

Tom Fentem

From: Tom Fentem
Sent: Thursday, March 01, 2012 12:16 PM
To: 'BARBARAMCCLAIN'
Subject: Research of 222 South 16th

Chuck,

I really appreciate all the work you've put in on Landmarks in general and on the landmark apps that have required special handling.

Your write-up is great as is. Just two minor alterations to suggest. First would be to insert the word "located" after "Art Barn" in the last sentence of the second paragraph. Second would for pare down the census references a little: "In the 1900 U.S. Census, William F. Bull was recorded as living in Chicago . . ." and, "The 1910 U.S. Census also had William residing in Chicago, divorced and living with his children. (This seems to be the way the journalists do it).

That's all I saw.

Would you like me to make the changes to the application and e-mail it back to you?

Thanks,
Tom

Tom Fentem

From: Tom Fentem
Sent: Thursday, February 16, 2012 2:48 PM
To: 'BARBARAMCCLAIN'
Subject: RE: 222 S 16th

Hal thinks the Bulls lived in the house for longer than the 1887 to 1898 span that's alluded to in the application. He says perhaps 20 years or so. Nathan Jones, the intern, wrote that according to the city directories, Bull was noted as living in Chicago beginning in 1898 with Proctor Taylor living at 222 S. 16th. Nathan has Bull returning to Quincy "about 1920" but living with his sister Mary at 1550 Maine St.

I just forwarded Hal's Sept. 12 e-mail.

Tom

From: BARBARAMCCLAIN [<mailto:barbaramcclain@comcast.net>]
Sent: Thursday, February 16, 2012 2:30 PM
To: Tom Fentem
Subject: 222 S 16th

Tom - spent this morning at the library researching Hal Oakley's house. More to do...
Can you tell me what is Hal's specific disagreement with our data?
Thanks. Chuck

Tom Fentem

From: Tom Fentem
Sent: Tuesday, September 13, 2011 9:12 AM
To: 'Hal Oakley'
Subject: RE: comments on ordinance

Hal,

... and thank you for your all of your comments.

You're correct that landmark restrictions do not apply to a portion of a building or to a feature noted as "non-contributing." I had understood from Kirby Eber that you wished to have complete latitude in dealing with the back part--not a problem since it is at the rear.

I'll have to hold off on editing until the weekend. I'll get the changes to you as quickly as I can.

Best wishes,
Tom

From: Hal Oakley [mailto:HOakley@srnm.com]
Sent: Monday, September 12, 2011 6:44 PM
To: Tom Fentem
Subject: comments on ordinance

Tom,

First of all. Nice job to the compilers of info, department staff and commission. Here are some comments for the commission/department's consideration:

Historical significance of landmark

Page 1. It has been my understanding that the Bulls lived in the house for several years, perhaps 20 or so. I have the title work and could research in depth, but I have not had the time. I offer as support for this position both the title work I can produce and an excerpt from the autobiography of Helen Spinola, one of the Bulls' daughters, who recounts growing up in our house. There's also a story of a Bull son who was quite ill, and they installed a now removed dumb waiter in the wall to accommodate his care. I believe there are also local history books that identify the house as the Bull residence.

corrected I would add the maiden name of "Wells" to Kate Lockwood. It was a prominent name at the time, and her family built other Quincy mansions, including the Italianate Morgan-Wells house next to the QHW where the YWCA used to be.

corrected
Page 2. We purchased the house in October 2003 and moved in in April 2004, not 2006 as is stated. If I had time to research the title further, I might be able to add some better detail to the rest of the owners. Also, keep in mind that there used to be a caretaker's cottage in back, where our "new" carriage house is now located. Some names that appear in the title and elsewhere as residing on this property were actually caretakers, not owners. That may or may not also explain the Proctor Taylor reference. I have never heard that name before.

In on architect

(removed)

Tom Fentem

From: Tom Fentem
Sent: Wednesday, July 18, 2012 9:21 AM
To: 'Hal Oakley'; BARBARAMCCLAIN
Subject: RE: 222 S. 16th

Great! Thank you.
Tom

From: Hal Oakley [<mailto:HOakley@srnm.com>]
Sent: Tuesday, July 17, 2012 3:05 PM
To: Tom Fentem; BARBARAMCCLAIN
Subject: RE: 222 S. 16th

Gents,

I ordered a title search of our property to nail down the history of ownership, which may be different than the history of residence. In any event, that just came in. I'll take a look, offer comments to clarify the explanation, and give you a copy of the search for your records. We should be able to button this up then.

