

City seeks third legal opinion on loan to BTC

11-10-87

By Doug Wilson
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 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.

THE QUINCY HERALD-WHIG
and The Quincy Journal

State of Illinois,
County of Adams, } SS.
City of Quincy,

I do hereby certify that I am President of Quincy Newspapers, Inc., a corporation organized under the laws of the state of Illinois, with its principal office at Quincy, Illinois; that as such I am duly authorized by resolution of the Board of Directors of said Corporation to execute any and all certificates of publication for said corporation, including this certificate, and certify to the publication of any and all notices printed and published in THE QUINCY HERALD-WHIG and The Quincy Journal, and said authority appears in the minutes of said corporation and by said authority I am authorized to make this certificate.

I further certify that said Quincy Newspapers, Inc., is the owner and publisher of THE QUINCY HERALD-WHIG and the Quincy Journal, a daily secular newspaper of general circulation, published in the City of Quincy, County of Adams, and State of Illinois, and regularly issued daily, except some holidays.

I further certify that said newspaper is a newspaper as defined by Section 5 of "An Act to revise the law in relation to notices" approved July 17, 1959 (H. B. 1059).

I further certify that the notice of which the annexed is a true copy was printed and published regularly and consecutively in THE QUINCY HERALD-WHIG and the Quincy Journal on

September 29, 1987

IN WITNESS WHEREOF, said Quincy Newspapers, Inc., has caused this certificate to be signed by its said duly authorized representative and its corporate seal affixed this 2nd day of October

A. D., 19 87

QUINCY NEWSPAPERS, Inc.,
Publisher.

By: Thomas A. Oakley
Its President

Certificate 08660

Notice of Public Hearing
The public is invited to attend a public hearing to be held by the Quincy Preservation Commission on October 6, 1987, at 7:00 p.m., in the City Council Chambers, 2nd Floor, City Hall, on the proposed local historic landmark designation for the following properties in Quincy: 100 North 5th Street (Dodd Bldg.); 428 Maine (State Savings Loan & Trust Company Bldg.); 126 North 8th Street (Ernest M. Wood Office & Studio); 3201 North 12th Street; 332 Maine Street (old Public Library Bldg.); 1651 Maine (Charles Henry Bull House); 332 South 4th Street (Eaton Littlefield House). The purpose of the hearing is to explain the criteria for designation, the effect of designation, review process for changes affecting the exterior architectural appearance, review specific standards for exterior alterations, any economic incentives available, and testimony on the proposed designation.
Ann Stoniger
Community Development Director
City of Quincy
C-08660 September 29

Publishers Fee \$27.99

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF QUINCY

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



October 19, 1987

Mr. Leon Kowalski
Director of Public Works
City Hall
507 Vermont Street
Quincy, Illinois 62301

Dear Leon:

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,

A handwritten signature in cursive script that reads "Tony Crane" with a small "RW" to the right.

Tony Crane
Chairman, Quincy
Preservation Commission

TC:kw

Attachments

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,

A handwritten signature in cursive script that reads "Tony Crane" followed by a small flourish.

Tony Crane
Chairman, Quincy
Preservation Commission

TC:kw

Attachments

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF QUINCY

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



October 8, 1987

RE: 3201 North 12th

Dear Property Owner:

The Quincy Preservation Commission is pleased to advise you that your local historic landmark application was accepted at their monthly meeting on October 6, 1987. The application will be forwarded within thirty days to the Quincy City Council for their approval and designation.

You will be advised of the Council's decision.

Sincerely,

Tony Crane ^{kw}

Tony Crane
Chairman, Quincy
Preservation Commission

TC:kw

QUINCY PRESERVATION COMMISSION

MINUTES

A joint monthly meeting of the Quincy Preservation Commission and public hearing on the local historic landmark nominations was held on October 6, 1987, at 7:00 p.m., in the Quincy City Council Chambers.

The following property owners of the landmark applications were present: Bob Mays, Mr. and Mrs. Forrest Ramsey, Jay Gardner, and George Irwin.

Commission members present were: Tony Crane, Phil Germann, Cherry McReynolds, Alan Stiegemeier, George Irwin, Ray Coleman, and Shay Marold. Kathy Wilson was present to take minutes. Also present was reporter Doug Wilson from the Herald Whig.

