

**CITY OF BELVIDERE
HISTORIC PRESERVATION COMMISSION
A G E N D A**

Tuesday, August 28, 2018

**City Council Chambers
401 Whitney Boulevard
5:30 pm**

ROLL CALL

Members:

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

Staff:

Gina DelRose, Community Development Planner

Ex-Officio:

Mike Chamberlain, Mayor

MINUTES: Approve Minutes—June 26, 2018

PUBLIC COMMENT

NEW BUSINESS:

Landmark Application- 527 Pearl Street

UNFINISHED BUSINESS:

Work Plan

2019 Awards Program: None

Promotional/Fundraising Events: Progressive Dinner in October; Stained Glass Tour TBD;
Murder Mystery in January; Cemetery Tour TBD

Leath Warehouse Update: Updates on RFP, State Historic Tax Credit

Maintenance Small Grant: Reimbursement for 228 W. Hurlbut Avenue

10 Year Plan: Implementation

Expenditures: None

Friends of Preservation: No update

OTHER BUSINESS:

Images of America Belvidere and Boone County

Royalties- No update

Book Sales- 2 Books at the Boone County Fair

DISCUSSION:

Newsletter

COMMUNICATIONS/PLANNING REPORTS:

Staff Report:

Next Meeting Date: September 25, 2018

ADJOURNMENT

**CITY OF BELVIDERE
HISTORIC PRESERVATION COMMISSION MINUTES
June 26, 2018
5:30 pm
City Council Chambers
401 Whitney Boulevard**

ROLL CALL

Members Present:

David Kummerow, Chair
Lisa Kummerow, Vice Chair
Anna Pivoras
Becky Tobin

Staff Present:

Gina DelRose, Community Development Planner

Members Absent

Filitsa Platopoulos
Alexandra Omiotek
Kris Bryan

With a quorum present, Chair David Kummerow called the meeting to order at 5:35 pm.

MINUTES: It was moved and seconded (L. Kummerow/Pivoras) to approve the minutes from the May 22, 2018 meeting. The motion carried unanimously.

PUBLIC COMMENT: None

NEW BUSINESS:

Certificate of Appropriateness for 429 W. Hurlbut Avenue- Gina DelRose stated that the property owner is requesting to replace three double hung windows and one sliding window. The new double hung windows are slightly different in design but will be the same size. The sliding window is the same size as well.

Eileen Buetsch, property owner stated that the double hung windows open by a rope pull and do not function anymore. The sliding window is newer and located on the part of the residence that is an addition.

It was moved and seconded (Tobin/L. Kummerow) to approve the certificate of appropriateness for the four windows. The motion carried unanimously.

UNFINISHED BUSINESS:

Work Plan

Maintenance Small Grant: Gina DelRose provided pictures of the painted porch to the Commission and stated that the color had changed from gray to blue.

It was moved and seconded (L. Kummerow/Tobin) to approve the \$425.00 reimbursement. The motion carried unanimously.

City of Belvidere
Historic Preservation Commission
June 26, 2018
Page 2 of 3

2018 Awards Program: Gina DelRose provided the final expense report for the 2018 Awards Program. Ms. DelRose stated that the cost of food was slightly higher than in past years due to the menu change.

Anna Pivoras stated that she would prefer to go back to the simpler foods served in past years and save the expense.

Becky Tobin stated that there is always too much food.

David Kummerow questioned if there should be entertainment provided at the beginning of the awards program.

Becky Tobin stated that the entertainment would need to be related to historic preservation.

Promotional /Fundraising Events: Becky Tobin stated that the Progressive Dinner should be in the fall, around September.

David Kummerow stated that the Murder Mystery should be in the winter, around the end of January.

Gina DelRose stated that the stained glass window tour can be in October.

Anna Pivoras stated that there is no date set for the cemetery tour. It was decided that it would be too cold around Halloween so a new date is being discussed.

Becky Tobin left the meeting at 5:56pm.

Leath Warehouse Update: No updates

10 Year Plan: Gina DelRose stated that she would put the implementation chart in next month's packet so the full commission can discuss what actions should be taken.

