



City of Belvidere 10-Year Historic Preservation Plan

Belvidere, Illinois
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City of Belvidere 10-Year Historic Preservation Plan

Acknowledgments

This document was developed with the input and advice from many smart, thoughtful, and committed individuals in the Belvidere community. A special thanks to all those who contributed to the development of this 10-Year Historic Preservation Plan.

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Executive Summary

Executive Summary

In 2017, the City of Belvidere and its Historic Preservation Commission prepared a *10-Year Historic Preservation Plan* to guide local policy and decision-making related to key historic preservation issues, and to strengthen and enhance the community's historic preservation program. Developed with active participation by various preservation stakeholder groups, including property and business owners, non-profit organizations and preservation advocates, and other governmental agencies and entities, the Plan provides a compelling vision for how historic preservation can play impactful roles in maintaining community character, revitalizing Downtown and nearby traditional neighborhoods, safeguarding Belvidere's unique architecture and heritage for future generations, and promoting a quality of life that attracts new investment into the community.

Plan Approach

To create the Plan, the City and its stakeholder partners completed a comprehensive analysis of community preservation program strengths and weaknesses, resulting in the determination of key preservation issues and observations (summarized on page 10). Current preservation planning activities, focused primarily on the City's Historic Preservation Commission, were assessed and evaluated, including survey, documentation, and landmarking activities; education and outreach efforts; and economic development and community revitalization initiatives concerning the Downtown commercial district and Belvidere's older neighborhoods. Potential partnerships with private sector entities were also explored and considered during the planning process. In terms of community engagement, two community open houses and a series of focus group sessions were conducted with a cross-section of Belvidere stakeholders to gain insight and perspective on key preservation issues and priorities. Such insight proved valuable in the development of the Plan's preservation goals, policies and recommendations.

Relationship to the Boone County Comprehensive Plan

This 10-Year Historic Preservation Plan will serve as the primary policy document for historic preservation planning in Belvidere going forward, and as a standing element or chapter to the *1999 Boone County Comprehensive Plan*, Belvidere's primary land use planning policy document. The County's Comprehensive Plan recognizes that "*sound historic preservation policies... should be established in communities "... throughout the County."* (Boone County Comprehensive Plan, Belvidere-Boone County Regional Planning Commission, 1999, p. 33). Preservation planning goals, policies and recommendations incorporated within the 10-Year Historic Preservation Plan align with the general land use goals and strategies presented in the County's Comprehensive Plan.

This Plan provides a compelling vision for how historic preservation can play impactful roles in maintaining community character, revitalizing Downtown and nearby traditional neighborhoods, safeguarding Belvidere's unique architecture and heritage for future generations, and promoting a quality of life that attracts new investment into the community.

Key Plan Recommendations

Presented below are key preservation planning recommendations included in the 10-Year Historic Preservation Plan, organized around four critical elements to an effective community preservation program – survey and documentation, program administration, community development, and education and advocacy.

- **Survey and Documentation.** In recent years, the City and the Historic Preservation Commission have completed several survey initiatives encompassing the Downtown district and adjacent neighborhoods, resulting in the designation of two districts in the National Register of Historic Places. One Local Historic District and several Local Landmarks have also been designated. An effective community preservation program should implement on-going efforts to survey, document and inventory significant historic resources for future preservation and protection. Going forward, the City should focus future survey initiatives in the remaining historic residential neighborhoods that have not been subject to previous documentation; landmarking efforts for individual properties and districts should also concentrate on eligible resources identified in prior surveys. Other future documentation and designation activities could include efforts to understand the nature of archaeological resources within the community, expand the existing Hurlbut Avenue Local Historic District, and advance the understanding and context of Belvidere's important architectural and historical resources through oral history projects.
- **Program Administration and Management.** Program administration and management concerns the operations and functions of the City's Historic Preservation Commission, especially the procedures for landmark and district designation and design review. The Plan proposes a series of recommendations that update and "fine-tune" the City's Historic Preservation Ordinance in order to bring clarity and efficiency to Commission operations, as well as strengthen its role in preserving and protecting significant historic resources. For example, a new demolition delay provision within the Ordinance can provide the Commission a new mechanism for working with property owners on feasible alternatives to demolition. Other recommendations focus on the need for adequate commissioner training, addressing property maintenance and building code administration needs, and reconstituting the Downtown Overlay District as a new Local Historic District.
- **Community Development.** Historic preservation should always receive equal consideration in all City or community-driven economic development initiatives, especially efforts that revitalize traditional commercial districts and historic residential neighborhoods. To facilitate community development, the Plan proposes the establishment of new incentives that spur investments in building façade and storefront improvements, as well as residential rehabilitation activities. Re-forming a new revitalization organization can also help in advancing the community's vision for a thriving Downtown commercial district – a district that represents community's most important collection of historic resources. This Plan also reaffirms the community's commitment to preserving and reusing the National Sewing Machine Company Complex as a catalyst for further investment activity in Belvidere's Downtown and adjacent residential districts. New financing tools and intervention approaches may also be needed to accomplish key rehabilitation and adaptive use projects.
- **Education and Advocacy.** A comprehensive program of education and advocacy initiatives can help to promote the benefits of historic preservation. Several initiatives are suggested in this Plan to bolster the preservation message, including the use of internet-based technologies to expand access to historic preservation information, and enhancing partnerships with the Boone County Museum of History and other entities on a variety of outreach and education efforts.

Issues and Observations Summary

The following is a summary of observations of key preservation planning issues determined through the preservation planning process.

