



QUINCY PRESERVATION COMMISSION

706 MAINE STREET, 3RD FLOOR, CITY HALL ANNEX

QUINCY, ILLINOIS 62301

217-228-4515

FAX 217-221-2288

August 25, 2009

Mr. and Mrs. Harold Oakley
222 South 16th Street
Quincy, IL 62301

Dear Mr. and Mrs. Oakley:

Each year the Quincy Preservation Commission and the City of Quincy select certain properties to be considered for Quincy Local Landmark status. To date the city has designated 96 Local Landmark properties and three Local Historic Districts. Over the past few weeks, the Commission's local landmark committee has been reviewing properties in all areas of the city. We have selected a number of properties we think would be excellent additions to our roster of landmarks.

Your residence, the William and Mary Bull House designed by J. Lyman Silsby, is one of these properties, and we would like to discuss the possibility of local landmark designation with you. The first step for the Commission is to research the property and prepare an application. Some of these applications are prepared by a summer intern. Others are prepared by Commission members or persons in the community who have research and architectural knowledge.

If you can provide us with any history about the Bull House, the original or later owners, newspaper articles, brochures, walking tours, or old photos (we will copy and return), or any information that can assist us in the research, this would be very helpful.

Occasionally, a property owner wishes to prepare the application, and if this is your preference, you are most welcome to do so.

What are the advantages of Quincy local landmark designation? Designation is an honor of distinction for the property owner and for the property itself. Designation provides a major deterrent against demolition, and protects the architectural details on the structure's exterior as well as the building in general. Designated properties are recognized with a bronze Quincy Local Landmark plaque, and they are included in a descriptive brochure.

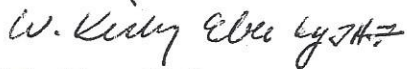
Information about the designation process and regulations is enclosed (the process sounds more involved than it actually is). We have been designating landmarks for 20 years now, and this has been a successful program that works smoothly. Also enclosed is a typical landmark

~P102 Jersey)

application to give you an idea of the kind of information the Commission would be researching and providing. Please feel free to call one of us with any questions.

Again, we very much hope you will consider local landmark designation for your property. We will be in touch with you soon.

Respectfully,



Kirby Eber, Chair
QPC Local Landmark Committee
kirbyeber@hotmail.com
217-223-4617



Tom Fentem
Commission staff and Community Planner
tfentem@quincyl.gov
217-221-3663



QUINCY PRESERVATION COMMISSION

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

December 2, 2010

Hal Oakley
222 South 16th St.
Quincy, IL 62301

Dear Mr. Oakley:

Kirby Eber mentioned that he had spoken to you earlier this week about the possibility of having your home listed as a Quincy Local Landmark. He asked me to mail you the sections of the city code that govern Local Landmarks and Local Historic Districts.

I certainly would be happy to answer any questions you may have about the enclosed.

Sincerely,

Tom Fentem
(Commission staff)

Tom Fentem

From: Kirby Eber [kirbyeber@hotmail.com]
Sent: Tuesday, November 30, 2010 11:45 AM
To: barbaramcclain@comcast.net; daves@psba.com; Tom Fentem
Subject: RE: Landmarking
Follow Up Flag: Follow up
Flag Status: Blue

Hal Oakley has agreed. He would like a copy of the ordinance. There is no concern...he would just like a copy. Kirby

Date: Wed, 24 Nov 2010 21:04:45 +0000
 From: barbaramcclain@comcast.net
 To: kirbyeber@hotmail.com; daves@psba.com; tfentem@quincyl.gov
 Subject: Landmarking

Provided below is a summary of our Quincy Preservation Commission Landmarking discussions/recommendations made at last night's meeting, a list of possible structures for Landmarking, and their status/tasking:

1. 1401 North 8th - have owner approval and some background data; we decided to present this structure to the full Commission; I volunteered to research data on the structure and do a preliminary write-up.
2. 222 South 16th - owner Hal Oakley; Kirby to continue to try to contact Hal to obtain owner approval.
3. 813 South 15th - have owner approval; we decided to present this structure to the full Commission.
4. 2325 Maine Street - Tom to contact to obtain owner approval.
5. 1475 Hampshire - Dave is to contact the owner to obtain approval.
6. 1476 Hampshire - Tom to contact homeowner Reg Ankrom for approval.
7. 1624 Maine - Tom to contact owner Sue Shiu (sp ?) to obtain approval.
8. SE corner of 11th & Jersey - all to drive by to evaluate; Gothic Revival structure.
9. Gothic Revival structure on the south side of York near 7th - all to drive by and evaluate.

Let's all see if we can complete the above taskings by next Monday, Nov 29, and email all of us on results so that we can have our act together as much as possible for the December full Commission meet.



QUINCY PRESERVATION COMMISSION
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February 7, 2011

Harold and Kathryn Oakley
222 South 16th St.
Quincy, IL 62301

Dear Mr. and Mrs. Oakley:

As you know, the Quincy Preservation Commission is considering your property, the William B. and Mary Bull House at 222 South 16th Street, for designation as a Quincy Local Historic Landmark.

