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APPLICATION FOR LANDMARK OR HISTORIC DISTRICT
QUINCY PRESERVATION COMMISSION
706 Maine Street, City Hall Annex, Third Floor
Quincy, Illinois 62301 Telephone 228-4514

Applicant's Name Quincy Preservation Commission
Mailing Address Meg Kindelin, Summer Intern, 1993; and
Local Landmark Committee, QPC.
Additional research by Paul Larson, 1995.
Telephone Number Address and telephone listed above

ORIGINAL NAME (if known) AND ADDRESS of proposed Landmark or boundaries of proposed Historic District:

Benjamin and Elizabeth BURROUGHS /Klarner House
3130 State Street

COMMON NAME: The Klarner House (see page 9)

Name, Address, Telephone Number of Property Owner(s):

Darlene Doyle
3130 State Street
Quincy, Illinois 62301
217-228-0139

Style Italianate main structure; rear wing 2/3 I-house

Date of Construction 1864-65 main structure; circa 1850's rear wing

Architect or Builder Unknown

List the significant exterior architectural features of the building(s). Include photographs of building facade for proposed Landmark or photographs of groups of structures for proposed Historic District (include map of Historic District):

1. All exterior brick and stone.
2. Rusticated stone foundation beneath a string course of finished stone.
3. Two original brick chimneys on the east and west gables.
4. Steeply pitched roof with a gable at the east and west ends.
5. One 4-over-4 arched window with a stone sill set into each of the end gables.
6. Cornice with brackets at the north roof line, and a raking cornice with brackets at the east and west gables.
7. North entrance having sidelights and a large arched transom with curving traceries.
8. North porch having eight freestanding and two attached shouldered square columns supporting a cornice and a flat roof. Six of these columns are clustered into two groups of three which rise from shared wooden paneled bases.

Continued on page 3

9. Floating brackets which decorate the east, north, and west sides of the porch at the cornice.
10. Two polygonal bay window elements, one at each side of the northern entrance porch, each consisting of one 4-over-6 double hung window flanked by a 2-over-3 double hung window at either side.
11. Twin arched, 1-over-1 double hung windows, sharing a common stone sill and arched stone lintel, resting above the north entrance on the second level.
12. All windows having stone sills and stone lintels.
13. All window shutters.

At the rear of the house, the older section has 6-over-6 double hung windows and stone sills with brick lintels.

The front portion (main block) is a 12-room house of brick construction with a steeply pitched roof. The main facade is quite symmetrical and features multi-paned double hung windows, stone sills and lintels, wooden shutters, and a cornice with dentils. The gables at the east and west ends are surrounded by broken pediments, and the front entrance features a large fan light and sidelights.

Meg Kindelin

Provide a statement of the historical and architectural significance of the proposed Landmark or proposed District. Note classification of building(s) included in any historic district or survey, or listed on the National Register of Historic Places:

The house at 3130 State Street has seen at least two periods of construction. The first house on the property, now the rear portion of the present house, was most likely built before 1850. The front part of the house which consists of what now is the main block was built in 1864-65 by Benjamin and Harriet Burroughs.

Continued on page 4

Provide legal description of Landmark as found on deed:

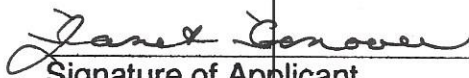
Beginning at the south east corner of State Street and Thirtieth Street, measure 423 feet to the west of the east line and the South line of State Street. Continue South 279 feet, West 221.5 feet, north 279 feet, and east 220.75 feet. Includes parts of the West one half of the Southeast part of Section 6, in Township 2S, in Range 8W, all in the city of Quincy.