- **Past Registration and Survey Activities.** Since the establishment of the Belvidere's Historic Preservation Commission in 1987, the City's Preservation Commission has been active in survey and documentation initiatives resulting in two National Register Districts, one Local District and thirty-three (33) properties designated individually as Local Landmarks; four buildings are also listed individually in the National Register of Historic Places. In addition, various surveys have been completed documenting over 500 properties in the community. These activities and accomplishments have demonstrated a strong interest and commitment to documenting Belvidere's historic resources.
- **Future Designation and Registration Efforts.** Past survey work in the Courthouse Square neighborhood area has identified a National Register District and two Local Districts as the basis for future district designation efforts. Other properties would also be candidates for individual City landmark designation. Going forward, the City's Historic Preservation Commission should work with the Illinois SHPO in formally determining the eligibility of the Courthouse Square neighborhood as a National Register Historic District as a precursor for considering Local Districts in the area, especially for the Lincoln Avenue blocks east of State Street.



Photos by The Lakota Group

- **Local District Boundary Adjustments.** The West Hurlbut Avenue Historic District remains the only locally-designated Historic District in Belvidere, its boundaries encompassing the residential half-blocks along West Hurlbut Avenue between Goodrich and Kishwaukee Streets. The Historic District's architectural resources include early 20th century Colonial Revivals along with other vernacular Gable-Fronts and Foursquares building types. This District's boundaries should be evaluated and possibly expanded to capture other historic residential resources of similar age and integrity on adjacent blocks.
- **Future Survey Activities.** Residential neighborhoods to the south of the Kishwaukee River, as well as to the north and west of State Street and the Courthouse Square area are candidates for future survey and documentation activities, given their age and diversity of architectural resources in these locations. Although some neighborhoods may have integrity issues, with many homes altered with vinyl and other artificial siding, survey efforts would help to identify significant resources worthy of National Register listing or local landmarking. Such neighborhoods could also qualify for alternative forms of protection and management, including conservation districts.
- **Survey Access.** Public access to survey reports and information is available through the City's website as downloadable Portable Digital Format (PDF) documents. However, it is difficult to readily locate survey data on individual properties without having to search the survey reports themselves. The City could employ Internet and other digital and GIS technologies to store and archive survey data, and provide a more convenient internet portal to for accessing local information on Belvidere's historic resources.
- **Mid-Century Resources.** Neighborhoods beyond Belvidere's older historic core, built mostly between the end of World War II and the late 1960s, contain an interesting collection of Cape Cods, Minimal Traditionals and Ranch homes. These areas should be given priority for future survey and documentation.
- **Prefabricated Residential and Automobile-Related Resources.** Post-World War II Quonset hut and Lustron homes are representative examples of prefabricated housing types built for returning servicemen. The examples found in Belvidere retain a high level of integrity and should be given consideration and designation as Local Landmarks. There are also several historic gas station buildings from the 1940s and 50s that are worthy of preservation and reuse.
- **National Sewing Machine Company complex.** Efforts are ongoing to find and secure suitable new uses, developers and financing for the National Sewing Machine complex along the Kishwaukee River. The City has sought a determination from the Illinois SHPO on whether the complex can be listed as a National Register District as the building themselves are not eligible individually. Regardless, the two buildings remaining in the complex still provide tangible links to the City's industrial past and should be high priorities for Local Landmark designation and adaptive use.
- **Downtown Belvidere.** Downtown retains a significant collection of historic commercial buildings – buildings that comprise two National Register Historic Districts – and serves as one of the community's main commercial centers. The *Downtown Strategic Plan* provided historic preservation-based economic development strategies related to the National Sewing Machine complex, streetscape and public spaces, building rehabilitation and business development efforts. There was also a recommendation regarding the establishment of downtown management organization, although the community has funded a Main Street revitalization program in the past. While there is a palpable storefront vacancy rate, and visible building maintenance and rehabilitation needs throughout the Downtown, re-establishing a new revitalization organization may be needed to advance and maintain a revitalization agenda focused on building preservation, adaptive use and business development. Local stakeholders consider Downtown revitalization as a high priority.

- **Downtown Overlay District.** The City's current design overlay regulations for the Downtown district largely focuses on new development, with several provisions for building rehabilitation. Given that two portions of the Downtown are listed in the National Register, it is unclear why Downtown's design management would not be under the purview of the Historic Preservation Commission through a Local District designation. In addition, the design overlay district is not co-terminus with the National Register district boundaries.
- **Design Review.** Design review standards for Local Landmarks and Districts are currently specified within the Belvidere Historic Preservation Ordinance and are used by the Preservation Commission for Certificate of Appropriateness (COA) reviews. It may be helpful to create and adopt an illustrated set of design guidelines that can serve as a resource for historic building owners when they plan a rehabilitation project, as well as serve as extra guidance in COA decisions.
- **Neighborhood Stability.** Like many communities, Belvidere has faced challenges in recent years in dealing with vacant and deteriorating properties, foreclosures, and absentee land owners, especially in the community's older residential neighborhood areas. While there have been efforts by the City to address such issues through code enforcement, the issue of addressing distressed historic properties in organized, structured fashion has remained elusive. The absence of local housing development organizations that can play pivotal roles in facilitating housing rehabilitation is also an obstacle.
- **Preservation Advocacy.** Education and preservation advocacy efforts are largely led by the City and its Historic Preservation Commission. In recent years, the Commission has developed and distributed a periodic information newsletter, established a historic preservation awards program, and initiated an annual "Neighbors Night" to highlight local preservation success stories. Beyond the Commission, the Boone County Museum of History also offers a range of educational resources and outreach activities that promote and inform Belvidere residents on local heritage. While community stakeholders have recognized the importance of these efforts, they also understand that new forms of outreach, education and advocacy initiatives are needed to engage new audiences in Belvidere's preservation program and to build a strong historic preservation ethic.