I am writing to let you know that a "Preliminary Review" of the Local Landmark status for this building has been scheduled. In this review, the Commission formally determines whether your property merits further consideration for nomination. The review is the first of a number of steps that are built into the designation process to help ensure the application's accuracy.

This review will be held during the next meeting of the Commission, which is set for 7:30 p.m., Thursday, February 10, 2011. While it is not necessary for you to attend this meeting, you are most welcome to do so! The Commission meets on the third floor of the City Hall Annex Building, 706 Maine Street (Associated Bank has offices on the first floor).

Of course, you are welcome to comment at any time concerning the nomination. Feel free to give me a call at 221-3663 if you have any questions or comments. Thank you.

Sincerely,

Tom Fentem
Commission staff

Tom Fentem

From: Tom Fentem

Sent: Thursday, February 24, 2011 8:46 AM

To: 'Nona Lawrence'

Subject: RE: Public Hearing Notice for Quincy Preservation Commission

Ah, yes, Saturday is the 26th not the 27th.

Tom

From: Nona Lawrence [mailto:nlawrence@whig.com]

Sent: Thursday, February 24, 2011 7:52 AM

To: Tom Fentem

Subject: Re: Public Hearing Notice for Quincy Preservation Commission

Tom, Ad received & I will publish the ad on Sat. 2/26. Nona

On 2/23/11 3:37 PM, "Tom Fentem" <TFentem@quincyil.gov> wrote:

Nona,

Please publish the attached as a classified on one date -- Saturday, Feb. 27, 2011.

Thanks,

Tom

Please publish the following as a classified ad on one date only: **Saturday, February 26, 2011**

NOTICE OF PUBLIC HEARING PROPOSED LOCAL LANDMARK DESIGNATIONS

Properties located at 813 South 15th St., 1401 North 8th St. and 222 South 16th St. have been nominated for designation as Quincy Local Landmarks.

The Quincy Preservation Commission will hold a public hearing on these nominations at 7:30 p.m. Thursday, March 3, 2011 at the Department of Planning and Development, 3rd Floor, City Hall Annex, 706 Maine St., Quincy, Illinois. The purpose of the hearing is to explain to 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 economic incentives that would be available from local, state, federal, or private sources; and to hear testimony from any interested party concerning the proposed designations.

QUINCY PRESERVATION COMMISSION

By Kirby Eber, Chair



QUINCY PRESERVATION COMMISSION

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April 26, 2010

Harold and Kathryn Oakley
222 South 16h Street
Quincy, IL 62301

Harold will be out of town K with kids

Dear Mr. and Mrs. Oakley:

At its April meeting, the Quincy Preservation Commission voted to recommend to the City Council that your property, the **William B. and Mary Bull House**, be designated as a Quincy Local Landmark.

The Preservation Commission and Quincy Preserves would like to recognize you and this property during the upcoming **22nd Annual Preservation Dinner**. The dinner, held to celebrate National Preservation Month, will be on **Thursday, May 12th**, at the One Restaurant and Bar, 600 Hampshire Street.

Thanks to the generous support of Quincy Preserves, the dinner is **free of charge** to you as the owners of this soon-to-be-designated Local Landmark.

The evening will begin with a social hour at 6:00 p.m. Dinner will be served at 6:30 p.m. Following dinner, St. Louis County historian **Esley Hamilton** will give a talk on "A History of Historic Preservation," contrasting the U.S. experience with preservation in the U.K. and France.

A certificate will be presented (bronze Local Landmark plaques will be ordered after the designation). We hope you will be able to attend the dinner and participate in this recognition.

Simply call me at 221-3663 (day) or 228-2724 (evening) to make your reservation. Please note from the enclosed flyer that there is a choice of four entrees.

We hope to see you there!

Sincerely yours,

Tom Fentem
Preservation Commission Staff

Tom Fentem**From:** BARBARAMCCLAIN [barbaramcclain@comcast.net]**Sent:** Tuesday, February 08, 2011 4:57 PM**To:** Tom Fentem**Cc:** Kirby Eber; Dave Schlembach**Subject:** Research

Tom - we are back in town, and I need to type up my research for you on the William B. and Mary Bull House at 222 South 16th Street. Here it is:
(this is a re-write and addition to para 3 of the "Information on the historical significance...":

William is first documented as occupying the house in 1887. However, beginning in 1898, Quincy City Directores list a Mr. Proctor Taylor as residing at the house with William Bull noted as living in Chicago. William returned to Quincy in ??? but resided at the family residence at 1550 Maine Street until his death on March 25, 1930. Proctor Taylor continued to live at 222 South 16th Street until 1906 ???, when the house was sold to William R. and Katherine W. Lockwood. William Lockwood was a Justice of the Peace in Quincy, and died circa 1910. His widow, Katherine (or Kate) Lockwood resided in the house until her death in 1955.

The house was vacant until 1957 when it was purchased by William A. and Jacqueline Moss. William was the manager of the Quincy Photo Supply company.

