

Legal Description:

Ernest M. Wood Office & Studio, 126 North 8th Street
Church Survey-Lot 17 and North 7ft Lot 18

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF QUINCY

200 NORTH 8TH - SUITE 102
QUINCY, ILLINOIS 62301
217-228-4515



OWNER CONSENT FORM

Do you consent to have your property designated as a local Historic Landmark?

YES



NO

As outlined in Ordinance No. 8151 designating local Historic Landmarks, the Quincy Preservation Commission shall make every effort to obtain owner consent for designation of proposed Historic Landmarks. The property owner is to complete this Consent Form and return it to the Community Development Department within ten (10) days following the public hearing.

George M. Davis
Owner's Signature

Sept. 4, 1987
Date

126 North 8th Street
Address of Proposed Historic Landmark

City Council approves landmarks ordinance

■ Five buildings protected; no protests made over deletion of historic house

By Eric Johnson
Herald-Whig Staff Writer

Five buildings became Quincy's first official "local historic landmarks" as the City Council approved a landmarks ordinance Tuesday.

The ordinance was approved without discussion during a routine meeting. Also approved were equipment purchases and road-repair plans.

The landmark buildings — 332, 428 and 1651 Maine, 126 N. Eighth and 3201 N. 12th — will receive plaques and protection from wrecking balls. The buildings can be nominated to the National Register of Historic Places, which would give owners tax breaks.

For the city, passage of the ordinance opens the way for more state preservation grants. Landmark designations are required for the city to maintain Certified Local Government status with the state; in

turn, the state awards grants to certified governments.

State grants have been used to restore the Villa Kathrine and Lorenzo Bull buildings.

At Tuesday's meeting, there was no sign of the debate surrounding one proposed historic building — the Eaton Littlefield house at 332 S. Fourth.

Last week, the Littlefield house and Quincy's first office building at 505 Maine were scratched from the landmarks ordinance. Preservation Commission members had endorsed the buildings as landmarks, but most aldermen decided they did not deserve the honor due to decay.

In other business, the council approved buying equipment and hiring a Water Department and hiring a contractor to remove crumbling, unsafe concrete tanks at a closed sewage treatment site on the river.

E.M. Chatten won a \$21,398 contract for a backhoe. Higher bids came from Tri-State Equipment, Walter Channen and Brown Machinery.

Coleman Motor Co. won a \$11,300 contract for a pickup. Higher bids came from Nossor Ford, Buford Ward Chevrolet and Hadtler International.

Council Summary

The City Council Tuesday:

- Approved resolutions that outline plans for spending \$1.2 million in motor fuel tax funds next year.

- Approved a landmarks ordinance designating five buildings as historic and architecturally significant.

- Approved resolutions to buy a backhoe and pickup for the Water Department, and hire a contractor to demolish concrete tanks at a former sewage treatment plant.

- Changed water rates for 25 residential customers outside city limits, lowering total revenues by about \$2,200 annually.

- Approved a supplemental appropriation of \$16,369 to hire two Street Department workers for collecting and chipping brush.

- Gave first reading to an ordinance granting a zoning variation to Steve Nossor Ford for signs.

- Reappointed the following to advisory committees: John Maxwell to the Aeronautics; Howard Walker to Street and Bridge; and Alan Fischer to Engineering and Inspection.

- Ordered an ordinance be drafted for erecting stop signs at all intersections crossed by city buses.

brush for composting.

The hirings will cost \$16,369 through April 30. Only Alderman Steve Duesterhaus, D-2, voted against the measure; he has spoken against hiring in the middle of the fiscal year.

Shaffer and Sons, the lowest of five bidders, will remove the tanks for \$8,295.

The council also decided to hire two Street Department workers for brush chipping work. Since brush cannot be taken to the landfill, the city will use the workers to chip

City Council amends historic landmarks ordinance

By Eric Johnson
Herald-Whig Staff Writer

Despite pleas from preservationists, the City Council deleted two historic buildings — the Eaton Littlefield house and the Dodd building — from a landmarks ordinance Monday.

