

**CITY OF BELVIDERE
HISTORIC PRESERVATION COMMISSION
A G E N D A
Tuesday, June 28, 2016
City Council Chambers
401 Whitney Boulevard
5:30 pm**

ROLL CALL

Members:

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

Staff:

Gina DelRose, Community Development Planner

Ex-Officio:

Mike Chamberlain, Mayor

MINUTES: Approve Minutes—May 24, 2016

PUBLIC COMMENT

NEW BUSINESS:

Certificate of Appropriateness for Demolition of 117 W. Hurlbut Avenue

UNFINISHED BUSINESS:

Work Plan

2017 Awards Program: property nominations
Promotional/Fund Raising Events: fall house tour
Phase II Survey: no updates
Leath Warehouse Update: June 15, 2016 tour
Maintenance Small Grant: no updates
Expenditures: no updates
Blackhawk Bank balance: \$3,624.19 as of May 31, 2016

OTHER BUSINESS:

Images of American Belvidere and Boone County

Royalties- no updates
Book Sales- no updates

DISCUSSION:

**Landmark homeowners' social event
Underground Railroad in Boone County
Prohibition Era
Property Maintenance Assistance Program
Vacant Seat**

COMMUNICATIONS/PLANNING REPORTS:

Staff Report:

Next Meeting Date: July 26, 2016

ADJOURNMENT

**CITY OF BELVIDERE
HISTORIC PRESERVATION COMMISSION MINUTES
May 27, 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.

Kris Bryan stated that George Thomas would be interested in being on the Commission.

Gina DelRose stated that she would need to review the commission's bylaws to make sure he is eligible since he does not live in Belvidere.

David Kummerow questioned if the new owners of the Dunton house would be interested in serving on the commission.

Minutes: It was moved and seconded (Bryan/Irvine Kummerow) to approve the minutes from the March 22, 2016 meeting. The motion carried unanimously.

PUBLIC COMMENT: None

UNFINISHED BUSINESS:

Work Plan

2016 Awards Program: Becky Tobin stated that she felt the program went well and that Lisa Irvine Kummerow did a good job as the master of ceremonies.

Kris Bryan agreed.

Becky Tobin stated that it is time to start looking at other properties that should be awarded. Ms. Tobin suggested the blue house on North State Street near Noble's law office.

Promotional /Fund Raising Events: Becky Tobin stated that houses need to be contacted for the fall house tour along East Lincoln Avenue.

Kris Bryan stated that he may have Sophia's number.

Becky Tobin stated that Gary and Sherry Simon, Ed Marx, the owners of the teal house and the owners of the Dunton house should be contacted. Ms. Tobin stated that the tour will be sometime in October.

City of Belvidere
Historic Preservation Commission
May 27, 2016
Page 2 of 4

Kris Bryan suggested mailing the homeowners a letter.

Lisa Irvine Kummerow stated that she would not be available on October 15, 2016.

Phase II Survey: Gina DelRose stated that she received an e-mail from the State of Illinois' Survey and National Register Specialist providing an update on the survey. Ms. DelRose stated that Hagerty Heritage Planning will be forwarding their updates to the State of Illinois and herself in the near future. The survey must be completed by September, 2016.

Leath Warehouse Update: Becky Tobin stated that she is meeting with a developer and one of the property owners on June 15, 2016 to continue discussions about the reuse of the building.

Maintenance Small Grant: Becky Tobin stated that the commission received an application from Pearl Place Apartments that meets the intent of the grant. They are repairing damaged bricks and concrete.

Kris Bryan stated that they appear to be getting the work done at a reasonable price.

It was moved and seconded (Kummerow/Bryan) to award Pearl Place Apartments \$1,000 for their repair work. The motion carried unanimously.

Expenditures: Becky Tobin stated that the invoices for the awards program (invitations, catering, awards, etc.) are being paid as they are received.

Blackhawk Bank Balance: Becky Tobin stated that the balance is \$3,583.33 as of April 29, 2016.

OTHER BUSINESS:

Images of America Belvidere and Boone County- Becky Tobin stated that two books were sold at the awards program and a royalties check was received. Becky Tobin questioned where the books are sold that creates the royalties payment.

Anna Gill Pivoras stated that the museum and library received royalty checks for the same amount.

NEW BUSINESS: None.

DISCUSSION:

Landmark homeowners' social event- David Kummerow stated that after the awards program, people's interest in the history of their homes increased. Mr. Kummerow stated that he was going to provide Gina DelRose with verbage to send to owners of landmarked structures or properties within a landmarked district regarding the meeting. Mr. Kummerow stated that the first meeting could be at the museum or library. People may not know the library has historical research materials.

Lisa Irvine Kummerow questioned if the former post office would be available.

Becky Tobin stated that the city does not own the former post office building.

David Kummerow stated that he would prefer to not have the meeting at his house. He does not want to come across as intimidating and having it at his house makes it too personal. The meeting is for sharing common interests and people should bring pictures, stories and questions. Mr. Kummerow suggested the group meet every 2-3 months.

Becky Tobin stated that there could be speakers such as Kris Bryan who can talk to property owners about refinishing woodwork in their homes.

David Kummerow stated that he is replacing the copper dome on his residence. Mr. Kummerow found a local business to do the work.

David Kummerow requested that Anna Gill Pivoras determine when the museum is available for use and suggested that light refreshments be served.

Anna Gill Pivoras questioned if owners of properties that should be landmarked but are not (yet) be invited.

Becky Tobin stated that falls in line with a project she though the commission could organize. Ms. Tobin stated that she wants to make a registry of potential landmark properties. These owners should be invited to the meeting and they should be encouraged to pursue landmark status.

David Kummerow stated that next month's mayor's meeting and lunch will be at the Swift Residence.

David Kummerow stated that the park district bought another house by the YMCA and plan on tearing it down.

Underground Railroad in Boone County- Gina DelRose stated that the museum hosted a presentation regarding the Underground Railroad. Although there are no verified routes through Boone County, the presenter commented on a diary entry that was discovered that talked about a route through Boone County into Harvard. The names, locations and dates in the entry match landowner information on the 1870 Boone County map hanging in the planning department. Ms. DelRose stated that the presenter also mentioned that one of the first freed slaves settled in Belvidere and built a house across from the YMCA. Ms. DelRose was not sure if the commission wanted to pursue any of these statements.

David Kummerow stated that he thought it would be a good topic to pursue.

Becky Tobin stated that the city's summer intern could help.

Lisa Irvine Kummerow questioned the tunnels along the Kishwaukee River that lead to houses.

Anna Gill Pivoras stated that those tunnels were most likely used for smuggling alcohol during prohibition and moving ice during the winter.

Lisa Irvine Kummerow stated that there is a tunnel on the north side of the river that leads to Bob Moore's building.

Becky Tobin stated that local belief is that Al Capone used that tunnel.

Kris Bryan stated that when the river is low you can see the tunnels. Mr. Bryan stated that you can see the remnants of the tunnel in the basement of the gothic revival house along East Lincoln Avenue.

Kris Bryan stated that the local belief is that slaves were signaled from that house to let them know it was safe to enter.

Becky Tobin stated that every year the commission could approach one homeowner that they believe needs help, especially if there is a low response to the maintenance grant. Ms. Tobin stated that the commission could provide assistance in exchange for the homeowner land marking the building. Ms. Tobin suggested the white house across from Aldi's be researched.

Kris Bryan stated that the house has a huge entryway.

Anna Gill Pivoras stated that the house has to have a story.

Lisa Irvine Kummerow agreed.

Anna Gill Pivoras questioned if the commission could get in-kind donations to help with the maintenance work.

Becky Tobin stated that sign could be made that states "Restore Belvidere provided by xyz..." in order to acknowledge donations.

Becky Tobin stated that a letter could be written and the homeowner approached.

Anna Gill Pivoras stated that she can research the property first.

COMMUNICATIONS/PLANNING REPORTS:

Gina DelRose stated that Amy Hathaway with the State of Illinois has been a huge help during the transition. Ms. DelRose stated that she is finalizing the annual report to submit to the state.

Gina DelRose reminded the commission to take the required Open Meetings Act on-line training.

NEXT MEETING DATE: June 28, 2016

ADJOURNMENT: The meeting was adjourned at 6:12 pm.

Recorded by

Gina DelRose, Community Development Planner

BELVIDERE HISTORIC PRESERVATION COMMISSION
Belvidere-Boone County Planning Department
Phone 815 544-5271
Fax 815 547-9214



APPLICATION
CERTIFICATE OF APPROPRIATENESS

Property Address 117 W. Hurlbut, Belvidere IL 61008

Property Legal Description - ON HURLBUT AVE ELY 13.2'OF LOT 10 & ALL OF LT 11 BLK 2 F W
CROSBYS 2ND ADD 117 W HURLBUT AVE

Name of Owner – Board of Trustees of Ida Public Library

Mailing Address 320 N. State St. Belvidere IL 61008

Daytime Phone 815-544-3838 e-mail address – debbieb@idapubliclibrary.org

Date of Original Construction _____ Original Use Residential

Proposed Work: Alterations _____ Restoration _____ Addition _____ New Construction _____

Garage _____ Siding _____ Relocation _____ Demolition X or Relocation by another party

In addition to the plans, architectural drawings, elevations and photos, describe the proposed activity, the current condition of the structure and reason for obtaining a Certificate of Appropriateness. Attach a separate sheet if necessary.

Please see attached Letter and Preliminary Drawings

Architect's or Contractor's Name Ollmann Ernest Martin Architects Address 509 South State Street

City Belvidere Illinois 61008 Contact Paul Ollmann

Applicant's Name IDA Public Library Address 720 North State Street

City Belvidere Illinois 61008 Contact Debbie Bloom

What is the estimated cost of the project? \$17,000

(If the cost exceeds 25 percent of the fair market value, you might consider applying for the property tax freeze program through the Illinois Historic Preservation Agency (217 785-5042).

Will original materials be replaced? NO If so, what is the estimated cost of repair of original material _____ compared to the replacement material _____?

Is the proposed work necessary because of conditions that pose an imminent threat to the health, safety or welfare of citizens? Yes If yes, please explain: The property is currently empty and will remain vacant, posing a potential for negative things happening at its location. When the property is repurposed for parking landscaping and or building the library will reduce the amount of on street parking which will make for a much safer situation for the general public.

