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 A Service of Quincy Society of Fine Arts

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A newsletter highlighting events
 and information of Quincy Preserves

Quincy Preserves • P.O. Box 1012 • Quincy, IL 62306-1012 • www.quincypreserves.org • October 2010



230 S. 24th



1627 College Ave.

Quincy Preserves 2010 Behind Closed Doors Tour

Join us for Quincy Preserves 35th annual Behind Closed Doors Tour Saturday, October 16th, 2010 from 10:00 am until 4:00 pm.

In celebration of their 150th anniversary St. Francis Church will be opening their doors for us to view this amazing Gothic Style structure. We will visit three wonderfully preserved and restored Queen Anne Style homes, one of which has remained in the same family for 117 years. Tour one of the last remaining mansions that once lined Broadway at the time of its construction. Two pristine Frank Lloyd Wright inspired, Prairie Style homes are also featured. Go behind the scenes at Underbrink's Bakery, Quincy's oldest privately owned bakery, to see how all those delectable treats are created for our pleasure.

Quincy's Art Center has agreed to join our tour again this year offering a place to purchase lunch and be entertained. Learn the history of the Lorenzo Bull Carriage House, completed in 1887, and view the three new exhibits inside the gallery. Outside, enjoy the park-like setting and take in the family fun of "Artober Fest", presenting entertainment throughout the day and introducing "Bowl-Appétit".

Advance tickets may be purchased for \$8.00 from the following locations: Adam Florist (135 North Fifth Street); Emerald City Jewelers (3326 Broadway); Granite Bank Gallery (428 Maine Street); Kirlin's Hallmark (534 Maine Street and the

Quincy Mall); Quincy Society of Fine Arts (300 Civic Center Plaza; suite #244); Suzy's Unique Boutique (509 Maine Street) Tickets are available in Hannibal at the offices of Dempsey, Dempsey and Moelling (716 Broadway) Tickets may also be purchased for \$10.00 at each location the day of the tour. Proceeds from the tour fund preservation projects through the Facade Program of Quincy Preserves and preservation education such as the Scholarship Program for Adams County high school seniors.

Additional information is available on the Quincy Preserves website www.quincypreserves.org or you may call 228-1613.

This year's tour includes:

- 808 North Sixth Street
- 1405 Oak Street
- 1539 Spring Street
- 230 South 24th Street
- 224 South 24th Street
- 1721 College Avenue, St. Francis Church
- 1627 College Avenue, Underbrink's Bakery
- 1515 Jersey Street, Art Center
- 613 Broadway, Bybee Insurance



Let us hear from you.

Name _____
 Address _____
 Phone _____
 Email _____

Are you on the members list? Do you wish to be a member?
 Each year's membership expires December 31. Questions?
moreinfo@quincypreserves.org, or call 217-224-3520.

- Yes**, I would like to be a member of Quincy Preserves.
- Household \$15
 Business \$25
- Yes**, I am interested in helping with Quincy Preserves projects.

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"Every study of travel motivations has shown that an interest in the achievements of the past is among the three major reasons why people travel. The other two are rest or recreation and the desire to view great natural sights... Among cities with no particular recreational appeal, those that have substantially preserved their past continue to enjoy tourism. Those that haven't receive no tourism at all. It's as simple as that. Tourism does not go to a city that has lost its soul."

Arthur Frommer
 Preservation Forum [1988]ix



725-733 Hampshire Façade

MEMBERSHIP

Do you enjoy being a member of Quincy Preserves? What changes would you like to see happen to help you enjoy it more? Do you know of anyone who would like to become a member? Are your own membership dues current? Quincy Preserves is a viable organization, open to new ideas and wanting to further serve this architecturally rich community. Do you have an architecturally significant home that you would like to showcase on one of the tours? Do you have a piece of history that needs to be told? Express your ideas, volunteer to be on a committee, share your musical talent, your organizational skills, your preservation knowledge, your people skills or simply volunteer to be a part of one of the tours. This is your organization, become a bigger part of it. Step up and make things happen, we know you are not satisfied just being a name on a list, so participate. Let us hear from you!

Contact Quincy Preserves today by calling us at 217-228-1613, e-mailing fkweiss@comcast.net, or by going online at www.quincypreserves.org.

Please do not put it off, make that call!



Your Quincy Preserves At Work

Have you driven past 725 through 733 Hampshire lately? If not, do so and see the on-going improvements made by Austin Properties. In April, Austin Properties was the recipient of Quincy Preserves Façade Programs loan/grant monies. The lower level of these buildings will house businesses which are the very life-blood of the downtown area. The upper levels will become high-end apartments. Thank you Austin Properties for your superior workmanship, preserving the historical integrity involved in this project.

A Little History of Historic Preservation

Historic Preservation is a relatively new movement. The first historic district in the United States was formed in 1930 in Charleston, South Carolina. The district was formed when the citizens of the community realized that their rich Colonial heritage of buildings was disappearing through neglect and "development."

Prior to 1930, the focus of preservation had been limited to individual important buildings such as Mount Vernon. But in 1930, the idea took root that it is not just individual buildings that are important, but neighborhoods and areas—communities if you will. The usual cadre of forces were at work destroying buildings that first year of the Great Depression. Businesses wanted to "modernize" buildings. As motor vehicles became common, banks, churches, and hospitals began tearing down structures for parking lots.

