



QUINCY PRESERVATION COMMISSION

706 MAINE STREET, 3RD FLOOR, CITY HALL ANNEX

QUINCY, ILLINOIS 62301

217-228-4515

FAX 217-221-2288

July 29, 2013

Mr. and Mrs. Terrence & Kathy Anastas
1233 Park Place
Quincy, IL 62301

Re: 1233 Park Place

Dear Mr. *Terry & Kathy,* and Mrs. Anastas

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

217-221-3663



LUBBE HOUSE

1233 Park Place
 1906—Architect Unknown
 Queen Anne/Romanesque Style

1233 Park Place is a large, gracious, well maintained brick home influenced by both the Queen Ann and Romanesque Revival Styles. The wrap around porch and "castle-like" bay window on the east side are evidence of both styles respectively.

Joseph and Emma Lubbe bought all of lot eight and ten feet of lot seven in 1901 for the sum of \$2,000. At that time Joseph worked as a bookkeeper for Anton Lubbe who was a wine importer with an office at 48 N. 8th St. Construction on the Lubbe house began in late 1905 and the Lubbes moved in sometime during 1906. By this time Joseph had retired from bookkeeping and had begun a career in real estate sales. The Lubbe family lived in the house until 1973. Since that time two successive owners have cared for the home with obvious results.

The interior features four fireplaces, three with original oak mantels, three oak pocket doors and beautifully crafted parquet floors in what was the original dining room, now a living room, and in the foyer.

The pantry retains its original cabinets which blend well with the remodelled kitchen. The cabinets on the north wall were salvaged from a home in St. Louis.

The arched leaded glass window and oak woodwork make for an attractive stairwell. Upstairs there are five bedrooms and two bathrooms. The Victorian dresser in the southwest bedroom was purchased in Quincy at Jansen Furniture Co. Most of the furniture in this elegant home has been passed down through the wife's side of the family. The present owners have spent many hours on their "labor of love" cleaning, painting and papering to make this house a home for them and their two children. We are fortunate they are sharing it with us today.

1233 Park Place - Joseph and Emma Lubbe Residence



This Queen Anne style house was constructed in 1901. It follows the common materials of the neighborhood with the brick construction, stone foundation, and hip roof. The facade is the typical half recessed style with a wrap around porch and balcony. Decorative brickwork marks the frieze on all sides, and create a band at the belt course.

Brackets also decorate the roof line along the balcony. The wrap around porch has Doric columns with a square balustrade. The front has a hip roof dormer with three windows. The pilasters around these windows match the style of the porch columns. Decorative glass transom windows exist above the double door entry, first story facade windows, and the front first story window on the east and west sides. The west side also has a two story angular bay that ends in a gable decorated with a fan pattern. The pilastered chimney runs along the middle section of this bay. Both the arch windows have brick relieving arches above them, and the large middle window has decorative glass in the half circle. The east side has a pilastered chimney separate from the round turret. A dormer, similar to the front dormer is set back from the flat roof top. All second story side windows and other first story windows are single, one over one sashes. Joseph Lubbe was in the family business of grocery and wines, specializing in altar wines.

1233 Park Place



Terrance and Kathy Anastas (1987)

1233 Park Place - Joseph and Emma Lubbe Residence



stone foundation
hip roof

This Queen Anne (Romanesque, Craftsman) style house was constructed in 1901. The house features a large wrap around porch (with ^{doric} ~~Corinthian~~ columns). The eave over the balcony has decorative bracketing. On the east side there is a "castle-like" bay window. Joseph Lubbe was a bookkeeper for his father's wine importing business until he moved into real estate sales.