If this request is for demolition, indicate the proposed use for the site. The land will be re-purposed for parking, landscaping and or yet to be designed library expansion.

Please submit photographs and architectural drawings and elevations to identify the existing conditions and the proposed changes affecting the existing structure.

The undersigned certifies that the project will be constructed in accordance with the aforesaid plans and specification unless otherwise indicated on the approved Certificate of Appropriateness granted by the Belvidere Historic Preservation Commission.

Applicant [Signature] Date 5-31-2016
Owner [Signature] Date 6-8-16

Departmental Use Only

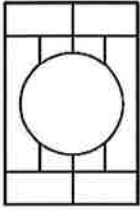
Application Approved _____ Denied _____

Notes Condition: _____

Certificate Approved on _____ Date _____ By _____ Chair _____

Certificate Issued on _____ Date _____ By _____ Administrator _____

cc: File, Building Department



OLLMANN ERNEST MARTIN ARCHITECTS

509 South State Street
Belvidere, Illinois 61008
815-544-7790 Phone
815-544-7792 Fax

Tuesday, May 31, 2016

Belvidere Historical Preservation Commission
c/o Belvidere Planning Department
401 Whitney Boulevard, Suite 300
Belvidere, IL 61008

Commission Members:

We are writing on behalf of the Board of Trustees of Ida Public Library, Belvidere Illinois. The board has embarked on a mission to expand the library facility to provide much need space to provide services to all of the residences in the library district.

The purpose of this letter is to request that structure at 117 West Hurlbut be allowed to be moved (by others) or demolished so as to allow for the proposed expansions. Gina DelRose met with us on Friday May 27, 2016 and outlined the steps we needed to complete in order to make application to your group, "Belvidere Historical Preservation Commission". The meeting was very helpful and cordial.

Gina outlined some of the concerns voiced that needed to be addressed.

1. Existing Garage

- a. The garage was left after the corner house was demolished doesn't makes the property non-conforming. The library didn't realize this and will have it removed as part of the project.

2. Why Expand Library Facility

a. Space

- i. The library needs to expand for areas of Technical improvements, education and Meeting space. Current discussions include:
- ii. Top notch wireless internet, with computer lab for all
- iii. Availability of Tablets and other reading and presentation tools not available to the general public in other facilities.
- iv. Additional Staff Space
- v. IT workspace: right now we have some of our servers in our elevator room. The other room where we have servers often gets too warm in the summer and we have to leave the door open.
- vi. Quiet study rooms where people can study or have small meetings.
- vii. Storage (we currently have no practical storage).

b. Safety

- i. The current entrance is north facing and is extremely difficult to keep clear of ice and snow. It is very dangerous for all users during large parts of the year.
- ii. When events and drop offs occur, Madison street is lined with cars on both sides which causes people to walk across thru traffic. Madison is a medium use road that has been prone to cars turning off of State Street at a relatively high speed. The entrance and street parking is in close proximity to the

corner so reaction time is quite low. South side off street parking would greatly reduce this situation.

- iii. I have been working with Diane and Steve Anderson, Buck Wheeler Hyland Funeral Home, on other work. We have many times talked about how nice it would be to alleviate parking from Hurlbut during funerals and that they would be willing to work with the library.
- iv. An empty house is always a location for possible problems

3. Time Frame for Project

- i. Currently all planning is being slowed or stopped until this item is addressed
- ii. We are thinking this could be a 2 to 5 year development process. It all depends on events outside the boards control and funding.

4. Ownership and Status:

- a. The current structure at 117 West Hurlbut Ave was sold to the library board of trustees by previous owner Judy Lamaire. While Judy lived at this property she maintained a very nice structure for her and her family. During this time she was a very public opponent to IDA public library. While under her ownership she requested and obtained the local historical status that the property now holds. In the end Judy decided to sell to the board when things changed in her life, she has since moved on to be closer to grandkids and family. Renters have damaged the property and the board has decided to keep it vacant. The board has purchased the property to the west and east of this property. The west property was very run down and has been demolished; the property to the east will also be demolished when the time is appropriate. We conducted a Walk thru with your commission in the fall of last year and felt that the consensus was to approve this application at the December meeting. We are unsure of what occurred after the walk thru to change the status. It appears that the issue was not discussed so Gina Recommended we reapply.

5. Stewardship and Good Neighbor

- a. The Library has always been a good steward of the very historical building it now occupies. The original building and previous addition have received the care expected from an owner proud of its home. The library is arguably one of the top historically significant buildings in Belvidere.
- b. The Library has also owns and maintains the previous Christian Science Church and is currently renting to Calvary Baptist. The current church has done a beautiful job repairing and using the facility. They are currently working on continuing the lease with Calvary for 2017 which further secures the upkeep on the building

6. Historical Sensitivity

- a. The Library is currently being overseen by Debbie Bloom, Master of Library and Information Science, as executive director who has been instrumental in moving the library forward to this point. The board has retained the services of Fred Schlipf as a library consultant. Fred has done a needs study with recommendations. The board is currently having Fred return for sessions to pinpoint needs and refine the plan down to square footages that meet the needs of the community. Fred has worked an over 100 library building projects in Illinois alone including many expansions of Carnegie buildings. He has also taught graduate courses in library design for decades. The board has also retain our services (Ollmann

Ernest Martin Architects) as project architects for the design of the facility when needs have been finalized.

- b. The Library is very sensitive to the Historical significant of structures in our community. We were hired partly due to our involvement in the following local projects of historical significance:
 - i. Baltic Mill Addition, Remodeling and Performance Stage
 - ii. The Community Building Additions and Remodeling
 - iii. The Boone County Historical Society Additions and remodeling
 - iv. The Boone County Conservation District School House
 - v. Spring Township School House
 - vi. The stabilization of the Pettit Chapel
 - vii. The Restoration of our office at 509 South State

- c. Most of the project listed above required a structure and or portions of structures to be removed. We are sensitive to the position of the commission is in as the defender of historically significant properties. We feel that the truly significant portions of the Library far outweighs the property being discussed. You can feel comfortable that the Library team will perform in a Historically Sensitive manner that will further enhance the significance of the Carnegie Library.

Thank you for your consideration



Paul Ollmann, Architect
Ollmann Ernest Martin Architects

WARRANTY DEED

THIS INDENTURE WITNESSETH, That the Grantors

Judith L. LeMaire f/k/a Judith L. Neely, and Gary A. LeMaire wife and husband

of City of Belvidere, in the County of Boone, and the State of Illinois for and in consideration of the sum of One Dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY and WARRANT to

Board of Trustees of Ida Public Library

whose address is: 320 North State Street, Belvidere, Illinois

the following described real estate, to-wit:

Commencing on the Northerly line of Hurlbut Avenue (formerly called East Street), at the most Easterly corner of Lot Number Eleven (11) in Block Number Two (2) of Frederick W. Crosby's Second Addition to Belvidere, and running from thence Northwesterly and parallel with State Street, Two (2) chains and Five (5) links; thence Southwesterly and parallel with Hurlbut Avenue, One (1) chain; thence Southeasterly and parallel with State Street, Two (2) chains and Five (5) links to the Northerly line of Hurlbut Avenue; thence Northeasterly on said line One (1) chain to the place of beginning; being the whole of Lot Eleven (11) and Twenty (20) links from the Northeasterly side of Lot Ten (10) adjoining said Lot Eleven (11) in said Block Two (2) of said Frederick W. Crosby's Second Addition to the town (now City) of Belvidere; situated in the County of Boone and State of Illinois.

Subject to covenants, easements, and restrictions of record.

Also subject to taxes for 2012 and subsequent years.

Tax Code: 05-26-426-010

situated in the County of Boone, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Laws of this State.



