



QUINCY PRESERVATION COMMISSION

706 MAINE STREET, 3RD FLOOR, CITY HALL ANNEX

QUINCY, ILLINOIS 62301

217-228-4515

FAX 217-221-2288

April 27, 2009

Mr. Lonny Lemon, Superintendent
Quincy Public School District #172
1444 Maine Street
Quincy, IL 62301

Dear Superintendent Lemon:

It was in early January of this year that we first discussed the future of 1444 Maine Street. Two very productive meetings followed with you, Mayor Spring, Board member Carol Nichols, Chuck Bevelheimer (Director of Planning for the City of Quincy), Tom Fentem (City Planner), and three members of the Quincy Preservation Commission – Nathaniel Brooks, George Staerker, and myself. The first meeting was on January 29, and the second February 17. We very much appreciate the time you have spent on this issue, and hope that the efforts of everyone involved will provide a good solution that will benefit our community.

When we met in February, we agreed to supply you with three documents:

1. A real estate prospectus prepared by Chuck Bevelheimer and the Planning Department;
2. The name of a second appraiser with experience in dealing with historic properties; and
3. A copy of the Landmark and Historic District ordinance which provides information regarding the regulations of designated local landmarks.

Included is a packet which contains this information.

My recollection is that we agreed at the end of the February 17 meeting that we had discussed most of the questions and issues about 1444 Maine, and that we would not meet again unless you needed our assistance. Please know that the Quincy Preservation Commission and Planning Department are very willing to help you in any way regarding the future of 1444 Maine, so please feel free to call us in the future if we can be of any help.

Thank you again for your time and interest.

Yours very truly,

Janet Conover, Chair

ORDINANCE NO. 8451

AN ORDINANCE AMENDING CHAPTER 29 OF THE CODE OF THE CITY OF QUINCY OF 1980, ARTICLE X, BY ADDING SECTIONS THERETO DESIGNATING PROPERTIES AS LANDMARKS IN THE CITY OF QUINCY, AS AMENDED.

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 ONE: That Article X of Chapter 29 of the Municipal Code of the City of Quincy of 1980 is amended by adding thereto to Article X as follows:

Section 29.1020 — Designation of 1444 Maine Street

That 1444 Maine Street, Quincy, Illinois, is hereby designated a Landmark.

That the legal description of 1444 Maine Street, is as follows: Lots Fifty one (51) and Fifty-two (52), in Nevins' Addition to the City of Quincy, situated in the County of Adams, in the State of Illinois.

That among the historical architectural features which will be provided protection are as follows:

The house has unusually large scale double brackets under the soffits along with elaborate dentil molding in one of the most ornate designs to be found. This includes the raised flat elliptical ornament. Unique rope molding surrounds the window frames on the main portion of the house. The West wing of the house is more austere with non-ornamented lintels, window trimmings, and scaled down bracketing. A curved bay west of

the rear entrance, part of the original dining room, is a departure from the ordinary box usually associated with the basic Italianate house. The front porch had 4 sets of double columns and corresponding pilasters. The railing is made up of balusters with a cap top. The frieze of the porch had dentil moldings and double brackets and is topped with an ornate gallery which is repeated in the roof gallery. The East porch is a smaller version of the main porch with the same detailing, but smaller in size. There is also a lavishly detailed bay window on the east side of the rear entrance. The house has 6 chimneys with detailed caps.

SECTION TWO: Repeal: All Ordinances and parts of Ordinances in conflict with the provisions of this Ordinance, shall be, and the same are, to the extent of such conflict, hereby repealed.

SECTION THREE: Effective Date: This Ordinance, shall be, in full force and effect from and after its passage, approval and publication as provided by law.

ADOPTED: July 23, 1990

JANET HUTMACHER
City Clerk

APPROVED: July 24, 1990

V. W. HAGSTROM
Mayor

Officially published in pamphlet form this 26th day of July, 1990.



