

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

Tuesday, September 25, 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—August 28, 2018

PUBLIC COMMENT

NEW BUSINESS:

Landmark Application- 401 East Lincoln Avenue

UNFINISHED BUSINESS:

Work Plan

2019 Awards Program: None

Promotional/Fundraising Events: Progressive Dinner in December; Murder Mystery in January

Leath Warehouse Update: None

Maintenance Small Grant: None

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- No update

DISCUSSION:

Historic US Route 20 Association

Newsletter

COMMUNICATIONS/PLANNING REPORTS:

Staff Report:

Next Meeting Date: October 23, 2018

ADJOURNMENT

**CITY OF BELVIDERE
HISTORIC PRESERVATION COMMISSION MINUTES
August 28, 2018
5:35 pm
City Council Chambers
401 Whitney Boulevard**

ROLL CALL

Members Present:

David Kummerow, Chair
Alexandra Omiotek
Anna Pivoras
Becky Tobin

Staff Present:

Gina DelRose, Community Development Planner

Members Absent

Filitsa Platopoulos
Kris Bryan
Lisa Kummerow, Vice Chair

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

MINUTES: It was moved and seconded (Tobin/Pivoras) to approve the minutes from the June 26, 2018 meeting. The motion carried unanimously.

PUBLIC COMMENT: None

NEW BUSINESS:

Landmark Application- 527 Pearl Street- David Kummerow opened the public hearing at 5:36pm.

Gina DelRose presented the staff report dated August 22, 2018.

Kathleen Clanin Brodhacker stated that she lived in the residence most of her life.

Gina DelRose stated that one of the criteria for landmarking status, in addition to architectural features is whether or not the property is identified with people who significantly contributed to the development of the City. Ms. DelRose stated that past residents such as Hotchkiss, Goodrich and the Clanin's were notable residents of Belvidere. Ms. DelRose stated that the Illinois Supreme Court Case regarding the shared driveway is very interesting as well.

It was moved and seconded (Tobin/Pivoras) to approve the landmark application for 527 Pearl Street. The motion carried unanimously.

Becky Tobin stated that she hopes this encourages more property owners along Pearl Street to landmark their buildings.

Anna Pivoras stated that she was pleased with the wonderful condition in which the house had been kept.

David Kummerow closed the public hearing at 5:47pm.

UNFINISHED BUSINESS:

Work Plan

2019 Awards Program: Gina DelRose stated that there have been some exterior renovations to downtown buildings. Ms. DelRose encouraged the Commission to keep an eye open for potential award winning projects.

Promotional/Fundraising Events: Gina DelRose stated that Ollmann Ernest Martin Architects are available to participate in the Progressive Dinner on October 27, 2018.

David Kummerow stated that he will be out of town.

Becky Tobin thought the date may be too close to Halloween and suggested having the Progressive Dinner in conjunction with Hometown Christmas.

David Kummerow stated that he would be out of town on December 8, 2018 but could participate on December 1, 2018 and December 6, 2018.

Gina DelRose stated that with the reschedule of the Progressive Dinner, the stained glass window tour will need to be postponed to 2019. Ms. DelRose stated that she has not received much support from some of the local churches regarding the fundraiser.

Anna Pivoras explained the concept for the "shipwrecked" murder mystery in January. Ms. Pivoras stated that there will be special effects to mimic nightfall and mornings.

David Kummerow stated that he knows where the Commission can obtain props.

Anna Pivoras stated that Drew Pivoras is working on making the character roles easier and they will not be gender-specific this year.

David Kummerow stated that the non-participant and participant tickets should be the same price since the dinner will be the same.

Gina DelRose stated that having the two kinds of tickets will allow 100 tickets to be sold each night.

Becky Tobin stated that January 25-26, 2019 should be workable for the murder mystery dates.

Gina DelRose encouraged the Commission to think of sponsorships for the progressive dinner and murder mystery.

Gina DelRose stated that the Boone County Museum of History and the Ida Public Library will be hosting a cemetery tour. Ms. DelRose stated that the Commission can learn much from their tour in case they want to do one in the future.

Leath Warehouse Update: Becky Tobin stated that the meeting with the potential developers was cancelled due to a scheduling conflict. Ms. Tobin explained the newly approved state level historic preservation tax credit and the impact it will have on the Leath project. The state tax

**City of Belvidere
Historic Preservation Commission
August 28, 2018
Page 3 of 3**

credit is will fund 25% of the project, up to 3 million dollars, but is very competitive. Ms. Tobin stated that it is time to create a historic district that would encompass the Leath building, Ace building and the Mill building to make projects eligible for the tax credits.