Why do you think this property merits designation? Check appropriate item(s):

☒ Architecture ☐ Persons ☐ Event(s) ☒ Prominent Landmark
☐ Historical ☐ Unusual Use ☐ Other _____

Is owner aware of this application? ☒ Yes ☐ No

Does owner consent to this designation? ☒ Yes ☐ No ☐ Don't Know



Signature of Applicant

Local Landmark Committee Chairman

Date Application Completed July 1993

Revised March 1995

FOR OFFICE USE ONLY:

Filed at Quincy Preservation Commission Office

Date 1-12-95

Preservation Commission Preliminary Review

Approved ☒
Disapproved ☐

Date 2-7-95

Meeting With Property Owner

Date 2-23-95

Public Hearing

Date 3-7-95

Preservation Commission Decision
on Recommendation to Designate

Approved ☒
Disapproved ☐

Date 4-4-95

Quincy City Council Decision
on Designation by Ordinance

Approved ☐
Disapproved ☐

Date _____

(Revised July 1994)

Burroughs House History

The Burroughs house was built in 1864-65 near the center of a 78-acre farm. Its original owner, Benjamin Burroughs, was born in Ohio in 1833, moved with his family to Illinois in 1839, then moved on his own to Kansas to begin farming in 1856. The gold rush drew him to Colorado, where he made his fortune discovering two lodes in 1859 and erecting a quartz mill in the following year. In 1862 he returned to Illinois to marry Elizabeth Boone, went back to Colorado to sell out his interests, then moved to the Quincy area. The year following he purchased the land on which he would build his house, the west half of the southeast quarter of section 6 in Melrose Township, exclusive of a two-acre plot in the northwest corner.

The Burroughs farm, dubbed "Walnut Acres," cost \$10,000, indicating that it was already built up and probably well planted at the time of Burroughs' purchase. The land comprised the west half of an 1818 land patent granted under the bounty land act of 1812 to John Wright of Clark County, Mississippi Territory, now a part of Alabama. Wright had willed the patent to his wife, Betsey, just prior to his death in 1815, and she applied it to the southeast quarter of section 6, among other properties in Melrose Township. In 1829 she sold the parcel to Stephen Andrews for \$50. Andrews held onto the property until the land office opened in Quincy in 1835, then sold the west half, which would one day comprise the Burroughs farm, to Richard Young for \$400. Young immediately resold the tract to New Hampshire emigre Walter Emery, who was building up a large farmstead at 24th and the Quincy-Burton road (now State Street).

Emery and his wife Matilda were probably the first white settlers to use the land. They lived in a larger tract adjoining it to the west, with their house facing 24th Street. In 1847 they sold the parcel to John Wood 2nd, a farmer who lived nearby. Wood then sold it with another tract to Kentucky-born farmer Peter Brewer in 1851. Over the next four years Brewer improved the property to the point of being able to sell it for \$7800 when he moved to Camp Point Township.

A small brick 2/3 I-house annexed to the rear of the Burroughs house is a likely 1850's remnant of Brewer's occupancy, though many features of its construction, particularly the brick arches, wood second story sills, and location of the window heads just below the eaves, were common vernacular building practices of the 1840s, placing it into Wood's or even Emery's tenure. The awkward manner in which this rear annex sits on its foundation suggests that it was moved to the site. Quite possibly it is the house shown on the tract but closer to the road on the 1860 county plat map.

After the Brewers left, the farm passed through the hands of two prominent Quincy businessmen and financiers, Calvin A. Warren and Isaac O. Woodruff, before Benjamin Burroughs bought it in 1863. Presumably any buildings on the property during this period, which lasted eight years, were either rented or vacant.

Burroughs purchased the property with \$6300 in cash and \$3700 in personal loans from Woodruff, Henning, and R. D. Barnes, the loans being backed by a mortgage through another prominent Quincy financier, lawyer Alexander E. Wheat. These loans were paid off in two months, most likely as a result of delayed income from Colorado assets. Burroughs' house was finished in 1865, with a large barn, ice house, and smokehouse (none of which survive) soon to follow. The principal agricultural asset of the farm in its heyday was a large orchard of fruit and nut trees; hence the name "Walnut

Acres." Only twenty-two acres were under cultivation on this tract, but Burroughs' held enough other property to require six reapers and forty men to harvest his wheat in the early 1870s.