Photo by The Lakota Group



Photo Courtesy of the Boone County Museum of History



Section One >>

Introduction

Introduction

In 2017, the City of Belvidere, Illinois in collaboration with Belvidere citizens and stakeholders, initiated a process to create a *10-Year Historic Preservation Plan* – a plan that will guide local decision-making on the identification, conservation, and stewardship of Belvidere's architecturally and historically significant buildings and places. Like many similarly-sized Midwestern communities, the City of Belvidere is seeking ways in which to encourage growth and economic development while preserving and maintaining the assets that make their communities distinct from others – assets that include traditional neighborhoods and downtown commercial districts, historic churches, schools, industrial buildings, and other heritage resources that contribute to a community's sense of place, identity and quality of life.

This 10-Year Historic Preservation Plan was created to provide a strategic direction for historic preservation in Belvidere – one that builds on past preservation successes, strengthens public-private partnerships, and promotes more certainty and predictability in the roles historic preservation will play going forward in shaping Belvidere's built environment and economic vitality. The process for preparing the 10-Year Historic Preservation Plan represents a unique opportunity for the Belvidere community to assess the effectiveness of the current preservation program, understand current issues and constraints to local preservation efforts, and consider a set of planning strategies and initiatives that address critical preservation planning priorities.



Photo courtesy of Boone County Then and Now

A locally-adopted historic preservation plan can help to strengthen and integrate historic preservation into broader public policy and land use decision-making. Historic preservation planning also provides opportunities for the public to participate in the future planning and stewardship of significant local architectural and historical resources.

This 10-Year Historic Preservation Plan for Belvidere seeks to address the following critical preservation planning issues:

- Review and assess historic resource survey, inventory and documentation efforts, and prioritize future historic district and landmark designation activities.
- Explore historic contexts for understanding historical forces that shaped, growth and development and important architectural and cultural resources related to these historical forces.
- Assess the effectiveness of the Belvidere Historic Preservation Ordinance (Chapter 58 of the Belvidere Municipal Code) in the protection of Belvidere's historic resources, and ensure clarity on City preservation procedures, design review and the composition and operations of the Belvidere Historic Preservation Commission.
- Explore opportunities for historic preservation as a means for revitalizing Downtown Belvidere, and for stabilizing and promoting the community's older residential neighborhoods as attractive places to live.
- Determine barriers to preservation and encourage the use of existing historic preservation incentives, and the creation of new financial programs that facilitate property maintenance, rehabilitation, and adaptive use.
- Propose a program of ongoing outreach, education and advocacy that increases awareness of Belvidere's heritage resources and promotes long-term stewardship.
- Identify opportunities for advancing heritage tourism in Belvidere and for improving various historic sites, neighborhoods, and districts as compelling places to visit.
- Integrate historic preservation planning goals and policies within the City's varied planning and community development initiatives.
- Create a 10-Year Historic Preservation Plan implementation strategy that prioritizes specific actions that strengthen the community's historic preservation program.