Hal

From: Tom Fentem [<mailto:TFentem@quincyl.gov>]
Sent: Tuesday, March 20, 2012 12:26 PM
To: Hal Oakley; BARBARAMCCLAIN
Subject: RE: 222 S. 16th

Hal,
Here's the revised Local Landmark app. and a copy of Chuck McClain's notes on ownership.
Tom
221-3663

From: Hal Oakley [<mailto:HOakley@srnm.com>]
Sent: Tuesday, March 20, 2012 11:40 AM
To: Tom Fentem; BARBARAMCCLAIN
Subject: RE: 222 S. 16th

Tom,

Thanks. No big rush. I just have it as a loose end on my list. Again, thanks and especially to Chuck for the legwork.

Hal

From: Tom Fentem [<mailto:TFentem@quincyl.gov>]
Sent: Tuesday, March 20, 2012 11:38 AM
To: Hal Oakley; BARBARAMCCLAIN
Subject: RE: 222 S. 16th

Hal,

Chuck has done much research, and I'll be forwarding a revised copy of the application and his notes to you within the hour.

Tom

From: Hal Oakley [<mailto:HOakley@srm.com>]
Sent: Tuesday, March 20, 2012 10:17 AM
To: BARBARAMCCLAIN; Tom Fentem
Subject: 222 S. 16th

Chuck and Tom,

I'm writing to follow up on the various exchanges concerning the application for landmark status for our house. I understand Jean Kay at the Historical Society was able to fill in some of the gaps regarding residency. I looked for but cannot now find my earlier real estate title research. I could re-research that at some point. Should we have a brief call or meeting to see what the open issues are and decide how to attack them?

Hal

Harold B. (Hal) Oakley
Schmiedeskamp, Robertson, Neu & Mitchell LLP
525 Jersey Street, P.O. Box 1069
Quincy, Illinois 62306
Phone: 217.223.3030
Facsimile: 217.223.1005
E-mail address: hoakley@srm.com
Website: www.srm.com

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Tom Fentem

From: Tom Fentem
Sent: Tuesday, March 20, 2012 12:26 PM
To: 'Hal Oakley'; BARBARAMCCLAIN
Subject: RE: 222 S. 16th
Attachments: 222 South 16th Street Application 3-7-2012.docx; 222 South 16th St. Chuck McClain ownership research.pdf

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Tom
221-3663

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Sent: Tuesday, March 20, 2012 10:17 AM
To: BARBARAMCCLAIN; Tom Fentem
Subject: 222 S. 16th

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Hal

Harold B. (Hal) Oakley

Schmiedeskamp, Robertson, Neu & Mitchell LLP
525 Jersey Street, P.O. Box 1069
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Facsimile: 217.223.1005
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Tom Fentem

From: Tom Fentem
Sent: Tuesday, August 21, 2012 9:52 AM
To: 'Hal Oakley'
Subject: 222 South 16th Local Landmark Application
Attachments: 222 South 16th Street Application 3-7-2012.docx

Tom Fentem

From: Tom Fentem
Sent: Monday, August 20, 2012 2:09 PM
To: 'Hal Oakley'
Subject: RE: 222 South 16th

Hal,

I will haul out the latest & send your way.

Tom

From: Hal Oakley [<mailto:HOakley@srnm.com>]
Sent: Saturday, August 18, 2012 11:21 AM
To: Tom Fentem
Subject: 222 South 16th

Tom,

Could you send me the latest version of the application for my house so I can suggest changes based on all research to date? Thanks much,

Hal

Harold B. (Hal) Oakley
Schmiedeskamp, Robertson, Neu & Mitchell LLP
525 Jersey Street, P.O. Box 1069
Quincy, Illinois 62306
Phone: 217.223.3030
Facsimile: 217.223.1005
E-mail address: hoakley@srnm.com
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QUINCY PRESERVATION COMMISSION

706 MAINE STREET, 3RD FLOOR, CITY HALL ANNEX

QUINCY, ILLINOIS 62301

217-228-4515

FAX 217-221-2288

January 2, 2013

Harold and Kathryn Oakley
222 South 16th Street.
Quincy, IL 62301

Dear Mr. and Mrs. Oakley:

In looking through the procedural requirements for designating Local Landmarks, I noticed that our city code states that no more than 60 days may elapse between a vote by the Preservation Commission to recommend landmark designation to the City Council, and the transmittal by the Commission of a proposed designating ordinance to the Council.