Gable dormer, decorative paneling

west - 2 story bay w/ chimney - gable top → sunburst 1/4 circle
 windows → 2 w/ brick arches
 1st/2nd band - projected brick
 front 1st → transom → front also → decorated glass
 back detail → under roof eaves
 Sacade → brackets under balcony roof -
 entry - double door - transom → door + 1st windows
 porch - doric columns → square balustrade
 hip roof dormer - 3 win -
 pilasters matching porch in between
 east - porch wraps around - chimney projected - top brick detail -
 "tower" → ends w/ flat roof + set back gable like front
 2nd win → all 1/4
 Lubbe - family business - grocer + wines → alter wines -
 invest in property



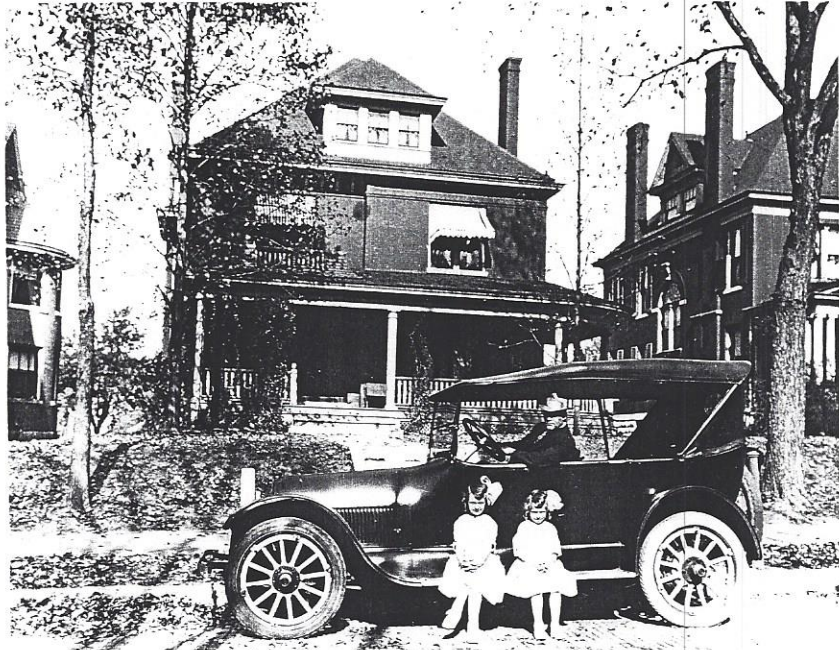
decorat
~~stained~~
glass
in half circle
decorated
glass

← balcony "rail"