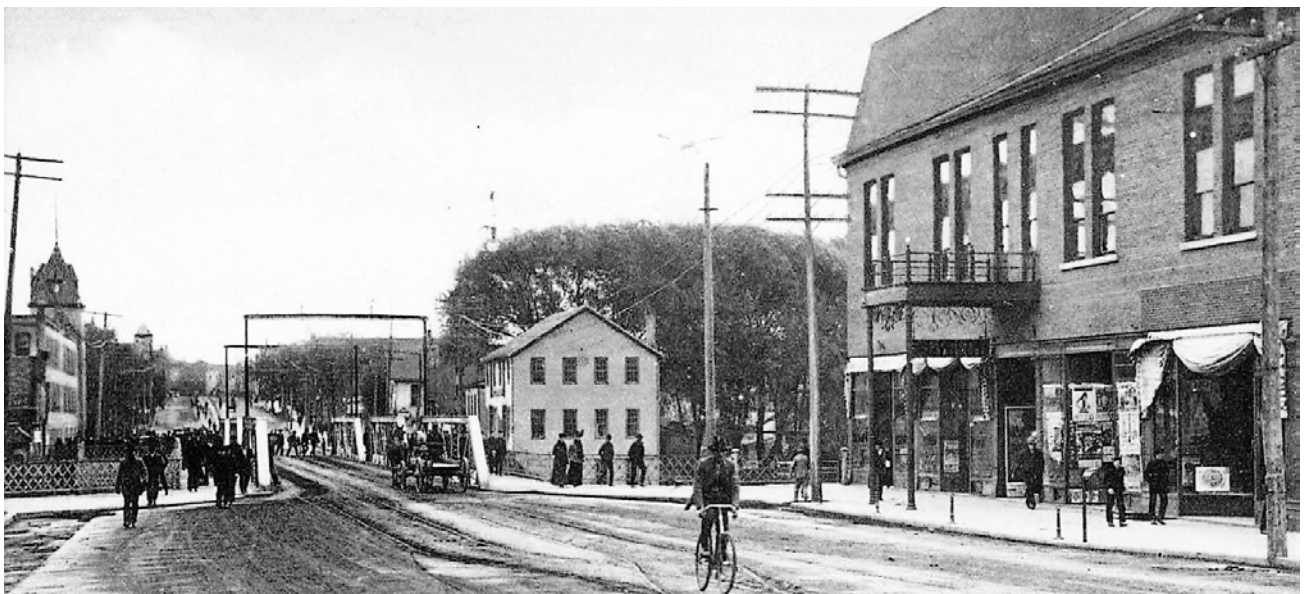


Photo courtesy of Boone County Then and Now - Looking south on State Street

Preservation Background

Belvidere's early historic preservation efforts can be traced to the formation of the Boone County Historical Society in 1937. In 1967, the Society's Museum of History was established in Downtown Belvidere. The City of Belvidere would formally initiate its historic preservation program with the adoption of the City's Historic Preservation Ordinance and establishment of its Historic Preservation Commission in 1989. That same year the Historic Preservation Division (Illinois State Historic Preservation Office - Illinois SHPO) of the Illinois Department of Natural Resources, recognized Belvidere as a Certified Local Government (CLG). Other Illinois communities, including Rockford, Belvidere, Mt Carroll, Jacksonville, Highland Park, Kane County, Galesburg, Aurora, and Bloomington would also initiate local preservation programs during the 1980s, making Belvidere one of the earliest communities in the state to pass a preservation ordinance. The formation of the Belvidere Historic Preservation Commission comes 23 years after the passage of the National Historic Preservation Act by the U.S. Congress. The National Historic Preservation Act established the National Register of Historic Places (NRHP), this nation's official list of buildings, sites, and structures worthy of preservation. The Pettit Memorial Chapel, designed by Frank Lloyd Wright and located in the Belvidere Cemetery, would become the first building in the community to be listed in the National Register in 1978.

Since 1989, Belvidere has implemented an active program of historic resource identification and documentation, as well as landmark and district designation. In 2004, the Belvidere City Council designated the West Hurlburt Historic District, located in north central Belvidere and comprised of early 20th century residential resources, a Local Historic District (LHD); in 2012, the City completed a comprehensive survey of the Downtown district documenting 100 properties for their significance and eligibility to the National Register of Historic Places. The survey resulted in the designation of the South and North State Street National Register Districts in 2012. In addition, there are four properties individually listed in the National Register and another 30 designated as Belvidere City Landmarks (CL) by the City's Historic Preservation Commission, affording such properties protection against demolition. The responsibilities of administering the Belvidere historic preservation program continues to rest with the Historic Preservation Commission, which oversees landmarks designation proceedings, design review, survey and registration, and various educational and outreach activities.

Despite the progress the Belvidere community has made in its preservation efforts over the decades, it has not adopted a comprehensive historic preservation plan. The *Boone County Comprehensive Plan*, which was adopted in 1999 and addressed planning and land use issues for Boone County communities including Belvidere, does not include any extensive set of preservation-planning policies for local communities. However, the *Downtown Belvidere Strategic Plan* completed in 2012 takes a "Main Street" revitalization approach, stressing the rehabilitation and adaptive use of Downtown commercial buildings. Therefore, the process for preparing this 10-Year Historic Preservation Plan represents a unique opportunity for Belvidere to assess the effectiveness of its current historic preservation program, understand current issues and constraints, and consider a set of planning strategies that address critical preservation-planning concerns.



Photo courtesy of Boone County Then and Now

Community Timeline and Preservation Chronology

The following is a general timeline of significant events and historic preservation efforts in the City of Belvidere since the mid-1830s.

1833:	Chicago Treaty signed, relocating the Pottawatomie, Chippewa and Ottawa tribes west of the Mississippi River
1835-1836:	First claims staked along the Kishwaukee River on what was known as Elysian Fields Formation of the 'Belvidere Company' First bridge constructed over the Kishwaukee River at today's State Street Early Hotel, the Belvidere House, constructed along original stage coach route
1837:	The Illinois legislature authorizes the formation of Boone County
1838:	Courthouse Square neighborhood initially platted Lampert-Wildflower House constructed.
1843:	First courthouse constructed near the current day courthouse
1845:	Stephen Augustus Hurlbut moves to Belvidere and opens a law practice
1847:	Belvidere incorporated as a town
1851:	Railroad Depot constructed south of the Kishwaukee River
1852:	Chicago Northwestern Railroad arrives one mile south of the Kishwaukee River
1854:	Existing Boone County Courthouse constructed
1857:	Town of Belvidere formally established with State of Illinois-issued charter
1882:	Belvidere incorporated as a City
1886:	National Sewing Machine Company locates along State Street and the Kishwaukee River
1894:	Expansion of the National Sewing Machine Complex when it purchases the Freeport Bicycle Manufacturing Company
1907:	Pettit Memorial Chapel designed by Frank Lloyd Wright is constructed
1910:	Soldiers and Sailors Monument completed
1911:	Downtown U.S. Post Office constructed, listed in the National Register (2000).
1912:	Ida Public Library constructed
1916:	Old Belvidere High School constructed
1924:	Plaque honoring Chief Big Thunder placed in current day Big Thunder Park
1937:	Boone County Historical Society established
1940:	Big Thunder Park officially dedicated
1953-1954:	National Sewing Company merges with the Free Sewing Machine Company and leaves Belvidere
1964-1965:	Belvidere Assembly Plant constructed
1966:	National Historic Preservation Act passed by U.S. Congress National Register of Historic Places established
1967:	Tornado strikes Belvidere
1968:	Boone County Historical Museum opens to the public
1972-1974:	Illinois Historic Landmarks and Structures Surveys completed by the State of Illinois
1978:	Pettit Memorial Chapel becomes first Belvidere property listed in the National Register of Historic Places
1987:	Historic Preservation Ordinance adopted by the Belvidere City Council Belvidere becomes a Certified Local Government
1989:	Belvidere Historic Preservation Commission established by the Belvidere City Council
1990:	Illinois State Agency Historic Resources Preservation Act enacted
1996:	Belvidere accepted into the Illinois Main Street Program
1997:	Belvidere High School listed in the National Register of Historic Places
2004:	West Hurlbut Avenue Local Historic District established
2005:	Lampert-Wildflower House listed in the National Register of Historic Places
2012:	Downtown Belvidere Historic Resource Survey completed North and South State Street Historic Districts listed in the National Register of Historic Places
2014:	Courthouse Square Survey Phase 1 completed
2016:	Courthouse Square Survey Phase 2 completed