QUINCY PRESERVATION COMMISSION

706 MAINE STREET, 3RD FLOOR, CITY HALL ANNEX

QUINCY, ILLINOIS 62301

217-228-4515

FAX 217-221-2288

January 29, 2009

Lonny Lemon, Superintendent (Carol Nichols)
Quincy School Board Member(s)
Quincy Public School District #172
1444 Maine Street
Quincy, IL 62301

Dear Superintendent Lemon and Quincy School Board Members:

The Quincy Public School District #172 recently announced it was considering selling the buildings and land at 1444 Maine. Because the James T. Baker House at 1444 Maine is a designated Quincy Local Landmark, and because several individuals in the community contacted us expressing some concerns, the Quincy Preservation Commission discussed the issue over a period of two months and is now including some information about the history of the property and neighborhood, and offering some recommendations.

First of all, we thank the Quincy Public School District for keeping and maintaining 1444 Maine over the years, even when pressure was placed on school officials to sell it. The school district is to be applauded, not criticized, for its commitment to this property because it is an anchor along Maine Street, and an anchor for the neighborhood and the East End National Register Historic District.

The residence was constructed by James T. Baker and is one of Quincy's most prominent 19th century estates. An Italianate house on a grand scale, the Baker residence was designed by William B. Haworth and built for a prominent wholesale grocer in 1867-68. Among other details, the house is notable for its extensive and original brick sidewalks, rope molding surrounding the window frames, large-scale double bracketing at the roofline, and graceful porches.

The house was converted into corporate offices for the Gardner Denver Co. in 1957 and a west wing was added. In 1966, Gardner Denver sold the property for \$51,000 to the Quincy Public School District which has used it for administrative offices. The "Board of Education," as it was called for many years, became an impressive place to interview prospective teachers. The carriage house became a resource center and has been used over the years for teacher training and workshops, as a copying and supply area, and for offices and meetings.

This has been a classic example of a successful adaptive re-use in Quincy that has worked well for 42 years.

We emphasize how important 1444 Maine has been not only for our community as a whole, but also for the neighborhood around it. Some of us remember when houses in the area were showing signs of age and deterioration. By the 1960s many of the old homes on Maine Street and surrounding blocks had been converted to multi-unit apartments, were considered white elephants and difficult to sell. The East End National Register Historic district was established in 1985, and within one year that area began to stabilize. Today, almost all of the apartment houses have been restored to one-family, owner-occupied residences. A great deal of money has been invested in this area, creating an economic plus for our community and providing property taxes of which a large portion supports our schools.

Contributing to this turn-around is the fact that the 1444 Maine property, with grounds running from Maine to Jersey, remained intact and stable over the years. It is worth noting that in 2007, the Illinois Chapter of the American Institute for Architects recognized this neighborhood and the East End National Register Historic District as one of the 150 Great Places in the State of Illinois.

The Baker house was designated a Quincy Local Landmark by the City Council on July 24, 1990, after the school board granted owner consent reflecting its appreciation for the property and a desire that it be preserved for future generations. Changes and major repairs have taken place since landmark status was granted, including roof and window repair and vinyl siding applied over clapboard at the rear of the structure. A handicap ramp was built and a fire escape added.

It has been reported that 1444 Maine is in need of new carpet and other extensive repairs. Is it possible that if materials are purchased that existing maintenance staff could lay carpet, repair windows, and make many of the needed improvements?

Our understanding is that more recently, space was made available for classes for special students, making some monies available for safety requirements and repairs. Are those classes still being held there, and if not, could this program be reinstituted at 1444 Maine to provide some needed maintenance funds? Have all financial possibilities been explored to find funds to repair and rehabilitate 1444 Maine so that the administrative offices could be redecorated and made a viable, updated and useable space?

After reviewing several articles published in the *Quincy Herald-Whig*, we note that in the 1980s the school district did a study, and at least one other study within the last ten years, and came to the conclusion that the cost to move the offices and make the needed computer and technical changes did not warrant the cost of relocating. Has it now been determined that a move to a new location is cost effective? Has a recent study been undertaken? If not, could one be done, preferably by an outside firm that has no bias toward any of the issues and has as its primary objective an attempt to determine what is best for the school district and community regarding the future of 1444 Maine, as well as the best use of adjoining school district properties in that block and nearby? Another thought is to appoint a local committee to study the 1444 Maine property and block, and to explore and discuss a variety of possible uses.