The majority apparently agreed with Alderman Leroy Holtschlag, D-7, who said the buildings were not in structural condition worthy of landmark status. Five buildings were retained in the ordinance, which received a second reading.

Holtschlag said he was not influenced by the plan to build a civic center where the Littlefield house stands at 332 S. Fourth. "Even without a civic center, I would have voted the same," he said after the meeting.

Holtschlag said his decision was based on a report by Building Inspector Brad Richmiller, who told aldermen the Littlefield house and the upper floors of the Dodd building, 100 N. Fifth, had deteriorated. Also, Holtschlag cited a belief that only restored buildings with usage plans deserved landmark designation.

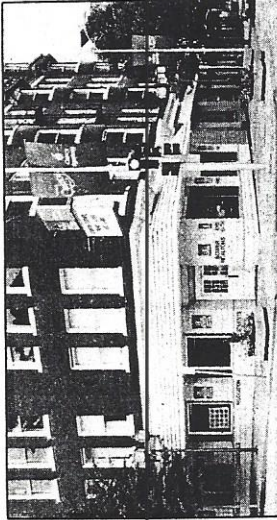
Retaining unsound buildings would be "lessening our ordinance because other people have restored (their) buildings," Holtschlag said. Landmarks receive plaques, get some protection from demolition and move a step closer to being placed on the National Register of Historic Places, which opens doors to tax breaks.

The deletions were made after Jay Gardner, Littlefield house owner, defended its condition and criticized Richmiller's inspection. He acknowledged restoration had stopped a few years ago, but blamed uncertainties surrounding the civic center for his reluctance to draft a usage plan.

Gardner, citing the house's role in early Quincy history, has proposed including the house in the civic center project.

Also defending the Littlefield house was George Irwin, a member of the Quincy Preservation Commission, which endorsed the seven-building landmark measure last week.

After the meeting, Gardner said notifying state officials about the council's action was "an option." State funds for the civic center — up to \$5.8 million — could be jeopardized if the Littlefield house is



Dodd Building at 100 N. Fifth (505 Maine)

Inspector's Report

Building Inspector Brad Richmiller performed "sight" inspections of the seven buildings on the proposed landmarks ordinance, which was amended to five buildings by the City Council. Here is a summary of his report, sent to aldermen before Monday's meeting.

Littlefield house, 332 S. Fourth — Main- and accessory structures in state of deterioration. Main structure needs new wiring, plumbing, floor, wall and ceiling surfaces, and should have foundation checked.

Dodd Building, 100 N. Fifth (505 Maine) — First floor remodelled, but only entrance to upper floor and each of four upper floors in extreme state of deterioration. Unlikely due to faulty wiring, plumbing, water damage and fire safety considerations that upper floors could be remedied.

Old Library (Gardner Museum), 332 Maine — Wiring, plumbing, mechanical and structural supports in very good condition.

State Savings building, 428 Maine — Wiring, plumbing, mechanical and support structures in very good condition.

Bull house, 1651 Maine — Wiring, plumbing, mechanical support structure and accessory building in very good condition.

Wood studio, 126 N. Eighth — Wiring, plumbing, mechanical and support structure in very good condition.

Ramsey house, 3201 N. 12th — Wiring, plumbing, mechanical and support structure appear to be sufficient but may need updating. Six accessory buildings need updating.

deletion was Alderman Rick Smith, R-4 and Ray Coleman, R-4. Smith said the council should consider changing the landmarks ordinance if they wanted to put the Preservation Commission "legislatively on the same path."

Smith and Coleman criticized the state's power on landmarks. Smith said "it scares me" that the state could keep the city from demolishing dangerous buildings deemed historic. Coleman said the state rule "runs roughshod over property rights."

There was no discussion about the Dodd building, although after the meeting Gauthier said he was dis-

Other Council Action

The City Council Monday:

● Gave second reading to an amended landmarks ordinance. Buildings at 332 S. Fourth and 100 N. Fifth were deleted and five buildings retained.