In the instance of your residence, you are helping the Commission with additional information for the eventual ordinance, and that 60-day interval slipped by without anyone (including me) taking notice.

I trust that you and your family continue to support landmark designation for 222 South 16th Street. On a personal note, I have enjoyed my small part in researching the landmark application a great deal, and I hope there are no objections to continuing with the process.

To comply with the city code, I think it would be best simply to begin the nomination afresh with another letter (enclosed) notifying you of the first step--a new "Preliminary Review."

Finally, I am bound to point out that you may remove your property from landmark consideration at any time up to passage of the designating ordinance.

Sincerely,

Best Wishes in the New Year!

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

January 2, 2013

Harold and Kathryn Oakley
222 South 16th Street
Quincy, IL 62301

Dear Mr. and Mrs. Oakley:

As you know, the Quincy Preservation Commission is considering your property, the William B. and Mary Bull House at 222 South 16th Street, for designation as a Quincy Local Historic Landmark.

A "Preliminary Review" of the Landmark application for the Bull House has been scheduled. In this review, the Commission formally determines whether the property merits further consideration for nomination. The review is the first of a number of steps that are built into the designation process to help ensure the application's accuracy.

The review will be held during the next meeting of the Commission, which is set for 7:30 p.m., Thursday, January 10, 2013. While it is not necessary for you to attend the meeting, 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).

Of course, 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

NOTICE OF PUBLIC HEARING ON PROPOSED LOCAL LANDMARK DESIGNATIONS

The Quincy Preservation Commission has nominated properties located at 222 South 16th St., 1661 Jersey St., and 1840 Jersey St. for designation as Quincy Local Landmarks.

The Commission will hold public hearings on these nominations beginning at 7:30 p.m. Tuesday, March 5, 2013 in the Department of Planning and Development conference room, 3rd Floor, City Hall Annex, 706 Maine St., Quincy, Illinois. The hearings are to explain the purpose and effect of Local Landmark 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 of structures; to present and discuss any specific standards for review of exterior alterations; to discuss any economic incentives that could be available from local, state, federal, or private sources; and to hear testimony from any interested party concerning the proposed designations.

QUINCY PRESERVATION COMMISSION
By Kirby Eber, Chair

Tom Fentem

From: Hal Oakley [HOakley@srm.com]
Sent: Tuesday, January 08, 2013 7:51 AM
To: Tom Fentem
Subject: RE: 222 South 16th Local Landmark Application

Tom,

We received your letter regarding restarting the process and agree with proceeding. I've owed you a suggested revision of the narrative of our application. I'll redouble my efforts to get that to you. Thanks for prodding us.

Hal

From: Tom Fentem [<mailto:TFentem@quincyl.gov>]
Sent: Tuesday, August 21, 2012 9:52 AM
To: Hal Oakley
Subject: 222 South 16th Local Landmark Application



QUINCY PRESERVATION COMMISSION

706 MAINE STREET, 3RD FLOOR, CITY HALL ANNEX

QUINCY, ILLINOIS 62301

217-228-4515

FAX 217-221-2288

February 26, 2013

Harold and Kathryn Oakley
222 South 16th Street
Quincy, IL 62301

Dear Mr. and Mrs. Oakley:

I am writing to confirm that the Quincy Preservation Commission has indeed nominated your property, the William B. and Mary Bull House at 222 South 16th Street, as a Quincy Local Landmark.

It is also my pleasure to let you know that a public hearing on the nomination (required by our City Code) has been scheduled during the next regular meeting of the Preservation Commission, at 7:30 p.m. on Tuesday, March 5th. The Commission meets in the Planning Department office on the third floor of the City Hall Annex building, 706 Maine Street. There is no requirement for you to attend the public hearing, but you are certainly welcome to do so!

Members of the Commission would be delighted to answer any questions you might have about the standards for Quincy Local Landmarks, or about the landmark designation process.

As you know, Kirby Eber, the Commission's Chairman, and I are always available to address any questions or concerns. I can be reached at the number above, and Kirby's phone number is 223-4607.

On behalf of the Commission, *thank you* for allowing your property to be nominated as a Quincy Local Landmark!