Expenditures: No updates

Friends of Preservation: No updates

OTHER BUSINESS:

Images of American Belvidere and Boone County

Royalties: No updates

Book Sales: No updates

DISCUSSION:

Newsletter- No updates

Name Tags- Gina DelRose stated that the magnetic nametags would be between \$6.00-\$10.00 apiece.

David Kummerow stated that the name tags can be discussed at the next meeting.

COMMUNICATIONS/PLANNING REPORTS:

Staff Report: Gina DelRose gave a status update of projects within the City of Belvidere.

NEXT MEETING DATE: July 24, 2018

ADJOURNMENT: The meeting was adjourned at 6:17 pm.

Recorded by

Gina DelRose
Community Development Planner

**CITY OF BELVIDERE
HISTORIC PRESERVATION COMMISSION MINUTES
July 24, 2018
5:30 pm
City Council Chambers
401 Whitney Boulevard**

ROLL CALL

Members Present:

Becky Tobin
Filitsa Platopoulos
Alexandra Omiotek

Staff Present:

Gina DelRose, Community Development Planner

Members Absent

David Kummerow, Chair
Lisa Kummerow, Vice Chair
Anna Pivoras
Kris Bryan

There was no quorum present so only general discussion was held.

MINUTES: None.

PUBLIC COMMENT: None.

NEW BUSINESS: None.

UNFINISHED BUSINESS:

Work Plan

2019 Awards Program: No update

Promotional/Fundraising Events: Sandie handed out a flyer for the Boone County Historical Museum and Ida Public Library's Cemetery Tour being held on September 15, 2018.

Gina DelRose stated that the Park District is interested in having the Baltic Mill participate in the Progressive Dinner Tour.

Gina DelRose stated that she would reach out to the Commissioners to see what weekend in September works best for everyone.

Gina DelRose stated that she will reach out to the owners of the Post Office building

Becky Tobin suggested reaching out to the owners of the Ramsay House and Herbert Home.

Due to having two events in September, discussion regarding postponing the October Stained Glass Window Tour was held.

Leath Warehouse Update: Becky Tobin stated that the City's interns are working on grant applications for the building.

Maintenance Small Grant: Gina DelRose stated that she has spoken to 2 homeowners that plan on applying next year.

10 Year Plan: Gina DelRose stated that the City's intern sent out a letter to potential landmark properties and several have responded with interest. Gina DelRose stated that she also believes the new building inspector would be willing to support historic preservation.

Becky Tobin stated that another grant cycle is probably approaching soon.

Expenditures: No updates

Friends of Preservation: No updates

OTHER BUSINESS:

Images of American Belvidere and Boone County

Royalties: No updates

Book Sales: No updates

DISCUSSION:

Newsletter- No updates

Name Tags- Gina DelRose showed possible logo images and said she would continue working on getting the nametags ordered.

Becky Tobin stated that she would prefer the nametags to say "Commissioner" instead of a name so that they can be reused.

COMMUNICATIONS/PLANNING REPORTS:

Staff Report: Gina DelRose stated that the owner of 527 Pearl Street submitted an application for Local Landmark status.

NEXT MEETING DATE: August 28, 2018

ADJOURNMENT: The meeting was adjourned at 5:55 pm.

Recorded by

Gina DelRose
Community Development Planner

CITY OF BELVIDERE

Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

401 WHITNEY BLVD. SUITE 300 BELVIDERE, IL 61008 * PH (815)547-7177 FAX (815)547-0789

August 22, 2018

ADVISORY REPORT

Local Landmark Designation

Brodhacker; 527 Pearl street (Hotchkiss House)

REQUEST AND LOCATION:

The applicant and owner, Kathleen Clanin Brodhacker, 527 Pearl Street, Belvidere is requesting local landmark designation according to Section 58 of the Belvidere City Code for the property located at 527 Pearl Street in Belvidere Township (PIN: 05-35-232-027). See the attached location map.

COMPREHENSIVE PLAN AND CURRENT ZONING:

The subject property is designated as "Single Family Residential" on the City of Belvidere Comprehensive Plan, adopted November 10, 1999. The single-family residential land use category encourages sewered single-family residential development at densities up to five (5) dwelling units per acre. The property is zoned SR-6, Single-family Residential-6 District. There is a mix of residential, commercial and institutional uses in the general vicinity. The City's downtown area is to the east of the property and there are railroad tracks the north.