● Approved an ordinance restructuring the Traffic Commission to include the risk manager and remove the corporation counsel.

● Tabled for two months a request for a special-use permit for a real estate office at 1321 S. 19th and tabled for three weeks a request for rezoning a lot on 11.96 South for a floral wholesaler.

● Ordered the Engineering Department to revise roadway contract guidelines.

● Appointed Evelyn Secadat to the Preservation Commission.

● Ordered the drafting of a measure deleting the non-conforming use clause in the zoning code.

● Ordered ordinances be drafted to put a dead-end sign on Second near Locust, increase parking near Adams, School and Spruce. A request for a yield sign at 21st and Van Buren was denied.

appointed because that was Quincy's first office building.

Aldermen Terry Grussenmeyer, D-1, Gary Sparks, D-1, Roger Schoenke, D-3, Gene Foster, R-3, Dave Hummel, R-5, Bill Hoffman, R-5, Bob Brewer, R-6, Raymond Vankamp, D-6, Ken Sparrow, D-7, and Holtschlag voted to delete both buildings. Coleman and Smith voted only to delete the Dodd building, and Dueterhaus voted against both amendments.

After the meeting, Mayor Verne Hagstrom said if he was an alderman, he would have sided with the Preservation Commission. He called commission members "experts" whose views should be upheld by the council.

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF QUINCY

200 NORTH 8TH - SUITE 102
QUINCY, ILLINOIS 62301
217-228-4515



TO: Quincy City Council
FROM: Quincy Preservation Commission
DATE: November 5, 1987

QUINCY PRESERVATION COMMISSION
DECISION REPORT ON LANDMARK APPLICATIONS

At the Quincy City Council meeting on November 9, 1987, the Quincy Preservation Commission will be on the agenda relative to designating Local Historic Landmark status to seven properties.

The Quincy Preservation Commission respectfully recommends to the City Council that the following properties be designated as Local Historic Landmarks: 1) Charles Henry Bull House, 1651 Maine; 2) State Savings Loan & Trust Bldg., 428 Maine; 3) Ernest M. Wood Office & Studio, 126 N. Eighth; 4) old Quincy Public Library, 332 Maine; 5) Eaton-Littlefield House, 332 S. Fourth; 6) Speckhart House, 3201 N. 12th; 7) Dodd Bldg., 100 N. Fifth (or 505 Maine).

As outlined in Preservation Ordinance No. 8151, it is the decision of the Quincy City Council to either accept or reject the recommendation of the Quincy Preservation Commission. Our recommendation is based upon each property's historical and/or architectural significance to the City of Quincy, as is evidenced by the landmark applications.

A copy of each application will be available for review at the Council meeting. Tony Crane, Chairman of the Preservation Commission, will be present to answer questions concerning the applications. The original applications are on file with the office of Community Development. Each of the property owners have signed a Consent Form agreeing to their property being designated as a Local Historic Landmark.

If your decision is for designation, an ordinance will need to be drafted and approved by the City Council.

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF QUINCY

200 NORTH 8TH - SUITE 102
QUINCY, ILLINOIS 62301
217-228-4515



October 19, 1987

Mr. Leon Kowalski
Director of Public Works
City Hall
507 Vermont Street
Quincy, Illinois 62301

Dear Leon:

At the public hearing on October 6, 1987, additional information was submitted by the property owners for their local historic landmark applications. Copies are attached for your file.

Sincerely,

Tony Crane
Chairman, Quincy
Preservation Commission

TC:kw

Attachments

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF QUINCY

200 NORTH 8TH - SUITE 102
QUINCY, ILLINOIS 62301
217-228-4515



October 19, 1987

Quincy Plan Commission
Attn: Judi Maas
City Hall
507 Vermont Street
Quincy, Illinois 62301

Dear Judi:

At the public hearing on October 6, 1987, additional information was submitted by the property owners for their local historic landmark applications. Copies are attached for your file.

