



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

FAX

Date: January 24, 2008

To: *The Quincy Herald-Whig*
Classified Dept.
Fax 223-9757

From: Tom Fentem
Community Development Pla
221-3663

**Notice of Public Hearing on Proposed Local
Landmark Designations**

The Quincy Preservation Commission will hold a public hearing at 7:30 p.m. Tuesday, February 5, 2008 in the City Council Chamber, Quincy City Hall, 730 Maine St., Quincy, Illinois. The following properties have been nominated for designation as Local Landmarks: the Martin/Rogers House, 133 East Ave.; the Edward and Catherine Pfanschmidt House, 205 South 16th St.; the John Willis and Helen Gardner House, 228 South 18th St.; the St. Rose of Lima Rectory Building, 1111 North 8th St.; the Albert C. and May King Fischer House, 221 North 24th St.; the Gertrude Peters House, 1124 South 9th St.; the Arthur O. and Roberta H. Lindsay, Sr. House, 1805 Maine St.; and the Dr. William H. and Florence B. Baker House, 1809 Maine St., all in Quincy, Illinois. The purpose of the hearing is to explain to the 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 standards for review of exterior alterations; to discuss economic incentives that would be available from local, state, federal, or private sources; and to hear testimony from any interested party concerning the proposed designation.
Janet Conover, Chairman
Quincy Preservation Commission
184894, Jan. 27, 2008

Please publish the following public hearing notice as a classified ad on **Sunday, January 27, 2008**:

Notice of Public Hearing on Proposed Local Landmark Designations

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Janet Conover, Chairman
Quincy Preservation Commission

To: FRAN

228 S. 18th

John Willis + Helen Gardner House
Built c. 1892
Shingle Style
Attributed to Harvey Chatten

JOHN WILLIS WAS BORN 8/19/1863. HE WAS THE SON OF ROBERT W. + MARY GARDNER. R.W. WAS THE FOUNDER OF GARDNER GOVERNOR WORKS WHICH WOULD BECOME GARDNER-DENVER. JOHN MARRIED HELEN GIFFORD. EARLY IN HIS LIFE J.W. WORKED AT HIS FATHER'S CO. WHEN HE WAS HOME ON SCHOOL VACATIONS. HE BECAME A FULL TIME EMPLOYEE IN 1881. HE BECAME A PROLIFIC INVENTOR WITH SEVERAL PATENTS TO HIS CREDIT. J.W. BECAME PRESIDENT WHEN HIS FATHER DIED IN 1907. UNDER HIS LEADERSHIP THE COMPANY EXPANDED TO INCLUDE OFFICES IN LISBON, MEXICO CITY + TORONTO. J.W. ALSO WAS AT THE HELM WHEN GARDNER GOVERNOR WORKS MERGED WITH DENVER ROCK DRILL MANUFACTURING CO. IN 1927 TO FORM GARDNER-DENVER. HE DIED IN 1943. HE HAD 3 CHILDREN MARION, RALPH, + RUTH.

OF COMPANY

~~ATTACHED~~
P.S. J. SAYS THE STORY ABOUT J.W. + WM A. RICHARDSON SWITCHING HOUSES COULD BE TRUE. HE HAS ALWAYS HEARD THIS STORY THROUGHOUT THE YEARS. HE THINKS THAT THE FIRST J.W. SWAPPED TO GET MORE ROOM FOR ENTERTAINING
228 S. 18th → 1444 MANE

copy sent 6/15/07



QUINCY PRESERVATION COMMISSION

706 MAINE STREET, 3RD FLOOR, CITY HALL ANNEX

QUINCY, ILLINOIS 62301

217-228-4515

FAX 217-221-2288

June 15, 2007

Mr. and Mrs. Walt Giesing
228 South 18th Street
Quincy, IL 62301

Dear Walt and Diane:

Each year the Quincy Preservation Commission and City of Quincy select certain properties to be considered for Quincy Local Landmark status. Currently, the City has 83 Quincy Local Landmarks and three local historic districts. Over the past several weeks we have been reviewing properties in all areas of the city. We selected a list of properties we are interested in landmarking this year, or in the near future.