CRITERIA:

The proposed Landmark meets the following criteria of Section 58-61: It has character, interest and value as part of the development and heritage of the City of Belvidere; it is identified with people who significantly contributed to the development of the City. And it embodies elements of design and craftsmanship that make it architecturally significant.

The residence, which includes five stained glass windows, original hardwood floors and fireplace, was constructed by Adonijah "Nijah" Hotchkiss in 1840. Nijah Hotchkiss was a Charter member of Belvidere Lodge 60 (Freemason) and was the first member to represent the lodge at the Grand Lodge meeting in 1855. General Stephen Hurlbut was a member of the masonic lodge during the same time. He was also a charter member of the Boone County Agricultural Society in 1855. Nijah Hotchkiss resided in the home until 1874 at which time he sold it to A.W. Burnside. In 1893 George and Eva Ames purchased the property. George Ames operated the first drug, book and paper store in Belvidere. In 1890, his son John set in motion a major legal dispute by constructing a shared driveway with the residence constructed by Barnabus Eldredge (2nd president of the National Sewing Machine Company). Mr. Ames was an active member of Belvidere Lodge 60 as well as the Chamber of Commerce, Bel-Mar Country Club and the Order of the Eastern Star.

In 1893, the resident's most notable owner, Frank Goodrich, purchased the property. Frank Goodrich designed sewing machine attachments and was the only person to receive a medal in his field at the 1893 Columbian Exposition (World's Fair) in Chicago. The National Sewing Machine Company manufactured Mr. Goodrich's line of sewing machine attachments in

Local Landmark Designation, 527 Pearl Street (Hotchkiss House)

Belvidere. Mr. Goodrich excelled in the business, became a member of the Board of Directors and eventually Senior Vice President at the National Sewing Machine Company. Frank Goodrich sold the residence to Frank and Ida Rodgers in 1932. Like many residents during the Depression, unfortunately, the Rodgers lost their home in an auction in 1932.

During the next 15 years, the residence had many owners including May Sager, Hugh K. and Alice Funderburg and Barney and Louise Walter. The Walters would eventually sue their neighbors for building an obstruction, blocking them from use of the shared driveway. The two neighbors spent 3 years in court. The case was ultimately decided upon by the Illinois Supreme Court. The Illinois Supreme Court ruled that although no cross-access easement was ever recorded, the driveway must be able to be used by both residences. The turnabout, however, at the end out the driveway did not need to be shared. The Eldredge home was lost to a fire in 1965.

In 1947 Harley and Kathlyn Clanin purchased the home and it has remained in the family ever since. The Clanin's operated Clanin's Dry Goods Company and had a partnership with their son (William) who owned a furniture store in Belvidere (where Stylehouse Furniture is now located). Harley Clanin was a Lieutenant in the U.S. Air Force during WWI; served as the Boone County Treasurer; was a member of the American Legion and VFW and belonged to numerous clubs. Harley's son William Clanin was in the Navy during WWII and received a letter of commendation; served as Boone County Board Chairman and Assistant Township Supervisor; was a member of the American Legion and the VFW and belonged to numerous clubs including Belvidere Lodge 60 (just like Nijah Hotchkiss and George Ames). William's wife Marilyn was very active in the community as well. She volunteered for the Keen Age Center, Belvidere Chamber of Commerce, Ida Public Library, Boone County Conservation District, Meals on Wheels, Boone County Historical Museum and the 1st Presbyterian Church.

William and Marilyn's daughter Kathleen inherited the house in May of 2018 and intends to sell it. Kathleen is requesting landmark status to ensure that the new owners treat the residence with the level of love and respect that so many owners did before her. Her father would say "As owner and manager of the 527 (Pearl Street) social and athletic club, leave the lights on for others".

SUMMARY:

The planning staff believes that the designation of the property as a landmark will not have an adverse effect on the surrounding neighborhood. Currently the structure is utilized as a single family residence and for a short time there was an upstairs apartment. The landmark designation will not change the use of the property or have an effect on the surrounding neighborhood. The landmark design will not have an adverse effect on the elements of the comprehensive plan. The comprehensive plan designated the area as Single Family Residential. The current use fits into the Comprehensive Plan and would not change with the designation. The proposed landmark meets the criteria for designation.

