

CITY OF BELVIDERE
HISTORIC PRESERVATION COMMISSION MINUTES
June 27, 2023
5:30 pm
City Hall, 401 Whitney Boulevard

ROLL CALL

Members Present:

Sonya Dobberfuhl, Chair
Claudia Colla, VChair
David Larson
Kim Coniglio
Barbara Volk
Dawn Brooks
Alexandra Omiotek

Staff Present:

Gina DelRose, Community Development Planner

Members Absent:

Sonya Dobberfuhl called the meeting to order at 5:32pm.

MINUTES: It was moved and seconded (Brooks/Coniglio) to approve the minutes of the May 23, 2023 meeting. Motion carried unanimously.

PUBLIC COMMENT: None.

NEW BUSINESS: Downtown Façade Improvement Grant Program-

Gina DelRose stated that in the past the Commission has reviewed the applications based on whether or not the renovations are appropriate and if the property is historically significant. Ms. DelRose state that the Commission can recommend approval or denial of the requests and they can recommend limiting the funding.

It was moved and seconded (Dobberfuhl/Larson) to deny the application for 220 W. Locust Street due to he building not being historically significant and the request having no visual impact as well as denying 611 S. State Street due to the application being incomplete. Motion carried unanimously.

Gina DelRose stated that property owners are having a difficult time getting insurance companies to approve brick and parapet wall repair work that is being deemed as cosmetic and not structurally required.

Sonya Dobberfuhl stated that she believes the storm damaged buildings should receive assistance.

David Larson agreed and stated that the repair work is an opportunity to set the tone for future downtown renovations.

There was discussion regarding whether or not the current property owners should be penalized for inappropriate renovations that previous owners conducted and how to encourage proper renovations moving forward.

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Kim Coniglio stated that some of the buildings are also receiving assistance through the Enterprise Zone.

It was moved and seconded (Larson/Colla) to approve the applications for 126-128 North State Street, 116-118 North State Street and 124 North State Street as long as the appropriate brick is used, unpainted brick remains unpainted and full-size windows are installed. Motion carried unanimously.

Sonya Dobberfuhr stated that the property owners for 515 S. State Street, 110 East Lincoln Avenue and 519 S. Main Street have committed a lot of personal money into improving the properties.

Barbara Volk stated that she is opposed to providing grant funding to replace windows that are not visible from the street and that the building at 519 S. Main Street is already in good condition, whereas other grant applications are for structural repairs.

David Larson agreed and stated that there is not a strong financial need and the project does not advance the aesthetics of the downtown.

It was moved and seconded (Dobberfuhr/Larson) to deny the grant application for 519 S. Main Street. Motion carried unanimously.

David Larson stated that the building at 515 S. State Street has already been altered quite a bit from its original façade.

Dawn Brooks stated that half the requested funding is for the rear of the property which is not highly visible.

Dave Larson stated that he would be in favor of granting the full amount that was requested if the decorative parapet wall was refurbished as well. Otherwise, Mr. Larson recommends only granting 10% of the request for the new entryway.

Dawn Brooks left the meeting at 6:30pm.

Claudia Colla questioned the new signage. Ms. Colla stated that she would be in favor of granting 50% of the request for the new entryway.

It was moved and seconded (Larson/Volk) to approve the full \$5,000 if the parapet wall is included, otherwise only \$2,000 for the entryway work. The motion carried with a 4-2 voice vote. Dobberfuhr and Colla voted no.

Dave Larson stated that he recommends not funding the application for 207 S. State Street because it is not a historically significant building. Mr. Larson also stated that he would recommend not funding 409 S. State Street for the same reason.

It was moved and seconded (Larson/Dobberfuhr) to deny the application for 207 S. State Street due to its lack of historical significance. Motion carried unanimously.

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Dave Larson stated that the property located at 110 E. Lincoln Avenue does not have any street appeal.

Sonya Dobberfuhr and Claudia Colla agreed that the property is “off the beaten path” but the property owner should be rewarded for their hard work.

It was moved and seconded (Larson/Omiotek) to approve the \$5,000 grant request for 110 E. Lincoln Avenue. Motion carried unanimously.

Barbara Volk stated that both 409 S. State Street and 209 S. State Street have been approved in the past but never followed through with the renovations.

Claudia Colla stated that the application for 209 S. State Street is missing estimates and therefore, incomplete.

Gina DelRose stated that the applicant is doing the work himself.

Dave Larson stated that he would be in favor of approving \$1,000 in grant funds unless estimates are submitted showing a need for more.

Sonya Dobberfuhr stated that she is in favor of providing the full \$5,000 for 107 W. 1st Street and splitting the remaining funds amongst the rest of the applicants.

Claudia Colla stated that she is in favor of providing \$1,700 for 409 S. State Street and \$1,000 for 209 S. State Street.

There was further discussion regarding ways to fund the remaining projects.

It was moved and seconded (Dobberfuhr/Larson) to approve \$2,712 grant the request for 409 S. State Street, \$4,000 for the grant request for 107 W. 1st Street and \$1,000 for the grant request for 209 S. State Street. Motion carried unanimously.

UNFINISHED BUSINESS:

Work Plan

2023 Awards Program: Gina DelRose stated commissioners should have nominations ready to consider at the July meeting.

Promotional/Fundraising Events: Sonya Dobberfuhr stated that she is working on the scavenger hunt for buildings that no longer exists and is considering using pictures instead of clues.

There was discussion regarding what properties to include, how to show proof that a participant visited all the locations and how to utilize the pictures.

Maintenance Small Grant: Gina DelRose stated that she sent out the notice of award to the applicant in addition to a certificate of appropriateness application and has not heard back yet.

10 Year Plan: Gina DelRose stated that there were no updates at this time.

Expenditures: No updates.

Friends of Preservation: No updates.

OTHER BUSINESS:

Images of American Belvidere and Boone County

Royalties: No updates.

Book Sales: No updates.

Elections- It was moved and seconded (Larson/Coniglio) to elect Sonya Dobberfuhl as Chairman. Motion carried unanimously.

It was moved and seconded (Dobberfuhl/Larson) to elect Claudia Colla as Vice Chairman. Motion carried unanimously.

DISCUSSION: None.

Staff Report: Gina DelRose stated that there was no report.

NEXT MEETING DATE: July 25, 2023

ADJOURNMENT: Meeting adjourned at 7:30 pm.

Recorded by



Gina DelRose

Community Development Planner