Your house at 228 South 18th Street is one of these properties, and we would like to discuss the possibility of local landmark designation with you. The first step is to research the property and prepare an application. A few landmark applications will be prepared by a summer preservation intern. Some applications are prepared by Commission members and persons in the community who have research and architectural knowledge.

If you can provide us with any history about your house, the original and later owners, architect or builder, newspaper articles, brochures, walking tours, old photographs (we will copy), or any information that can assist us in the research, this would be very helpful. If you have no information about your property, do not be discouraged as we will take photographs, search deed, census, and historical records, determine the architectural style, and prepare the application. Occasionally, a property owner wishes to prepare the application, and if you would like to do this, you are most welcome to do so. Or, if you prefer, the Quincy Preservation Commission will be happy to undertake this project.

copy sent 6/15/07



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Barb Cantrell June 15, 2007
aggs 6/26/07

Mr. and Mrs. Walt Giesing
228 South 18th Street
Quincy, IL 62301

Dear Walt and Diane:

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John Willis & Helen Gardner
House, 1895



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January 8, 2008

Walt and Diane Giesing
228 South 18th Street
Quincy, IL 62301

Dear Mr. and Mrs. Giesing:

As you know, the Quincy Preservation Commission is considering your property, the John Willis and Helen Gardner House located at 228 South 18th Street, for designation as a Quincy Local Historic Landmark.

This is to let you know that a "Preliminary Review" of the Local Landmark status for this building has been scheduled. In this review, the Commission formally determines whether your property merits further consideration for nomination. The review is the first of a number of steps built into the designation process to help ensure the application's accuracy.

This review will be held during the Commission's January meeting, at 7:30 p.m., Tuesday, January 15, 2008. While it is not necessary for you to attend, you are most welcome to do so! The Commission meets on the third floor of the City Hall Annex Building, 706 Maine Street (Associated Bank has offices on the first floor).

The enclosed Local Landmark application is in draft form, and will be completed during the nomination process. An application is considered to be in draft form until the City Council votes on the ordinance designating a Local Landmark.

You are welcome to comment at any time concerning the nomination. Feel free to give me a call at 221-3663 if you have any questions or comments. Thank you.

Sincerely,

Tom Fentem
Commission Staff



QUINCY PRESERVATION COMMISSION
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MEMORANDUM

Date: January 8, 2008

To: Judi Maas, Quincy Plan Commission
Larry Moller, Building Inspector
Jeff Steinkamp, City Engineer

From: Tom Fentem

Subject: Proposed Local Historic Landmarks

Ordinance No. 8151 provides for the Preservation Commission to notify the Quincy Plan Commission, and city department heads and officials who may have an interest, of proposed Local Landmarks or Local Historic Districts.

The following structures are being considered for Local Landmark status, and "preliminary reviews" of these landmark applications will be held at the Preservation Commission's next regular meeting, at 7:30 p.m., January 15, 2008 in the Planning and Development Dept. conference room:

Martin/Rogers House, 133 East Ave.
Edward and Catherine Pfanschmidt House, 205 South 16th St.
John Willis and Helen Gardner House, 228 South 18th St.
St. Rose of Lima Rectory Building, 1111 North 8th St.
Albert C. and May King Fischer House, 221 North 24th St.
Gertrude Peters House, 1124 South 9th St.
Arthur O. and Roberta H. Lindsay, Sr. House, 1805 Maine St.
Dr. William H. and Florence B. Baker House, 1809 Maine St.

Public hearings for the proposed Landmarks will be held during the Preservation Commission's February regular meeting, scheduled for 7:30 p.m. February 5, 2008 in the City Council Chamber.

Local Landmark applications for the above properties are attached, and comments are welcome.



QUINCY PRESERVATION COMMISSION

706 MAINE STREET, 3RD FLOOR, CITY HALL ANNEX
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February 21, 2008

Walter and Diane Giesing
228 South 18th Street
Quincy, IL 62301

Dear Mr. and Mrs. Giesing:

The Quincy Preservation Commission is very pleased you have agreed for your property to be nominated for Quincy Local Landmark status. We are now in the final month of the nomination period for your property and are following through with all of the requirements of city's Local Landmark and Historic District Ordinance.

