



QUINCY PRESERVATION COMMISSION

706 MAINE STREET, 3RD FLOOR, CITY HALL ANNEX

QUINCY, ILLINOIS 62301

217-228-4515

FAX 217-221-2288

April 22, 2008

Thomas VanderBor
1124 South 9th Street
Quincy, IL 62301

Dear Mr. VanderBor:

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



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QUINCY, ILLINOIS 62301
217-228-4515
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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

Tom Fentem

From: Barb and Ken Cantrell [kbcn@adams.net]
Sent: Friday, March 07, 2008 11:55 AM
To: Tom Fentem
Cc: Janet Conover
Subject: RE: tom vanderBor owner consent and windows--photo sheet 1

Hi Tom. To save time I removed the pictures you sent attached. Great job. Sorry they arrived late to me because of my slow computer probably so did not get in time to edit for you for the meeting.

As we discussed at the meeting changes that need made to the application are pretty simple.

- Number the pictures going across 1-8
- On picture #3 add WOOD to read "The arched wood entry door features a decorative arched brick hood."
- On picture #4 we rewrote since the porch is original. So rewrote to read: "An enclosed porch with brick base on the south facade. Note brick chimney in this facade."

That is all. Let me know if you need anything else. I am getting a copy of Geise's original blueprint so you can add since I used in my references. Will get to you ASAP.

Thanks again for all you work. It has been a pleasure serving on the commission. Barb

-----Original Message-----

From: Tom Fentem [mailto:TFentem@quincyl.gov]
Sent: Friday, February 29, 2008 10:22 AM
To: kbcn@adams.net; jgatesconover@aol.com
Subject: tom vanderBor owner consent and windows--photo sheet 1

Now I remember that I have to redo the list on the application to correspond to the photos.

Tom

<<1124 S. 9th St. Photos page 1.doc>>

Tom Fentem

From: Tom Fentem
Sent: Monday, March 03, 2008 3:05 PM
To: 'Barb and Ken Cantrell'
Subject: RE: tom vanderBor owner consent and windows

Hi, Barb

Tom VanderBor did call today--he wants to make sure he can get a start on some landscaping.

During our conversation I was clear that a cert of appropriateness would be necessary if he wanted to change out windows, and he seems to be comfortable with that (whenever "in his lifetime" he would finally get to the job. I made the pitch for window rehab, but said the Commission would probably allow more latitude for changes to windows that aren't visible from the street. He won't be able to get to the meeting tomorrow, *because* he's coaching baseball. Upshot is, Tom is still okay with landmarking the property.

AND

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

-----Original Message-----

From: Barb and Ken Cantrell [mailto:kbcn@adams.net]
Sent: Monday, March 03, 2008 11:55 AM
To: Tom Fentem
Subject: RE: tom vanderBor owner consent and windows

Tom thanks for trying but I could not open the file. I will call Janet today to check into this further. P.S.: Were you able to reach the Geisings? Barb

-----Original Message-----

From: Tom Fentem [mailto:TFentem@quincyl.gov]
Sent: Friday, February 29, 2008 10:11 AM
To: kbcn@adams.net; jgatesconover@aol.com
Subject: tom vanderBor owner consent and windows

Dear Barb & Janet,

FYI, I didn't say anything to Tom V. about windows, but he returned his owner consent form after I'd sent him this version of the application (maybe I can get the app. photos to e-mail if I send them a page at a time???)

Tom F. <<1124 S. 9th St. Application.doc>>

Tom Fentem

From: Thomas VanderBor [tomquincy62301@yahoo.com]
Sent: Sunday, March 02, 2008 6:14 PM
To: Tom Fentem
Subject: Preservation

Hello Mr.Fentem,

My name is Tom VanderBor and my house at 1124 South 9th is one of the houses that has been nominated for Preservation status.

I recently received a letter from you regarding my house; unfortunately I was out of town when it was received and just read it yesterday. Thus I was unable to meet with you on the 3 days set aside to meet. I do have a couple questions regarding the application however. These center primarily on the windows.

I will attempt to call you at your office on Monday, March 3. I work at Blessed Sacrament School and should be able to call you during the day sometime. If I am unable to reach you, please call me at 653-8377 during the evening on Monday and we can discuss this matter then.

Thank you

Tom VanderBor

Tom Fentem

To: jgatesconover@aol.com
Subject: FW: Tom VanderBor owner consent and windows

-----Original Message-----

From: Tom Fentem
Sent: Friday, February 29, 2008 9:43 AM
To: Jgatesconover@aol.com; 'Barb and Ken Cantrell'
Subject: Tom VanderBor owner consent and windows

Barb & Janet,

FYI, Tom V. returned his owner consent form after I'd sent him this version of the application, but I *[Tom Fentem]* ha *[Tom Fentem]* ven any conversation with him about windows (I'll try to e-mail the photos in two batches).

Tom F.



1124 S. 9th St.
Application.do...



QUINCY PRESERVATION COMMISSION

706 MAINE STREET, 3RD FLOOR, CITY HALL ANNEX
QUINCY, ILLINOIS 62301
217-228-4515
FAX 217-221-2288

February 21, 2008

Thomas VanderBor
1124 South 9th Street
Quincy, IL 62301

Dear Mr. VanderBor:

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.~~ *Thank you!*

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.