Historic Resources and Historic Preservation Defined

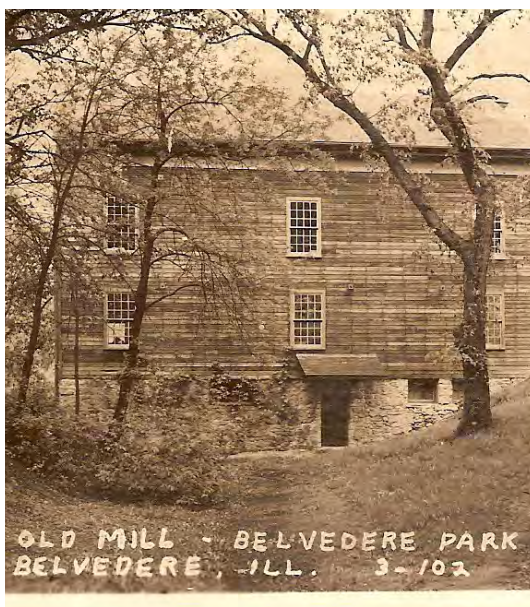
Historic resources are buildings, sites, structures, and landscapes of architectural, historical, and cultural value. They are also places of economic activity, community identity, and collective memory – places that tell the story of Belvidere. Historic preservation is the process of conserving historic resources, and managing appropriate change so that their character-defining architectural and design features are maintained, finding means and methods for reusing and protecting such resources for the benefit of future generations. In the United States, historic preservation is undertaken through public efforts in landmarking and historic district designation at the federal, state, or local levels, and private actions that underwrite and facilitate the maintenance, rehabilitation, and preservation of historic buildings, structures, sites, and objects.

Benefits of Historic Preservation

Belvidere's historic resources are key to the community's aesthetic and physical environment, economic diversity and sustainability, and overall quality of life. Historic preservation is also an effective tool for revitalizing downtowns, stabilizing older neighborhoods, attracting new businesses and homeowners, and encouraging reinvestment in a community's streets, sidewalks and other infrastructure. It is for these reasons that many municipalities in Illinois and around the country have created and maintained local preservation programs with preservation ordinances, landmarking and design review procedures, and incentives for property maintenance and adaptive use.

The benefits of preservation are substantial and contribute to the local economy in the following ways:

- New jobs created through rehabilitated buildings occupied by new businesses, especially in historic downtowns and traditional commercial districts.
- Stabilized and improved residential and commercial property values when historic districts are created and maintained.
- Increased housing choices through rehabilitated housing stock.
- Additional arts, cultural, and tourism activities generated in association with landmarks and historic districts.
- Conserved building resources that reduce the environmental impact of new development.



Photos courtesy of The Boone County Museum of History and Boone County Then and Now



Belvidere's historic resources are key to the community's aesthetics and physical environment, economic diversity and sustainability, and overall quality of life.

Revitalizing Downtown

Historic downtown districts are the most prominent places of shared memory – they are where the community shops at long-time family businesses, works at established companies and institutions, and plays in its plazas and parks. Historic downtowns have always represented the community's economic and social center. Today, historic downtown buildings provide affordable, flexible ground-floor spaces for new businesses and reusable upper stories for offices and apartments. Downtown residential units allow people to walk to downtown shopping, dining, and entertainment and recreation options.

Many communities in Illinois and around the country have established and maintained Main Street revitalization programs that have fostered substantial reinvestment in buildings, businesses, and public infrastructure. In 2016 alone, Main Street programs across the country have generated, with contributions from both the public and private sectors, \$4.65 billion of downtown investment, including a net gain of 27,000 jobs and 8,000 building rehabilitations. Since 1980, Main Street programs have generated \$70 billion in downtown reinvestment. In Illinois, a total of \$33.8 million in reinvestment was leveraged in 2013 by Illinois Main Street communities (*Main Street as a Downtown Revitalization Strategy in Illinois*, Center for Governmental Studies, Northern Illinois University, 2014, p. 10). Currently, there are 36 communities in Illinois with fully functioning Main Street programs.

Revitalizing Neighborhoods

Historic homes contribute to a neighborhood's identity and sense of place – an identity that is often quite distinct from newly-developed places in other parts of the community, by its diversity of housing types and architectural styles. The diversity in the housing stock in turn provides opportunities for households of different income levels to live in more established neighborhoods close to schools, parks, downtowns, churches, and other community services and amenities. Landmark and district designations also have positive impacts on neighborhoods, often increasing property values significantly. (*The Impact of Historic District Designation*, City of Rockford, December 2008, p. 19.)

Even in neighborhoods that have experienced population and economic decline, local landmarks, historic districts and conservation areas have played key roles in attracting new residents, facilitating housing rehabilitation, prioritizing capital improvement investments and encouraging infill development. For instance, in Philadelphia, the city's population increase of 8,400 people from the year 2000 to 2010 occurred in its historic districts (Bertron, Cara, *Right Size, Right Place: A New Role for Preservation*, Gray Area Preservation and Provocateur Conference Series, February 12, 2014). Neighborhood historic districts also promote greater ethnic, cultural, and socioeconomic diversity than most other neighborhoods and places.