Anna Pivoras stated that she can help with the research.

Maintenance Small Grant: Gina DelRose provided pictures of the two tuck-pointed chimneys to the Commission and stated that the tuck pointing was done well.

It was moved and seconded (Tobin/Omiotek) to approve the \$600.00 reimbursement. The motion carried unanimously.

Becky Tobin left the meeting at 6:18pm.

10 Year Plan: Gina DelRose stated that she would continue to put the implementation chart in the packets. Ms. DelRose stated that the two of the recommendations are currently being done. The commission is actively pursuing local landmarks and the new building inspector is learning about historic preservation. Ms. DelRose stated that a recent porch renovation at 323 Allen Street allowed the building inspector to review new code sections and get guidance from the Illinois Historic Preservation Agency.

Marion Thornberry was present on behalf of St. John's Church to discuss the benefits and deterrents of landmarking the church.

It was decided that Gina DelRose would attend the October Church Board meeting to discuss landmarking the church.

Expenditures: Gina DelRose passed out the commissioner nametags that were ordered from a local company. Ms. DelRose stated that she also ordered a staff nametag and volunteer name tags as well.

Friends of Preservation: No updates

OTHER BUSINESS:

Images of American Belvidere and Boone County

Royalties: No updates

Book Sales: Two books were sold at the Boone County Fair

DISCUSSION:

Newsletter- No updates

Gina DelRose stated that there is a Historic US Route 20 Association, similar to the Historic Route 66 organization. Ms. DelRose stated that she would like to research the Association to see if it is something the Commission, Boone County museum of History and/or the City can participate in.

David Kummerow stated he agreed that the Association is worth looking into.

Anna Pivoras questioned how the City and/or museums in Boone County can get a brown attraction sign along I-90 to be placed.

Gina DelRose stated that she and Pam Lopez-Fettes from Growth Dimensions have already been discussing that issue.

COMMUNICATIONS/PLANNING REPORTS:

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

NEXT MEETING DATE: September 25, 2018

ADJOURNMENT: The meeting was adjourned at 7:00 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

September 18, 2018

ADVISORY REPORT

Local Landmark Designation

Omiotek; 401 E. Lincoln Avenue (Dunton Home)

REQUEST AND LOCATION:

The applicants and owners, Alexandra and Ryszard Omiotek, 401 East Lincoln Avenue, Belvidere are requesting local landmark designation according to Section 58 of the Belvidere City Code for the property located at 401 East Lincoln Avenue in Belvidere Township (PIN: 05-25-301-002). 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. The neighborhood is predominantly residential but there are some institutional uses to the west along Main Street. The City's downtown area is to the west of the property and the Kishwaukee River is to the south.

CRITERIA:

The proposed landmark meets the following criteria of Section 58-61: it embodies distinguishing characteristics of an architectural style valuable for the study of period and type; it has a unique location or singular physical characteristics that make it an established or familiar visual feature; it has character, interest, or value which is part of the development, heritage or cultural characteristics of Belvidere; it is architecturally significant due to the design; and it is suitable for preservation.

According to the Belvidere Historic Resources Inventory Report compiled during the 2014 Courthouse Square Area Phase 1 Survey, the residence is constructed in the Italianate architectural style and was built between 1860 and 1869. Hagerty Heritage Planning listed the property as being in good to excellent condition even though there is a non-historic addition on the rear of the residence and the front porch has been altered. The Pierces added a two-story sunroom to the west side of the residence in 1920. The doors and windows are still original and should be preserved. The basement walls are constructed of flagstone. The Report states that the property meets the eligibility requirements to be listed on the national registry in addition to a local landmark.

The residence as been occupied by notable residents of the community since it was constructed. William S. Dunton and his wife Fannie lived in the residence along with their three children. Their unmarried daughter Nellie is one of the most recognized urban tales in Belvidere. William Dunton passed away in 1903 at the age of 90 but his wife and Nellie

Local Landmark Designation, 401 East Lincoln Avenue (Dunton Home)

remained in the residence until 1919. William Dunton was president of the First National Bank from 1867-1882.

Harry and Sadie Pierce along with their son Dyer, lived in the residence from 1927-1933. Harry Pierce drowned in Palm Beach, Florida in 1928. Dr. Frank Whitman of Belvidere was present and attempted to revive him. Harry Pierce began as an errand boy at June Manufacturing Company and became president in 1925 after the company became the National Sewing Machine Company. He resigned in 1928 due to an illness.