NB

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N STATE ST

N STATE ST

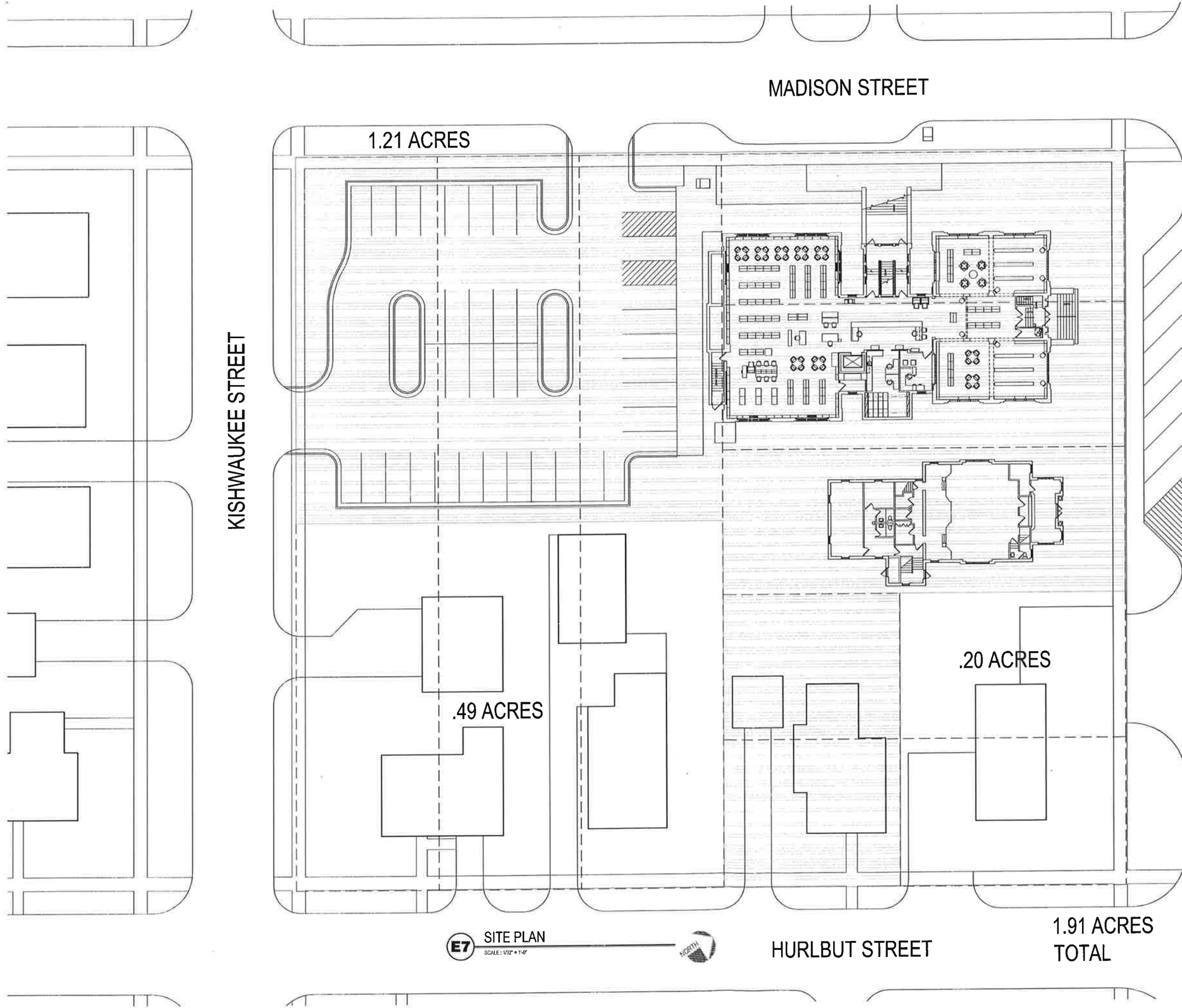
2010-20
Variance

2874-28
Special Use

V974
Variance

117 West Hurbut

SF



MADISON STREET

1.21 ACRES

KISHWAUKEE STREET

.49 ACRES

.20 ACRES

NORTH STATE STREET

HURLBUT STREET

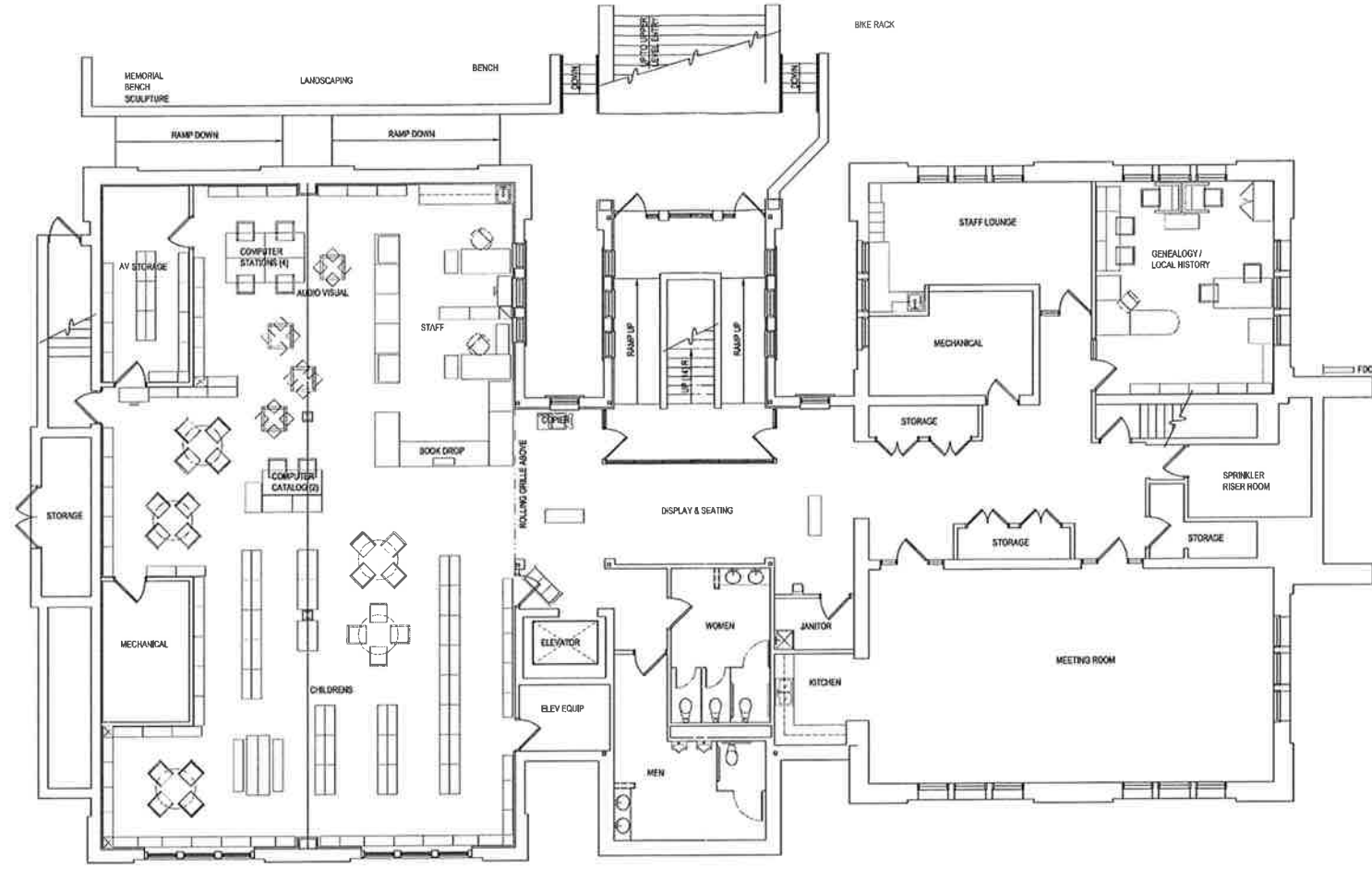
1.91 ACRES
TOTAL

E7 SITE PLAN
SCALE: 1/32" = 1'-0"

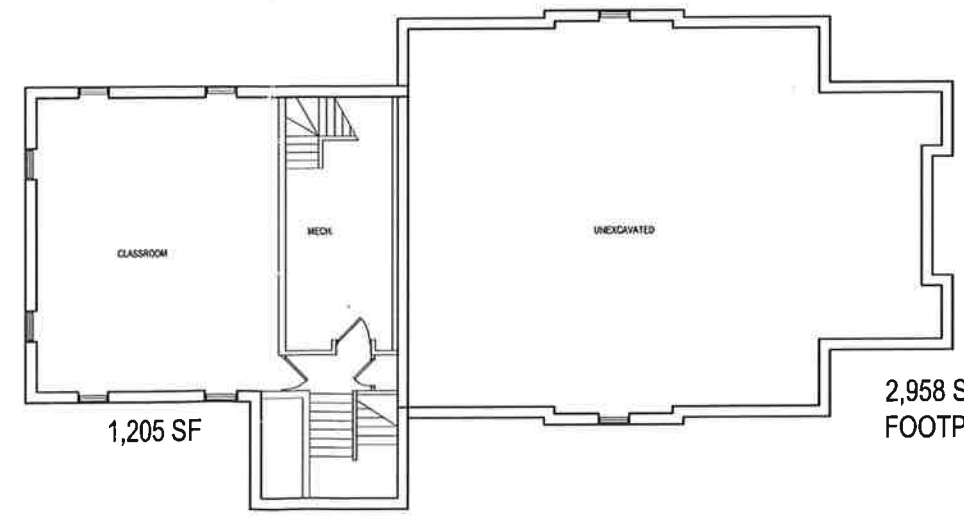


2011-091	2011
ARCHITECTURAL SITE PLAN <small>Date: 3-22-2011 Revision:</small>	<small>Additions and Remodeling to IDA Public Library Belvidere Illinois</small>
<small>Ollmann Ernest Martin Architects 509 South State Street Belvidere Illinois 61008 815-544-7790 Phone 815-544-7792 Fax</small>	