RECOMMENDATION:

The planning staff recommends the approval of the designation of the residence at 527 Pearl Street as a local landmark.

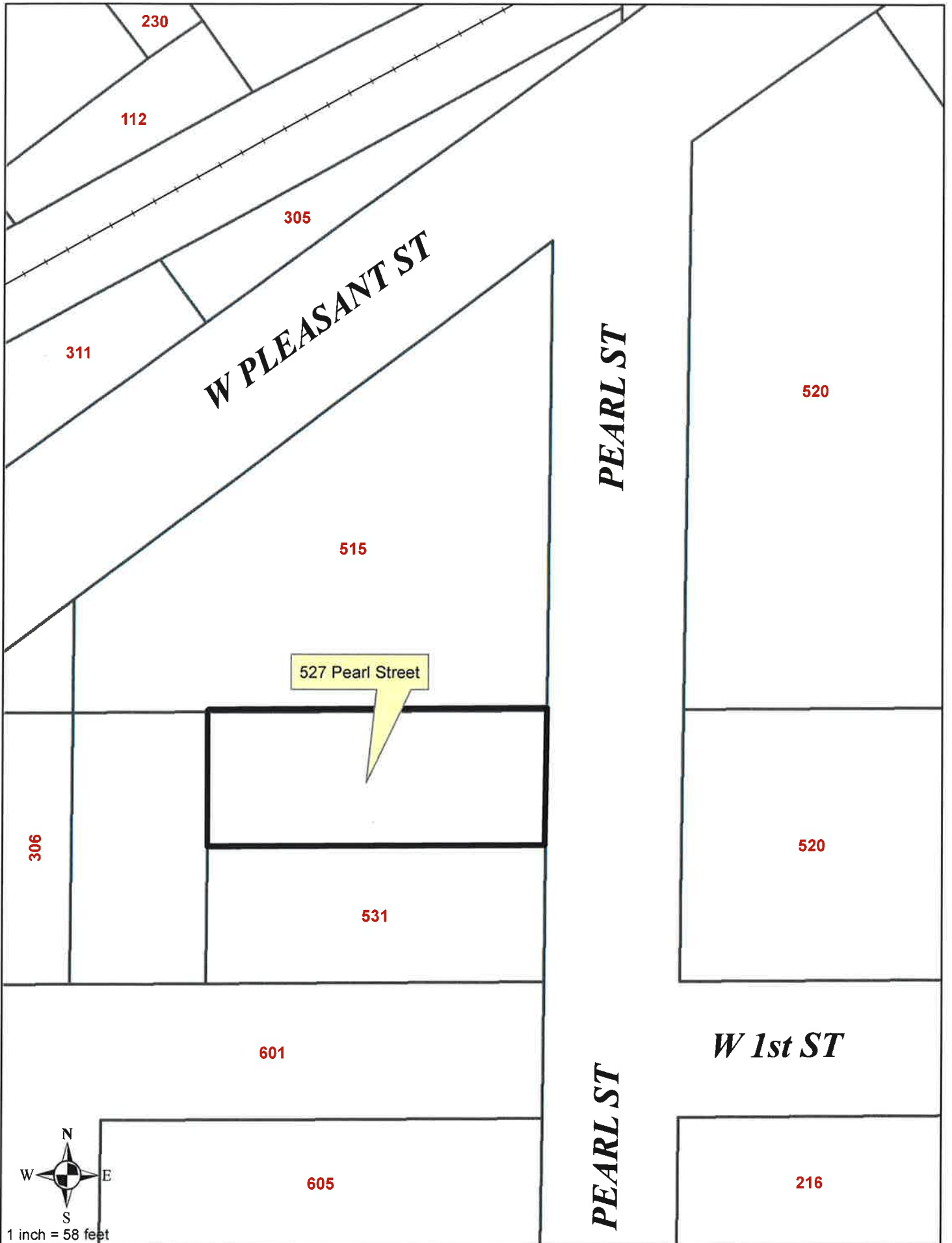
Submitted by:



Gina DelRose, Community Development Planner

ATTACHMENTS

1. Location Map by the planning staff.
2. Aerial Photo by the planning staff.
3. Comprehensive Plan Map by the planning staff.
4. Application by the applicant.
5. Narrative by the applicant.
6. Photos by the applicant.





