Fentem

Commission staff and Community Planner

[tfentem@quincyl.gov](mailto:tfentem@quincyl.gov)

217-221-3663

## 1200 Park Place - Cruttenden/Tibbetts Residence



This Queen Anne style house is situated at the corner of Park Place and 12th Street. John Batschy, a Swiss architect who came to Quincy in 1864, designed this house in 1889. It was the pilot house for this planned addition. The Queen Anne style is demonstrated through several visible features. The corner is marked by a porch entry way that rises into a turret with a Moorish cap. The turret itself is decorated with shingles in a fishscale pattern that also covers the gables. Another turret, constructed of brick, marks the south side of the east wall. Detailed brickwork exists on the chimneys, on the frieze, and in a basketweave pattern at the belt course. Two stone bands wrap the house and also serve as lintels for most of the first and second story windows. The foundation is constructed of stone with decorative capping. The facade features a large window that is completed by the shallow arch stained glass windows on the sides and top. Decorative stained glass can also be found in the transom windows of the double door entry, second floor facade windows, and turret windows. All windows have stone sills. The central window of the west side has a Queen Anne transom window, a large pane surrounded by small square panes, and a carved shallow arch lintel under a flat segmented arch. The gable windows on the facade and west are in the Palladian style. All other windows have the typical one over one sashes and a carved shallow arch lintel under a flat segmented arch. The original columns of the porch, constructed of turned wood design, the decorative spindle work on the frieze of the entablature, and the balusters that matched the spindle work have been replaced. John Cruttenden was a partner in the real estate office which developed the Park Place addition. The house is currently listed as a Local Landmark and as a significant structure in the Quincy East End Historic District.

1200 Park Place - Cruttenden/Tibbets Residence



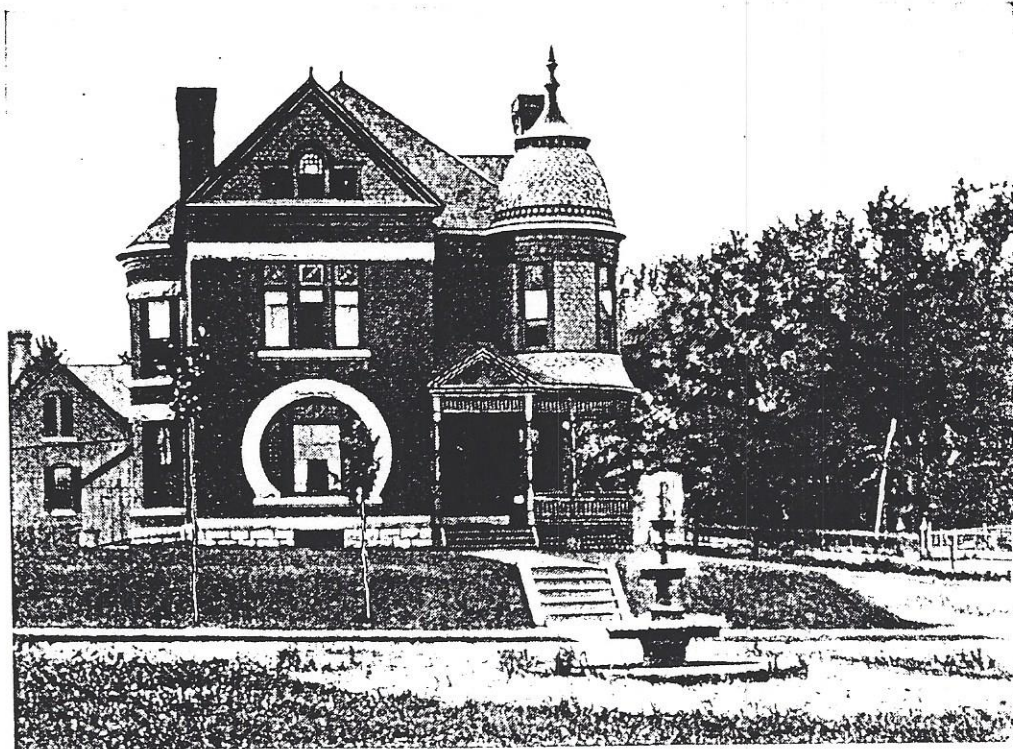
1200 Park Place



## QUINCY ILLUSTRATED.

now prevails among the citizens of Quincy. The question now is not done, but rather how much can be done.