BOOK DROP



8,064 SF

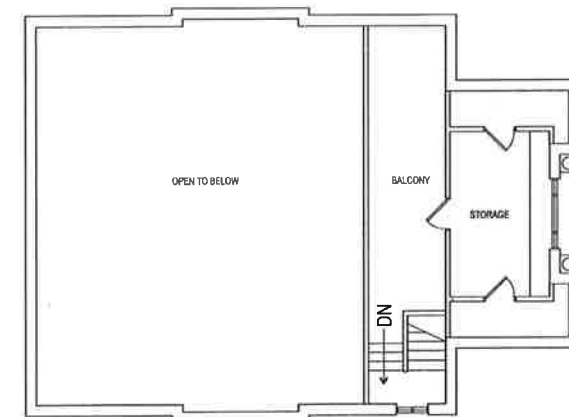
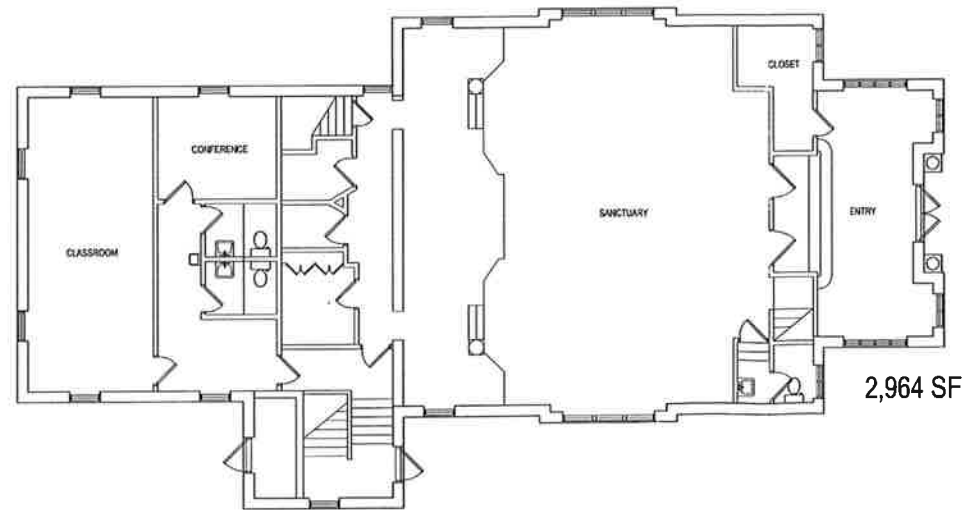
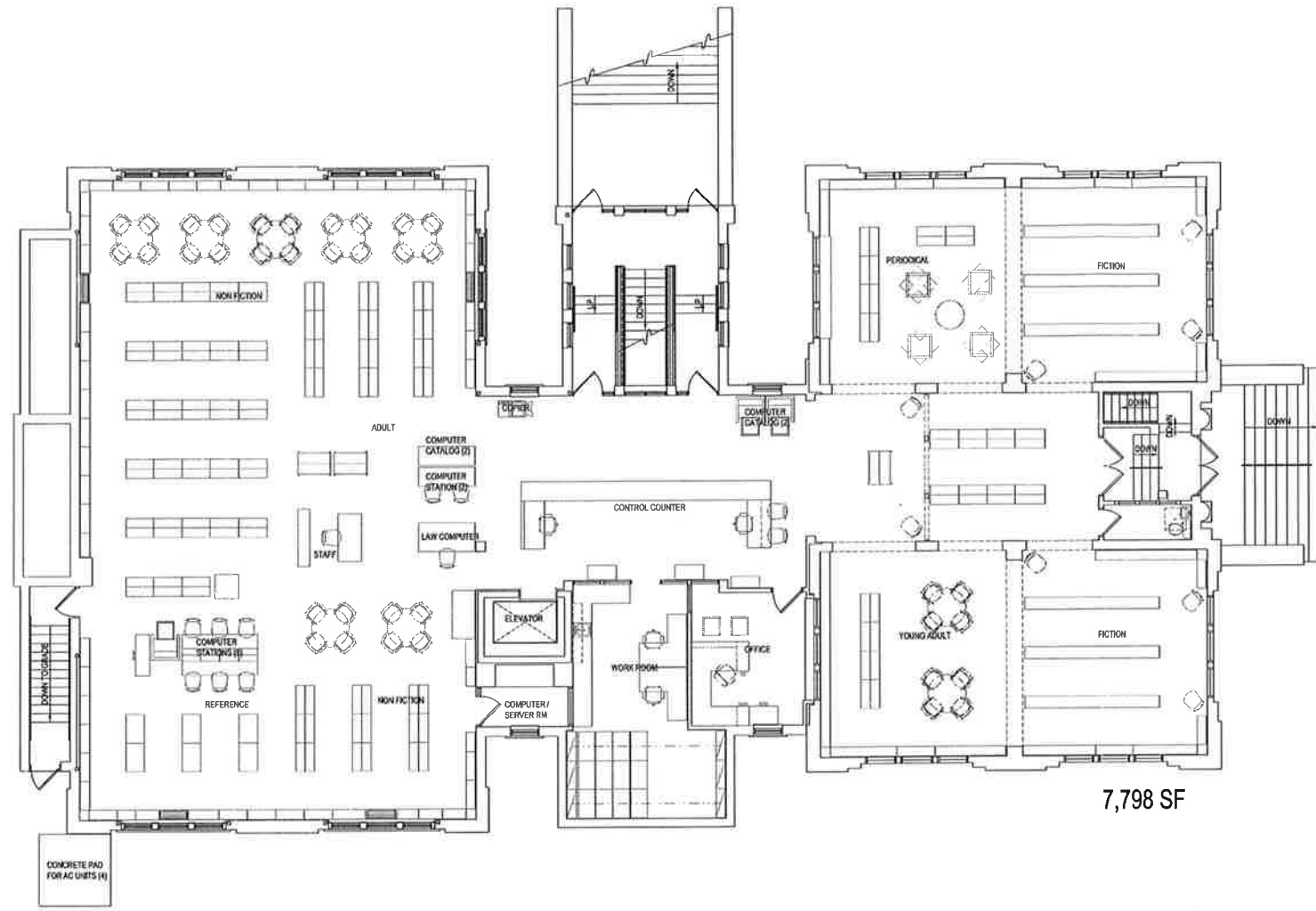


1,205 SF

2,958 SF
FOOTPRINT



2011
Additions and Remodeling to IDA Public Library Illinois Belvidere
Ollmann Ernest Martin Architects 509 South State Street Belvidere Illinois 61008 815-544-7790 Phone 815-544-7792 Fax
LOWER LEVEL FLOOR PLANS
Date: 3-22-2011 Revision:
2011-001 A 101



E4 MAIN LEVEL FLOOR PLANS
SCALE: 1/8" = 1'-0"



E7 CHURCH UPPER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

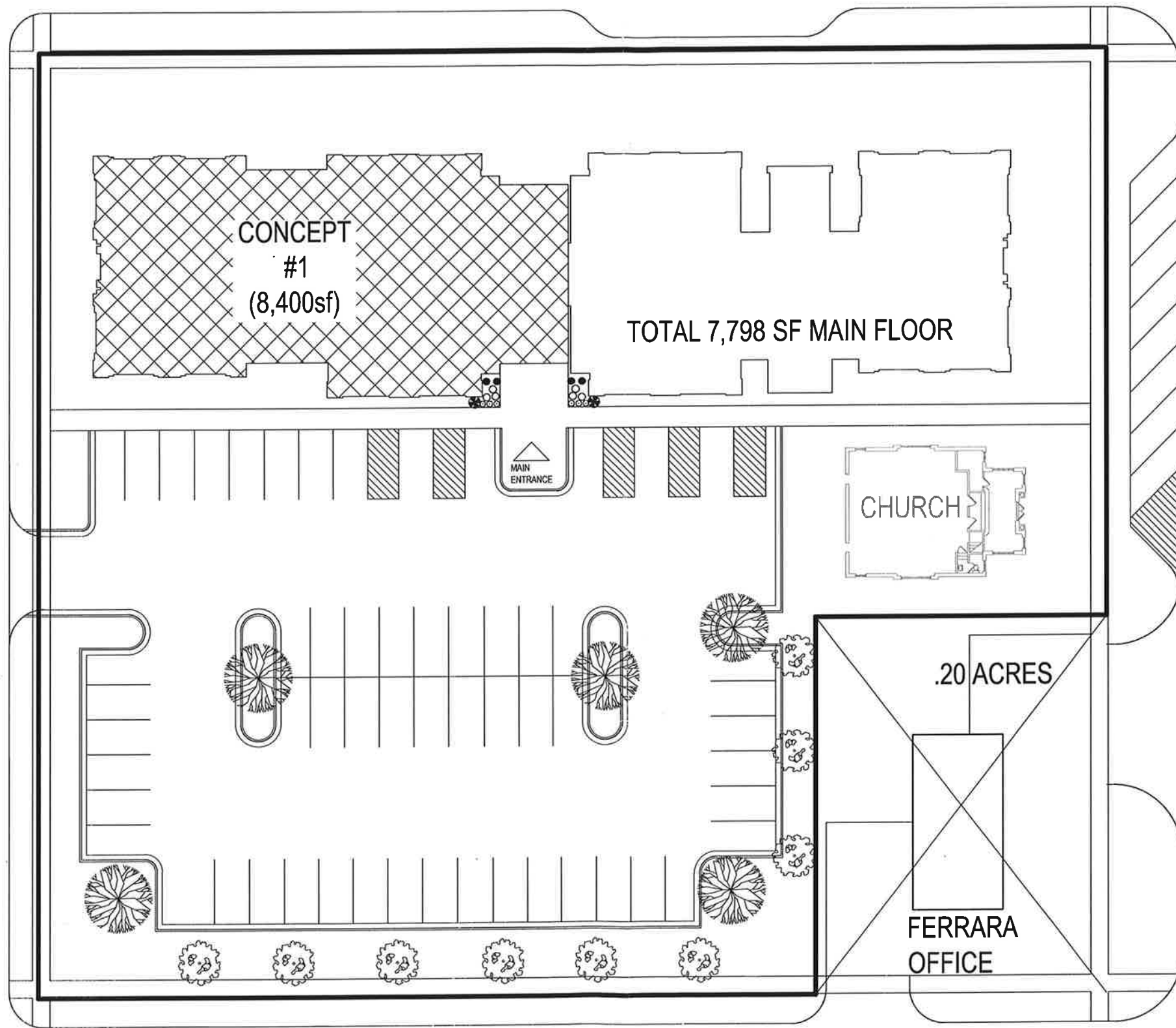


2011
Additions and Remodeling to IDA Public Library Belvidere Illinois
Olimann Ernest Martin Architects 509 South State Street Belvidere Illinois 61008 815-544-7190 Phone 815-544-7192 Fax
MAIN LEVEL FLOOR PLANS & CHURCH UPPER LEVEL PLAN
Date: 3-22-2011 Revision:
2011-001 A 102