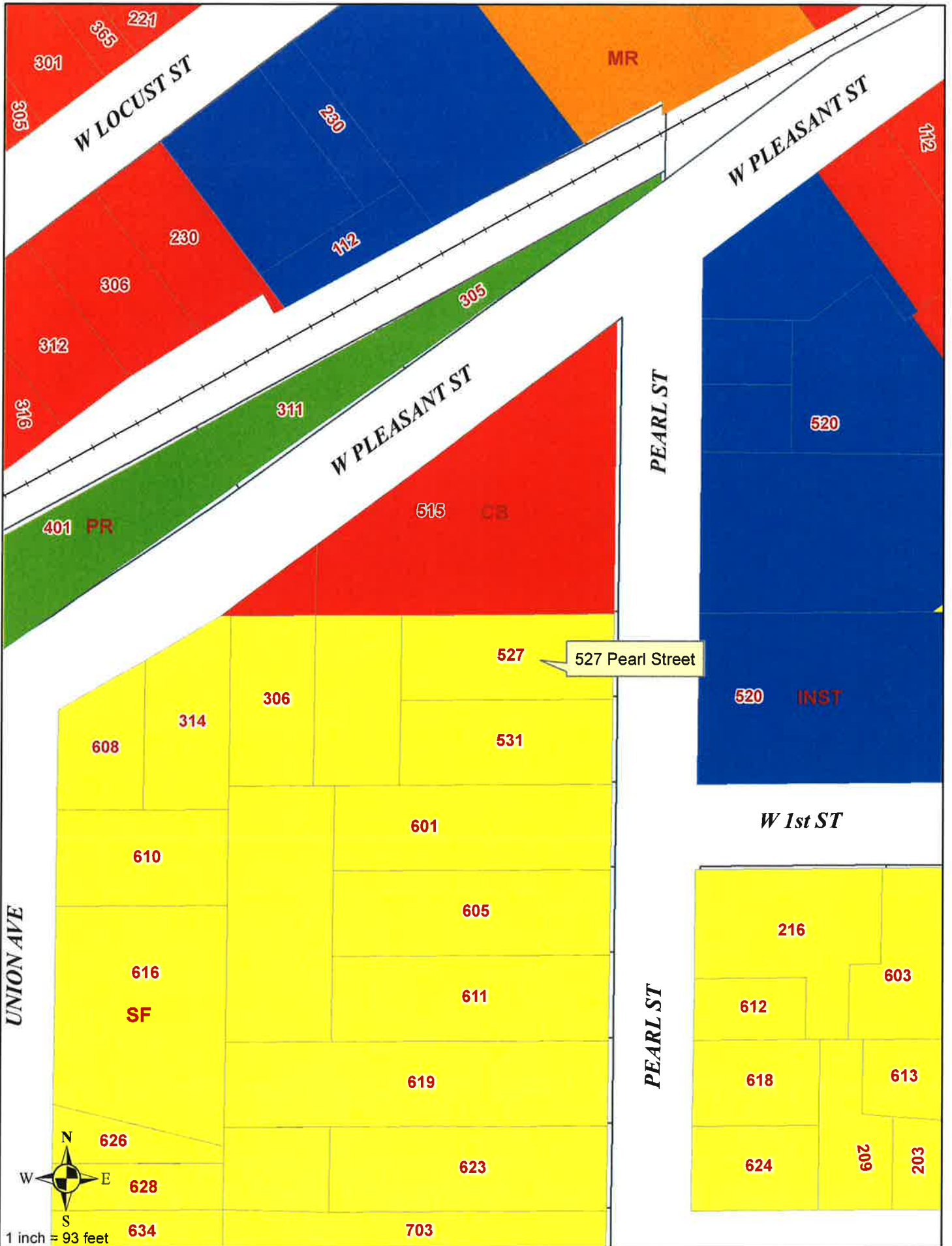
515

527 Pearl Street

531

601

N
W E
S
1 inch = 23 feet



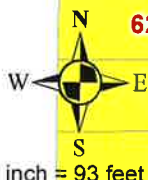
527 Pearl Street

UNION AVE

PEARL ST

W 1st ST

PEARL ST



BELVIDERE HISTORIC PRESERVATION COMMISSION
Belvidere Community Development Department
Phone 815 547-7177
Fax 815 547-0789