The Moss family resided in the house until 1964 when it was sold to Joseph D. and Florence E. Miller who remained in residence until 1976. In 1978, the house was purchased by John and Gail Boatman. Mr. Boatman was the director of the Harris Radio company (need correct name of company), and he and his family which included three children resided at 222 South 16th street until 1983. In 1984, the house was purchased by Doctor Laurent V. Radkin, an ob-gyn. In late 1989 or early 1990, Dr. Radkin and his wife Carla were divorced, and Carla (taking the last name of Gordon) continued at the house until 1998. In the late 1990s, the house was purchased by Michael L and Terri L. Moulton. The current owners, Harold (Hal) B. and Kathy Oakley purchased the property in 2006.

Now that I am back, I will do further research on the residents in the late 1880s and early 1900s.

Chuck

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.

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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Tom Fentem

From: Hal Oakley [HOakley@srnm.com]
Sent: Thursday, September 08, 2011 10:41 AM
To: Tom Fentem
Subject: RE: 222 South 16th

I'll try to get to you by Monday at the latest.

Hal

From: Tom Fentem [mailto:TFentem@quincyl.gov]
Sent: Thursday, September 08, 2011 8:59 AM
To: Hal Oakley
Subject: RE: 222 South 16th

Good morning, Hal,

I'd like to get the ordinance to the Council in the next couple of weeks, but its really your call. We prefer accuracy (and owner satisfaction) to speed! I can revise very easily.

Tom

From: Hal Oakley [mailto:HOakley@srnm.com]
Sent: Thursday, September 08, 2011 7:39 AM
To: Tom Fentem
Subject: 222 South 16th

Tom,

Kathy and I received the Ordinance and are reviewing it. We'll have some suggestions for corrections and additions. What's are time frame?

Hal

Harold B. (Hal) Oakley
Schmiedeskamp, Robertson, Neu & Mitchell LLP
525 Jersey Street, P.O. Box 1069
Quincy, Illinois 62306
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Tom Fentem

From: Tom Fentem
Sent: Tuesday, September 13, 2011 9:12 AM
To: 'Hal Oakley'
Subject: RE: comments on ordinance

Hal,

... and thank you for your all of your comments.

You're correct that landmark restrictions do not apply to a portion of a building or to a feature noted as "non-contributing." I had understood from Kirby Eber that you wished to have complete latitude in dealing with the back part--not a problem since it is at the rear.

I'll have to hold off on editing until the weekend. I'll get the changes to you as quickly as I can.

Best wishes,
Tom

From: Hal Oakley [<mailto:HOakley@srm.com>]
Sent: Monday, September 12, 2011 6:44 PM
To: Tom Fentem
Subject: comments on ordinance

Tom,

First of all. Nice job to the compilers of info, department staff and commission. Here are some comments for the commission/department's consideration:

Historical significance of landmark

Page 1. It has been my understanding that the Bulls lived in the house for several years, perhaps 20 or so. I have the title work and could research in depth, but I have not had the time. I offer as support for this position both the title work I can produce and an excerpt from the autobiography of Helen Spinola, one of the Bulls' daughters, who recounts growing up in our house. There's also a story of a Bull son who was quite ill, and they installed a now removed dumb waiter in the wall to accommodate his care. I believe there are also local history books that identify the house as the Bull residence.

corrected I would add the maiden name of "Wells" to Kate Lockwood. It was a prominent name at the time, and her family built other Quincy mansions, including the Italianate Morgan-Wells house next to the QHW where the YWCA used to be.

corrected
Page 2. We purchased the house in October 2003 and moved in in April 2004, not 2006 as is stated. If I had time to research the title further, I might be able to add some better detail to the rest of the owners. Also, keep in mind that there used to be a caretaker's cottage in back, where our "new" carriage house is now located. Some names that appear in the title and elsewhere as residing on this property were actually caretakers, not owners. That may or may not also explain the Proctor Taylor reference. I have never heard that name before.

In on architect

Tom Fentem

From: Tom Fentem
Sent: Monday, March 05, 2012 10:29 AM
To: 'Barbara McClain'
Subject: RE: Research of 222 South 16th

Chuck,

Great! I'll make the corrections and e-mail them to Hal, then e-mail Hal's okay (or comments, if there are any) back to you.

Tom

From: Barbara McClain [<mailto:barbaramcclain@comcast.net>]
Sent: Thursday, March 01, 2012 8:36 PM
To: Tom Fentem
Subject: Re: Research of 222 South 16th

Good suggested changes. Please go ahead and make the changes. When do we see if we can get Hal's ok?
Chuck

Sent from my iPad

On Mar 1, 2012, at 3:49 PM, Tom Fentem <TFentem@quincyl.gov> wrote:

Oops ! I need to edit my edit. I meant to write "Second would be to pare down the census references a little:"

Tom

From: Tom Fentem
Sent: Thursday, March 01, 2012 12:16 PM
To: 'BARBARAMCCLAIN'
Subject: Research of 222 South 16th

Chuck,

I really appreciate all the work you've put in on Landmarks in general and on the landmark apps that have required special handling.