TOTAL AREA AVAILABLE
74,339 SF 1.71 ACRES

MADISON STREET

KISHWAUKEE STREET



NORTH STATE STREET

HURLBUT STREET

1.91 ACRES
TOTAL

E7 SITE PLAN
SCALE: 1/32" = 1'-0"
NORTH

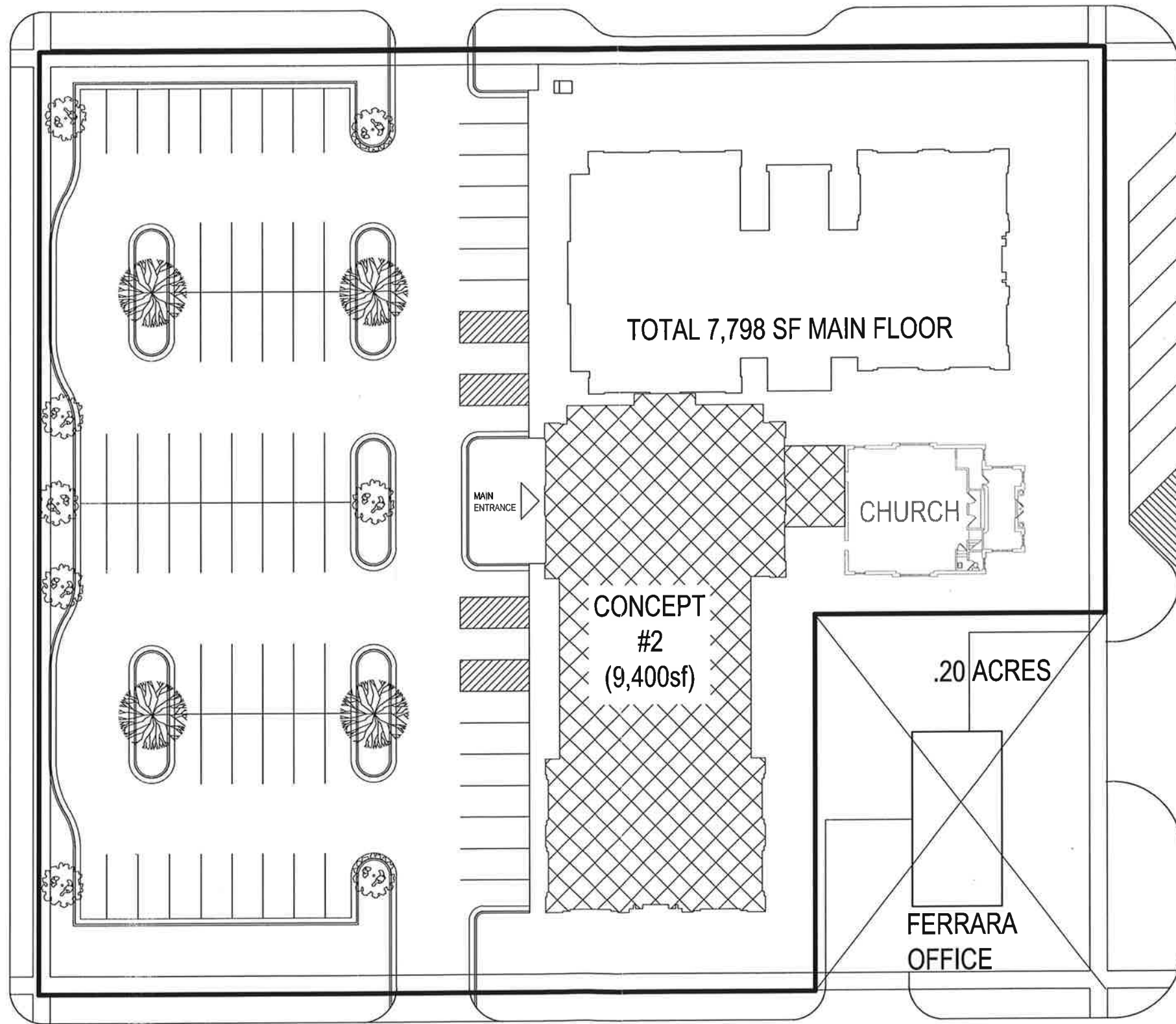
2012
Additions and Remodeling to IDA Public Library Belvidere Illinois
Ollmann Ernest Martin Architects <small>509 South State Street Belvidere Illinois 61008 815-544-7780 Phone 815-544-7782 Fax</small>
ARCHITECTURAL SITE PLAN-CONCEPT 1 <small>Date: 1-12-2015 Revison:</small>
2011-001 AC 103

TOTAL AREA AVAILABLE
74,339 SF 1.71 ACRES

MADISON STREET

KISHWAUKEE STREET

NORTH STATE STREET



TOTAL 7,798 SF MAIN FLOOR

MAIN ENTRANCE

CHURCH

CONCEPT
#2
(9,400sf)

.20 ACRES

FERRARA
OFFICE

1.91 ACRES
TOTAL

E7

SITE PLAN
SCALE: 1/32" = 1'-0"



2012

Additions and Remodeling to
IDA Public Library
Belvidere Illinois

Ollmann Ernest Martin
Architects
509 South State Street
Belvidere Illinois 61008
815-544-7790 Phone
815-544-7782 Fax

ARCHITECTURAL
SITE PLAN-CONCEPT 2

Date: 1-12-2015 Revision:

2011-001

AC
104

NORTHERN ILLINOIS SERVICE CO.

4781 Sandy Hollow Road · Rockford, Illinois 61109
Phone: (815) 874-4422 · Fax: (815) 874-1944 · www.northernillinoiservice.com

August 4, 2015

Proposal
No. P15232

Ida Public Library
320 N. State St.
Belvidere, IL 61008-3299

Re: Demolition of 117 W. Hurlbut Ave. – Belvidere, IL (Parcel No. 05-26-426-010)

We propose the following:

1. Arrange for asbestos inspection by a State-licensed asbestos inspector and provide lab sample results and summary report. *Note: if asbestos is identified, a separate proposal will be provided for abatement.*
2. Arrange for utility disconnections and pay Nicor gas disconnection fee.
3. Obtain City of Belvidere demolition permit.
4. File required IEPA 10-Day notice of demolition.
5. Remove the following trees prior to demolition: Tree cluster along west side of garage, near southwest corner, one small 4"-6" tree on east side of garage, one large pine tree on east side of house, and one tree in front yard, between house and public sidewalk.
6. Cap water and sanitary sewer services at the property line at time of demolition.
7. Demolish house and haul all debris to an EPA approved dumpsite or recycling facility. Work includes removal of misc. items such as tree house and picket fence along public sidewalk as directed by the Owner.
8. Completely remove all foundations and floor slabs and remove from site, except that any foundations immediately adjacent to the driveway will remain in place in order to try to preserve the driveway.
9. Backfill building hole with clean fill material to within 6" of surrounding grade.
10. Spread 6" of topsoil and seed area disturbed by demolition.
11. Cover restored areas with straw blanket.

Asbestos inspection and summary report:	\$750.00
IEPA 10-Day Notification filing fee:	\$150.00
City of Belvidere demolition permit:	\$330.00
Nicor Gas abandonment fee:	\$920.00
Tree Removal prior to demolition:	\$2,750.00
Demolition / debris removal / backfill:	\$14,825.00
Total Price:	<u>\$19,725.00</u>

NORTHERN ILLINOIS SERVICE CO.

4781 Sandy Hollow Road · Rockford, Illinois 61109
Phone: (815) 874-4422 · Fax: (815) 874-1944 · www.northernillinoiservice.com

Notes:

- If the Owner elects to handle any items directly, the associated costs itemized above can be deducted from our total bid. This could include the following: Asbestos inspection, Nicor Gas disconnection, and/or Tree removal.
- Garage and driveway will remain in place and will not be demolished.
- Reasonable efforts will be made to protect the existing concrete driveway, which is to remain in place. However, due to the nature of the work and equipment which must be used to complete the project, it is possible that damage (cracking, scuffing, etc.) may occur. Owner shall acknowledge this risk and agree to be responsible for any needed repairs.
- Demolition will be completed by crossing the vacant adjacent lot. Our proposal includes restoration of any lawn areas damaged due to construction traffic.
- Salvage of existing architectural items may be completed by others prior to demolition. Once NISC begins work, any remaining materials will be demolished.
- Asbestos abatement (if required) is excluded. If asbestos is identified, a separate proposal will be provided for the necessary abatement.
- Watering or maintenance of seeded areas is not included.
- Removal of fences along north or east property lines is excluded.
- Removal and/or replacement of curb or sidewalk within the R.O.W. are excluded.
- Northern Illinois Service Co. is a Union contractor and will perform all work in compliance with the Illinois Prevailing Wage Act. Certified payroll reports will be provided upon request.

Thank you for the opportunity to provide a proposal for this project. If you have any questions or require additional information, please contact our office.

Sincerely,



Paul Munson

Northern Illinois Service Co.

815-874-4422 (o) 815-378-7880 (m)

paul@northernillinoiservice.com

*The
Nathan M. and Lydia Longcor
Youndt
House*



*1894
Belvidere, Illinois*

BELVIDERE/BOONE COUNTY HISTORIC PRESERVATION COMMISSION

Boone County Courthouse
601 North Main Street
Suite 103
Belvidere, Illinois 61008

APPLICATION FOR LANDMARK DESIGNATION

FOR OFFICE USE ONLY

	Belvidere	Boone County
CASE NUMBER	HPC date	HPC date
FILING DATE	BPZ date	PZB date
ZONING DISTRICT	COUNCIL date	BOARD date

PLEASE TYPE OR PRINT IN BLACK INK

1. The address or location of the property for which this application is filed is
117 West Hurlbut Avenue, Belvidere

Was the structure once located at another location? No
Where? _____

2. Property Code Number is: 05-26-426-010

Ely 13.2" of lot 10

3. Legal description is Lot, All of lot 11 Block, 2 FW
of Crosbys 2nd Add (Subdivision Name).

(If there is no lot, block and subdivision applicable, then include/attach the legal boundary description.)

4. The Historic Name of the property is: Nathan M and Lydia Longcor Youndt House

5. The common name of the property is: _____

6. Applicants Name: Judith Neely Le Maire & Gary A. Le Maire
Street Address: 117 West Hurlbut Avenue
City: Belvidere State: Illinois
Zip Code: 61008 Day phone: 544-2604 Home _____

7. Owners Name: _____
Street Address: _____
City: _____ State: _____ Zip Code: _____
Day Phone: _____

If the applicant and owner are different parties, then. include/attach the proper documentation that the owner has been notified of this application for Landmark designation.

8. Classification
Category: Structure
 Buildings
 Site
 Object
 District
Ownership: Public
 Private
 Both

Public Acquisition: Not Applicable
 Being Considered
 Date Completed

Status: Occupied
 Unoccupied
 Work in Process

Use of Property: (Enter "E" for an existing use, "P" for a past use)

<input type="checkbox"/>	Agriculture
<input checked="" type="checkbox"/>	Residential
<input type="checkbox"/>	Commercial
<input type="checkbox"/>	Industrial
<input type="checkbox"/>	Education
<input type="checkbox"/>	Entertainment
<input type="checkbox"/>	Government
<input type="checkbox"/>	Transportation
<input type="checkbox"/>	Military
<input type="checkbox"/>	Museum
<input type="checkbox"/>	Park
<input type="checkbox"/>	Religious
<input type="checkbox"/>	Scientific
<input type="checkbox"/>	Other (specify)

9. Is this property represented in existing Landmark Surveys?

Federal State County Local
Title: Windsheld Survey
Since: 1980

10. The subject property, structure or area meets the following criteria: (check one or more)

a) It has character, interest, or value which is part of the development, heritage, or cultural characteristics of Belvidere, Boone County, State of Illinois, or the Nation;

b) Its location is a site of a significant City, County, State, or National event; *

c) It is identified with a person or persons who significantly contributed to the development of Belvidere, Boone County, State of Illinois, or the Nation;

d) It embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;

e) It is identified with the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of Belvidere, Boone County, State of Illinois, or the Nation;

f) It embodies elements of design, detailing, materials, or craftsmanship that render it architecturally significant; *

g) It embodies design elements that make it structurally or architecturally innovative; *

h) It has a unique location or singular physical characteristics that make it an established or familiar visual feature; *

_____ i) It has character which is a particularly fine or unique example of a utilitarian structure, including, but limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance;

X_____ j) It is suitable for preservation or restoration: *

_____ k) It is included in the National Register of Historic Places and/or the Illinois Register of Historic Places; *

_____ l) It has yielded, or may be likely to yield information important to pre-history, history or other areas of archaeological significance.

