

**CITY OF BELVIDERE
HISTORIC PRESERVATION COMMISSION MINUTES
June 28, 2016
5:30 pm
City Council Chambers**

ROLL CALL

Members Present:

Becky Tobin, Chair
Kris Bryan, Vice Chair
Anna Gill Pivoras
Filitsa Platopoulos
David Kummerow
Lisa Irvine Kummerow

Staff Present:

Gina DelRose, Community Development Planner

Members Absent

Vacant

With a quorum present, Chair Becky Tobin called the meeting to order at 5:30 pm.

MINUTES: It was moved and seconded (Irvine Kummerow/Bryan) to approve the minutes from the May 27, 2016 meeting. The motion carried unanimously.

PUBLIC COMMENT: None

NEW BUSINESS:

Certificate of Appropriateness for Demolition of 117 W. Hurlbut Avenue: Debbie Bloom and Paul Ollman were present on behalf of the Ida Public Library (applicant).

Becky Tobin stated that this request has been unofficially discussed several times in the past year.

David Kummerow confirmed that the property needs to be released from its local landmark status or granted a certificate of appropriateness prior to being demolished.

Kris Bryan questioned what the long term plan was for the property/ library expansion.

Becky Tobin stated that she had the same question. Ms. Tobin stated that she does not want a landmarked home torn down now for something that is not going to happen for 20 years. Ms. Tobin wants to make sure the right thing is done. Ms. Tobin questioned how the project is being financed.

Paul Ollman stated that the Library has not gotten that far in their planning efforts. Mr. Ollman stated that the Library is in the same mindset as the Boone County Historical Museum and the Belvidere Township Park District in terms of acquiring properties to make room for future expansions.

Paul Ollman stated that the Library's entire expansion plan depends on whether the residence can be torn down. Financing cannot be determined until a plan is determined. Mr. Ollman stated that the Library first looked into constructing an addition in 1991 and that the first phase of that addition was just completed.

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Paul Ollman stated that the Library wants to alleviate safety concerns along Madison Street by reconfiguring the entrance.

David Kummerow questioned if the residence could be used by the library until the expansion occurs.

Paul Ollman stated no.

David Kummerow questioned if the garage would be left intact, similar to the neighboring properties.

Paul Ollman stated that both garages will be removed. Mr. Ollman stated that he was unaware at the time of the previous demolition that garages could not remain on a vacant parcel.

Anna Pivoras questioned if the residence was purchased with the intent to tear down.

Paul Ollman stated yes; the homeowner knew the Library's intention when she sold the property.

Anna Pivoras questioned the condition of the residence.

Kris Bryan stated that he believed the residence was in good condition and could be saved.

Becky Tobin stated that the previous tenants were not respectful of the property.

Filitsa Platopolous questioned if the Library had considered relocating the residence to a different property.

Paul Ollman stated that the Library would be open to that idea. Mr. Ollman stated that if he believes the Library needs to make an attempt to sell the residence before it can be demolished (if the commission grants the certificate of appropriateness). Mr. Ollman stated that he once served on the commission and understands the hesitation.

Kris Bryan questioned how many other properties will be torn down.

Paul Ollman stated that the adjacent residence will be removed as well.

Kris Bryan questioned if the church would be demolished.

Paul Ollman stated that demolition of the church is not part of the current plan.

Becky Tobin stated that she understands the need for more parking in the neighborhood but questioned why the Library needed to be expanded.

Lisa Irvine Kummerow stated that there are a lot of parking lots being constructed where historic buildings once stood, such as the old Manley Motor's property.

Debbie Bloom stated that many libraries are expanding because the services that libraries offer have changed.

Paul Ollman stated that libraries have become more of an informational center, not just a book depot.

Debbie Bloom stated that the Library needs space for gatherings. Currently the Library turns groups away that are looking for meeting space. Ms. Bloom stated that a growing trend for libraries is to offer study rooms.

The commission expressed a desire to either use the residence for library activities, such as kids activities, or to continue renting the property.

Paul Ollman stated that the Library is also not in the business of being landlords.

Becky Tobin stated that the adjacent residence is currently being rented.

Paul Ollman stated that demolition of that residence is the next step. Mr. Ollman stated that right now the Library cannot begin to seek funding until they can show that it is possibly to demolish the residence.

Paul Ollman stated that there have been discussions about removing the non-historic addition to the church and using the church building as a lecture hall or something similar.

David Kummerow questioned if the residence is not rented, would the Library let it continue to deteriorate like the residence that was previously demolished?

Paul Ollman stated that Becky Tobin already touched on the subject. The grand picture for the block would be to provide more parking for the Library and the nearby funeral home and other events that overwhelm the neighborhood with vehicles. Mr. Ollman stated that unlike the Manley Motors site, this property has a campus style set-up.

Becky Tobin questioned the cost of the expansion and whether or not a referendum will be needed.

Paul Ollman agreed that people will be watching closely regarding how the Library is expanded and financed. Mr. Ollman stated that one possibility is widening the Library's jurisdiction to include all of Belvidere Township or all of Boone County.

Paul Ollman stated that it would be safe to assume that the expansion would cost 5-6 million dollars.

Kris Byran questioned how the Library is funded.

Debbie Bloom stated that $\frac{3}{4}$ of the budget is funded by a tax levy and $\frac{1}{4}$ of the budget is funded by out of district fees, late fees, fine, grants, etc.