Sincerely,

Tony Crane kw

Tony Crane
Chairman, Quincy
Preservation Commission

TC:kw

Attachments

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF QUINCY

200 NORTH 8TH - SUITE 102
QUINCY, ILLINOIS 62301
217-228-4515



October 8, 1987

RE: 126 North Eighth

Dear Property Owner:

The Quincy Preservation Commission is pleased to advise you that your local historic landmark application was accepted at their monthly meeting on October 6, 1987. The application will be forwarded within thirty days to the Quincy City Council for their approval and designation.

You will be advised of the Council's decision.

Sincerely,

Tony Crane ^{kw}

Tony Crane
Chairman, Quincy
Preservation Commission

TC:kw

QUINCY PRESERVATION COMMISSION

MINUTES

A joint monthly meeting of the Quincy Preservation Commission and public hearing on the local historic landmark nominations was held on October 6, 1987, at 7:00 p.m., in the Quincy City Council Chambers.

The following property owners of the landmark applications were present: Bob Mays, Mr. and Mrs. Forrest Ramsey, Jay Gardner, and George Irwin.

Commission members present were: Tony Crane, Phil Germann, Cherry McReynolds, Alan Stiegemeier, George Irwin, Ray Coleman, and Shay Marold. Kathy Wilson was present to take minutes. Also present was reporter Doug Wilson from the Herald Whig.

At the public hearing, the property owners were given the opportunity to address the commission. Additional material was presented by Forrest Ramsey and Jay Gardner to their original applications. The information was accepted and will be added to the applications. With no further business, a motion to close the hearing was made by George Irwin and seconded by Cherry McReynolds. Motion passed unanimously and hearing closed at 7:30 p.m. Commission then held their regular meeting.

Motion was made by Phil Germann and seconded by Cherry McReynolds to accept the September meeting minutes. Motion carried unanimously.

Cherry McReynolds made a motion to accept the seven landmark applications as presented and to forward them to the City Council for designation. Motion was seconded by Phil Germann and passed unanimously. An ordinance will need to be drafted so Tony Crane will refer the matter to the city's corporation counsel.

George Irwin suggested that the present landmark application forms should be revised to require more detailed information and to include a property's legal description. He provided a copy of a form used in Rock Island, IL. Tony asked that a copy of that form, together with a copy of our present form be sent to the members for review. Suggestions for changes will be discussed at the next meeting.

Tony welcomed Shay Marold as the new commission member who replaces Richard Galloway.

Tony reported that he received a phone call from Charlie Jones, City Engineer, advising the commission that the intersection at 24th and Maine is planned to be upgraded and asked for our comments because of the historic nature of that area. After discussion, it was decided that George Irwin will call Charlie to discuss the matter in more detail.

Tony read two letters received from Charlie Jones, City Engineer. The first, dated September 25, 1987, advised that the Quincy Plan Commission is reviewing a request to change the zoning in the area of Chestnut to Elm and 3rd to 4th from the existing R-3 Multi-Family to C1-B Commercial. The Plan Commission is asking

THE QUINCY HERALD-WHIG
and The Quincy Journal

State of Illinois,
County of Adams, } SS.
City of Quincy,

I do hereby certify that I am President of Quincy Newspapers, Inc., a corporation organized under the laws of the state of Illinois, with its principal office at Quincy, Illinois; that as such I am duly authorized by resolution of the Board of Directors of said Corporation to execute any and all certificates of publication for said corporation, including this certificate, and certify to the publication of any and all notices printed and published in THE QUINCY HERALD-WHIG and The Quincy Journal, and said authority appears in the minutes of said corporation and by said authority I am authorized to make this certificate.

I further certify that said Quincy Newspapers, Inc., is the owner and publisher of THE QUINCY HERALD-WHIG and the Quincy Journal, a daily secular newspaper of general circulation, published in the City of Quincy, County of Adams, and State of Illinois, and regularly issued daily, except some holidays.

I further certify that said newspaper is a newspaper as defined by Section 5 of "An Act to revise the law in relation to notices" approved July 17, 1959 (H. B. 1059).