* These criteria apply to Boone County applications only.

11. Supporting Information: Include/Attach the following:

A) Narrative Statement completely describing the Landmark and fully explaining the characteristics of the property (architectural, historical, etc.) which meet the criteria used to identify Landmarks. List any significant exterior architectural features that should be preserved.

B) A Site Plan drawn to scale (not less than 1 in./100 ft.) showing the location of buildings, -traffic access and circulation drives, open space, signs and dimensions of yard areas.

C) Existing elevation Drawings of all sides of every structure to be considered, illustrating architectural details coinciding with the Narrative Statement, if applicable. *Photos*

D) Photographs of all sides of every structure to be considered, which best exemplify the characteristics to be considered by the Preservation Commission.

E) Any, other information you wish to include which would become a part of the Landmark Register (family photographs, genealogies, histories, abstracts, old maps, newspaper articles, etc.)


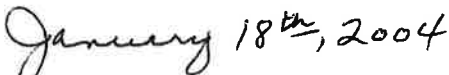

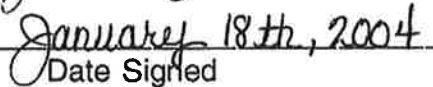
12. List the Owners of Record of all properties located adjacent and across the street, alley, or road from the subject property (use additional sheets if necessary):

Property Code Number of property adjacent or across the street	Mailing Address			
	Name or Trust #	Street	City	Zip
05-26-429-022	Thomas Karsten Pfaa James	445 Barbara Ct.	Marengo	60152
05-26-426-009	Daniel & Linda Neubert	12665 Kennedy Hill Rd	Byron	61010-9629
05-26-426-006	Board of Library Directors Ida Public Library	320 N. State St.	Belvidere	61008-3225
05-26-426-011	Dana & Colleen Carroll	9825 Lawrenceville Rd	Garden Prairie	61038

NOTE: This information is obtainable at the Supervisor of Assessments Office, next to the Planning Office.

13. I hereby affirm this application and all information submitted is true and correct to the best of my knowledge. I agree that all materials will become the property of the Preservation Commission. I understand the Commission will be responsible for the recording of the Landmark in the Landmark Register.

By virtue of this request for Landmark designation, local elected and appointed officials responsible for the review and approval/denial of this application are hereby given permission to inspect the property proposed for designation in order determine its suitability.

	
	
Signature of Applicant	Date Signed

Staff Signature

Application Date

Welcome

to the

Nathan M. and Lydia Longcor

Youndt

House

1894

Belvidere, Illinois

Nathan M. and Lydia Longcor Youndt House: The History

The Nathan M. and Lydia Longcor Youndt (Yount) home was built in 1894 at 117 West Hurlbut Avenue in Belvidere, Illinois.

Nathan M. Youndt was born on May 10th, 1847 in Trenton, Ohio. After studying photography in Philadelphia, Pennsylvania during the 1860s, he moved to Batavia, Illinois to practice his skills as an artist photographer. He then moved to Belvidere, Illinois in 1879. Upon his arrival he started his business under the name of N. M. Youndt's Photographic Studio. This building was located at 135 S. State Street.

Lydia Longcor Youndt was the daughter of Samuel and Malinda Smith Longcor. She was born in Belvidere on January 12th, 1858. Her father, Samuel, was born on October 25th, 1813 in Dundee, NY and her mother, Malinda, was born on April 24th, 1814 in Farmington, NY. They were married on January 7th, 1835 and soon moved to Belvidere. The Longcor family was part of the earliest group of settlers to come to Belvidere and Boone County. When Simon P. Doty passed away on November 1st, 1885, Samuel Longcor was a pall-bearer at the funeral of his old, close friend. They had been early settlers together. The Longcor family was very active in the forming of Belvidere. In 1838, the Methodist congregation decided to build a church with the financial aid of Samuel. In 1850 the church was built at Main and East Madison Streets. The city was incorporated in 1882. Samuel Longcor donated the land that the first City Hall building was built on in 1884. The corner stone for the new City Hall was laid on Thursday, July 10th, 1884. In February, 1885, 6000 volumes of books were transferred to what was to become the first Ida Public Library, located on the top floor of the new City Hall.

Besides Lydia, the Longcors had 9 other children. Addison, Ann, Wilbur, Mary, Harriot, Leonard, Jane, Sarah and Kate. All but two lived to adulthood.

Addison was born on November 12th, 1835. In adulthood he served with the 15th Illinois Infantry, Company B in the Civil War. This infantry was led under the command of Stephen A. Hurlbut. On May 24th, 1861 they left Belvidere to join the regiments in Rockford and Freeport. Addison died in Waterford, Mississippi on January 5th, 1863. Ann was born on June 1st, 1837 and was married to Alfred Williams on September 18th, 1856 in Belvidere. Sarah was born

on May 2nd, 1851 and married Orin Leonard on February 24th, 1876 in Belvidere. Both of these sisters also lived for almost thirty years in the house at 117 West Hurlbut Avenue.

Nathan M. Youndt and Lydia Longcor were married on January 1st, 1880. Over the years their photography business thrived and the Youndt's were able to afford and build a new home. This was in 1894. It was a very comfortable home that showed their status in the community. The house has a large formal entry way with an open stairway that leads to the second floor. Wood panelling adorns the outer wall of the stairway. The front parlor has double pocket doors and a fireplace with a double mantle and mirror. There are walk-in closets which were a rarity in the 1890's. The home has ornate woodwork, hardware and beveled glass windows. A side porch off the back parlor offered them a place to sit, relax and be seen by the neighbors. Success had come to the Youndt's. Nathan and Lydia lived in their West Hurlbut home from 1894 until 1909 for a period of 15 years while they had their photography studio in downtown Belvidere. Their studio on S. State St. was an easy walk across the Kishwaukee river from their West Hurlbut residence. Their business was very successful and remained so for well over 20 years.

Nathan M. Youndt's pictures and cameras have been on display in the Boone County Historical Society paying tribute to Belvidere's first photographer and his business. His long, successful career of almost thirty years contributed to the pictorial history of Belvidere and its residents. The historical society on Whitney Blvd. retains many of these items in their collections. Lydia Longcor Youndt's family bible is also at the historical society and records the names and dates of births, marriages and deaths of her family members. The contributions that the Longcor family made to the city of Belvidere as well as being an early pioneer family are well documented and part of her legacy.

In 1909 Nathan and Lydia sold their house to Lydia's sister Sarah Longcor Leonard. Her husband worked as a tinsmith and later worked at the National Sewing Machine Company. Not long after moving in, Orin died and Sarah was alone. Lydia and Sarah's sister Ann Williams moved into the house as she was also a widow. The sisters lived together for the next 24 years until Ann died at the age of 96 in 1933. Sarah continued to live in the house until 1939 when she passed away at the age of 88. Their whole lives had been lived in Belvidere, from pioneer children to stately old women they became. What a span of time these lives saw in the growth of a city, a county, a state and a nation.

Erma Binninger next purchased the house in 1942. She lived in the house for

the next 50 years. She was known for the beautiful peonies that were in her yard. Many of those peonies are in the yard today. The house had a bathroom added to the downstairs in 1943 and the kitchen was remodeled in 1952 with red counter tops and chrome trim. She moved to Arizona to live with her grandson in her later years. Her grandson, Bobby Smith informed us that she had passed away a few years ago. He likes to come visit the house that holds so many wonderful memories and reminisce about his years spent growing up here and being with his grandmother.

Joe and Melanie Bartz purchased the house in 1992. She had loved the house from the time she had first seen it. When it came up for sale, they eagerly purchased it. They added a first floor laundry room off the kitchen and rebuilt the side porch which had deteriorated almost to the point of collapse. They maintained the same roofline and kept it as aesthetically true to the character of the house as possible. The same wood decoration that was on the old porch was put onto the new. The old railings, balusters and newel posts from the side porch were used to repair the front porch. When she sold the house to the Le Maire's she was glad that someone would love the home and its history as she had.

In 1998, Gary and Judy Le Maire purchased the house after a year and a half of searching for that "special house". The moment they walked in the door they knew they found their home, a dream come to life. Judy has loved victorian homes from the time she was a young girl and has an extensive collection of books, paintings and antiques from the victorian era. Research into the houses history and the people and families who have lived here in the house have only made the house more special to them. The house needed painting and some roof work but on the overall was in excellent condition. The gardens were cleaned up and replanted with perrenials and some of Erma Binningers peonies. Large trees were planted in the front and back yards. After much research the house was painted a blue-green. During the scraping process the almost identical color was found under several coats of white paint and the house, once again, was ready for a new century.



The Nathan M. and Lydia Longcor Youndt House: The Architecture

The style of the Youndt house at 117 West Hurlbut is of the Queen Anne style. Although it is somewhat smaller in scale and is considered a one and a half story, it has all the influences of a grand scale Queen Anne both inside and out.

The **exterior** of the home is frame. It has plain narrow wooden clapboarding and has been painted with colors that were used at the time this house was built. We wanted to keep within the color schemes that were appropriate to the 1894 era and yet keep it simplified to accent the highlights of the homes exterior decoration. The roof has a fairly large overhang that is painted white. This has decorative molding at the edges. The bargeboard is also painted white and follows the entire roof line and is about 8 inches in width.

The **front door** is made of heavy wood and appears to have always been painted on the outdoor side. At the top part of the door are six beveled glass panes that are in a 3 over 3 pattern. There is a turn style doorbell on the middle of the door that is fully functional. The front storm door is original and has a screen insert for the summer months.

The **front porch (portico)** is made of wood and has decorative spindles spaced on 3 sides at the top and brackets at the corners. The brackets at the top are set in a modified sunflower motiff. The balusters are set in the chippendale style. There is also a dentil ornamentation above the spindles. The porch posts are large, approximately 5 by 5 at the base and are turned. The porch roof is mansard in style and matches the roofline on the side porch.