John and Caroline Hammer resided in the home from 1937-1948. John Hammer was the secretary-treasurer of the Bottle Cap Company. George and Dana Ames Johnson lived in the residence from 1951-1975. George Johnson was very active in the Lion's Club. From 1976-1990 Edward and Donna Beard owned the property. The current owners purchased the property in 2015.

Aside from being one of the few examples of Italianate architecture in Belvidere and having notable residents, the Dunton Home is the source of several urban tales. There is a tunnel that leads from the basement to the Kishwaukee River. Although it is rumored to be part of the Underground Railroad, it is most likely from the prohibition era. The Underground Railroad was not as secretive in this region and tunnels were not widely used. Belvidere, however, has a significant past when it comes to Prohibition. Oftentimes bootleggers would drop barrels of alcohol into the river and residents would smuggle them in through tunnels. Ice blocks were delivered in a similar manner. The other well-known story behind the residence is that of Nellie Dunton. Legend has it that Nellie was spurned by a lover when she was in her 20s. Nellie never recovered from the heartbreak and remained single the rest of her life. She eventually drowned herself in the Kishwaukee River behind the house while wearing her unused wedding dress. Nellie's spirit has never left her family home and she makes herself known from time to time.

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. 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 401 East Lincoln Avenue as a local landmark.

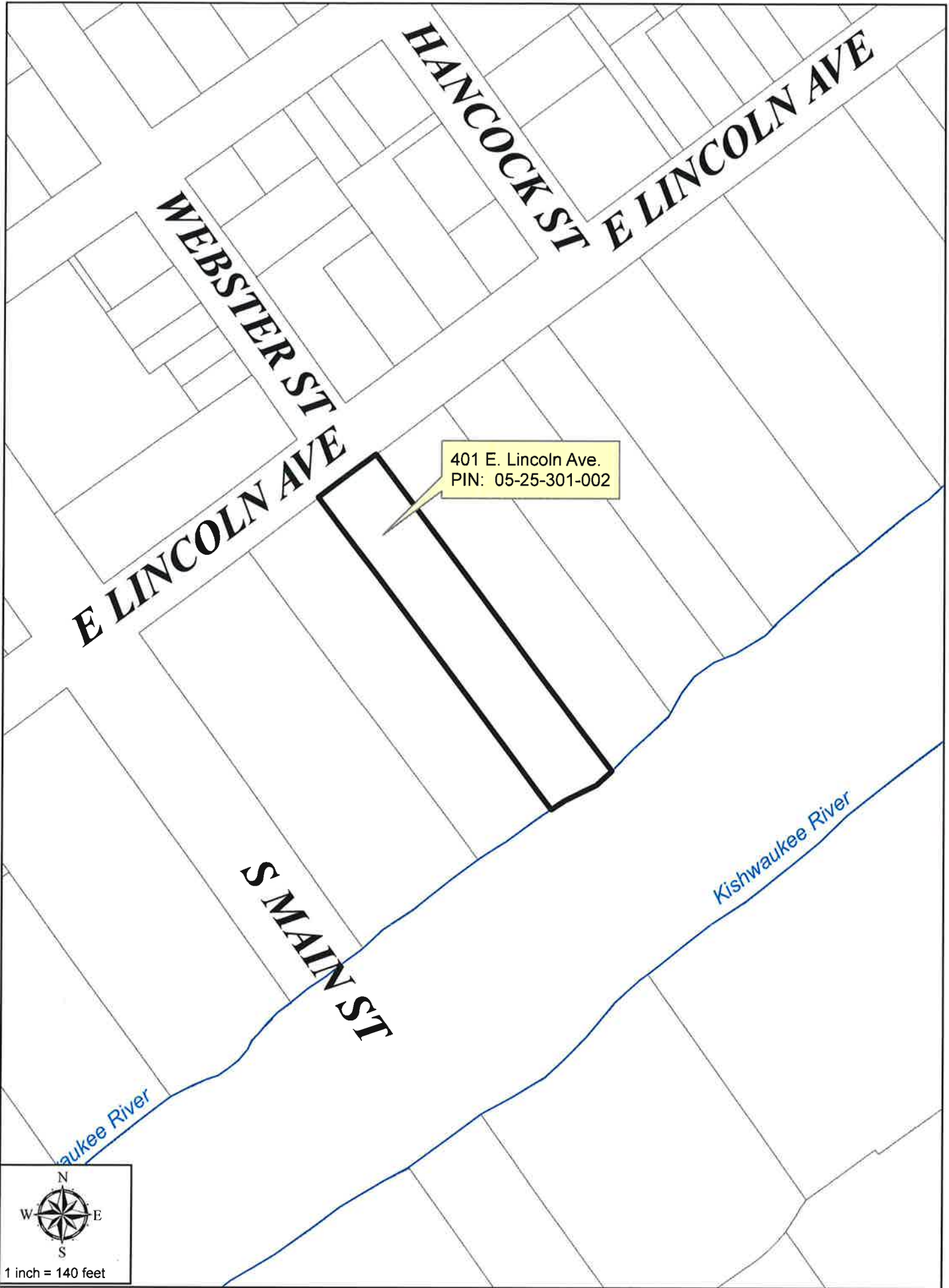
Submitted by:



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.