At the public hearing, the property owners were given the opportunity to address the commission. Additional material was presented by Forrest Ramsey and Jay Gardner to their original applications. The information was accepted and will be added to the applications. With no further business, a motion to close the hearing was made by George Irwin and seconded by Cherry McReynolds. Motion passed unanimously and hearing closed at 7:30 p.m. Commission then held their regular meeting.

Motion was made by Phil Germann and seconded by Cherry McReynolds to accept the September meeting minutes. Motion carried unanimously.

Cherry McReynolds made a motion to accept the seven landmark applications as presented and to forward them to the City Council for designation. Motion was seconded by Phil Germann and passed unanimously. An ordinance will need to be drafted so Tony Crane will refer the matter to the city's corporation counsel.

George Irwin suggested that the present landmark application forms should be revised to require more detailed information and to include a property's legal description. He provided a copy of a form used in Rock Island, IL. Tony asked that a copy of that form, together with a copy of our present form be sent to the members for review. Suggestions for changes will be discussed at the next meeting.

Tony welcomed Shay Marold as the new commission member who replaces Richard Galloway.

Tony reported that he received a phone call from Charlie Jones, City Engineer, advising the commission that the intersection at 24th and Maine is planned to be upgraded and asked for our comments because of the historic nature of that area. After discussion, it was decided that George Irwin will call Charlie to discuss the matter in more detail.

Tony read two letters received from Charlie Jones, City Engineer. The first, dated September 25, 1987, advised that the Quincy Plan Commission is reviewing a request to change the zoning in the area of Chestnut to Elm and 3rd to 4th from the existing R-3 Multi-Family to C1-B Commercial. The Plan Commission is asking

QUINCY PRESERVATION COMMISSION

SPECIAL MEETING MINUTES

As outlined in the Preservation ordinance, the Quincy Preservation Commission held the required special meeting with the property owners of the local landmark applications on September 29, 1987, at 4:00 p.m., at 428 Maine. The purpose of the meeting was to discuss the applications and to answer any questions.

The following property owners were present: Bob Mays, Mr. and Mrs. Forrest Ramsey, Jay Gardner, George Irwin, and Jay Bower.

The following commission members were present: Tony Crane, Phil Germann, John Klingner, Ray Coleman, George Irwin, Cherry McReynolds, and Mark Drummond. Kathy Wilson was present to take minutes.

After reviewing Mr. and Mrs. Ramsey's application, it was noted that they need to submit an historical background of their property. After doing so, that information will be added as a supplement to the original application and their application, together with the other six landmark applications, will be ready for the commission's action at a public hearing on October 6, 1987.

Special meeting adjourned at 4:45 p.m.

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF QUINCY

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



September 22, 1987

Mr. Forrest Ramsey
3201 North 12th Street
Quincy, Illinois 62301

Dear Property Owner:

You, as the property owner of the proposed local historic landmark at 3201 North 12th, are invited to attend a special meeting of the Quincy Preservation Commission on Tuesday, September 29, 1987, at 4:00 p.m., at 428 Maine. The meeting will be to discuss specific standards and incentives.

If you have any questions on this matter, please do not hesitate to call me at 222-0554.

Sincerely,

Tony Crane kw

Tony Crane
Chairman, Quincy
Preservation Commission

TC:kw

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF QUINCY

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



September 22, 1987

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

Dear Judi:

As outlined in Preservation Ordinance No. 8151, the Quincy Preservation Commission is to send to the Plan Commission a copy of local historic landmark applications for your review and/or comment. If you have any questions on the enclosed, please do not hesitate to call me at 222-0554.

A public hearing on these nominations is scheduled for October 6, 1987, at 7:00 p.m., in the City Council Chambers.

Sincerely,

Tony Crane

Tony Crane
Chairman, Quincy
Preservation Commission

TC:kw

Enclosures

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF QUINCY

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



September 22, 1987

Mr. Leon Kowalski
Director of Public Works
City Hall
507 Vermont Street
Quincy, Illinois 62301

Dear Leon:

As outlined in Preservation Ordinance No. 8151, the Quincy Preservation Commission is to send a copy of local historic landmark applications to the head of each city department that may have an interest in the applications for their review and/or comment. If you have any questions on the enclosed, please do not hesitate to call me at 222-0554.

A public hearing on these nominations is scheduled for October 6, 1987, at 7:00 p.m., in the City Council Chambers.

Sincerely,

A handwritten signature in cursive script that reads "Tony Crane" with a small "KW" monogram to the right.