All the **windows** in the house are poured glass and have slight imperfections and dimples that add to the character of the home. The window surrounds have hood moldings at the top. The corner pieces at the top of the windows are block molding and have the "bulls-eye" in the center of each block.

The **front window** is a triple fronted window. The two side windows are one-over-one sash windows with lead weights and are at an angle from the center window. The center window is stationary and does not open. The top part of the window is leaded and has beveled glass that creates prisms when the sun shines on the glass. The design of the glass is in a flower or sun design as this window receives the majority of direct light. The right side window has an ornamental cornice above it with the sunflower motiff and a turned finial in the center. The storm windows are original.

The Exterior



The Front Door





The Front Porch



The Front Porch



The Windows



The Front Window



The Front Window



The **side porch** has been rebuilt due to the original being in such a deteriorated condition. This was done sometime around 1994 and was made longer. The roof line copies the original front porch mansard style. The sunflower brackets were put in the same position as the original had been. The door leading into the house from the porch is of heavy wood like the front door but this door has a large window at the upper half. It also has a turn style door bell that is original. The railings, balusters and newel posts from the old side porch were used to repair the front porch.

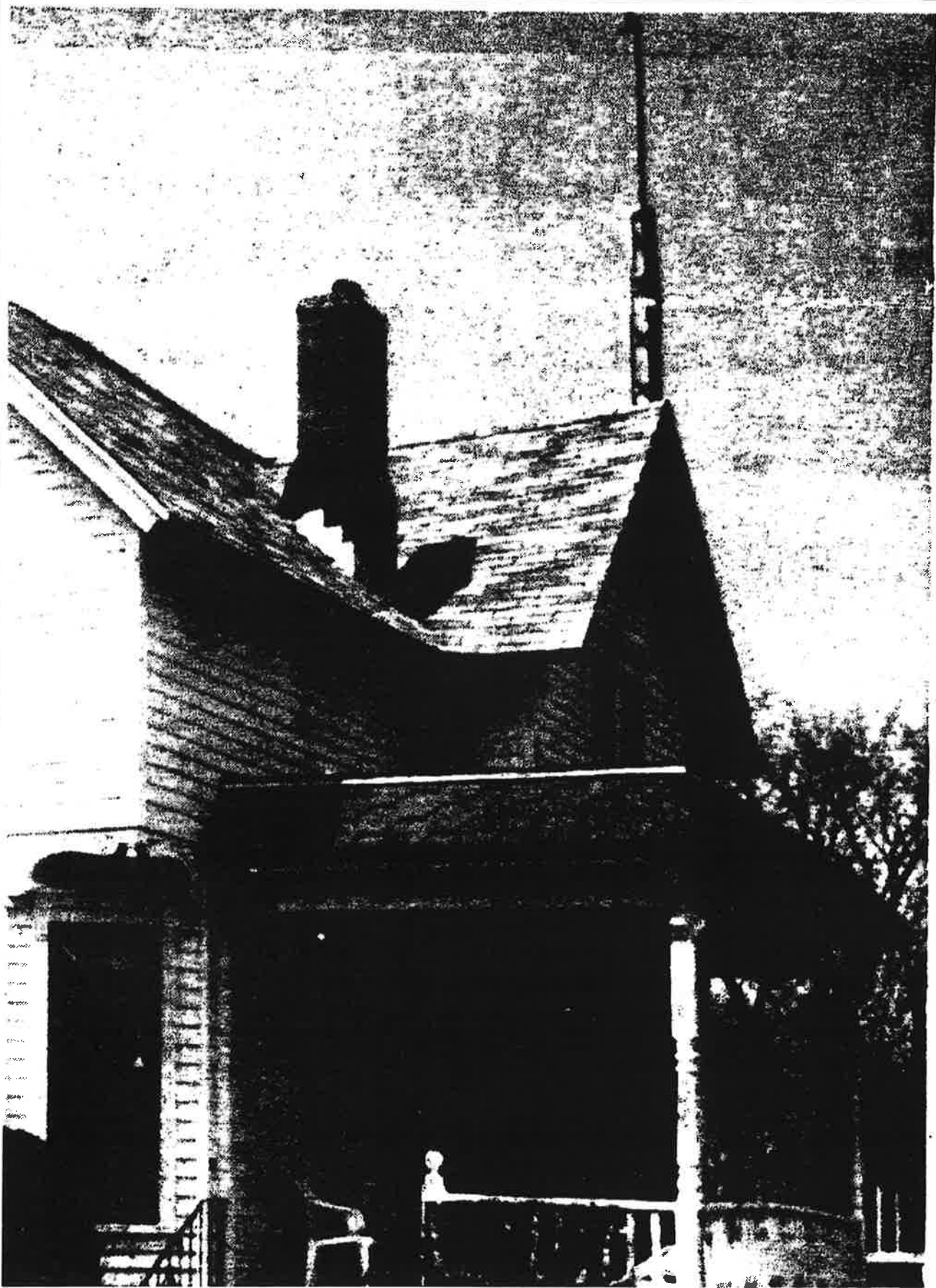
The **side window** is an angular bay window and projects out about 12 inches. It is the most ornate window on the house. It has a mansard roof that replicates the porch. At the front and on both sides are large double sunflower brackets. The front brackets continue down to the end of the window with decorative wood applications. There is dentil molding above the window between the brackets. The glass in this window is stationary and the top part is leaded with beveled glass. The design of this glass is of the moon with clouds. When there is a full moon and the time is right, the real moon centers itself in the beveled glass moon. The storm window is original. Below the window are large brackets at each side. These are very decorative with a relief fillagree and scalloped edges. The area between the brackets is overlapped shingles, sometimes called fish scaling, that are offset to create a triangular design.

The **side** of the house has another window around the corner from the ornate window. The perrinial garden is in this area. The kitchen window on this side is newer and was put in when the kitchen was remodeled in 1952.

The **back** of the house is the laundry room that was added on around 1992. It does back up to the original house for about twelve feet and incorporates the back door and inside entrance to the basement. Here you notice the splash board that is about two feet up the wall. This circles the entire house.

The **driveway side** of the house has the windows to the dining room and the stairway windows. These windows are staggered as it follows the stairway upward. The windows have the same pattern as all the windows with hood moldings and the "bulls-eyes". When the house was originally built there obviously was not a driveway and this was a lawn area.

The **front yard** is landscaped with bushes, oak and maple trees. The white picket fence was put in around 1999. It compliments the look of the front yard.



The Side Window



The Side Window



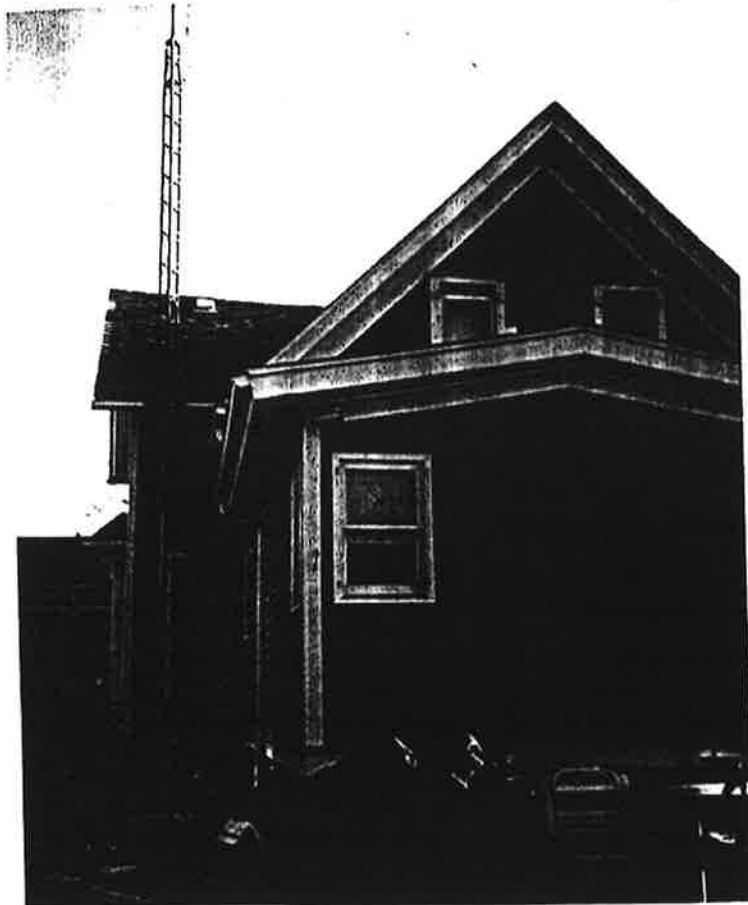
The Side of the House



The Side of the House



The Back of the House



The Driveway Side of the House



The Nathan M. and Lydia Longcor Youndt House: The Interior

The interior of the house, though not a criteria, is an important aspect of the house because of its original condition and beauty and should not be overlooked.

The **woodwork** has never been painted in its 110 years of existence. It has an amber glow and a soft patina. All the baseboards throughout the house are ten inches in height and have molding the top three inches. All the trim on the doorways are finished with beveling and the corner pieces have triple bulls-eyes that are quite deep.

The **doors** have all their decorative hardware including the doornobs and key escutcheons. The doors all have five panels. There are two sets of pocket doors in the house. One set from the entry foyer to the front parlor and the other from the front parlor to the back parlor. There is a set of double doors from the back parlor to the dining room.

The **entry foyer** has a wood paneled wall that follows up the stairway on the outside of the stairway. Part of the ceiling is paneled the same way with a finial at the corner. The newel post is large and square with oak leaves carved into the wood. The balusters are in a Chippendale style that is different from the standard spindle. They are squared to make a box with a turned spindle in the middle. The stairway goes up to a landing, then turns and continues up four more steps. Here it meets the open hallway of the second floor. From this vantage point, one can look down into the entry foyer.

The **front parlor** is an irregular shaped room with a fireplace (a wooden chimneypiece) angled in the one corner and the windows angled at the front of the house. The center window, as I have mentioned before, has leaded beveled glass. The fireplace has a double mantel with a mirror, it is made of oak. It has wooden grooved pillars on both the upper and lower mantel and a wood applique of a garland above the fireplace opening. There are decorative tiles that are glazed that surround the opening to the fireplace and a glazed tile hearth.