APPLICATION
FOR LANDMARK DESIGNATION

Property Address 527 Pearl Street

Has the structure ever been located at another location? no

If yes where? _____

Property Identification Number (PIN) 0535232027

Property's Legal Description LOT NUMBER One(1) and the East Two(2)
rods of Lot Number Two(2) in Block Number One(1) in
Najah Hotchkiss First Addition to the town of Belvidere, situated
in the city of Belvidere, Boone County, Illinois
Historic Name of Property _____

Common Name of Property _____

Applicant's Name Kathleen Clanin Brodhacker

Applicant's Address ~~3607 Lancaster Rd Springfield, IL 62703~~
527 Pearl St. Belvidere, IL 61008

Applicant's Phone Number 217) 741-2444

Name of Owner Kathleen Clanin Brodhacker

Owner's Address ~~3607 Lancaster Rd Springfield, IL 62703~~
527 Pearl St Belvidere, IL 61008

Owner's Phone Number 217) 741-2444

Classification i.e. Structure, Buildings, Site, Object, or District Residential Home

Ownership i.e. Public, Private, or Both Private

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

Please attach the following information with your application.

_____ A narrative statement completely describing the subject and fully explaining the characteristics of the subject (architectural, historical, etc.) which meet the criteria used to identify Landmarks. List any other significant exterior architectural features that should be preserved.

_____ A site plan drawn to scale (not less than 1 inch= 100ft) showing the location of the building, traffic access, drives, open spaces, signs, and dimensions of yard areas.

_____ Existing elevation drawings of all sides of every structure to be considered, illustrating architectural details coinciding with the Narrative statement, if applicable.

_____ Photographs of all sides of every structure to be considered, which best exemplify the characteristics to be considered by the Belvidere Historic Preservation Commission.

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

_____ List the owners of record of all the properties located adjacent and across the street, alley, or road from the subject property.

Property Identification Number (PIN)	Name	Address
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Please remember submitted items will become property of the Belvidere Historic Preservation Commission, and will not be returned.

Is Public Acquisition being considered? NO

Is the property currently occupied? Yes

Please list the existing uses for the property, as well as any prior uses that you are aware of: _____

Always residential

Is the property represented in existing Landmark Surveys? NO

If yes, please list type, title, and date _____

*** In compliance with sections 58.61 & 58.62 of the Belvidere Municipal Code, the following information is required.**

Please check the following Landmark status criteria that the subject property meets.

The property 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.

It's location is a site of significant City, County, State, or National event.

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

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

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.

It embodies elements of design, detailing, materials, or craftsmanship that render it architecturally significant.

It embodies design elements that make it structurally or architecturally innovative.

It has a unique location or singular physical characteristics that make it an established or familiar visual feature.

It has character which is particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance.

It is suitable for preservation or restoration.

It is included in the National Register of Historic Places and/or Illinois Register of Historic Places.

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 property of the Belvidere Historic 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 to determine its suitability.

Applicant Kathleen Clanin Brodhacker Date 7/24/18
Owner Kathleen Clanin Brodhacker Date 7/24/18

Departmental Use Only

Application Approved _____ Denied _____

Notes Condition: _____

Application Approved on _____ Date _____ By _____ Chair _____

Application Issued on _____ Date _____ By _____ Administrator _____

cc: File, Building Department

C) Person who significantly contributed to Belvidere:

Adonijah → The home was built in 1840 by ^{John George Ames} ~~George Ames~~ ~~George Ames~~ built a house on the empty lot, which he also owned.
Hatchkiss

In 1942 that would be a major problem with the shared driveway. A three year legal dispute which ended up in the Illinois Supreme Court.