The amount of building done in Quincy during the past three years



Residence of John S. Cruttenden, Park Place.

as it is true buildings in the city do not exist as a process of growth is usually a slow process of in the development of the city hitherto the forces of growth manifested the building activity not spasmodic in a commercial population. projects were the signal for five hundred private enterprises, and the erections seemed to suggest to Quincy capitalists the advisability of erecting houses and tenant houses. The visible result has been an amount of building in the history of the city. There was more building done in Quincy in 1887 than during any two preceding years; more in 1888, by one hundred per cent, than in 1887, and more thus far in 1889 than in 1887 and 1888 combined.

Hundreds of residences have been built this year, many of them being costly and elegant. Not less than twenty-five new factory buildings have been recently erected or refitted, while



1893

1200  
Park Place  
+

Fountain

p. 5

(filed as text p. 3)

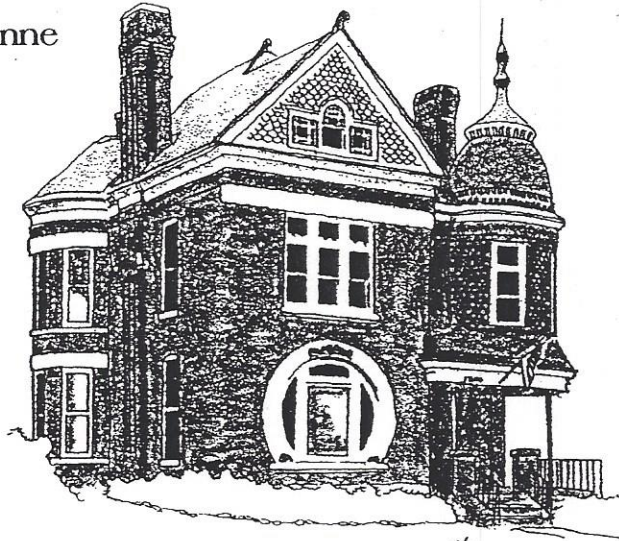
## John and Anna Cruttenden House

1200 Park Place

John Batschy, architect

1888-1889

High Queen Anne



owners: Ron Prokof and Joseph Grenlund

COOK

Developer John S. Cruttenden planted his own house at the corner as a magnet for prospective builders. He retained the services of Swiss-born and trained architect John Batschy, whose Quincy career was just beginning. Batschy created a work in the wildly eclectic manner characteristic of the High Queen Anne Style. A spectacular turret crowned with a Moorish cap and finial anchors the corner. The Park Place side centers on a massive horseshoe arch, while an elaborately patterned chimney highlights the 12th Street elevation. Glass jewels are worked into simple floral motifs in the transoms of the front windows. In a small bow to classicism, the attic is lit through three-part "Palladian" windows.

The interiors are remarkable chiefly for five butternut and tile fireplace fronts and scenic murals in the stair hall and dining room. The fireplaces pick up on Japanese as well as American Romanesque motifs, and the scenes recall Holland and northern Italy. Originally, the kitchen was located where there is now a side parlor, while the present kitchen fills the old back porch. Upstairs, four different designs were used for the patterned doorknobs and hinges.

12/13/92

# History With flair

## Ron Prokof has a truly great gift in his uniquely styled home

By T.E. Meade

Herald-Wing Staff Writer

**M**OST EVERYONE WHO'S driven past 1200 Park Place has admired Ron Prokof's house, with its huge, round, stained-glass window facing the passers-by.

It's quite a sight on quite a street. Most have made their way onto the Quincy Preserves list of historical homes. And Prokof's house leads the way.

The High Queen Anne-style home was the first built in the Park Place subdivision, in 1888. Developer John Cruttenden built his house at the corner as a magnet for prospective buyers. For that reason, it was known as the "Pilot House."

Cruttenden wanted Park Place to be home to Quincy's wealthy and prominent residents. He required that all homes built there cost the same or more than his house, with brick construction and two stories. No driveways were permitted to enter from the street.