Benjamin Burroughs' wife Elizabeth died in 1869, leaving him with four young girls. A second marriage in 1872 to Harriet Randall (or Rendall), daughter of a local divine, eventually brought four more children into the household. The long-lasting depression of 1873 initiated a gradual decline of Burroughs' fortunes. Three successive mortgages to T. C. Polling were all satisfied, but a fourth to William Dickhut led to forfeiture of the property in 1885. A year later Dickhut's widow bought the farm at auction and parceled it off to Thomas Wilkes and David Belt. Burroughs made one last effort to get back the tract that contained the house in 1887, but it passed in 1894 to Gustav Klarner. The Burroughs family disappeared without a trace other than Elizabeth's grave; while the Klarner family held onto the farm, now shrunk to a little over 40 acres, for so long that it became known as the Klarner farmstead.

The exterior of the Burroughs house remains nearly identical in appearance to its lithographic depiction in Andreas' 1872 *Atlas of Adams County*. Even the earlier component attached to the rear is largely intact, the only significant exterior alteration being to the south elevation. A gabled addition to the annex shown in the atlas was removed before or around the turn of the century and much of the first floor rear wall removed for a wagon or carriage entry. The exposed rough-sawn lintel used to support the wide opening remains imbedded in the wall, though bricks have narrowed the entry in modern times to accommodate an overhead garage door.

Sources:

Andreas' Atlas of Adams County, 1872

History of Adams County, 1879

Petri and Chatten plat map of Adams County, 1860 (in Historical Society of Quincy and Adams County collections)

Woodland Cemetery inventory and early Quincy cemetery lists published by the Great River Genealogical Society

deed and mortgage records, Adams County Recorder's Office
1840, 1850, and 1860 censuses of Adams County

prepared by Paul Clifford Larson
15 March 1995

Property Transfers Affecting 3130 State

Occupant owners shown in bold face

151-38	QC Benjamin and Harriet Burroughs to Gustav Klarner	October 1, 1894
\$1	same as 151-36	
151-37	WD David A. Belt to Gustav Klarner	October 1, 1894
\$2200	10 acres described in 148-60	
151-36	QC Frank X. and Theresa Schill to Gustav Klarner	October 1, 1894
\$6750	pt of w1/2 se1/4 section 6 2S 8W lying s of State Street, com'g at intersection of e line of w1/2 with State Street, w24 rods, s100 rods, e and n to beginning, except 15 acres off e side, 20 acres off w side, and 10 acres described in 148-60]	
148-160	WD Frank Schill to David A. Belt	September 30, 1893
\$2000	10 acres in middle of w1/2 se1/4, com'g from pt 159' s and 351' e of nw corner se1/4, e231 feet, s1885 feet, w and n to beginning	
148-69	WD Thomas A. Wilkes to Frank X. Schill	August 31, 1893
\$5373.50	all of w1/2 se1/4 except e15 acres and w20 acres	
138-593	WD Katherine Dickhut to Thomas A. Wilkes	June 6, 1887
\$4690	all of w1/2 se1/4 except e15 acres and w20 acres	
125-163	Masters in Chancery Deed Benjamin and Harriet Burroughs to Katherine Dickhut	October 2, 1886
\$7353	all of w1/2 se1/4 except e15 acres	
42-73	D Woodruff to Benjamin Burroughs	August 8, 1863
\$10,000	all of w1/2 se 1/4 except nw 2 acres (78 acres)	
29-85	D Calvin A. and Harriet Warren to Isaac O. Woodruff	April 16, 1857
\$3500	pt of w1/2 se 1/4 lying s of State (74 acres)	
23-130	D Peter and Elizabeth Brewer to Calvin A. Warren	August 16, 1855
\$7800	all of w1/2 se1/4 except nw 2 acres (78 acres)	
10-561	WD John and Emily Wood to Peter Breuer (Brewer)	March 9, 1851
\$4250	w 1/2 se1/4 s20 acres of w1/2 se1/4 section10	
1-634	WD Walter and Matilda Emery to John Wood, 2nd	March 22, 1847