Owners of the home:

Adonijah Hatchkiss sold in 1874 to
AW Burnside sold in 1882 to

George & Eva Ames sold in 1893 to

Frank L Goodrich sold in 1912 to

Frank A & Ida Rogers lost home Feb. 26 1932

sold in Auction to highest bidder

May Sayer for 1,623.07

Four owners over next 15 years include

Hugh K & Alice L Funderburg

Barney A & Louise Walters (baracaded - driveway fame)

was sold in 1949 to

Harley B. & Kathlyn Clavin ~~Clavin~~ upon their deaths son William M & Marilyn J Clavin inherited the home. William passed in 2009 leaving the house to his wife Marilyn.

Marilyn passed May 29, 2018 leaving house
to Kathleen Clarin (Keith Brodnacker) her
daughter and son-in-law

George Ames

Active in civic and community

affairs. Operated a dry goods store.

Former member of Chamber of Commerce

Member of Bel-Mar Country Club

Was active in the Belvidere chapter of
the Masonic Lodge and the order of the Eastern
Star.

Frank L. Goodrich

Frank A & Ida Rogers
lost the home in 1932 selling to
Mary Segar for \$1,423.07.

Next 15 years home saw 4 owners
Hugh K. ~~Ford~~ & Alice Fundebuy
Barney A & Louise Walter caused commotion
over the driveway.

In 1947 Harley B & Kathlyn Clanin
purchased the home. Harley & Kathlyn lived
downstairs and Kathlyn's parents
William O & Sarah Falkenstein lived upstairs
Harley operated Clanin's Dry Goods Co.
He was a sales representative for Marshall
Field and Co. Also he was in a partnership
with his son William in Clanin's Furniture Co.
Harley served as a Lieutenant in the U.S. Air Force
during WWI.

He served as Boone County Treasurer.

Member of the American Legion
40 & 8 associate member, Veterans of Foreign
Wars, Masonic Lodge 60, Kishwaukee Chapter 60,
Tebala Temple, Freeport Consistory, Elks Club,
Rotary Club, I.O.U., Farm Bureau, and
County Treasurer's association.

Upon Harley's death in 1961, Kathlyn
owned the home until her death in 1963
William inherited the house.

In 1965 the home built by Barnabus Eldredge ~~was~~ which was neighbor to 527 caught fire and gutted the house, the house was torn down and an empty lot remained until Douglas A. Drake built a dental office in 1976. When William inherited the home he set it up as 2 apartments and rented to several teachers.

In 1971 William, his wife Marilyn, and daughter Kathleen moved in to the house which was occupied by the Clanin's until Marilyn's death in May 2018.

William was in WWII in the Navy from 1943 to 1946 where he received a letter of commendation.

Attended Beloit College upon returning home.

Member of Beta Theta Pi Fraternity.

Owner and Operator of Clanin's Furniture from 1954 to 1977. Worked for the State of IL as an administrative assistant.

Served as assistant township supervisor, Boone County Board chairman, Member of American Legion post 77, past post commander, and District commander, member of Masonic Lodge 69, Life member of VFW John Hugh Kaiser Post 1461, member of twoport Scottish Rite Bodies,

More than 50 years member of Tebala Shrine,

Director Emeritus Tebala Shrine captain of the guard, Member and past director of Rockford Court 69 Royal Order of Jessters. →

Member and past president of Belvidere IOV Club, member of 1st Presbyterian Church where he served as an elder. Member and past president of Bel-Mar Country Club, Member of Board of Directors for Belvidere Community Building

Upon ~~William's~~ William's death in Sept 2009

Marilyn stayed in the house.

Marilyn worked for the County for 30 some years, after retiring Marilyn volunteered her time in the community. She volunteered at:

Keen Age Center

Belvidere Chamber of Commerce

Ida Public Library

Boone County Conservation District

Meals on Wheels

Boone County Historical Museum

1st Presbyterian Church - funeral luncheons

She loved doing all the volunteering until her death May 2018

The house was then left to Marilyn's daughter Kathleen who sold the house thus ending ~~the~~ as William would say as "owner and

the
Clanin
era 4

~~operator~~

manager of the 527 social and athletic club

leave the lights on for others.