Tony Crane
Chairman, Quincy
Preservation Commission

TC:kw

Enclosures

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF QUINCY

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



MEMORANDUM

TO: Quincy Preservation Commission
FROM: Tony Crane^{TC.}, Chairman
DATE: September 18, 1987
SUBJECT: Public Hearing

There is a public hearing scheduled for six local landmark nominations on Tuesday, October 6, 1987, at 7:00 p.m., in City Council Chambers.

Copies of the applications are enclosed for your review prior to the public hearing.

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF QUINCY

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



OWNER CONSENT FORM

Do you consent to have your property designated as a local Historic
Landmark?

YES



NO

As outlined in Ordinance No. 8151 designating local Historic Landmarks,
the Quincy Preservation Commission shall make every effort to obtain owner
consent for designation of proposed Historic Landmarks. The property
owner is to complete this Consent Form and return it to the Community
Development Department within ten (10) days following the public hearing.

M. James Ramsey
Owner's Signature

9-29-87
Date

3201 North 12th Street
Address of Proposed Historic Landmark

City Council approves landmarks ordinance

■ Five buildings protected; no protests made over deletion of historic house

By Eric Johnson
Herald-Whig Staff Writer

12-27-89

Five buildings became Quincy's first official "local historic landmarks" as the City Council approved a landmarks ordinance Tuesday.

The ordinance was approved without discussion during a routine meeting. Also approved were equipment purchases and road-repair plans.

The landmark buildings — 332, 428 and 1651 Maine, 126 N. Eighth and 3201 N. 12th — will receive plaques and protection from wrecking balls. The buildings can be nominated to the National Register of Historic Places, which would give owners tax breaks.

For the city, passage of the ordinance opens the way for more state preservation grants. Landmark designations are required for the city to maintain Certified Local Government status with the state; in

turn, the state awards grants to certified governments.

State grants have been used to restore the Villa Kathrine and Lorenzo Bull buildings.

At Tuesday's meeting, there was no sign of the debate surrounding one proposed historic building — the Eaton Littlefield house at 332 S. Fourth.

Last week, the Littlefield house and Quincy's first office building at 505 Maine were scratched from the landmarks ordinance. Preservation Commission members had endorsed the buildings as landmarks, but most aldermen decided they did not deserve the honor due to decay.

In other business, the council approved buying equipment for the Water Department and hiring a contractor to remove crumbling, unsafe concrete tanks at a closed sewage treatment site on the river.

E.M. Chatten won a \$21,398 contract for a backhoe. Higher bids came from Tri-State Equipment, Walter Channen and Brown Machinery.

Coleman Motor Co. won a \$11,300 contract for a pickup. Higher bids came from Nossor Ford, Buford Ward Chevrolet and Hadler International.

Council Summary

The City Council Tuesday:

- Approved resolutions that outline plans for spending \$1.2 million in motor fuel tax funds next year.

- Approved a landmarks ordinance designating five buildings as historic and architecturally significant.

- Approved resolutions to buy a backhoe and pickup for the Water Department, and hire a contractor to demolish concrete tanks at a former sewage treatment plant.

- Changed water rates for 25 residential customers outside city limits, lowering total revenues by about \$2,200 annually.

- Approved a supplemental appropriation of \$16,369 to hire two Street Department workers for collecting and chipping brush.

- Gave first reading to an ordinance granting a zoning variation to Steve Nossor Ford for signs.

- Reappointed the following to advisory committees: John Maxwell to the Aeronautics; Howard Walker to Street and Bridge; and Alan Fischer to Engineering and Inspection.

- Ordered an ordinance be drafted for erecting stop signs at all intersections crossed by city buses.

Shaffer and Sons, the lowest of five bidders, will remove the tanks for \$8,295.

The council also decided to hire two Street Department workers for brush chipping work. Since brush cannot be taken to the landfill, the city will use the workers to chip

brush for composting.

The hirings will cost \$16,369 through April 30. Only Alderman Steve Duesterhaus, D-2, voted against the measure; he has spoken against hiring in the middle of the fiscal year.