Sincerely,

Tom Fentem
Commission Staff

Tom Fentem

From: Tom Fentem
Sent: Monday, March 04, 2013 10:58 AM
To: 'Hal Oakley'
Subject: RE: 222 South 16th Local Landmark Application

Thank you so much, Hal. I'm revising the "official" version of the app. for the commission accordingly!
Tom
221-3663

From: Hal Oakley [<mailto:HOakley@srnm.com>]
Sent: Monday, March 04, 2013 10:39 AM
To: Tom Fentem
Cc: cmmccclain1371@att.net
Subject: RE: 222 South 16th Local Landmark Application

Tom,

At long last I had a chance to review the title work in comparison with the narrative of the application. Attached are clean and redlined copies of the same. I have copies of the deeds to support the changes if desired. Please note that, while I did not address it in the narrative, there were deeds by Mrs. Lockwood in 1933 and 1941 to gentlemen in the Chicago area. I don't know the purpose of those and would speculate some kind of financing or estate planning. Notwithstanding the transfers, Mrs. Lockwood lived in the house until her death in August 1955 according to the vital records department at the Adams County Courthouse, making her the longest resident of the house.

I have copied Chuck McClain on this email because of his earlier research on this matter.

Please let me know if you have questions. Thanks.

Hal

From: Tom Fentem [<mailto:TFentem@quincyil.gov>]
Sent: Tuesday, August 21, 2012 9:52 AM
To: Hal Oakley
Subject: 222 South 16th Local Landmark Application

**APPLICATION FOR LOCAL LANDMARK
QUINCY PRESERVATION COMMISSION**

706 Maine Street, City Hall Annex, Third Floor
Quincy, Illinois 62301 Telephone (217) 221-3663

Date of last review: 3-7-12

Original name (if known) and address of proposed Landmark:

William B. and Mary Bull House
222 South 16th Street
Quincy, Illinois 62301

Name, Address, and Phone Number of Property Owner:

Harold B. and Kathryn Bennett Oakley (217) 223-4711
222 South 16th Street
Quincy, IL 62301

Style: Shingle

Date of Construction: 1887

Architect or Builder: Joseph Lyman Silsbee

Survey: Provide the date and name of past surveys of the proposed Landmark. If it is listed individually in the National Register of Historic Places, or in a Local Historic District, please provide the date of listing and the name of the district.

The Illinois Historic Preservation Agency surveyed the William B. and Mary Bull House in 1984. The house is listed as a contributing structure in the Quincy East End National Register Historic District. The Quincy Preservation Commission surveyed the house in 2011.

Provide information about the historical significance of the proposed Landmark.

William Benedict Bull, son of prominent Quincy banker and civic icon Lorenzo Bull, was born on November 8, 1844. In the 1860s, he worked as a cashier in his father's bank at 436 Maine Street, at first known as the Merchants and Farmers National Bank and later as the State Savings Loan & Trust Company. In the 1870s and 1880s, William was the contracting engineer and superintendent of the city's water works on the Mississippi River at the foot of Maine Street. The water works had been principally financed by his father and built by Colonel Edward Prince in 1873-4. Additionally, William helped finance the construction of one of Quincy's grand theaters, the Empire Theater in the 100 block of North 8th Street, as well as the Newcomb Hotel at 4th and Maine Streets. He was also a founder of Blessing Hospital as he was on the original Board of Directors when the institution was started in 1875.

The house at was built on property owned by Lorenzo and Margaret Bull circa 1887 as a gift for William and his wife, Mary. The construction cost was reported to have been \$8,000.00. Lorenzo hired prominent late-nineteenth-century Chicago architect Joseph Lyman Silsbee for the architectural plans. Silsbee also designed a new carriage house for Lorenzo's house at 1550 Maine at the same time. This latter building, now known informally as the "Art Barn" located at 1515 Jersey Street, has been converted to exhibition space for the Quincy Art Center.

William is documented as first occupying the house at 222 South 16th Street in 1887, and he and his family remained there until 1897. The Quincy City Directory for 1898 listed William B. Bull as residing in Chicago. Probably because of the importance of the Bull family in Quincy, William continued to be listed in City Directories in the early 1900s even though he was not a resident (the 1906 Quincy City Directory listed William B. Bull (capitalist) and wife Mary as residing in Chicago). In the 1900 U.S. Census, William B. Bull was recorded as living in Chicago with his wife W. Mary Bull, whom he had married in 1882. Their children at the