I further certify that the notice of which the annexed is a true copy was printed and published regularly and consecutively in THE QUINCY HERALD-WHIG and the Quincy Journal on

September 29, 1987

IN WITNESS WHEREOF, said Quincy Newspapers, Inc., has caused this certificate to be signed by its said duly authorized representative and its corporate seal

affixed this 2nd day of October

A. D., 19 87

QUINCY NEWSPAPERS, Inc.,
Publisher.

By: Thomas A. Oakley
Its President

Certificate 08660

Notice of Public Hearing

The public is invited to attend a public hearing to be held by the Quincy Preservation Commission on October 6, 1987, at 7:00 p.m., in the City Council Chambers, 2nd Floor, City Hall, on the proposed local historic landmark designation for the following properties in Quincy: 100 North 5th Street (Dodd Bldg.); 428 Maine (State Savings Loan & Trust Company Bldg.); 126 North 8th Street (Ernest M. Wood Office & Studio); 3201 North 12th Street; 332 Maine Street (old Public Library Bldg.); 1651 Maine (Charles Henry Bull House); 332 South 4th Street (Eaton Littlefield House). The purpose of the hearing is to explain the criteria for designation, the effect of designation, review process for changes affecting the exterior architectural appearance, review specific standards for exterior alterations, any economic incentives available, and testimony on the proposed designation.

Ann Sloniger
Community Development Director
City of Quincy
C-08660 September 29

Publishers Fee \$27.99

QUINCY PRESERVATION COMMISSION

SPECIAL MEETING MINUTES

As outlined in the Preservation ordinance, the Quincy Preservation Commission held the required special meeting with the property owners of the local landmark applications on September 29, 1987, at 4:00 p.m., at 428 Maine. The purpose of the meeting was to discuss the applications and to answer any questions.

The following property owners were present: Bob Mays, Mr. and Mrs. Forrest Ramsey, Jay Gardner, George Irwin, and Jay Bower.

The following commission members were present: Tony Crane, Phil Germann, John Klingner, Ray Coleman, George Irwin, Cherry McReynolds, and Mark Drummond. Kathy Wilson was present to take minutes.

After reviewing Mr. and Mrs. Ramsey's application, it was noted that they need to submit an historical background of their property. After doing so, that information will be added as a supplement to the original application and their application, together with the other six landmark applications, will be ready for the commission's action at a public hearing on October 6, 1987.

Special meeting adjourned at 4:45 p.m.

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF QUINCY

200 NORTH 8TH - SUITE 102
QUINCY, ILLINOIS 62301
217-228-4515



September 22, 1987

Mr. Leon Kowalski
Director of Public Works
City Hall
507 Vermont Street
Quincy, Illinois 62301

Dear Leon:

As outlined in Preservation Ordinance No. 8151, the Quincy Preservation Commission is to send a copy of local historic landmark applications to the head of each city department that may have an interest in the applications for their review and/or comment. If you have any questions on the enclosed, please do not hesitate to call me at 222-0554.

A public hearing on these nominations is scheduled for October 6, 1987, at 7:00 p.m., in the City Council Chambers.

Sincerely,

A handwritten signature in cursive script that reads "Tony Crane". There is a small "kw" written above the end of the signature.

Tony Crane
Chairman, Quincy
Preservation Commission

TC:kw

Enclosures

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF QUINCY

200 NORTH 8TH - SUITE 102
QUINCY, ILLINOIS 62301
217-228-4515



September 22, 1987

Quincy Plan Commission
Attention: Judi Maas
City Hall
507 Vermont Street
Quincy, Illinois 62301

Dear Judi:

As outlined in Preservation Ordinance No. 8151, the Quincy Preservation Commission is to send to the Plan Commission a copy of local historic landmark applications for your review and/or comment. If you have any questions on the enclosed, please do not hesitate to call me at 222-0554.

A public hearing on these nominations is scheduled for October 6, 1987, at 7:00 p.m., in the City Council Chambers.