Heritage Tourism

Heritage travelers visit historic downtowns, neighborhoods, sites and attractions to experience authentic places. Heritage resources also serve as the “backdrops on the stage” – allowing the stories of the people and cultures that settled, developed and lived in the place to be told. Heritage tourism is the fastest growing sector of the tourism industry; heritage travelers often stay longer and spend more on trips than other tourists. According to the U.S. Cultural and Heritage Traveler Study, 78 percent of all U.S. travelers visit a historic site, spending on average \$900 per trip and contributing more than \$192 billion annually to the U.S. economy. In addition, more than two-thirds of heritage tourists visit a historic site while traveling; 30 percent often visit a historic neighborhood. In general, tourism is increasing in Illinois with over 110 million visitors to the State of Illinois in 2016, an increase of over 1 million from 2015 (*Economic Impact of Domestic Tourism*, Illinois Office of Tourism, 2016, Retrieved from http://illinoistourism.org/content/pdfs/j006823%20economic%20impact%20card_lr.pdf).

Building Rehabilitation

Several statewide economic impact studies have demonstrated that the number of jobs created through the rehabilitation of historic buildings compares favorably with the number of jobs created with new construction. For instance, a new construction project can expect to spend about 50 percent in labor and 50 percent in materials; in contrast, some rehabilitation projects may spend up to 70 percent in labor costs – locally hired labor, which helps keep dollars within the local community (*The Economics of Historic Preservation: A Community Leader's Guide*, Washington DC: The National Trust for Historic Preservation, 2014, p. 88).

With the federal and various state historic preservation tax credit programs, building rehabilitation projects created an estimated 108,500 jobs in 2016 with 57 percent of the projects associated with new housing units, 13 percent for office use and another 30 percent for a variety of other commercial purposes. Since 1976, the Federal Tax Credit program alone has generated more than \$84 billion in the rehabilitation and adaptive use of income-producing properties. In Illinois, the private sector spent \$272 million in qualified rehabilitation expenditures in Federal historic preservation tax credit projects. (*Federal Tax Incentives for Rehabilitating Historic Buildings Statistical Report and Analysis for Fiscal Year 2016*, National Park Service, 2017, p. 9.)

Locally, the River Edge Redevelopment Zone program offered by the State of Illinois provides a 25 percent state income tax credit for rehabilitating historic income-producing properties located in Aurora, East St. Louis, Peoria, Elgin and Rockford. The state tax credit that can be coupled with the Federal Historic Tax Credit (HTC). The program has had a demonstrable impact in the City of Rockford, resulting in \$104 million in private sector investment and the creation of 480 direct jobs created. (*Economic Impact of the River Edge Redevelopment Zone State Historic Tax Credit in Rockford, Illinois, Landmarks Illinois, 2015, p. 2.*)

Sustainability and Environmental Benefits

The U.S. Environmental Protection Agency (U.S. EPA) has estimated that more than a third of landfill space is occupied by debris from building demolition, and that it can take between 10 to 80 years for a new energy-efficient building to overcome the climate change impacts created by new construction. Furthermore, buildings constructed before World War II are generally more energy efficient due to higher quality construction materials and construction methods. For instance, wood harvested from old growth forests and stone taken from local quarries were used mainly in the construction of the first and second-generation homes and commercial buildings in most communities – materials that have proven to be more durable than most others being used today. Sensitive preservation and stewardship of historic buildings also maintains the “embodied energy” of the materials – the energy used to harvest, fabricate, transport, and install the materials on the building rather than replacing them. If these materials are lost, the materials’ embodied energy is also lost, generating significant new energy consumption in the material’s replacement. Therefore, rehabilitating a historic building promotes sustainable, environmentally conscious community development.

Placemaking and the New Economy

Many cities recognize today that historic downtowns and neighborhoods are “placemaking” assets that define a community’s identity, which can attract jobs and workers, especially in today’s emerging creative industries. Such industries are mainly concerned with the use of information in the production of goods and services, including the architecture and design fields, fashion and film-making, publishing, the performing arts, arts and crafts, and technology and software development. With the advent of the internet and other technologies, creative industries and their workers can locate almost anywhere but most often select places with exceptional livability factors, including walkability and character-rich environments. These qualities and environments are often present in historic places. Therefore, maintaining historic neighborhoods and commercial districts – the places that attract the creatives – will be important to cities and communities going forward as they attempt to re-position themselves in the new economy.

Beyond the jobs-generating aspects, placemaking also capitalizes on historic environments by making them important backdrops for vibrant public spaces, and community gatherings and cultural activities. Communities around the country have integrated art and urban design enhancements in historic downtowns and neighborhoods to promote safe and comfortable pedestrian environments, and social interaction and community engagement.

Livability and Quality of Life

Historic buildings provide a sense of scale, comfort, familiarity and beauty that cannot often be duplicated in new construction. They also frame the neighborhood and the downtown block, promoting pedestrian activity, neighborhood interaction, and community pride of place. Architectural and decorative elements that define certain historic buildings also define a community's visual character. Ultimately, it is the community's visual character that builds its sense of livability that helps attract residents, investors and businesses.

What is a 10-Year Historic Preservation Plan?

This *10-Year Historic Preservation Plan* is the principal policy document regarding the advancement of the City of Belvidere's historic preservation program, as well as the protection, stewardship, and rehabilitation of historic buildings and districts. While the most recent Boone County Comprehensive Plan includes a historic preservation chapter, this Plan will serve as the principal policy regarding historic preservation planning in the City of Belvidere. Downtown Belvidere and the West Hurlbut Avenue Local Historic District, among others, are three of the historic areas that define Belvidere's historic character and identity. However, other resources neither landmarked nor within historic districts but contributing to Belvidere's character are always under threat from improper alterations and treatment, neglect, natural disasters, or demolitions. To preserve these resources but accommodate the City's growth, economic development and revitalization needs, a clearer understanding of Belvidere's preservation priorities needs to be identified. This Plan outlines specific priorities, and strategies for Belvidere to follow to achieve short and long-term community historic preservation goals.



