

City Council amends historic landmarks ordinance

By Eric Johnson
Herald-Whig Staff Writer

Despite pleas from preservationists, the City Council deleted two historic buildings — the Eaton Littlefield house and the Dodd building — from a landmarks ordinance Monday.

The majority apparently agreed with Alderman Leroy Holtschlag, D-7, who said the buildings were not in structural condition worthy of landmark status. Five buildings were retained in the ordinance, which received a second reading.

Holtschlag said he was not influenced by the plan to build a civic center where the Littlefield house stands at 332 S. Fourth. "Even without a civic center, I would have voted the same," he said after the meeting.

Holtschlag said his decision was based on a report by Building Inspector Brad Richmiller, who told aldermen the Littlefield house and the upper floors of the Dodd building, 100 N. Fifth, had deteriorated. Also, Holtschlag cited a belief that only restored buildings with usage plans deserved landmark designation.

Retaining unsound buildings would be "lessening our ordinance because other people have restored (their) buildings," Holtschlag said. Landmarks receive plaques, get some protection from demolition and move a step closer to being placed on the National Register of Historic Places, which opens doors to tax breaks.

The deletions were made after Jay Gardner, Littlefield house owner, defended its condition and criticized Richmiller's inspection. He acknowledged restoration had stopped a few years ago, but blamed uncertainties surrounding the civic center for his reluctance to draft a usage plan.

Gardner, citing the house's role in early Quincy history, has proposed including the house in the civic center project.

Also defending the Littlefield house was George Irwin, a member of the Quincy Preservation Commission, which endorsed the seven-building landmark measure last week.

After the meeting, Gardner said notifying state officials about the council's action was "an option."

State funds for the civic center — up to \$5.6 million — could be jeopardized if the Littlefield house is



Dodd Building at 100 N. Fifth (505 Maine)

Inspector's Report

Building Inspector Brad Richmiller performed "eight" inspections of the seven buildings on the proposed landmarks ordinance, which was amended to five buildings by the City Council. Here is a summary of his report, sent to aldermen before Monday's meeting.

Littlefield house, 332 S. Fourth — Main and accessory structures in state of deterioration. Main structure needs new wiring, plumbing, floor, wall and ceiling surfaces, and should have foundation checked.

Dodd Building, 100 N. Fifth (505 Maine) — First floor remodeled, but only entrance to upper floor and each of four upper floors in extreme state of deterioration. Unlikely due to faulty wiring, plumbing, water damage and fire safety consid-

erations that upper floors could be rented.

Old Library (Gardner Museum), 332 Maine — Wiring, plumbing, mechanical and structural supports in very good condition.

State Savings building, 428 Maine — Wiring, plumbing, mechanical and support structures in very good condition.

Bull house, 1651 Maine — Wiring, plumbing, mechanical support structure and accessory building in very good condition.

Wood studio, 126 N. Eighth — Wiring, plumbing, mechanical and support structure in very good condition.

Ramsey house, 3201 N. 12th — Wiring, plumbing, mechanical and support structure appear to be sufficient but may need updating. Six accessory buildings need updating.

demolished, said Preservation Commission liaison Vince Gauthier. He said a new state law will ban use of state money to remove a building the state deems historic.

When the Littlefield debate began "flags went up in Springfield," Gauthier said. The house was named "contributing" in a 1980 application to put a neighborhood on the National Register, he said.

Alderman Steve Dueterhaus, D-2, who voted against Holtschlag's amendments, said the city code says landmarks should be historic and architecturally significant — not necessarily in good shape.

Also voting against the Littlefield

deletion was Alderman Rick Smith, R-4, and Ray Coleman, R-4. Smith said the council should consider changing the landmarks ordinance if they wanted to put the Preservation Commission "legislatively on the same path."

Smith and Coleman criticized the state's power on landmarks. Smith said "it scares me" that the state could keep the city from demolishing dangerous buildings deemed historic. Coleman said the state rule "runs roughshod over property rights."

There was no discussion about the Dodd building, although after the meeting Gauthier said he was dis-

Other Council Action

The City Council Monday:

• Gave second reading to an amended landmarks ordinance. Buildings at 332 S. Fourth and 100 N. Fifth were deleted and five buildings retained.

• Approved an ordinance restructuring the Traffic Commission to include the risk manager and remove the corporation counsel.

• Tabled for two months a request for a special-use permit for a real estate office at 1321 S. 19th and tabled for three weeks a request for rezoning a lot on Ill. 96 South for a floral wholesaler.

• Ordered the Engineering Department to revise roadway contract guidelines.