\$1600 w1/2 se1/4
s20 acres of w1/2 se1/4 section 10

- D-366 WD Richard and Meatilda Young to Walter Emery June 15, 1835
\$700 w1/2 se1/4
- D-202 WD Stephen and Meareci Andrews to Richard M. Young March 14, 1835
\$400 w1/2 se1/4
- B-184 WD Betsey Wright to Stephen Andrews, both of Jefferson County, Indiana
\$50 se1/4 November 14, 1829
- Tr3-295 Patent United States to John Wright October 24, 1818
granted under warrant 19.398 to a private in Thomas Company of the 2nd
regiment of the U. S. infantry under the bounty lands act of 1812
- patent willed prior to execution by John Wright to Betsey Wright, both of Clark County,
Mississippi Territory (now Alabama) August 1, 1815

Source: deed records, Adams County Recorder's Office

prepared by Paul Clifford Larson
14 March 1995

Gustav Klarner purchased the house, farm, and property in 1894. The property included woods, orchards, and gardens. Mr. Klarner was the proprietor of the Quincy Star Nurseries, operated at the south side of the intersection of State Street and Thirty-second Street. Gustav and his wife Regina raised several children including Anna, Elizabeth, Pauline, Katherine, and Robert.

Robert Klarner became a farmer while Anna and Elizabeth followed in their aunt's footsteps and studied to become school teachers. Elizabeth Klarner, the last of the immediate family, lived in the family home until 1986. What remains of the original farm and lot is still quite heavily wooded, and some very old and interesting types of trees and bushes are found in the yard.

Meg Kindelin
Summer Intern 1993

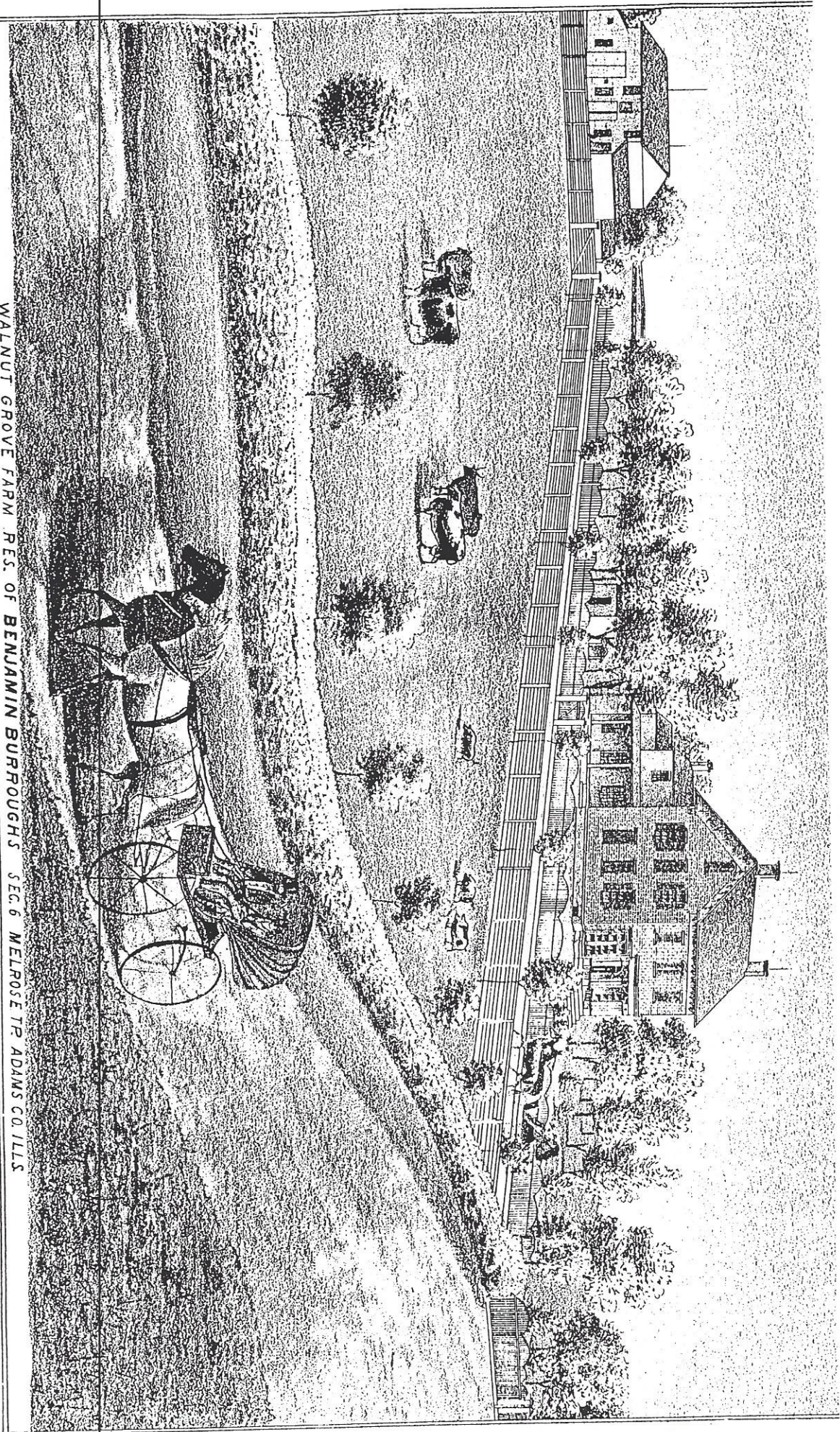
For over 100 years people have referred to the house at 3130 State Street as the Klarner House. A prominent landmark on Burton Road (later renamed State Street and Route 96) it has been called the Klarner House, the Klarner Homestead, and the Klarner Farm and Orchards.