porch
window →
stone transom

1233 Park Place

from Kathy
Anastas



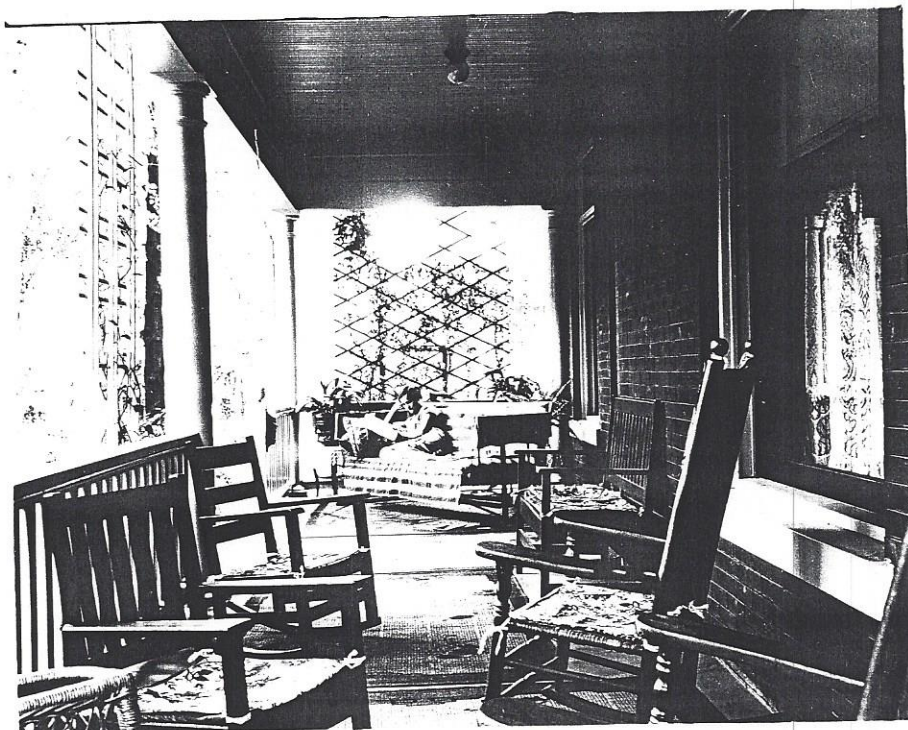
1921

R. J. Padberg



Edna Meyer, Anna Lubbe

1233 Park Place
from Kathy Anastas



Padberg



before WWI

Emma Lubbe

QUINCY AND ADAMS COUNTY

JOSEPH H. LUBBE, member of a family that has been identified with Quincy since 1845, has been a figure and factor in business affairs forty years or more, and is one of the wealthy property owners of Quincy and has used his means and influence in many ways to develop and extend the prosperity of his community. Mr. Lubbe is one of the leading Catholic Church men of Quincy. His home is one of the residential landmarks of the city a beautiful residence which he erected some years ago at 1233 Park Place.

He was born at the corner of Eighth and Hampshire streets, on lots that he still owns, December 23, 1852. He is a son of Anton J. and Elizabeth (Sanders) Lubbe. His father was a prominent pioneer of Quincy. Born in Bakum Oldenburg, Germany, in 1822, he came to the United States and located at Quincy in 1845. In 1849 he married Elizabeth Sanders, who was born in the Kingdom of Hanover. In 1847 A. J. Lubbe engaged in the dry goods business, and continued in that one line for over forty years. He was also a grocer, and much of his success and prosperity came from manufacturing and dealing in altar wines. Anton J. Lubbe died in Quincy in 1894, at the age of seventy-two, and his wife passed away in 1898, aged seventy-nine. They were prominent early members of St. Boniface Catholic church. A. J. Lubbe was active as a democrat, served as an alderman for several years, and was also a supervisor. They had twelve children, nine of whom grew up. Those to reach mature years were named Anthony Joseph, Francis, Henry Bernard, Aloysius, Martin, August, Anna and Godehard. One of them, Rev. Francis, was a Jesuit priest and died in the prime of life at Ysleta, Texas.

Joseph H. Lubbe was reared in Quincy, spent one year in college in addition to the work of the parochial schools, and when a young man took the responsibilities of managing his father's business. He especially developed the trade in altar wines, and in former years he shipped this product for sacramental purposes all over the country. He has judiciously used his income and his opportunities to acquire much valuable property in the heart of Quincy and now gives most of his time to the management of those private interests.

In Quincy Mr. Lubbe married Miss Emma Hoehn. She was born here and was educated in the local schools and also at Milwaukee, Wisconsin. Her parents were pioneers of Quincy, coming from Germany. All the family were members of St. Boniface Catholic church. Mr. Lubbe served as the first recording secretary of the first Western Catholic Union Society of his church, and has always been active in church affairs.

Of the eight children born to him and his wife only two survived infancy. The daughter, Anna Mary, is a graduate of St. Mary's College at Notre Dame, and is now the wife of Dr. Raymond J. Padburg, of Quincy. Doctor and Mrs. Padburg have two children, Mary Josephine and Anna May, the former in school. The son, Albert J., was born and reared in Quincy, attending St. Boniface School, and also studied journalism at the University of Michigan. He was press correspondent for the St. Louis Republic, and is now a lieutenant in the Signal Corps of Photography.

DANIEL E. ROBBINS. Among the early families to settle in Payson Township were the Robbins and Prince families, who were connected by marriage, and for eight years these names have been significant of good citizenship, honest industry and agricultural enterprise.

The founder of the Robbins family here was Daniel Robbins, who was born in the Town of Plymouth, New Hampshire, October 15, 1813, son of Asa and Jemima (Brainard) Robbins, natives of the same place. The grandfather, Jonathan Robbins, served as a soldier in the Revolution. Asa Robbins fought in the War of 1812. Daniel Robbins grew up on a New England farm, attended the common schools, and later from money earned by his own labor paid a term or two of tuition in a seminary at Plymouth. In the fall of 1839 he came West and settled in Adams County. He located near the Prince family, and on April 26, 1842, married Mary A. Prince, daughter of Deacon David Prince.

1233 Park Place - Joseph and Emma Lubbe Residence