First and foremost, if you have not returned the **owner consent form**, please use the enclosed stamped envelope to do so right away. The Commission will vote on Tuesday, March 4, 2008, whether or not to recommend your property for designation to the City Council. Without owner consent, the Commission will probably not go forward with the nomination. Another owner consent form is enclosed.

Also enclosed is the most recent copy of the application for your property. Please review it thoroughly and look for any information that is incorrect or that you would like to discuss changing or have removed. It is very important that you study the list of the building's **Significant Architectural Features** that are to be protected. The numbered **Significant Architectural Features** are keyed to the numbered photos at the end of the application.

The Local Landmark Committee is available and willing to meet with you to go over the application and regulations, and to answer any questions. We have set aside three days--February 26, February 27, and February 28--to meet with property owners. If you would like to meet with us, please call Tom Fentem at **228-4515**, and he will find a time that is convenient for you. We would be glad to meet with you in the late afternoon or during the evening.

There has been quite a bit of dialogue with most of the owners of the eight properties being considered for designation this year, plus a Preliminary Review and a Public Hearing. So, if everything in the application is acceptable and you would prefer **not to meet** with the Local Landmark Committee, we would appreciate a confirmation from you (by phone, e-mail, fax, or letter) that the Commission has contacted you and you see no need to change anything in the application. Please remember, an application is in draft form until the Quincy City Council makes its final vote; anything can be changed up to that time. That being said, of course the Commission would prefer for applications to be as complete as possible when recommending properties to the City Council.

Please know that although it is not a requirement, you are very welcome to attend the meeting when the Quincy Preservation Commission will discuss and vote, yes or no, to recommend your property to the Quincy City Council for Local Landmark designation. Again, that meeting will be March 4, 2008, at 7:30 p.m. at the City Hall Annex, 706 Maine Street, Third Floor.

We look forward to hearing from you very soon, and please feel free to call or e-mail us with any questions. Thank you.

Sincerely,



Janet Conover
Chair, Quincy Preservation Commission
217-222-8465
jgatesconover@aol.com



Kirby Eber
Chair, Local Landmark Committee
217-223-4617
kirbyeber@hotmail.com



Tom Fentem
Community Development Planner
217-228-4515
tfentem@quincyl.gov



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OWNER CONSENT FORM

Do you consent to have this property designated as a Quincy Local Historic Landmark?

YES NO

As outlined in the Quincy Municipal Code, the Quincy Preservation Commission shall make every effort to obtain owner consent for designation of proposed Historic Landmarks. Please complete this Consent Form and return it to the Quincy Preservation Commission no later than ten (10) days following the public hearing.

Walter Pearson
Duane R. Giesing
Owner's Signature(s)

8/8/08
Date

228 South 18th Street
Address of Proposed Historic Landmark

Tom Fentem

From: Tom Fentem
Sent: Monday, March 03, 2008 3:08 PM
To: 'jgatesconover@aol.com'
Subject: Local Landmarking for Giesing's property is a "go"

Dear Janet,

I just talked to Diane Giesing--They've been out of town and just hadn't got to the Owner Consent Form. Diane said they were flattered and will return the form, marked YES.

So, Hooray.

Tom

Diane R. Giesing

228 SOUTH 18th STREET • QUINCY, ILLINOIS 62301

August 8, 2008

Dear Committee

Please excuse this terribly late signature. I have not been myself lately. I have had two operations on my back & unfortunately I overbook myself important matters. This, being one of them.

We are grateful & appreciate for our award.

Enclosed you will find our signatures.

Thank you once again! The young intern did a great job. A big thanks to Barb Cantrell.