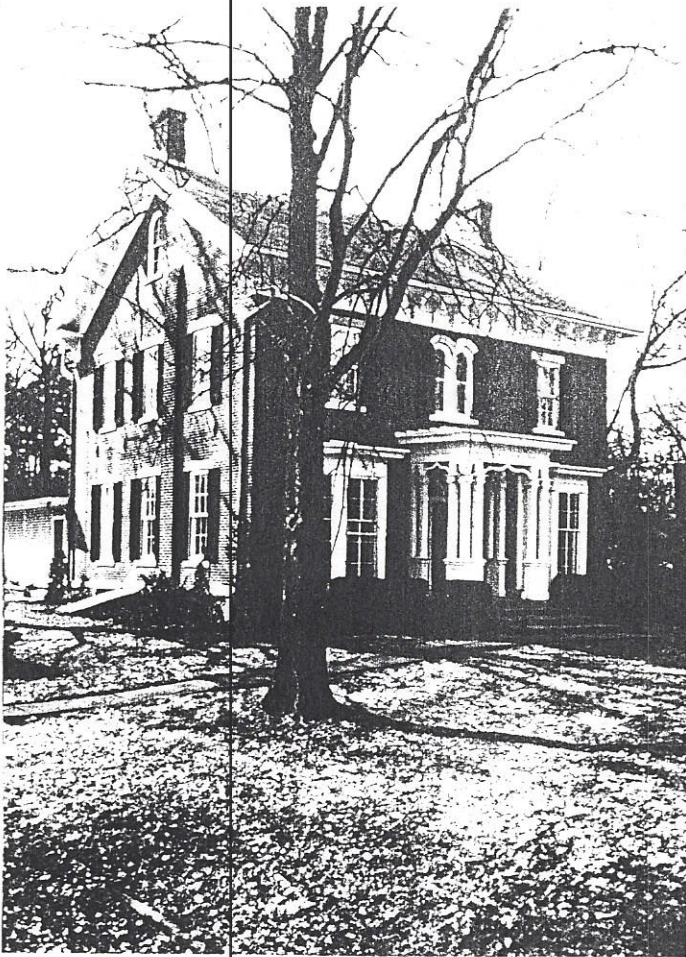
Gustav Klarner, and later his daughters, Anna and Elizabeth, were well-known and respected in the community. Anna was a popular and highly regarded teacher at Madison and Webster Grade Schools. A great lover of animals, she was a founder and president of the Quincy Humane Society.

