

**QUINCY PRESERVATION
COMMISSION**

3-4-11

Three homes considered for landmark designation

No objections lodged during
hearing on nominations

By **MATT HOPF**

Herald-Whig Staff Writer

No objections were raised during a public hearing at Thursday's Quincy Preservation Commission meeting as the group is nominating three properties for local landmark status in the city.

The final vote on whether to recommend to the City Council that the parcels be made landmarks must occur between 30 and 45 days after the hearing. The council will then have to take final action.

Proposed for landmark designation are the William B. and Mary Bull House at 222 S. 16th, owned by Harold and Kathryn Oakley; a residence at 1401 N. Eighth, owned by Thomas and Melody McElroy; and the Henry C. Arp House at 813 S. 15th, owned by Marcia DuPont.

None of the property owners were present at Thursday's commission meeting.

Proposed revisions to the local landmark ordinance will be introduced at the Preservation Commission's April meeting.

The City Council asked the commission to review the ordinance in August after an 8-6 vote that allowed the extension of commercial zoning to the back third of the building at 2002 Maine. The commission had opposed the demolition of the residence that stood on the site and had issued a 35-day delay in issuing a demolition permit, the only action the commission may take.

Terrell Dempsey, vice chairman of the commission, said nothing has been finalized on the proposed revisions. The ordinance would have to be approved by the City Council.

The commission also is looking at revising the proposed Bungalow Historic District that was previously withdrawn in September 2000. The district would be located between Broadway and Vermont, and 20th and 24th streets.

See **DESIGNATION**, Page 9A

DESIGNATION: Home on North Fifth to be razed through 'fix or flatten'

FROM PAGE 7A

Work on the proposed district is likely to start when the commission's summer intern begins work.

The commission also heard about the proposed demolition of a city-owned home at 1316 N. Fifth. The property is part of the city's "fix or flatten" program and would need extensive work

to be restored, said Tom Fentem of the city's Department of Planning and Development.

Interest in the property has been expressed by Transitions of Western Illinois, which owns a home next door, Fentem said. The organization would like to tear the property down for additional green space.

—mhopf@whig.com/221-3391

D1207a
Part I

WESTERN ILLINOIS UNIVERSITY

MACOMB, ILLINOIS 61455

SCHOOL OF FINE ARTS



29 July 1971

Mr. George Irwin
428 Maine Street
Quincy, Illinois

Dear Mr. Irwin:

This is a report regarding the authorship of the house located at the southwest corner of 16th and Jersey Streets, presently carrying the address 222 South 16th Street, Quincy, Illinois.

1. Mr. Lawrence Bull, in a letter to you dated 26 November 1970, remarked, "I have a persistent memory that Silsbee also designed the house where I was born in 1890, on the southwest corner of 16th and Jersey Streets."
2. A published synopsis of building news carried the following report:

Architect J. L. Silsbee of Chicago, reports: For Wm. B. Bull, two story residence 30 by 60 feet: first story brick, second story stone [sic]. For W. S. Warfield, two story and attic residence 50 by 75 feet; to be of Kasota Stone.

See: Inland Architect and Builder, VII, No. 1. February 1886, P. 13.

The unlikelihood that brick would be used to support stone during that period suggests that the description is inaccurate, and that the word "frame" rather than "stone" was intended to describe the second story of the Bull house. This does confirm, however, the commission of Silsbee by William B. Bull.

The city directories of Quincy show that W. S. Warfield's residence address changed from 411 Elm for 1883-84 to S. E. cor. 16th and Maine in the 1885-86 edition. They also show that W. B. Bull's residence changed from 1408 Maine in the 1885-86 edition to S. W. cor. 16th and Jersey in the one for 1887-88. Correspondingly, the land records of Adams County show a transfer of the property at the S. W. corner of 16th and Jersey from Lorenzo and Margaret Bull to William B. Bull, February 28, 1887. This suggests that the report in the Inland Architect was submitted before the completion of the Bull house, but possibly after construction began on the Warfield house.