Cruttenden, born in Quincy in 1858, served as Adams County treasurer. But he made his money in real estate. He hired a young architect, John Batschy, and Batschy chose the eclectic High Queen Anne-style for the house.

Just entering the house gives visitors a sense of Batschy's flair.

Forget the nondescript chandelier-and-staircase fover. Yes, there is a staircase

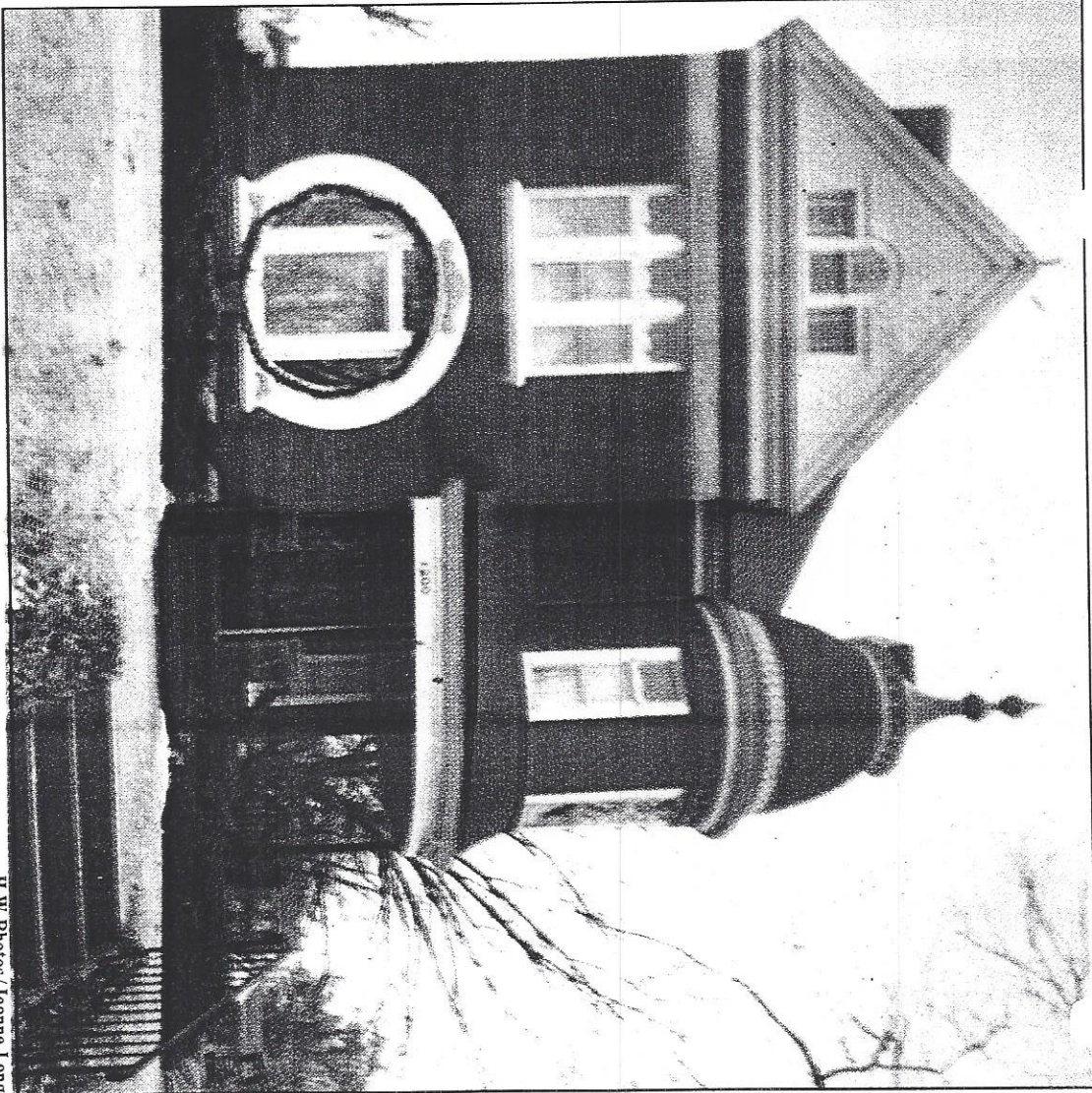
the huge front window stands out for all to see.