Elizabeth was a secretary and receptionist at the Quincy Chamber of Commerce for over 40 years. Elizabeth Klarner passed away on March 30, 1994 in Sunset Home. It is interesting to note that the date of Elizabeth's death was 100 years after Gustav Klarner purchased the farm and home in 1894. Thus, for over 100 years the common name for the landmark at 3130 State Street was and continues to be known by many citizens as the Klarner House.

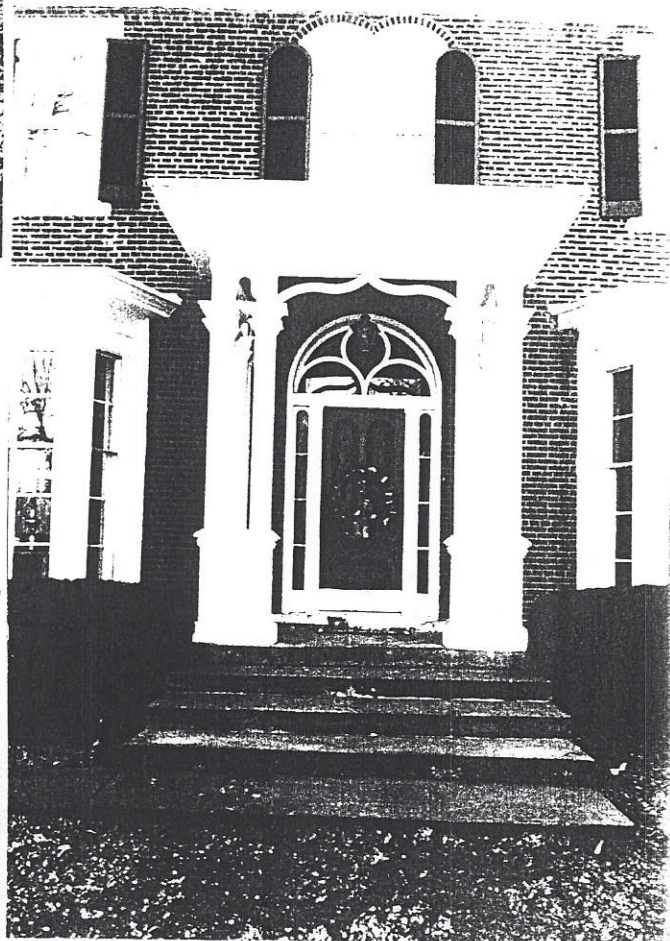
Janet Conover
Local Landmark Committee
Chairman
1995

WALNUT GROVE FARM RES. OF BENJAMIN BURROUGHS SEC. 6 MELROSE TWP ADAMS CO. ILLS





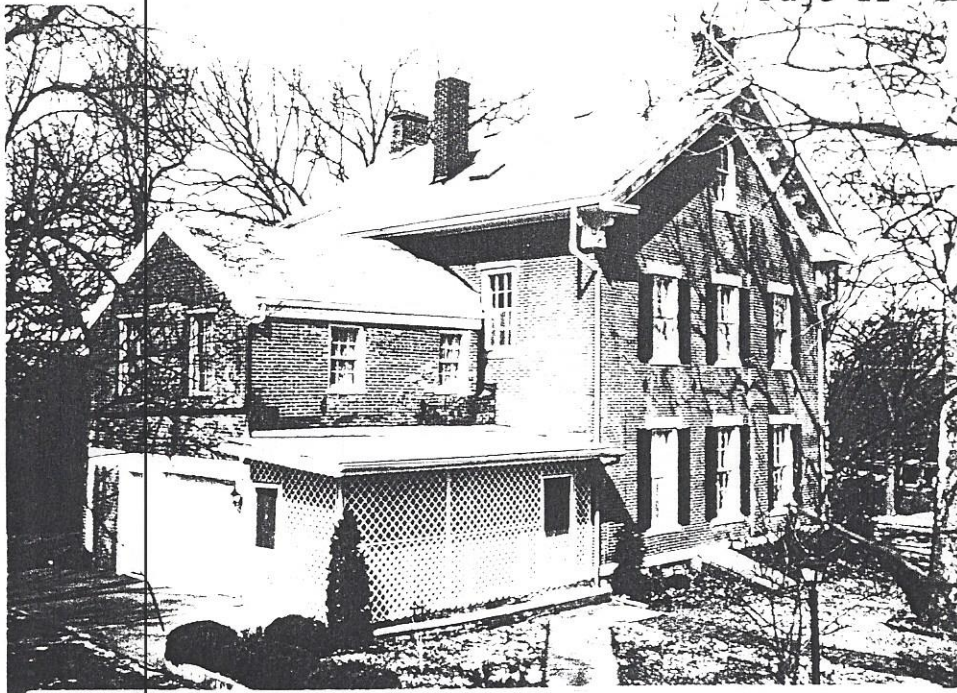
Main structure built in 1864-65.