Paul Ollman stated that there is a program to help fund the expansion but definitely plans are required first and those cannot be done until permission to demolish is obtained.

Becky Tobin stated that an exploratory question regarding the expansion and cost can be placed on the ballot as well.

David Kummerow stated that the Library expansion is better than a standalone parking lot. Mr. Kummerow stated that the commission needs to think of the generations ahead of them and the services they will need. A library able to serve the needs of the community is better than a Walgreens. If the house continues to deteriorate, then the commission will be hearing the same request in five years.

Anna Pivoras questioned if a library-related use for the building has been explored.

Debbie Bloom stated that it is not a possibility. Financially it would involve having separate staff, security system, etc. and the property would need to be brought up to ADA compliance.

David Kummerow stated that such changes would impact the historicalness of the residence as well.

Anna Pivoras questioned if any of the materials could be salvaged.

David Kummerow questioned if the commission could require salvaging of materials.

Becky Tobin stated no.

Kris Bryan stated that the addition should match the historicalness of the Library.

Paul Ollman stated that he does not see the library board voting to change the design of the library.

Kris Bryan stated that he believes the commission has heard enough to vote no.

Lisa Irvine Kummerow stated that David Kummerow made a valid point. If the Library continues to let the property deteriorate like the previous residence, then what?

Kris Bryan stated that would be neglect and ignorance.

Paul Ollman stated that the eye doctor's office could be removed at some point as well. The goal is to have a centerpiece library for Belvidere.

Filitsa Platopolous stated that she wants the Library to be able to expand but does not want to lose a landmark either.

David Kummerow questioned if salvaged materials can be stockpiled for later use.

Gina DelRose confirmed that the Library does not need to try to sell the residence. That requirement is for a Certificate of Demolition not a Certificate of Appropriateness.

Becky questioned if the residence would have to be brought into ADA compliance.

Gina DelRose stated that she believed that there is some flexibility depending on the age of the structure, what the use is and how much square footage is used.

Gina DelRose questioned if the salvaged materials could be used for other projects.

Becky Tobin stated that the Library can only give the materials to other government entities otherwise it needs to be sold at a public auction.

Anna Pivoras questioned if the residence can be offered for a dollar if someone moves it.

Debbie Bloom stated that the Library Board would be willing to look into that possibility.

Becky Tobin requested that the Library try for 60 days to sell the residence for the purpose of relocation. If there are no offers to relocate the residence then the commission would take action on the request.

David Kummerow questioned if a landmarked structure could be moved.

Becky Tobin stated that the commission would have to unlandmark the residence.

Kris Bryan stated there may be financial assistance to move the residence.

Paul Ollman confirmed that the Library will attempt to sell the house for 60 days, if the house does not sell then the commission will make a vote.

Becky Tobin stated that relocating the residence would save the Library the cost of demolition.

Paul Ollman agreed and said that the Library would like the chance to save the residence as well.

Paul Ollman confirmed that real estate signs were permitted on the property.

David Kummerow stated that there is a catalogue called Historic Properties for Sale. He urged the Library to list the residence within the catalogue.

David Kummerow stated that he would like the Library to stay downtown.

Becky Tobin left the meeting at 6:15pm.

It was moved and seconded (Platopolous/Pivoras) to postpone the request to the August 23, 2016 meeting. Motion carried unanimously.

UNFINISHED BUSINESS:

Work Plan

2017 Awards Program: Gina DelRose stated that there is a commercial building downtown that was allowed to repair their siding. While prepping for the repair work it was discovered that the transom window was still there and instead the building owner had the workers remove the siding and restore the window.

Gina DelRose stated that there is a residence on the corner of Pearl Street and Second Street that is being renovated. It appears that the exterior of the residence is being restored instead of sided over.

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Promotional /Fund Raising Events: Kris Bryan stated that the residents along Lincoln Avenue have to be notified of the potential house tour.

Gina DelRose stated that she can send out letters.

Lisa Irvine Kummerow stated that the end of October would be best for the tour and her schedule.

Phase II Survey: No updates.

Leath Warehouse Update: Gina DelRose stated that Becky Tobin and several staff members met with potential investors and toured the property.

Maintenance Small Grant: Gina DelRose stated that she sent Pearl Place a letter awarding them the grant.

Expenditures: No updates

Blackhawk Bank Balance: \$3,624.19 as of May 31, 2016

OTHER BUSINESS:

Images of America Belvidere and Boone County- No updates.

DISCUSSION:

Landmark homeowners' social event- David Kummerow stated that he would like the social event held at the Museum, it is "common ground".

Anna Pivoras agreed and questioned what day the event would be held.

Gina DelRose stated that she would work with Anna Pivoras regarding choosing the day and notifying people of the event.

Lisa Irvine Kummerow stated that she believes word of mouth will help.

Underground Railroad in Boone County- No updates.

Prohibition Era- No updates.

Property Maintenance Assistance Program- Lisa Irvine Kummerow stated that she visited a potential property with David Kummerow, Becky Tobin and Kris Byran. Ms. Irvine Kummerow stated that she believed a structural engineer should review the property before the commission promises any financial or labor assistance.

David Kummerow stated that there is a property near him that has been severely neglected as well.

COMMUNICATIONS/PLANNING REPORTS:

Gina DelRose stated there were no reports at this time.

NEXT MEETING DATE: July 26, 2016

ADJOURNMENT: The meeting was adjourned at 6:45 pm.

Recorded by



Gina DelRose, Community Development Planner