The house has seen numerous changes over the years. The original kitchen is now a side parlor and the current kitchen was once a back porch. Prokof had new plumbing and wiring installed in 1990.

"It's hard to get insurance when you have century-old wiring," he explains.

Prokof first was introduced to the house in the 1970s. He moved into a house next door and quickly befriended the elderly occupant, Ruth Bywater.

"We got to be good friends, just being next-door neighbors," Prokof says. "Then I moved out of the neighborhood. When the apartment became available upstairs, she begged me to move in and I've been here ever since."



The "Pilot House," 1200 Park Place.

H-W Photos/Jeanne Long

That was 1978. Prokof took care of Bywater as she aged. When she could no longer care for herself, Bywater asked to be put in a nursing home.

After her death, Prokof was in for a surprise. "The house and the contents, I was very fortunate, I inherited them all," Prokof says. He's now the fifth owner of the 109-year-old home.

Some furniture that may be original to the house remain with Prokof.

"I don't know where the dining room set came from, but it was here when she bought the house in 1922," he says.

"She was a great lady," Prokof says.

This is another in a series on home of historical or architectural significance as identified by Quincy Preserves.

# with flair

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Just entering the house gives visitors a sense of Batschy's flair.

Forget the nondescript chandelier-and-staircase foyer. Yes, there is a staircase in the entrance to Prokof's home. But visitors are immediately struck by the first of five fireplaces — and no two are alike.

The fireplaces are made of butternut and tile and depict various motifs, from Japanese to American Romanesque. They recall scenes from Holland to Italy.

The foyer's ceiling is made of canvas, which continues down the wall for about three feet. A stunning oil painting covers this area, and continues through the main dining area.

The wood floors of the dining room are dark and the wood extends several feet up the walls. The top of the wood has slats inside designed for use as a plate rail. The remaining three feet — up to the top of the ceiling — holds another painted canvas that's original to the house. It's a bit faded but still in good condition.

Visitors also are struck by the stained glass windows. Several transoms on the

huge front window stands out for all to see.

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## AT A GLANCE

**Original name:** The John and Anna Cruttenden House  
**Architect or builder:** John Batschy  
**Date of construction:** circa 1888-89  
**Style:** High Queen Anne  
**Outstanding features:**

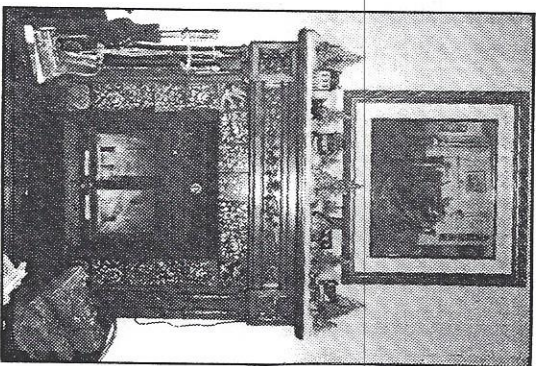
- Steeple pitched roof with dominant front-facing gable.
- Patterned shingles.
- Wrap-around porch extending along two walls.
- Round tower extending from

the top of the wrap-around porch through the second and third floors, continuing above the roof ridge. Crowned with a Moorish cap and finial.

- Patterned brick on the chimneys and west side of first floor.
- Stone foundation with accompanying decorative capping.
- Rear porch with decorative brackets.
- Front door with decorative stained glass windows above.
- Large round window east of

entry, which is flanked on top and both sides by stained glass.

- Windows facing front on the first and second floors have rectangular smaller windows at the top that are of decorative stained glass.
- Front facing third-floor window is Palladian style, the center of the three having a top curve or inverted U.
- Lintels above six windows have delicately designed mason work.



Interior views of Ron Prokof's home show: The dining room with the original painted canvas wall, left; one of the five fireplaces, below; and the round stained-glass window, bottom.