The Interior Features

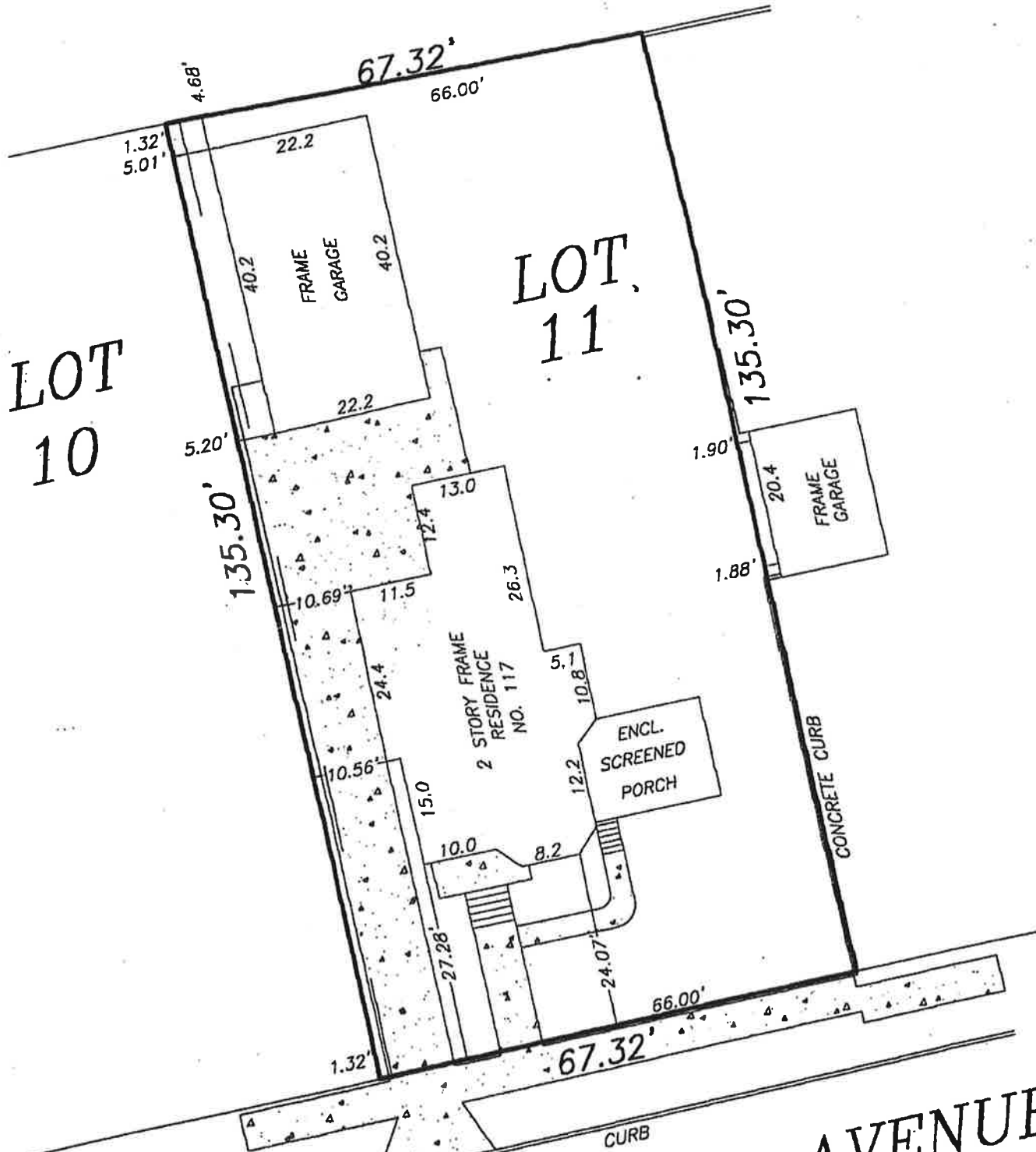


The Interior Features



LOT
10

LOT
11



W. HURLBUT AVENUE

Scale 1" = 20'

Iron stakes set
Iron stakes found
Distances are given in feet & decimals

DIMENSIONS OR ANGLES ARE NOT TO BE ASSUMED FROM SCALING.

DATE: JULY 30, 1998



The house at 117 W. Hurlbut St. as it looks today. Photo by Cindy Baznik.

Nathan Youndt's house is picture-perfect

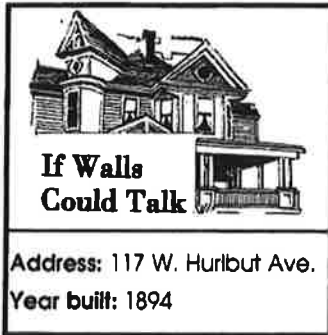
By CLAY BAZNIK
BDR Correspondent

If photographer Nathan M. Youndt were alive today, he'd most likely be pleased that his photographs are still around, forever a part of history books like "Belvidere Illustrated," not to mention being featured regularly in this column.

He'd probably also enjoy the fact that 100 years after its construction, the home he built is still standing, looking much as it did a century ago.

Youndt was born in Trenton, Ohio, on May 10, 1847. Pursuing his interest in the relatively new field of photography, he moved to Philadelphia in the 1860s to study the style and methods of Louis J.M. Daguerre, who invented photography only 20 years earlier.

After completing his studies, he moved to Batavia, Ill., before mak-



Address: 117 W. Hurlbut Ave.
Year built: 1894

ing his home in Belvidere in 1879. The first photographer to set up shop in Belvidere, he opened his studio at 135 S. State St.

The following year on New Year's Day, he married Lydia M. Longcor, daughter of well-known Belvidere pioneer Samuel Longcor.

With their photography business thriving, the Youndts built the Hurlbut Street home in 1894. A measure of Youndt's skill as a pho-

tographer and businessman is the fact that at least nine other photographers tried and failed to establish themselves in Belvidere during the first two decades that Youndt was in business.

IN 1909, THE house was sold to Lydia Youndt's sister, Sarah L. Leonard, and her husband, Orrin, who was a tinsmith and later worked at National Sewing Machine Company. Only a few months after they moved in, Orrin died and Lydia's sister, Ann L. Williams — whose husband died several years earlier — moved into the home with Lydia.

Ann Williams would live 96 years before succumbing to declining health in 1933. Six years later, Sarah died at 88 of pneumonia, and Erma Binner's role in the home's history began.

The purchase of the home by

Binner in 1942 marked the beginning of her 50-year stay there (Belvidere residents may also know Erma Binner by the last names Beyer or Clark.)

Binner, whose sister, Blanche White, taught at Lincoln Elementary School for many years, moved from Galena with her husband and two children, Pat and Jack.

Jack, who was in eighth grade at the time of the move, recently recalled the house as it looked in those first days. "It had the most beautiful back yard. There must have been 20 or 30 rows of peonies across it. I remember how people would come by on Memorial Day and ask my mother for flowers."

Jack said during World War II, when his mother worked for Woodward Governor in Rockford, some

Walls

Continued from page 1

changes were made to the home. In 1943, a bathroom was added to the northwest corner of the house, and they also took on an upstairs renter during those years.

Jack noted the entire kitchen was remodeled in 1952, and he remembered how primitive it was when they first moved in. He said the kitchen had a hand pump that required priming before water could be pumped out of the cistern located behind the house.

Jack also remembered the old-fashioned ice box they had, and Mr. Gorman, the iceman, coming by to drop off ice.

"If you were a good kid, he'd give you a piece of the ice to suck on."

JACK ALSO recalled their first attempt at using the fireplace was a messy, smoky-filled affair, thanks to a chimney filled with bird nests.

"It was the first and the last time we used it," he said.

Erma Binninger's 50-year stay ended a couple of years ago when she moved to Tucson, Ariz., where she lives with her grandson, Bobby Smith.

Shortly after that, Melanie Bartz had the opportunity to see the inside of the home. She knew right away it was the home for her and her husband, Joe.

As Joe was stationed in the U.S. Marine Corps, the family moved often. After 10 moves in almost eight years, Melanie was ready to settle down. "I came in and instantly I said, 'I want this house.' I knew someday, somehow, some way, I'm going to live in this house."

And that's exactly what happened. After renting it for one year, they purchased the home in March.

Jack Binninger, who recently returned from visiting his mother in Tucson, reacted to the new owners.

"We're glad that another young couple got that house. It will be nice

to have that young couple in there."

During a recent look at the house, Melanie — a member of the Boone County Historical Society — shared her interest in history as she highlighted a number of old newspapers found throughout the house.

A clip from a 1945 Rockford Morning Star found in a bathroom light switch featured an ad for "The Corn Is Green" starring Bette Davis. Another one found inside a pocket door featured an ad for a "6 sheet washer" for \$28.95.

"It's interesting to find the papers," Melanie said, adding with a smile. "If nothing else, we know that the people who lived here subscribed to newspapers."


Melanie said that when they recently remodeled a downstairs bathroom, she placed a time capsule inside a wall that contains, among other items, a **Belvidere Daily Republican** and notes about her family and interesting facts of the day.

Joe, who is restoring an upstairs bedroom, said his plans for the home include bringing the front and side porches back to their original state and refinishing the wood floors.

If you know of a house that should be featured in "If Walls Could Talk," please write to the Belvidere Daily Republican, 401 Whitney Blvd., Belvidere IL 61008, or call 544-9811.

*St. M. Youndt's
Art Studios,
Belvidere, Ill.*



N. M. YOUNDT,

Photographer,
BELVIDERE, ILL.



baby picture, marked Youndt, Belvidere , Ill – probably Vernita Glass
Submitted by: Mark Chidichimo

back home

Next

**This Site
Designed
by Katydid
Productions**



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baby picture

baby picture, marked Youndt, Belvidere , Ill – probably Vernita Glass



Research Sources

Boone County Historical Society

Longcore Family Bible

**Penn State University Libraries: Special Collections Library
William C. Darrah Collection of Cartes-de-visite 1860 - 1900**

Belvidere Daily Republican

Boone County Then and Now Bicentennial Commission

Landmarks: the Story of Boone County 1835 - 1985

The Elements of Style, revised edition

Boone County's Centennial Celebration 1835 - 1935

Mark Chidichmo personal photo collection

Le Maire personal photo collection

Tara Bruski, photographer