The preservation movement began to pick up steam as more architecture disappeared nationwide. Not surprisingly, the second historic district in the country was the French Quarter, the Vieux Carre, in New Orleans. A national organization, the US National Trust for Historic Preservation, a privately funded non-profit organization, began in 1949. Its mission statement was to provide, "leadership, education, advocacy, and resources to save America's diverse historic places and revitalize our communities" according to the Trust's mission statement. In 1951 the Trust assumed responsibility for its first museum



Historic District—Charleston, South Carolina

property, Woodlawn Plantation in northern Virginia. Twenty-eight sites in all have subsequently become part of the National Trust, representing the cultural diversity of American history.

A key moment in the preservation movement came in 1963 in New York City. The destruction of Pennsylvania Station and other architectural landmarks shocked many nationwide into supporting preservation. The New York City Landmarks Law was signed into effect by Mayor Robert F. Wagner, Jr., in 1965. The Landmarks Law's purpose is to protect structures that

are significant to the city and still retain their ability to be properly used. This law is enforced by the New York City Landmarks Preservation Commission. Still, many people contended (and some misguided folk still do) that cities and other governmental bodies did not have a right to restrict landowners in tearing down landmarks.

Things came to a head when the Pennsylvania Central Railroad came up with plans to construct a 55-story skyscraper over Grand Central Station. The railroad owners argued that city restrictions on their right to build the structure they wanted resulted in a "regulatory taking." In other words they said that the government took their property rights away with the preservation regulation.

Resulting litigation made it all the way to the United States Supreme Court. On April 17, 1978 the case was argued in front of the Supreme Court Justices. Penn Central argued that the Fifth and Fourteenth Amendment should uphold their rights and allow for the city's actions to be considered a regulatory taking. If it was ruled that these actions were indeed a taking, then Penn Central would be entitled to compensation for their loss.

On June 26, 1978 the Supreme Court found that the city's restrictions on land use for Grand Central Terminal was not a taking and therefore did not require compensation. Following this significant decision, the Historic Preservation movement blossomed across the United States. Here in Quincy, the Quincy Preservation Commission was created by the Quincy City Council in 1981 to identify buildings, structures, districts, landscapes, and similar historic resources within the city that are worthy of designation as local landmarks and local historic districts. There are about 95 individually landmarked buildings and 3 historic districts: Park Place (25 houses), Zwick Row (5 houses), and the Brewery Area District (13 buildings.) In addition to the local designations, Quincy is home to four National Register of Historic Places districts: Downtown Quincy; East End; South Side German; and Quincy Northwest.

A historic district is a group of buildings, properties or sites that have been designated as historically or architecturally significant. Buildings, structures, objects and sites within a historic district are normally divided into two categories,

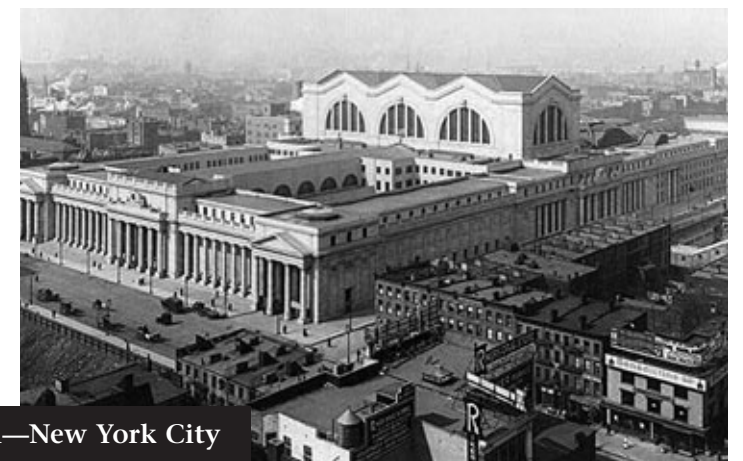
contributing and non-contributing. Districts greatly vary in size, some having hundreds of structures while others have just a few. There is more than a little confusion because different government entities designate historic districts.

The U.S. federal government designates historic districts through the U.S. Department of Interior, under the auspices of the National Park Service. Federally designated historic districts are listed on the National Register of Historic Places. There are tax advantages for owners in these districts, and they are treated differently than city districts in Quincy.

The City of Quincy designates both Historic Districts and Landmarks significant structures. Buildings in the city historic districts are afforded more protections than those in the National Register Districts. For instance, demolition may be delayed for 6 months, whereas as we have learned from the 2002 Maine



Pennsylvania Station—New York City



incident, only 35 days are purchased by a denial from the Quincy Preservation Commission for any other structure—including a building that is a contributing structure to a Federally designated district.

Preservation is important to the local economy. Quincy has been promoting our historic architecture as a tourist attraction for some time. As manufacturing has declined locally, tourist dollars are becoming more important. In addition, as Karen Baxter Bode demonstrated in her presentation at last Spring's Quincy Preservation Commission Dinner, preservation is both green and generates jobs. Dollars generated by investment in historic properties create as much, if not more wealth, than new construction. It is time that we did more to strengthen the historic preservation ethic and laws of our community. It would be wise for the city council to extend to National Register historic districts the same protections that exist for locally designated landmarks and districts.

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