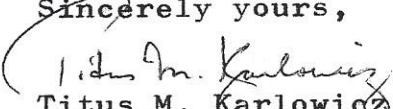
3. The Insurance Maps of Quincy, Illinois, published by the Sanborn Map Company, 1898, (at the University of Illinois) is the earliest edition of that company's maps of Quincy to include that site; i.e., the lot at the southwest corner of 16th and Jersey streets, or 222 S. 16th Street. Sheet 22 of that edition shows an original structure there which agrees with the dimensions mentioned in the report published in the Inland Architect, and which

also agrees in ground plan and structural materials with the building which is now on the site.

Since neither Helen Spinola (b. 1885) nor Lawrence Bull (b. 1890), the surviving children of W. B. Bull, mention no fire or other destructive event prior to the family's removal from Quincy to Chicago in the first half of the 1890's, and in the absence of indications that such an event occurred between the time of the family's departure and 1898, it must be assumed that this is the structure erected for W. B. Bull in the year or so following 1886.

4. The stylistic character and quality, along with Mr. Lawrence Bull's recollection and the published report in the Inland Architect and Builder, indicate that the authorship of the house now at 222 S. 16th Street, Quincy, Illinois, is attributable to Joseph Lyman Silsbee. Added inquiry reports here supports this attribution.

Sincerely yours,


Titus M. Karlowicz
Associate Professor
History of Art and
Architecture.

cc; Mrs. Susan Karr Sorell

geometric
voluminous

There is the most striking feature of the -
separate architectural features are carefully wrought,
but even more striking is ~~how~~ Silsbee's ~~ability~~ ^{ability} ~~to~~ ^{to} ~~create~~ ^{create} an informal, even playful
building.

To be sure, there is a wealth
of carefully wrought detail,
There is a wealth of ~~fine~~ detail, ~~but~~ in this
on display, but ~~the~~ ^{of the} ~~outstanding~~ ^{quality} of

but the freely out
geometric ~~forms~~ forms are
~~harmoniously~~
integrated into a w

various geometric forms are
integrated in an even way

but the ~~most~~ ^{quality} of
this house.

nothing stolid in how the house integrates
the successful integration of
geometric forms is

Despite its size

~~there is something~~ ^{of} ~~informal~~
~~about it~~

~~Silsbee~~ Silsbee was able to
~~the~~ ~~house~~ integrates large geometric
forms with complete ~~success~~
assurance.

It is astonishing. The ^{formal} ^{building} ^{stolid} about it
The house may be large, but there is nothing ^{formal} ^{stolid} about it.
There is nothing stolid or even ^{formal} ^{stolid} about
this house. Silsbee's ^{ability} ^{to} ^{integrate} ^{large} ^{geometric} ^{forms} ^{is} ^{complete}
large geometric forms ^{is} ^{complete}
an informal ^{display} ^{almost} ^{playful} ^{blend} ^{is} ^{on}



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

MEMORANDUM

TO: Mayor Spring and City Council Members

FROM: Tom Fentem

DATE: December 8, 2011

SUBJECT: Report and Ordinance to Designate Four Local Landmarks and ^{one} Local Historic District

The Quincy Preservation Commission is happy to recommend that the City Council designate four Quincy Local Landmarks and one small Local Historic District made up of three properties. **In each case, the property owners have signed an owner consent form supporting the designation.** The properties are listed below, and brief descriptions are attached.

Also attached is a draft designation ordinance for your consideration.

With these designations, Quincy's Local Landmarks would total 100 and there would be four Local Historic Districts. Please feel free to call me at 221-3663 if you have any questions.

Thank you.