• Appointed Evelyn Sacadat to the Preservation Commission.

• Ordered the drafting of a measure deleting the non-conforming use clause in the zoning code.

• Ordered ordinances be drafted to put a dead-end sign on Second near Locust, increase parking near Adams School and place a stop sign at 11th and Spruce. A request for a yield sign at 21st and Van Buren was denied.

appointed because that was Quincy's first office building.

Aldermen Terry Grussenmeyer, D-1, Gary Sparks, D-1, Roger Schoenkase, D-3, Gene Foster, R-3, Dave Hummel, R-5, Bill Hoffman, R-5, Bob Brewer, R-6, Raymond Vahlkamp, D-6, Ken Sparrow, D-7, and Holtschlag voted to delete both buildings. Coleman and Smith voted only to delete the Dodd building, and Dueterhaus voted against both amendments.

After the meeting, Mayor Verne Hagstrom said if he was an alderman, he would have sided with the Preservation Commission. He called commission members "experts" whose views should be upheld by the council.

COMMUNITY
DEVELOPMENT

THE CITY COUNCIL

OFFICIAL PROCEEDINGS

REGULAR MEETING

Quincy, Illinois, November 9, 1987

A regular meeting of the City Council was held this day at 7:30 p.m., Mayor Verne Hagstrom presiding.

The following members were present:

Ald. Grussenmeyer, Duesterhaus, Mueller, Hogge, Foster, Smith, Coleman, Hummel, Hoffman, Brewer, Vahlkamp, Holtschlag, Jansen—13.

Absent: Ald. Sparks—1.

The minutes of the regular meeting of the City Council held November 2, 1987, were approved as printed on motion of Ald. Hoffman.

Ald. Hoffman moved that Ald. Sparks be allowed the usual compensation for this meeting. Motion carried.

MOTIONS

Ald. Jansen referred to the Utilities Committee to change the street lights to different poles on 7th and 8th between College and Elm, and 8th and 9th between Jersey and York. Motion carried.

Ald. Mueller referred to the Utilities Committee for a midway light on 12th between College and Oak. Motion carried.

THE CITY CLERK PRESENTED AND READ THE FOLLOWING:

MONTHLY REPORTS

The monthly reports of the City Comptroller and City Treasurer for the month of October, 1987.

Ald. Foster moved the reports be received and filed. Motion carried.

ANNUAL REPORT

The annual report of the Quincy Fire Department for the year

ending April 30, 1987 was ordered received and printed in The Book Of Annual Reports on a motion of Ald. Duesterhaus. Motion carried.

QUINCY PRESERVATION COMMISSION RECOMMENDATIONS

The Quincy Preservation Commission recommends to the City Council the following properties be designated as Local Historic Landmarks: (1) Charles Henry Bull House, 1651 Maine Street; (2) State Savings Loan & Trust Building, 428 Maine; (3) Ernest M. Wood Office & Studio, 126 North 8th Street; (4) Old Quincy Public Library, 332 Maine; (5) Eaton-Littlefield House, 332 South 4th Street; (6) Speckhart House, 3201 North 12th Street; (7) Dodd Building, 100 North 5th Street, (or 505 Maine Street).

Ald. Duesterhaus moved the recommendations be concurred in and an ordinance be drafted. Motion carried.

BOND APPROVED

The Bond of Terry Lee Graham as a special police officer at Puzzles Pub was ordered approved and filed on a motion of Ald. Foster. Motion carried.

PROCLAMATION

By Mayor Hagstrom proclaiming the day of Monday, November 9, 1987, as "Score Small Business Day" in Quincy.

Ald. Foster moved the proclamation be received and filed. Motion carried.

RESOLUTION AUTHORIZING THE REQUEST FOR PROPOSALS FOR POLICE SQUAD CARS

WHEREAS, the Quincy Police Department is in need of replacing seven police vehicles including six marked units and one unmarked, investigative unit due to their age and accumulating mileage; and,

WHEREAS, the City of Quincy has appropriated \$75,500 for the purchase of replacement vehicles for the police department in the department's operational budget; and,

WHEREAS, the anticipated cost of the police cars requires the police department to seek bids for the purchase in accordance with the Municipal Code of the City of Quincy.

City seeks third legal opinion on loan to BTC

11-10-87

By Doug Willson
Herald-Whig Staff Writer

Two attorneys disagree over plans to amend a city loan to the Quincy Business and Technology Corp., so a third legal opinion has been requested.