Legal Description:

NAME

22-0-0477-000 0040 22001 3.550
RAMSEY, M FORREST
R R 2, 3201 NORTH 12TH
QUINCY, IL 62301

acreage

BEG 415.4FT S NE COR TR 480FT
N AND S X 322.2FT E AND W PT
SE SEC 23

FOR 3201 NORTH 12TH

Range
1S9W

*Riverside
Twp*

1986

REMARKS

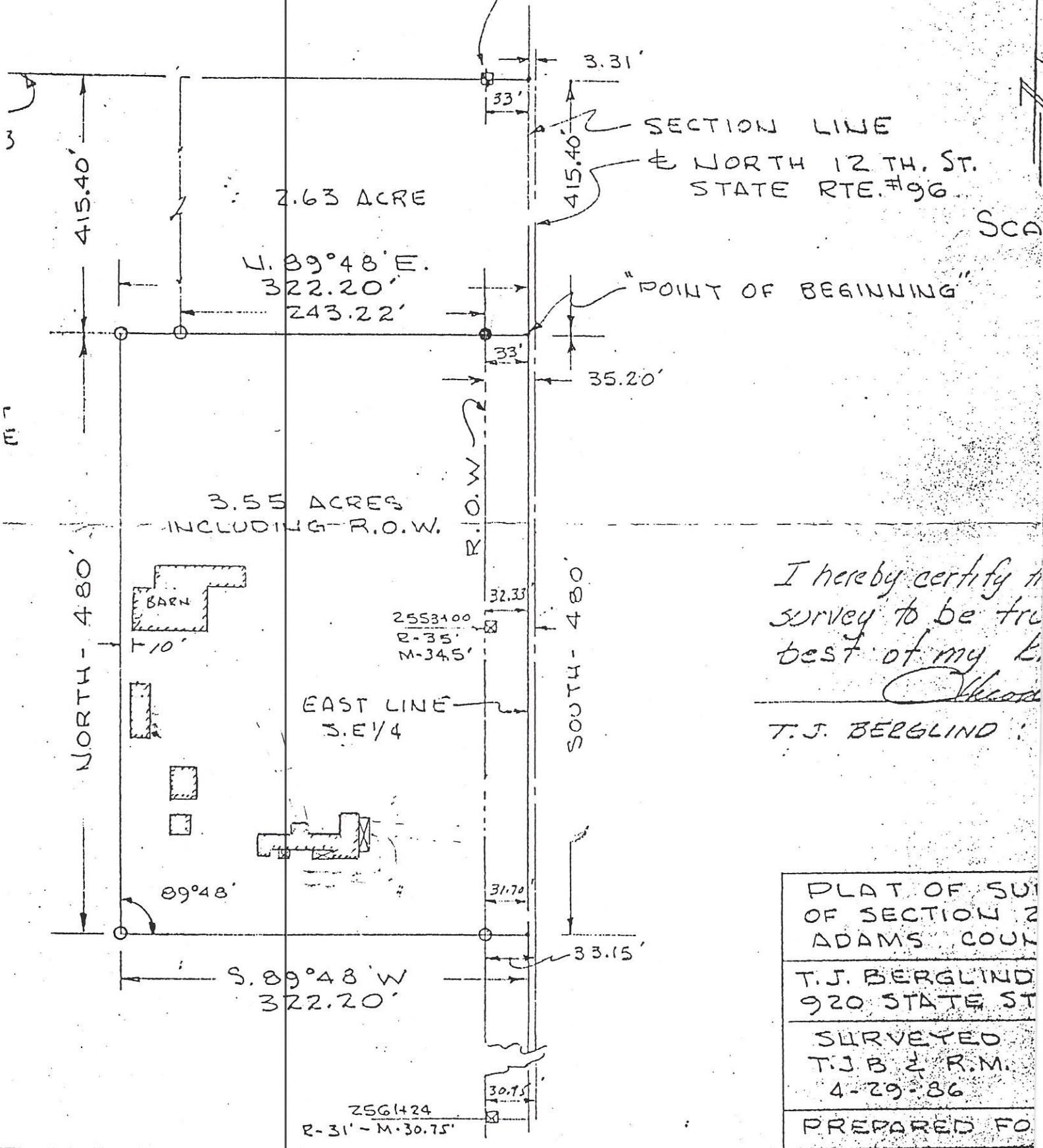
Sold to May 1979

" " Oct 1985

" " May 1986 Sold 77.35 acres

Sold to Oct 1986

Found Limestone 33' West
of N.E. Corner, S.E. 1/4 of
Section 23



I hereby certify that
this survey to be true
to the best of my knowledge

T.J. BERGLIND

PLAT OF SURVEY OF SECTION 2 ADAMS COUNTY
T.J. BERGLIND 920 STATE ST
SURVEYED T.J.B. & R.M. 4-29-86
PREPARED FOR