- Section 29.*
- 10.1116 • Otto and Anna Mohrenstecher House, 1845 Jersey St., Brett and Deborah Gorman, owners
 - 10.1117 • Clatworthy "Clat" L. Adams House, 200 Chestnut St., Jeff and Cheryl Hobson, owners
 - 10.1118 • John P. and Julia A. Arnold House, 1401 North 8th St., Thomas and Melody McElroy, owners
 - 10.1119 • Henry C. and Marie Arp House, 813 South 15th St., Marcia DuPont, owner
 - 10.1120 • South Side Bungalow Local Historic District consisting of:
 - Arnold Bertschinger House, 1501 Kentucky St., Ruth Hultz, owner;
 - Julius Edward Sahland House, 1503 Kentucky St., David Grant, owner; and
 - Robert Schott House, 1505 Kentucky St., Bruce and Jane Gardner, owners

Page 2. You might mention that Silsbee was the first employer of Frank Lloyd Wright, and in some research I was able to conclude that his year of employment overlapped with the design and construction of our house.

Architectural significance and details

corrected I realize the number of stories of a house depend on where the gutters are located. However, I see you identify 1845 Jersey as a two and a half as opposed to a two story building. Wouldn't ours also qualify as a two and a half? It has had finished rooms, originally for servants, since its construction and there's an attic above what we call the third floor.

The porch originally had wooden railings, steeples and floors. It was replaced early on from below the wooden posts with the stone, brick, iron and tile porch we now have. It was an early change. I have pictures of the original house that show the original porch if that helps.

corrected The foundation is stone, not brick. The brick rises from the stone.

Do I understand that the reference to the back portion of the house as "not contributing structure" means the landmark restrictions will not apply thereto? We have no immediate plans, but we have contemplated architectural "sympathetic" as you call it changes to enhance its usefulness for us. They may or may not impact the outside.

Thanks and regards,

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
Website: www.srnm.com

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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 1940 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.

COMMISSION
QUINCY PRESERVATION
By Kirby Eber, Chair
387/49-Feb. 24, 2013

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designations.
QUINCY PRESERVATION
COMMISSION
By Kirby Eber, Chair
387749-Feb. 24, 2013

designations.
QUINCY PRESERVATION
COMMISSION
By Kirby Eber, Chair
387749-Feb. 24, 2013

Legal Description:

Commencing at the Southwest corner of that portion of lot Forty-Three (43), in Nevins; Addition to the city of Quincy, in Adams County, Illinois, which lies North of Jersey Street, as now located, in said city, running thence North on the West line of said Lot Two Hundred (200) feet, thence East Eighty-Six (86) feet, thence South Two Hundred (200) feet and thence West on the North line of said Jersey Street Eighty-Six (86) feet to the place of beginning, situated in the City of Quincy.

Researchers and writers for this application: Adam Scholz, 2012 Q. P.C. summer intern, Janet Gates Conover

Local Landmark Committee: Chuck McClain (Chair) Kirby Eber, and Tom Fentem (staff)

References:

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1992.

A Short History of the Parish Church of St. John 1837 - 1987, 1986.

City of Quincy Tax Records, 1889, Gardner Museum of Architecture and Design. Quincy, Illinois.

Quincy City Directories, 1918-1945. Quincy Public Library, Quincy, Illinois.

"Broadcast Pioneer Parker Gates dies; age 79." *The Quincy Herald Whig*. Wednesday, September 17, 1986.

Scholz, Adam. Personal Interview with Janet Gates Conover. Quincy, Illinois, July 31, 2012.

Please attach photographs with identifying captions of significant exterior features at the end of the application.

(attached)

OFFICE USE ONLY

Filed at Quincy Preservation Commission Office

Date 7-17-12

Preservation Commission Preliminary Review

Approved ☒ Disapproved ☐ Date _____

Meeting with Property Owner

Date 7-31-12

Public Hearing

Date 3-5-13

Preservation Commission Decision on Recommendation to Designate

Approved ☒ Disapproved ☐ Date 1-10-13

City Council Decision on Designation by Ordinance

Approved ☐ Disapproved ☐ Date _____