The City Council tabled a resolution Monday that would let the BTC use \$200,000 for operation expenses and a renovation project. The city loaned that money to the BTC on Nov. 5, 1986, to meet matching funds requirements, letting it obtain a state grant.

Attorney James Palmer, former corporation counsel, said the BTC must get federal permission to use that money for operational expenses. Palmer said the money loaned by the city to the BTC comes from an Urban Development Action Grant (UDAG) so it is actually federal money and its users must follow federal rules.

Howard Snowden, the city's corporation counsel, believes the money can be used for operations under existing loan regulations.

"We're asking an independent attorney to look at this issue and decide who's right," Mayor Verne Hagstrom said at his Tuesday press conference.

"I think it's feasible for the BTC to use the money for operations. I think the seed capital money is no longer needed, but I guess we'll need to see what the legal experts say."

In other business, aldermen granted permission for the Quincy

Police Department to advertise for bids for seven new patrol cars. The six marked and one unmarked cars will replace five 1985 marked cars, one 1983 van and one 1985 unmarked car. The council has budgeted up to \$75,500 for the cars.

The council also concurred with a Quincy Preservation Commission request and voted to draft an ordinance that will create local landmark status for seven historic buildings. Landmark designation will protect the buildings by making owners contact the city before undertaking any major renovation.

The buildings that have won commission endorsement are: State Savings Loan & Trust Co. building, 428 Maine; Charles Henry Bull House, 1651 Maine; Ernest M. Wood Office & Studio, 126 N. Eighth; Former Quincy Public Library, 332 Maine; Eaton-Littlefield House, 332 S. Fourth; Speckhart House, 3201 N. 12th; and the Dodd building, 104 N. Fifth.

The council gave Quincy Transit Lines permission to seek federal and state operations grants.

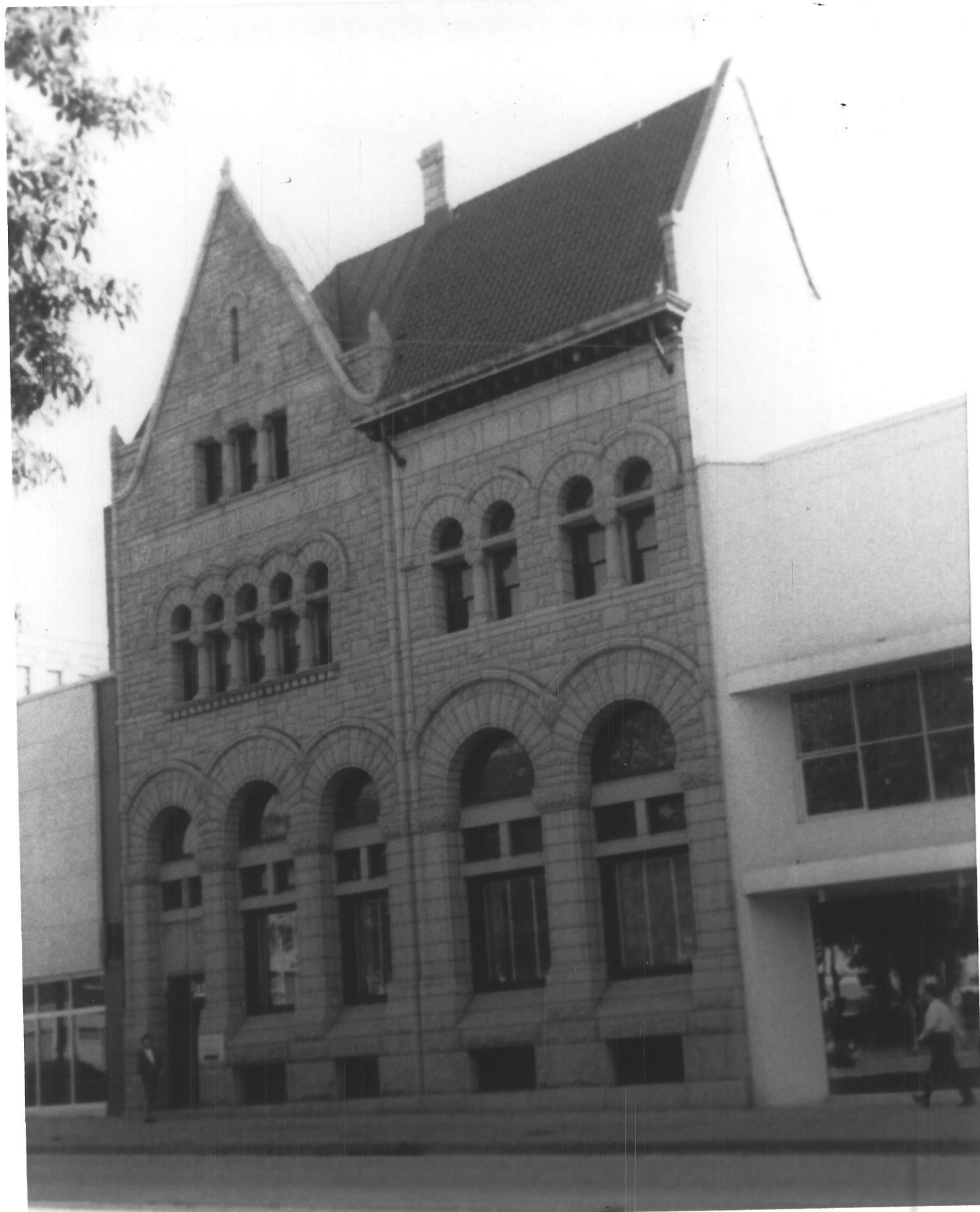
The council also approved:

- An ordinance that creates a no parking zone on the north side of Jefferson between Front and Gardner Expressway.

- A stop sign on Fifth at the intersection with Ohio.

- Commercial zoning at 1513-1515 Broadway.

- A permit to build an apartment at 421 Washington as part of Sunset Home.



CITY OF QUINCY



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ELECTRICAL	228-4542
MINIMUM HOUSING	228-4543
PLUMBING	228-4542
ZONING	228-4540

OFFICE OF ZONING AND INSPECTION

CITY HALL
507 VERMONT STREET
QUINCY, ILLINOIS 62301

October 6, 1989

Honorable Mayor and City Council
City Hall
Quincy, Illinois

To Whom It May Concern:

At the September 5, 1989 City Council meeting, Alderman Richard Smith referred the the Inspection Department, a list of several properties that were being designated as historic landmarks in the City of Quincy, Illinois.

Alderman Smith requested the Inspection Department make an inspection of the following properties: 332 South Fourth, 428 Maine, 100 North Fifth, 3201 North 12th, 1651 Maine, 126 North Eighth and 332 Maine and a report be made back to the City Council on the condition of each property.

Listed below is a brief description of each property that the Inspection Department inspected and the condition of each at the time of our inspection.

332 South Fourth - The building in question is a two story structure with a basement and has one accessory structure on said property.

Both the main structure and accessory structure are in a state of deterioration. The main structure would need to be re-wired, replumbed, install new floor, wall, and ceiling surfaces. You would also have to install a new porch on east side of the main structure plus do additional work to the roof and exterior wall surfaces and check foundation to see if it has had any structural damage or deterioration.

The structure in question has several rooms and could be made into an apartment building but to my knowledge it has been used as a single family residence.

332 Maine (Old Public Library)-This structure is a three story structure with basement. The exterior of said structure is stone with mainly plaster or wallboard on interior walls.

The wiring, plumbing, mechanical and structural supports of the building appear to be in very good condition.

The building is presently being used as a museum.

428 Maine-This structure is a three and one half story building with basement. The exterior of the structure is sandstone with mostly plastered or wallboard interior walls.

The wiring, plumbing, mechanical and support structures of the building appear to be in very good condition. The building also has an elevator that is functional and serves all floors and basement.

The building is presently being used as a commercial office building.

1651 Maine-This structure is a three-story building with basement and has one accessory structure on said property.

The exterior of the main structure is brick with the interior walls being mainly plastered or wallboard surfaces.

The wiring, plumbing, mechanical and support structure of said building appears to be in very good condition. The accessory building also appears to be in very good condition.

The building is presently being used as a two unit residential structure.

126 North Eighth-This structure is a one story structure with basement. The exterior of said structure is coated with stucco and the interior walls are mainly plastered or wallboard.

The wiring, plumbing, mechanical and support structure of said building appears to be in very good condition.

The building is presently being used as a private office building.

3201 North 12th-This structure is a two story structure with basement. The exterior of said structure is brick and the interior walls are a combination of plastered walls, dry walled or paneled walls.

The wiring, plumbing, mechanical and support structure of said building all appear to be sufficient but may need to be up-dated.

The main building is surrounded by six accessory buildings that also appear to need some up-dating.

The property is being used as a single family residence which is located outside the corporate limits of the City of Quincy.

100 North Fifth-This building is a five story building with basement. The exterior of said building is brick with the interior walls being a combination of different surfaces with plaster being the main surface.