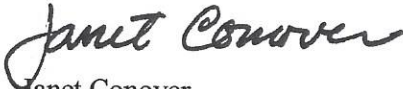
The Local Landmark Committee is available and willing to meet with you to go over the application and regulations, and to answer any questions. We have set aside three days--February 26, February 27, and February 28--to meet with property owners. If you would like to meet with us, please call Tom Fentem 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

Tom Fentem

To: Barb and Ken Cantrell; Janet Conover
Subject: RE: Miss Gertrude A. Peters house

-----Original Message-----

From: Barb and Ken Cantrell [mailto:kbcn@adams.net]
Sent: Sunday, January 27, 2008 7:23 AM
To: Janet Conover
Cc: Tom Fentem
Subject: Miss Gertrude A. Peters house

Hi Janet. Greetings on the road from Tifton, Georgia. Spent long drive time to finish the application. It is attached. I am sending to Tom Fentem also so you will all have this one to use for Monday's meeting.

Nancy Terwelp said to say 'hi'. She was very nice and helpful. I have the obituary. Gertrude died within a week that Jaclyn gave me her info and I put into first draft her house's application. Touching. By the way I learned from the obit and from talking with the owner Tom VanderBor that Gertrude's great niece is Chris Reichert, the present principal of Blessed Sacrament, where Tom also now teaches.

Re: application, I did recheck the legal description and it is for sure accurate. Also, on the original blueprints Geise did not sign his name in his own handwringing but his name is there in block print.

Please you the pros finish it up for me and make any necessary changes. The only two things I was not sure of are:

- 1) What to check re: why it merits designation. I checked ☒ Architecture of course, but because of Geise did not know whether to check ☐ Historical or ☐ Persons Will you fix this as you find appropriate. Also key I think to the Historic District it is in.
- 2) Did not mention the second story at all other than 1 1/2 story house. Brick, windows, etc. same throughout so did not. Does have a West side dormer which the pictures do not show if you want to add if you think significant.

Lastly and most importantly, I talked to Tom VanderBor the night before I left. Being a personal friend and former co-teacher I want to make sure I do things right for him. He knows painting, landscaping, etc. have no bearing on the landmarking. He has no intentions in altering the house in any structural way. He is very proud of it.

However, he said when he saves up (may be many years down the road) and can afford he does need to do something with the leaky windows. He will keep all the original openings structurally for sure. I explained to him the nice feature of the pane work in his windows. However, they may need to be replacement windows someday so..... as a friend and to protect him should we eliminate the often reference to the windows as wood? In addition what about the number of lights (6 over 1, 4 over 1) to give him this replacement option, yet a replacement in good taste.

I think you can see where I am coming from with his being a good friend. When we meet too perhaps perhaps you could talk with him and explain how he can do in a comparable way. For now though, should we replace the window details of 'wood' especially, and then possibly 'lights' too from the application? I can redo for you when I return or after we discuss further if you prefer.

Till then, I am officially going on vacation. IF you need me though please do not hesitate to e-mail. Since this is legitimate 'city business' e-mail me back NOT at this address (since I will not be checking my laptop) but to Kenny's blackberry: kcantrell@quincyl.gov I have taken such a personal interest in this application that if you need something just write.

Signing off!!!! Thanks for everything, it has been a pleasure. Barb



QUINCY PRESERVATION COMMISSION

706 MAINE STREET, 3RD FLOOR, CITY HALL ANNEX

QUINCY, ILLINOIS 62301

217-228-4515

FAX 217-221-2288

copy
sent 6/15/07

June 15, 2007

Mr. Thomas Vanderbor
1124 South 9th Street
Quincy, IL 62301

Dear Tom,

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 **1124 South 9th 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 theater, 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.



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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.



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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.

Tom Vandenberg
Owner's Signature(s)

2/13/08
Date

1124 South 9th Street
Address of Proposed Historic Landmark



QUINCY PRESERVATION COMMISSION

706 MAINE STREET, 3RD FLOOR, CITY HALL ANNEX

QUINCY, ILLINOIS 62301

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January 23, 2008

Thomas VanderBor
1124 South 9th Street
Quincy, IL 62301

Dear Mr. VanderBor:

I am happy to let you know that the Quincy Preservation Commission has nominated your property, the Gertrude Peters House, 1124 South 9th Street, as a Quincy Local Landmark because of its historical, architectural, or community significance. The local landmark application passed preliminary review at a Commission meeting held January 15, 2008.

The next step is for the Commission to hold a public hearing on the nomination. The hearing will be at 7:30 p.m., Tuesday, February 5, 2008, in the Council Chamber on the First Floor of City Hall, 730 Maine Street.

The hearing will be "to explain . . . 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."

I invite you to meet with members of the Quincy Preservation Commission to discuss specific standards and incentives at any time before the hearing (the standards and incentives also will be elaborated during the public hearing).

Also, the Commission would be grateful if you could complete and return the enclosed Owner Consent Form.

If you have any questions concerning the nomination, please call me at 221-3663, or you may call Janet Conover, the Commission Chairman, at 222-8465. Thank you.

Sincerely,

Tom Fentem
Commission Staff



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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.

Owner's Signature(s)

Date

1124 South 9th Street
Address of Proposed Historic Landmark



QUINCY PRESERVATION COMMISSION

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January 9, 2008

Thomas Vanderbor
1124 South 9th Street
Quincy, IL 62301

Dear Mr. Vanderbor:

As you know, the Quincy Preservation Commission is considering your property, the Gertrude Peters House located at 1124 South 9th 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

706 MAINE STREET, 3RD FLOOR, CITY HALL ANNEX

QUINCY, ILLINOIS 62301

217-228-4515

FAX 217-221-2288

*copy
sent 6/15/07*

June 15, 2007

Mr. Thomas Vanderbor
1124 South 9th Street
Quincy, IL 62301

Dear Tom,

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 **1124 South 9th 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 theater, 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.



QUINCY PRESERVATION COMMISSION
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July 26, 2013

Mr. Thomas VanderBor
1124 South 9th Street
Quincy, IL 62301

Re: 1124 South 9th Street

Dear Mr. VanderBor:

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@quincyil.gov
217-221-3663