Sincerely,

Tony Crane

Tony Crane
Chairman, Quincy
Preservation Commission

TC:kw

Enclosures

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF QUINCY

200 NORTH 8TH - SUITE 102
QUINCY, ILLINOIS 62301
217-228-4515



September 22, 1987

Mr. George Irwin
126 North 8th Street
Quincy, Illinois 62301

Dear Property Owner:

You, as the property owner of the proposed local historic landmark at 126 North 8th, are invited to attend a special meeting of the Quincy Preservation Commission on Tuesday, September 29, 1987, at 4:00 p.m., at 428 Maine. The meeting will be to discuss specific standards and incentives.

If you have any questions on this matter, please do not hesitate to call me at 222-0554.

Sincerely,

Tony Crane kw

Tony Crane
Chairman, Quincy
Preservation Commission

TC:kw

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF QUINCY

200 NORTH 8TH - SUITE 102
QUINCY, ILLINOIS 62301
217-228-4515



MEMORANDUM

TO: Quincy Preservation Commission
FROM: Tony Crane, ^{TC.} Chairman
DATE: September 18, 1987
SUBJECT: Public Hearing

There is a public hearing scheduled for six local landmark nominations on Tuesday, October 6, 1987, at 7:00 p.m., in City Council Chambers.

Copies of the applications are enclosed for your review prior to the public hearing.

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF QUINCY

200 NORTH 8TH - SUITE 102
QUINCY, ILLINOIS 62301
217-228-4515



September 2, 1987

Mr. George Irwin
126 North 8th Street
Quincy, Illinois 62301

Congratulations! The Quincy Preservation Commission has received an application and is pleased to inform you that the property at 126 North 8th Street has been nominated as a local historic landmark because of its architectural significance to the City of Quincy. The application passed preliminary review at the regular meeting of the Quincy Preservation Commission held on September 1, 1987, and now merits further consideration for designation.

Under the provisions of the Quincy Preservation Ordinance No. 8151, the Commission will hold a public hearing on the application in the Quincy City Council Chambers at City Hall, on Tuesday, October 6, 1987, at 7:00 p.m. The purpose of the hearing is to explain to the general public and to the property owners the purpose and effect of designation; to explain and take testimony concerning the criteria for designation; to explain the review process for any alteration, construction, demolition or removal affecting the exterior architectural appearance; to present and discuss any specific incentives that would be available from local, state, federal, or private sources; and to hear testimony from any interested party concerning the proposed designation. Enclosed for your review is a copy of Ordinance No. 8151.

Also, enclosed is an Owner Consent Form which should be completed and returned to this office within ten (10) days after the public hearing.

Commission
ified of
will be to

y office
mission,

P 649 127 298

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See F)

SENDER: Complete items 1, 2, 3 and 4.
Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for service(s) requested.

1. Show to whom, date and address of delivery.
2. Restricted Delivery.

3. Article Addressed to:
*George Irwin
126 North 8th
Quincy, Ill 62301*

4. Type of Service:
 Registered
 Certified
 Express Mail
 Insured
 COD
 COD
 Express Mail

Article Number
P649 127 298

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature - Addressee
George Irwin

6. Signature - Agent
[Signature]

7. Date of Delivery
9-2-87

8. Addressee's Address (ONLY if requested and fee paid)

George M. Irwin • 126 North 8th Street • Quincy, Illinois 62301 • (217) 224-2006

October 6, 1987

To Quincy Preservation Commission

Please add the following legal descriptions to the properties indicated which I previously submitted for Local Landmark nomination -

Charles Henry Bull House, 1651 Maine Street -
Nevins Survey - Ex W 2ft S $\frac{1}{2}$ and E60ft of W62ft of S150ft lot 39,
and Ex E15ft S $\frac{1}{2}$ and S5ft of E15ft N $\frac{1}{2}$ lot 40 - Pt lots 39-40

Ernest M. Wood Office & Studio, 126 North 8th Street
Church Survey-Lot 17 and North 7ft Lot 18

State Savings Loan & Trust Co., 428 Maine Street
Quincy Survey - West 2 1/3 feet Lot 1 and East 50 2/3 feet Lot 2, Block 19

Thank you.