Photos courtesy of Boone County Then and Now - Looking south on State Street

How To Use This 10-Year Historic Preservation Plan

The City, preservation advocates and other public and private sector entities will use this Plan to direct future preservation planning efforts focused on survey and landmark designations, preservation incentives, education and outreach activities, Downtown and neighborhood revitalization, and other historic preservation-based economic development initiatives. The Plan should also be used to monitor short and long-term preservation initiatives, adjust preservation policy when needed and warranted, and integrate preservation goals and policies into other plans and studies the City government may undertake in the future. Overall, this Plan seeks to balance the community's broader planning and community-development objectives, while also seeking to advance the mission of preservation and its benefits.

The Planning Process

To facilitate the preparation of the 10 -Year Historic Preservation Plan, the City of Belvidere engaged the Lakota Group, a multi-disciplinary planning firm based in Chicago, Illinois. A Plan Steering Committee, representing a broad-based segment of community stakeholders, including Historic Preservation Board members, local preservation advocates, civic institutions, City leaders and officials, private business owners, the Boone County Museum of History and other organizations and entities, was formed to help guide the Plan's development. The Plan's creation was underwritten by a CLG grant provided by the Illinois State Historic Preservation Office. The planning process involves two distinct phases: a "State of the City" review and assessment of the existing community preservation planning program and activities, and a "plan-making" phase in which preservation planning goals and policies, strategies, and implementation action steps will be prepared in collaboration with the community, and accepted and adopted by the City. The entire planning process was completed in December 2017.

Planning activities to date have included the following:

Phase 1: State of the City

The first phase, initiated in February 2017, assessed Belvidere's existing preservation program, interviewed key stakeholders and focus groups, conducted steering committee meetings, field work, and organized a community workshop to gain public input regarding critical preservation planning issues. Relevant planning documents, including Boone County's Comprehensive Plan and the Downtown Strategic Plan for Belvidere, were also reviewed.

The planning process included the following activities:

- **Project Start Meeting (February 2, 2017).** City planning staff conducted a project start meeting with the Lakota Group to discuss preservation planning goals and objectives, local preservation issues, and project schedule and timeline.
- **Reconnaissance Tour (March 16, 2017).** The Lakota Group and city staff toured existing and potential historic districts, including the North and South State Street National Register Historic Districts, the West Hurlbut Avenue Local Historic District, and the Courthouse Square residential area.
- **Stakeholder Listening Sessions (April 11-12, 2017).** Stakeholder listening sessions were conducted with various City departments, including Community Development, Fire and Police Departments, Public Works and Finance, and the Mayor's office. Additional interviews were conducted with the Boone County Museum of History, Downtown property and business owners, and other stakeholders, including local developers, realtor's, citizens and preservation advocates.
- **Field Work (May 15, 2017).** During the month of May, Lakota photographed and documented historic resources that were not included in the March Reconnaissance Tour.

- **Community Speak Out #1 (May 25, 2017).** A community speak-out session was held with approximately 20 residents, business and property owners, and preservation leaders providing input on preservation issues through a paper questionnaire and a series of interactive exercises. Display boards on Belvidere's historic architecture and "voting boxes" on preservation planning priorities were also incorporated. Results of the Community Speak-Out are summarized in Section 6, The Community Speaks, page 150.
- **Online Questionnaire (June 2017).** Portions of exhibits and the questionnaire from the Community Speak Out were re-formatted as an online survey and questionnaire to gauge Belvidere resident understanding of important preservation issues. Results of the online questionnaire are summarized in Section 6, The Community Speaks, page 151.
- **Steering Committee Meeting (September 25, 2017).** Lakota met with the Plan Steering Committee to review the State of the City Report and to discuss and determine key preservation planning concepts and strategies to be considered in the 10-Year Historic Preservation Plan.
- **Final State of the City Report (October 1, 2017).** After a review of the State of the City Report by the Steering Committee and City staff, a Final Draft version of the State of the City Report was prepared and delivered to the City.

Phase 2: Preservation Plan

The second phase of the planning process, the development of the *10-Year Historic Preservation Plan*, commenced after delivery of the State of the City Report. A second community open house was held on October 26, 2017 to gain community stakeholder feedback on initial Plan recommendations. A Draft Plan document was delivered to the City on November 7, 2017. A revised Draft Plan was subsequently delivered to the City on January 4, 2018. The final Plan was adopted by the Belvidere City Council on January 18, 2018.

Photo by The Lakota Group - Looking west on Buchanan Street



Overall, this Plan seeks to balance the community's broader planning and community development objectives while seeking to strengthen and advance the mission of preservation and its benefits to the Belvidere community.



Section Two >>

10-Year Historic Preservation Plan

Overview

This 10-Year Historic Preservation Plan represents the results of a collaborative planning process between the City of Belvidere, its Historic Preservation Commission and different stakeholder groups to create a compelling planning vision and policy framework that advances the local historic preservation program. The Preservation Plan also organizes local preservation activities and initiatives in logical program areas and implementation sequence that achieves long-term preservation goals and builds a more comprehensive and effective community preservation effort. Furthermore, this Plan should also serve as a work program not just for the Historic Preservation Commission but also for partner stakeholders and entities, including other City departments, the Boone County Museum of History, economic development groups, and other preservation advocates. While the City and the Historic Preservation Commission will take the lead on many initiatives presented in this document, partnerships with other public agencies and private sector entities to implement other aspects of the Preservation Plan, especially in relation to community development, and educational and advocacy efforts, will also be needed.