If such a study recommends the property be sold, could covenants be added to the sale that would insure that the property be protected? Included with this letter are recommendations

voted on by the Quincy Preservation Commission at the January 13, 2009, meeting which we hope you will consider.

In conclusion, the Quincy Preservation Commission appreciates the difficulty of your decision regarding the future of 1444 Maine. We are hopeful you will reconsider your decision to sell the property. If it is sold, we hope it is to a new owner who will appreciate and respect the beautiful grounds, history and architecture of the property. We look forward to offering our support and guidance as this significant property nears its 150th year on Maine Street.

Thank you for your time and consideration in reading this letter.

Yours very truly,

Janet Gates Conover, Chair
Quincy Preservation Commission

Nathaniel Brooks. Vice Chair



OFFICE OF THE MAYOR
CITY OF QUINCY

JOHN A. SPRING
MAYOR

April 24, 2009

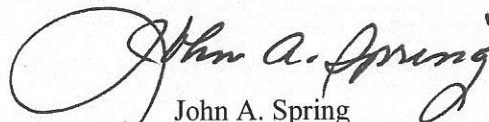
Mr. Lonnie Lemon
Superintendent Quincy Schools
1444 Maine Street
Quincy, IL 62301

Dear Lonnie:

Attached please find a real estate prospectus the City's Planning Department prepared for the School Board office currently located at 1444 Maine Street. It is the city's hope that the Quincy School Board will release and market the property through a request for proposal (RFP). This way, the School Board can evaluate the proposed use(s) and select the use(s) that will be appropriate for the historic property, the neighborhood, the community and the School District.

If you have any questions, please feel free to contact me or Chuck Bevelheimer, Director of Planning and Development at 228-4515.