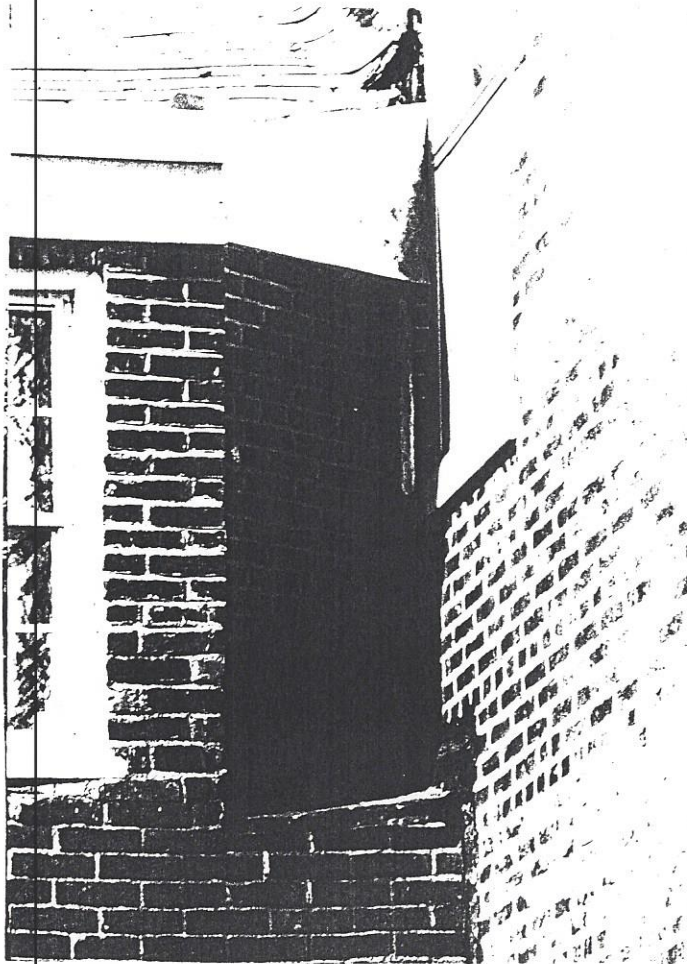
Front entrance having sidelights and a large arched transom with curving traceries.