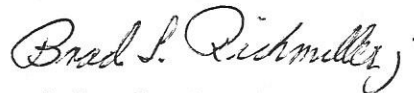
A large portion of the first floor has been remodeled in the last several years and would appear to be in acceptable state. However, the only entrance to the upper floors and each of the upper floors are in an extreme state of deterioration.

It would seem very unlikely that due to faulty wiring, faulty plumbing, water damage, structural deterioration, fire safety and exiting problems that exist that the upper floor would ever be rented.

As I noted above, the only portion of the building that is being used has a realtors office on the first floor.

If I can be of any further assistance, in regards to the above properties, do not hesitate to contact me at your convenience.

Sincerely



Brad L. Richmiller
Superintendent of Inspection

cc: Mr. Jeff Jansen
Mr. Leon Kowalski

City will consider replacing seven police fleet vehicles 11-9-87

Aldermen will consider the replacement of seven police cars during the weekly council meeting at 7:30 tonight in the council chambers.

Police Chief John Wilson hopes to replace five marked squad cars, an unmarked car and a van with six new marked cars and one unmarked. The purchases are budgeted at \$75,500 in the 1987-88 appropriations ordinance.

Wilson said the department's five marked cars are 1985 Dodges and have been driven between 81,000 and 94,000 miles. The unmarked car is a 1985 Dodge driven about 36,000 miles, and the 1983 Ford van has traveled nearly 116,000 miles. About one-half of the police fleet is replaced each year, Wilson said.

The Quincy Preservation Commission will ask the council to approve local landmark status for seven historic buildings.

The buildings that have won commission endorsement are:

- State Savings Loan & Trust Co. building, 428 Maine

- Charles Henry Bull House, 1651 Maine

- Ernest M. Wood Office & Studio, 126 N. Eighth

- Former Quincy Public Library, Third and Maine

- Speckhart House, 3201 N. 12th

- Dodd building, 104 N. Fifth

The council also is scheduled to hear final readings on six ordinances that will: increase fines on properties that aren't maintained by their owners; allow construction of an apartment building at 421 Washington as part of Sunset Home; change zoning at 1513-1515 Broadway to allow commercial development; place a stop sign on Ohio at the intersection with Fifth; create a no-parking zone along the north side of Jefferson between Front and Gardner Expressway, and create a three-hour parking zone along both sides of Seventh from Jersey to Vermont.

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF QUINCY

200 NORTH 8TH - SUITE 102
QUINCY, ILLINOIS 62301
217-228-4515



TO: Quincy City Council
FROM: Quincy Preservation Commission
DATE: November 5, 1987

QUINCY PRESERVATION COMMISSION
DECISION REPORT ON LANDMARK APPLICATIONS

At the Quincy City Council meeting on November 9, 1987, the Quincy Preservation Commission will be on the agenda relative to designating Local Historic Landmark status to seven properties.

The Quincy Preservation Commission respectfully recommends to the City Council that the following properties be designated as Local Historic Landmarks: 1) Charles Henry Bull House, 1651 Maine; 2) State Savings Loan & Trust Bldg., 428 Maine; 3) Ernest M. Wood Office & Studio, 126 N. Eighth; 4) old Quincy Public Library, 332 Maine; 5) Eaton-Littlefield House, 332 S. Fourth; 6) Speckhart House, 3201 N. 12th; 7) Dodd Bldg., 100 N. Fifth (or 505 Maine).

As outlined in Preservation Ordinance No. 8151, it is the decision of the Quincy City Council to either accept or reject the recommendation of the Quincy Preservation Commission. Our recommendation is based upon each property's historical and/or architectural significance to the City of Quincy, as is evidenced by the landmark applications.

A copy of each application will be available for review at the Council meeting. Tony Crane, Chairman of the Preservation Commission, will be present to answer questions concerning the applications. The original applications are on file with the office of Community Development. Each of the property owners have signed a Consent Form agreeing to their property being designated as a Local Historic Landmark.

If your decision is for designation, an ordinance will need to be drafted and approved by the City Council.

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF QUINCY

200 NORTH 8TH - SUITE 102
QUINCY, ILLINOIS 62301
217-228-4515



October 19, 1987

Quincy Plan Commission
Attn: Judi Maas
City Hall
507 Vermont Street
Quincy, Illinois 62301

Dear Judi:

At the public hearing on October 6, 1987, additional information was submitted by the property owners for their local historic landmark applications. Copies are attached for your file.

Sincerely,

Tony Crane
Chairman, Quincy
Preservation Commission

TC:kw

Attachments