Sincerely,


John A. Spring
Mayor

**1444 Maine Street
Quincy School District Property
Board Office**

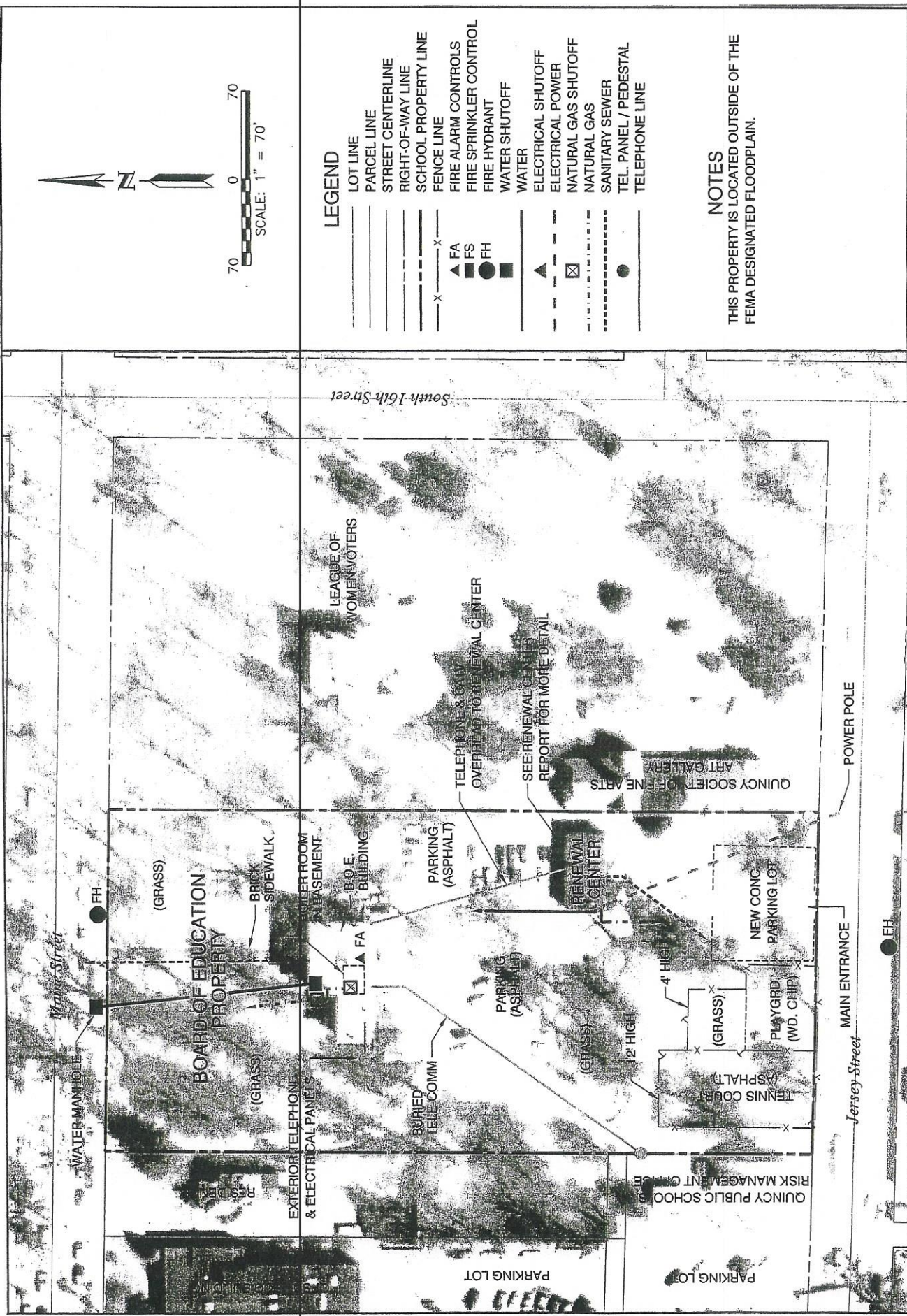
Real Estate Summary

3-24-09

**Maine Street 14th to 16th
Property Values**

1401 Maine St			1443 Maine St.	
Year Built:		1882	Year Built:	1867
Home Sq Ft.		4060	Home Sq Ft.	1678
Market Value:		\$297,090	Market Value:	\$264,060
Acreage:		20,000 sq. ft.	Acreage:	17,845 sq. ft.
1449 Maine St.			1461 Maine St.	
Year Built:		1890	Year Built:	1870
Home Sq Ft.		4943	Home Sq Ft.	3823
Market Value:		\$286,080	Market Value:	\$209,040
Acreage:		19,995 sq. ft.	Acreage:	20,425 sq. ft.
1477 Maine St.			1627 Maine St.	
Year Built:		1867	Year Built:	1892
Home Sq Ft.		6116	Home Sq Ft.	3229
Market Value:		\$308,070	Market Value:	\$216,900
Acreage:		22,360 sq. ft.	Acreage:	11,328 sq. ft.
1631 Maine St.			1651 Maine St.	
Year Built:		1872	Year Built:	1882
Home Sq Ft.		5800	Home Sq Ft.	7800
Market Value:		\$374,790	Market Value:	\$490,110
Acreage:			Acreage:	
1624 Maine St.			1631 Maine St.	
Year Built:		1887	Year Built:	1872
Home Sq. Ft.			Home Sq Ft.	5800
Market Value:		\$429,120	Market Value:	\$374,790
Acreage:			Acreage:	
222 S. 16th St.			205 S 16th St.	
Year Built:		1862	Year Built:	1862
Home Sq. Ft.		5798	Home Sq. Ft.	3819
Market Value:		\$501,420	Market Value:	\$353,250

Source: Quincy Township Assessors Office.



LEGEND

—	LOT LINE
—	PARCEL LINE
—	STREET CENTERLINE
—	RIGHT-OF-WAY LINE
—	SCHOOL PROPERTY LINE
—	FENCE LINE
—	FIRE ALARM CONTROLS
—	FIRE SPRINKLER CONTROL
—	FIRE HYDRANT
—	WATER SHUTOFF
—	WATER
—	ELECTRICAL SHUTOFF
—	ELECTRICAL POWER
—	NATURAL GAS SHUTOFF
—	NATURAL GAS
—	SANITARY SEWER
—	TEL. PANEL / PEDESTAL
—	TELEPHONE LINE

NOTES

THIS PROPERTY IS LOCATED OUTSIDE OF THE FEMA DESIGNATED FLOODPLAIN.