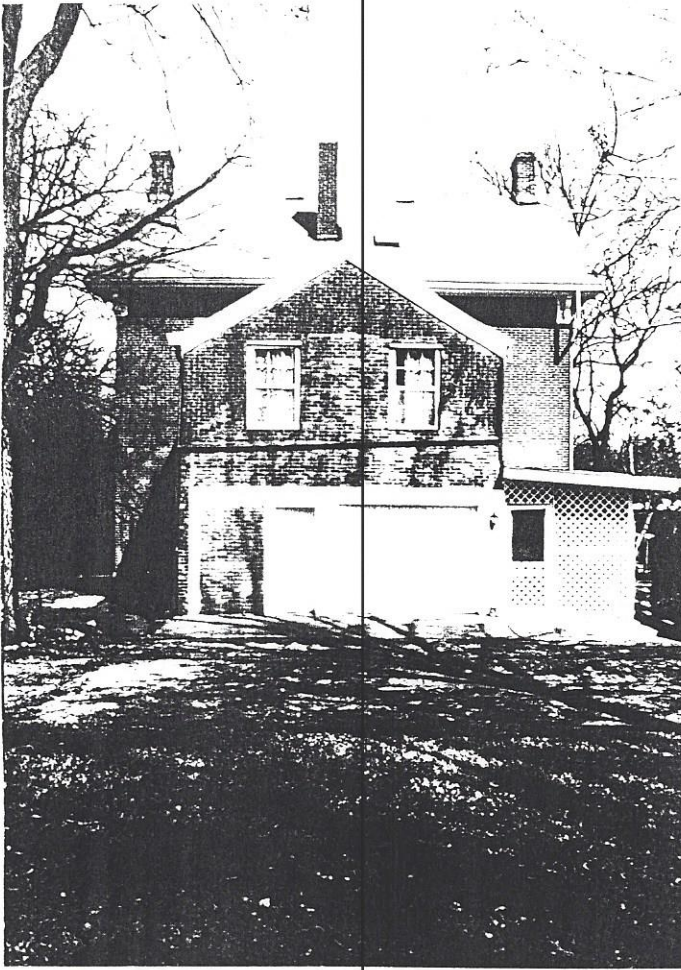
Raking cornice with brackets at the east and west gables.



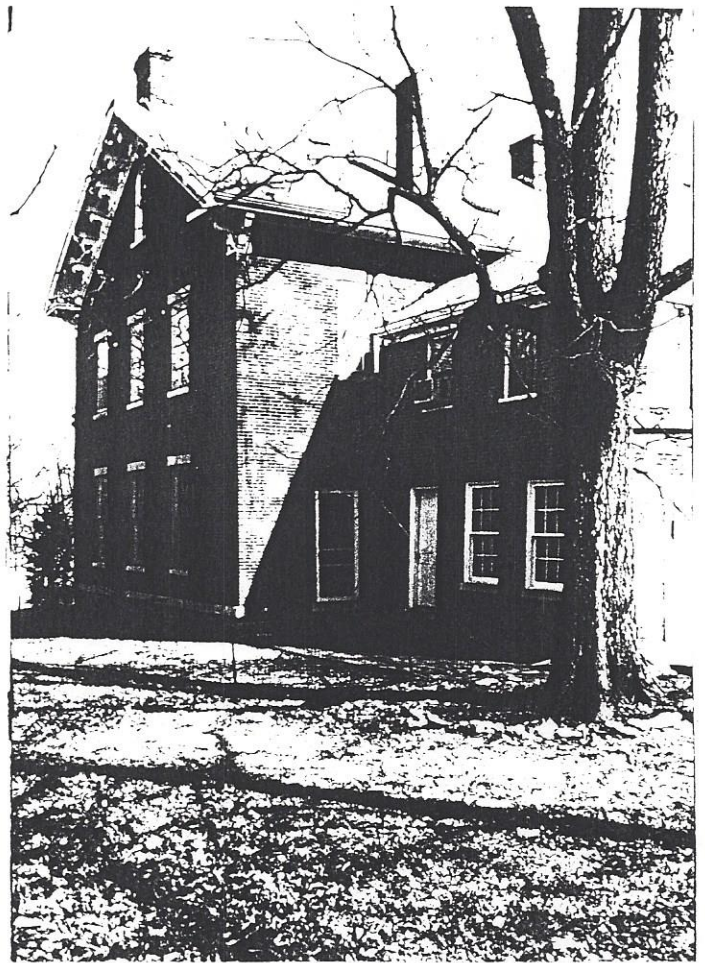
East view shows main structure and rear 1850's wing. All windows have stone sills and lintels.



Connection of main structure and rear 2/3 I-house.



South end showing old 1850's
rear wing attached to main
block.



West view.



A large yard with many mature trees surrounds the house.