Sincerely,

Diane & Walt Giesing



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Diane R. Giesing
Owner's Signature(s)
Walter Giesing

02-07-08
Date

228 South 18th Street
Address of Proposed Historic Landmark



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MEMORANDUM

TO: Mayor Spring and City Council Members

FROM: Janet Conover, Chairman

DATE: April 4, 2008

SUBJECT: Report and Ordinance to Designate Eight Properties as Local Landmarks

The Quincy Preservation Commission is pleased to report that it voted at its regular February 5, 2008 meeting to recommend Local Landmark designation of the eight properties listed below. All of the property owners have signed owner consent forms in support of designation. Attached is a draft designation ordinance for your consideration.

The Commission plans to present a **short slide show** to the City Council.

Please feel free to call me at 653-4254, or call Tom Fentem at 221-3663 if you have any questions.

Thank you.

- Martin/Rogers House, 133 East Ave., Nona Miller, owner
- Edward and Catherine Pfanschmidt House, 205 South 16th St., John and Helen Cornell, owners
- John Willis and Helen Gardner House, 228 South 18th St., Walter and Diane Giesing, owners
- St. Rose of Lima Rectory Building, 1111 North 8th St., Nicholas and Joyce Wellman, owners
- Albert C. and May King Fischer House, 221 North 24th St., Todd Nelson and Jennifer Bock-Nelson, owners
- Miss Gertrude Peters House, 1124 South 9th St., Thomas VanderBor, owner
- Arthur O. and Roberta H. Lindsay, Sr. House, 1805 Maine St., Kristopher Kutcher and Todd Shackelford, owners
- Dr. William H. and Florence B. Baker House, 1809 Maine St., Victor and Tina Wingerter, owners



QUINCY PRESERVATION COMMISSION

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April 22, 2008

Walter and Diane Giesing
228 South 18th Street
Quincy, IL 62301

Dear Mr. and Mrs. Giesing:

Congratulations on having your property designated a Quincy Local Landmark! At its regular meeting yesterday, the City Council approved an ordinance to add eight new properties to Quincy's list of Local Landmarks and Local Historic Districts.

To celebrate National Preservation Month, Quincy Preserves and the Quincy Preservation Commission sponsor a Preservation Dinner. The event this year will be on Thursday, May 8, 2008 at the Busy Bistro Restaurant, 617 Hampshire Street.

Following dinner, attendees will walk a half-block to St. John's Episcopal Church. Walker C. Johnson will be the after-dinner speaker. He will discuss his design for the rebuilding of the church and other projects he has worked on, including the Dana-Thomas House in Springfield.

Local Landmark certificates (bronze plaques have been ordered) will be presented to property owners. We hope you will be able to attend and participate in this recognition of your Local Landmark property. Thanks to the generous support of Quincy Preserves, the dinner is **free of charge** to owners of recently designated Landmarks.

The evening will begin with a cash bar at 6:00 p.m. Dinner will be served at 6:45. Please return the coupon at the bottom of the enclosed flyer, or simply call me at 221-3663 or 228-2724 to make your reservations.

Once again, congratulations.

Sincerely yours,

Tom Fentem
Preservation Commission Staff



QUINCY PRESERVATION COMMISSION

706 MAINE STREET, 3RD FLOOR, CITY HALL ANNEX

QUINCY, ILLINOIS 62301

217-228-4515

FAX 217-221-2288

December 16, 2008

Walter and Diane Giesing
228 South 18th Street
Quincy, IL 62301

Dear Mr. and Mrs. Giesing:

Just a note to let you know that the Commission has your bronze Local Landmark plaque here in the office. Please let me know by phone (221-3663), or e-mail (tfentem@quincyl.gov), when you would like me to deliver it!

Thank you.

Sincerely,

Tom Fentem
Community Development Planner



QUINCY PRESERVATION COMMISSION
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July 26, 2013

Mr. and Mrs. Walter & Diane Giesing
228 South 18th Street
Quincy, IL 62301

Re: 228 South 18th Street

Dear Mr. and Mrs. Giesing:

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

A copy of the City Ordinance that designated your property as a Quincy Local Landmark 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 Local Landmark becomes frozen in time. For example, the Unitarian Church had a large addition approved a few years ago through the Certificate of Appropriateness procedure. 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
217-221-3663