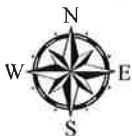


401 E. Lincoln Ave.
PIN: 05-25-301-002

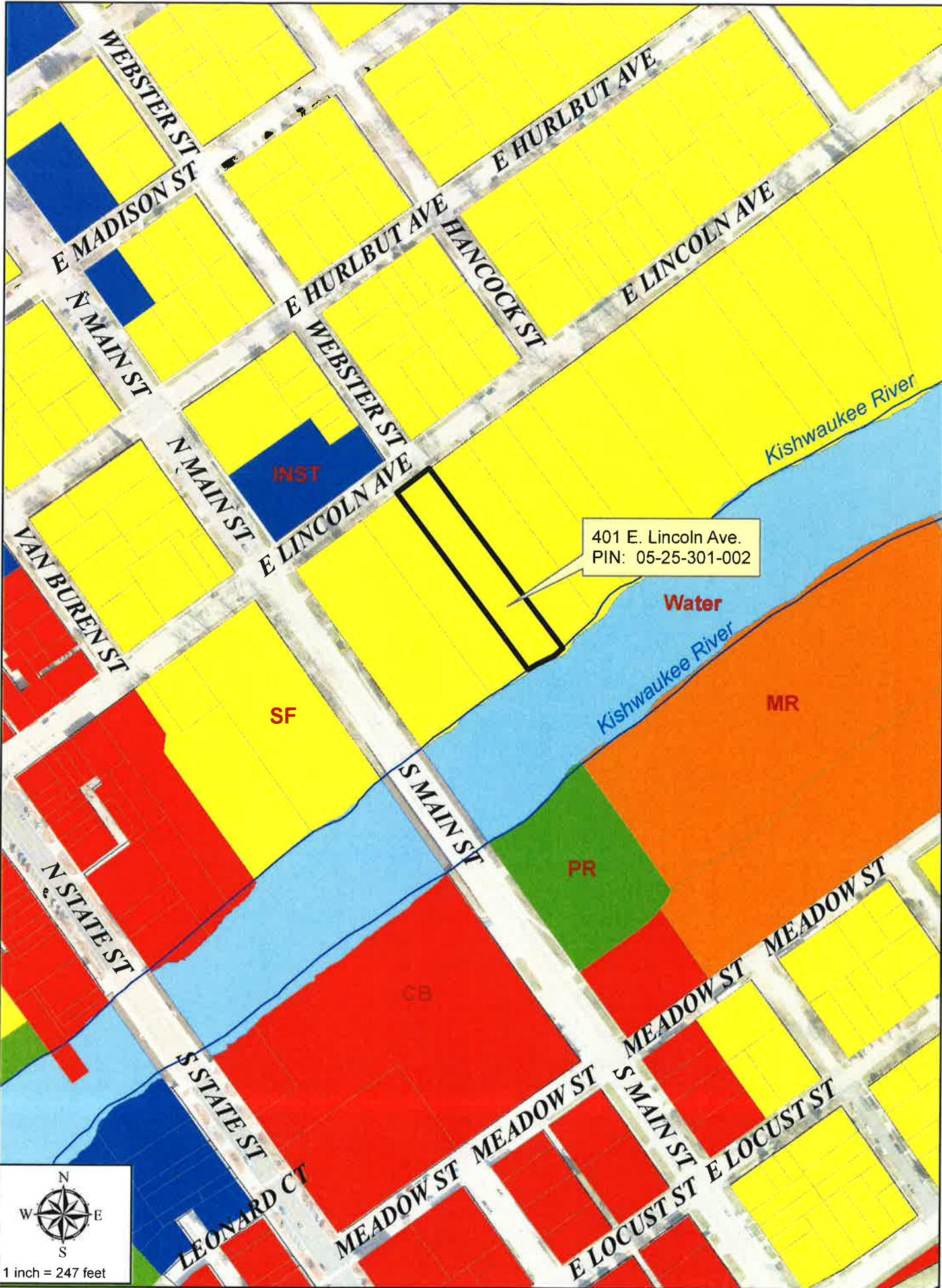
1 inch = 140 feet



401 E. Lincoln Ave.
PIN: 05-25-301-002



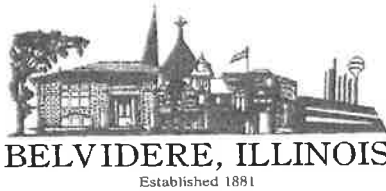
1 inch = 49 feet



401 E. Lincoln Ave.
PIN: 05-25-301-002

N
W E
S
1 inch = 247 feet

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



APPLICATION
FOR LANDMARK DESIGNATION

Property Address 401 E Lincoln Ave., Belvidere IL 61008

Has the structure ever been located at another location? NO

If yes where? _____

Property Identification Number (PIN) 05-25-301-002

Property's Legal Description 25-44-3 LT 24

PT OF ASSRS ADD

401 E LINCOLN AVE

Historic Name of Property Nellie Dunton Home

Common Name of Property Nellie Dunton Home

Applicant's Name Alexandra Omiotek / Ryszard Omiotek

Applicant's Address 401 East Lincoln Ave

Belvidere IL 61008

Applicant's Phone Number 630/457-7421

Name of Owner Alexandra Omiotek

Owner's Address 401 E Lincoln Ave

Belvidere IL 61008

Owner's Phone Number 630/457-7421

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

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

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: _____

Home

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.

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
PIN: 05-26-291-005	1st. Presbyterian Church of Belvidere	212 Webster St.
PIN: 05-25-301-008	Kenneth Stewart	319 E. Lincoln Ave.
PIN: 05-25-159-007	Kim + John Fisk	406 E. Lincoln Ave.
PIN: 05-25-301-003	Sophia Hazinski	405 E. Lincoln Ave.

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

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 Alexandra Omistek Date 07/28/18

Owner Alexandra Omistek Date 07/28/18

Departmental Use Only

Application Approved _____ Denied _____

Notes Condition: _____

Application Approved on _____ Date _____ By _____ Chair _____

Application Issued on _____ Date _____ By _____ Administrator _____

cc: File, Building Department

