

1201 part 21

# ORDINANCE NO. 8810

## AN ORDINANCE AMENDING ARTICLE X (LANDMARKS AND HISTORIC DISTRICTS) CHAPTER 29 (ZONING) OF THE MUNICIPAL CODE OF THE CITY OF QUINCY 1980

WHEREAS, the City Council of the City of Quincy, a home rule unit, has determined that certain properties in the City have significant historical or architectural features to be designated Landmarks;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Quincy in Adams County, Illinois, as follows:

SECTION 1. That Article X (Landmarks and Historic Districts) Chapter 29 (Zoning) of the Municipal Code of the City of Quincy of 1980 is amended by adding thereto to Article X as follows:

**Section 29.1068. Designation of Park Place Local Historic District**

The area bounded by South 12th Street, the alley between Jersey and Park Place, South 14th Street, and the alley between Park Place and Kentucky, including lots 2-29 of the Park Place addition with the following exceptions:

217 South 12th Street - north 60 feet of lot 15

320 South 14th Street - south 42 feet of east 68 feet of lot 29

The Park Place Historic District includes the residences built in Quincy's first planned addition according to the covenant established by the developers, Anton Binkert and John Cruttenden. Binkert and Cruttenden purchased this land, part of the G.B. Dimock estate, in 1887 for a price of \$4000. They divided the entire area, from 12th to 14th and Jersey to Kentucky into 64 lots. The houses constructed on the 28 lots on each side of the Park Place boulevard, an extension of York Street, were required to follow the covenant established with the construction of the first house on the corner at 1200. The covenant required that all the houses be at least two stories, constructed of either stone or brick, and cost at least \$3000. They also had to follow a standardized setback, and no driveways were allowed to exit on the boulevard. These requirements attracted a variety of wealthy and notable families to construct houses on this edge of the town. By 1895, sixteen of the twenty-five houses were already constructed,

and the rest were built prior to 1918.

The neighborhood is a mixture of high style architecture styles from around the turn of the century, particularly Queen Anne and Prairie School. The requirements created an uniform neighborhood yet allowed unique variations in individual designs. The Queen Anne houses exhibit a recessed portion of the facades, porches with decorative spindlework, double door entries, decorative glass transom windows, windows with multipanes over a single pane, gables, turrets, brackets, and decorative brickwork. The Prairie School houses exhibit overhanging eaves, geometric decoration, and horizontal emphasis. Porches were added onto some of the houses within the first few decades of the original construction and contribute to the significance of the neighborhood. Each house has been maintained so that the neighborhood continues to demonstrate this high class turn of the century character.

The 50 foot center park, with a fountain on the west end, was donated to the Quincy Boulevard and Park Association by Binkert and Cruttenden. For three years, the partners paid the water bill to maintain the grass and fountain. The fountain was removed in the early part of this century, and the park is now maintained by the Quincy Park District. After debate over the type of surfacing, the boulevard was finally paved with brick in 1903. It is one of the oldest boulevards still existing in Quincy, and the brick streets are two of the last few that remain uncovered. The south alley is still paved with brick also.

The area is currently included in the Quincy East End Historic District of the National Register of Historic Places. Listed as significant structures are the houses at 1200, 1201, 1206, 1214, 1220, 1224, 1241, 1254, 1269, and 1270. The houses at 1200 and 1224 have been designated Local Landmarks.

In addition, some general characteristics of the subdivision are considered significant to the historic character of Park Place. These significant features include:

1. brick streets on both sides of the boulevard, limestone curbs
2. central park area - green space (grass, trees, etc.)
3. no driveway access from boulevard - alley access only for garages
4. standardized setbacks - approximately 45 feet from sidewalk (some porches extend further)

**1200 Park Place - Cruttenden/Tibbetts Residence**

*Significant Features*

1. brick construction with stone foundation
2. partial front porch
3. facade and west gables
4. turret with Moorish cap
5. round turret on east side
6. one over one sash windows
7. double door entry
8. fishscale pattern shingles on gables and turret
9. brickwork on chimneys, frieze, belt course on east turret, panel under center window on west side
10. stone bands for second story window lintels
11. circular facade window - stained glass in top and sides
12. stained glass in transom window of entry, second floor facade windows, and turret windows
13. stone window sills
14. Queen Anne transom in central window on west side
15. Palladian gable windows on facade (north) and west
16. carved shallow arch lintels with flat segmented arch
17. eyebrow window in roof on west side between chimney and gable

**1201 Park Place - John Sieckman Residence, Elmer & Lenore Long Residence**

*Significant Features*

1. brick construction with stone foundation
2. front porch and balcony
3. six over six pane sash windows
4. symmetrical west and south facades
5. brackets under roof and porch eaves
6. vertical brick detail - belt course and above foundation
7. fluted porch columns
8. dormers (west and south facades) - decorative glass and pilasters
9. decorative chimneys - east side
10. shallow arch lintels under flat segmented arch
11. west (side) entry - single door with side and top lights
12. south entry - separated single doors, fluted pilasters, decorative

lintel

**1206 Park Place - Edward and Matilda Menke Residence**

*Significant Features*

1. brick construction with stone foundation
2. front corner porch and balcony
3. front dormers - shingled, sunburst carving
4. west shingled gable and chimney
5. east round turret
6. east and west decorative chimneys - brickwork, molded corners, stone detail
7. one over one sash windows
8. double door with transom window
9. carved stone panels - lintels of parlor facade window
10. quoined stone detail along windows
11. brick work - frieze, lintel
12. stone bands - under frieze (second story lintel level), along sills of second story windows, along lintels of first story windows
13. quarter circle windows - west gable
14. arch window on west side - stone lintel and sill
15. stained glass transom windows - facade windows

**1214 Park Place - John Flynn Residence**

*Significant Features*

1. stone and brick construction with a stone foundation
2. Romanesque arch entry to front porch
3. front balcony - stone "rail" detail
4. front corner turret - hex shape, stone work in frieze
5. east and west gables
6. two story angular bay on east side - dentils
7. two story square bay on west side - dormer above
8. one over one sash windows
9. double door entry - beveled glass windows
10. stained glass transoms - entry, center facade turret windows, parlor window, west center bay window, east first story bay window
11. stained glass windows - large arch window - west, small first story window - west side