NARRATIVE STATEMENT RE: 401 E Lincoln Ave., Belvidere, IL 61008

The above home features the following:

Upstairs Level: 3 Bedrooms, 2.5 Bathrooms, 1 enclosed sunporch, wood burning fireplace.

Mid-Level: 1 Parlor, 1 dining room, 1 sitting room, Kitchen, 2 stairways to access the upper floor, fireplace, storage room.

Basement: flagstone walls, walkout basement door.

The architectural style of the home is Italiante.

All of the windows are wood frame and should be preserved.

Off Market: \$187,318 (3 beds, 0.3 baths, 3,066 sqft)

Save home Save image X Close

2 of 20



Off Market: \$187,318 (3 beds, 0.3 baths, 3,066 sqft)

Save home

Save image

✕ Close

6 of 20



Off Market: \$187,318 (3 beds, 0.3 baths, 3,066 sqft)

Save home

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✕ Close

16 of 20



Off Market: \$187,318 (3 beds, 0.3 baths, 3,066 sqft)

Save home

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✕ Close

1 of 20



Blackhawk Bank
 www.Blackhawkbank.com
 Client Services:
 608.364.8924
 866.771.8924

Reconciled
 9-10-18
 JS

CITY OF BELVIDERE
 HISTORIC PRESERVATION
 401 WHITNEY BLVD
 BELVIDERE IL 61008-3710

Date 8/31/18 Page 1 of 1
 Account Number Ending 0721

The start of school means studying and report cards. Reward that student in your life with a Youth Savings Account. Call us at 800-209-2616 for more information.

Municipal Money Market Account	Item Truncation
Account Number Ending 0721	Statement Dates 8/01/18 thru 8/31/18
Previous Balance 5,338.57	Days in the statement period 31
1 Deposits/Credits 40.00	Average Ledger 5,361
Checks/Debits .00	Average Collected 5,361
Auto Withdrawals .00	
Service Charge .00	
Interest Paid .46	
Ending Balance 5,379.03	2018 Interest Paid 3.83

DEPOSITS AND ADDITIONS		
Date	Description	Amount
8/14	DDA REGULAR DEPOSIT	40.00
8/31	INTEREST PAID 31 DAYS	.46

DAILY BALANCE INFORMATION					
Date	Balance	Date	Balance	Date	Balance
8/01	\$,338.57	8/14	5,378.57	8/31	5,379.03

INTEREST RATE SUMMARY	
7/31	.10%