Outlined in Section 2 of this 10-Year Historic Preservation Plan are specific preservation planning goals, initiatives, and implementation actions. Discussed in Section 3: Implementation, are the respective roles and responsibilities among key implementation partners. The section below presents the community's guiding vision for historic preservation along with six value statements that reflect Belvidere's core historic preservation beliefs.

Belvidere Historic Preservation Vision

Belvidere's aspirations for its future historic preservation program are captured in the following vision statement.

In 2028, Belvidere is a vibrant community within the northern Illinois and Rockford metropolitan region – a community comprised of a vibrant traditional downtown commercial district, and vital and attractive historic neighborhoods. Historic preservation in Belvidere has enhanced the City's economic vitality, its visual environment, and civic pride through increased awareness of historic preservation's benefits; through ongoing identification and protection of significant historic resources; and, through meaningful involvement of the City of Belvidere and private-sector partners in important preservation initiatives. Historic preservation has improved property values in and around historic areas, fostered civic beauty, and preserved and promoted the appreciation of Belvidere's historic buildings, structures, sites and districts for the education and welfare of the Belvidere citizens and stakeholders.

Belvidere Historic Preservation Value Statements

In addition to the Belvidere Vision Statement, a series of value statements have been prepared describing the community's core preservation beliefs. Belvidere's core beliefs were determined through local stakeholder engagement and feedback regarding key preservation concerns, priorities and aspirations.

Value Statement #1: Belvidere's heritage resources are tangible links to the community's past.

Belvidere's historic resources and architecture are visual reminders of the community's past – a past inexorably linked to its first New England settlers, the coming of the railroads, the Civil War, and its commercial and industrial development at the turn of the 20th century in and near the Kishwaukee River and its traditional downtown core. Historic resources and sites are "places of memory" that provide opportunities for telling the stories of Belvidere's rich history, even the stories that have yet to be told. Preserving historic resources also helps to build a broader historical and cultural understanding of the community.

Value Statement #2: Historic preservation is a critical tool for revitalizing downtown Belvidere.

The Belvidere community recognizes its Downtown building stock as a valuable and significant collection of representative Victorian-era and early 20th century architecture, a collection incorporated as part of two National Register Historic Districts. The community also recognizes that historic preservation plays a fundamental role in revitalizing traditional downtown districts – historic buildings can serve as incubator spaces for independent businesses while upper floors could be converted to offices and residential units, potentially making Downtown Belvidere a true mixed-use center. The community will adopt new policies and sustain new initiatives that advance historic preservation-based approaches to revitalizing and maintain Downtown Belvidere as the community's centerpiece commercial district.

Value Statement #3: Preserving the National Sewing Machine Company complex is key to understanding Belvidere's industrial heritage.

The National Sewing Machine Company complex is a significant, sole reminder of Belvidere's industrial past. Its presence accounted for the growth of Belvidere's neighborhoods and the long-time prosperity of the Downtown commercial district; its presence also provides opportunities for learning stories of the people who worked there and the captains of industry who built and managed the complex. Belvidere stakeholders are committed to finding the ways and means for rehabilitating and adapting the complex so that they remain visible reminders of Belvidere's heritage.

Value Statement #4: An effective and well-managed local preservation program will facilitate positive historic preservation outcomes.

Successful preservation efforts at the local level are largely dependent on the effectiveness of the municipal Historic Preservation Ordinance, the operations of the Historic Preservation Commission, and the implementation of planning and economic development policies that support preservation activities. Local preservation efforts are also dependent on private sector engagement that builds awareness of preservation's benefits and participation in initiatives that encourage the adaptation and protection of historic resources. Belvidere stakeholders are committed to forging and strengthening public-private partnerships, and to building and maintaining the municipal historic preservation program.

Value Statement #5: Preservation enhances residential neighborhoods and community quality of life.

Like the Downtown district, Belvidere's neighborhoods are comprised of a rich diversity of historic residential resources dating from the community's early years and the Civil War, to the turn of the 20th century and post-World War II. Efforts have been fledging in recent years in encouraging the rehabilitation and restoration of Belvidere's historic homes – stakeholders understand that historic preservation promotes neighborhood stability, increases property values and enhances quality of life. Additional efforts, policies and partnerships will be pursued and implemented to facilitate preservation-based neighborhood revitalization efforts.



Photo by The Lakota Group

Value Statement #6: Preservation promotes community sustainability.

Belvidere residents desire a future where all areas, commercial districts and neighborhoods are thriving and healthy. Belvidere's older areas contain a diverse building stock in good condition with an underlying system of roads and infrastructure already paid for by preceding generations of Belvidere citizens. Investing in and revitalizing these areas will lead to new investment in businesses and buildings, enhance property values and an improved rate of return on previous infrastructure investments. Historic resources also contain inherent and durable energy efficient construction materials not used in today's buildings and structures. Belvidere citizens recognize that historic preservation is a sound community sustainability strategy.

The specific goals and initiatives presented in the 10-Year Historic Preservation Plan are organized around four key elements of an effective community historic preservation program:

- Survey and Documentation,
- Program Administration and Management,
- Community Development, and,
- Education and Advocacy

The four elements are described as follows:

Survey and Documentation

An active and ongoing survey and documentation program provides the basis for understanding and identifying the community's historic resources – what resources are of high value and significance and should be preserved, whether as designated landmarks or historic districts, as part of the community's future built environment. Apart from the Illinois Historic Structures and Landmarks Surveys conducted by the State of Illinois during the 1970s, Belvidere has been quite active over the last 10 years in conducting survey projects, resulting in the listing of two downtown National Register Historic Districts and in the identification of one potentially eligible National Register and two local districts in the Courthouse Square neighborhood north of the Kishwaukee River. In addition, 32 properties were considered locally significant and eligible for local landmark designation (see Section 4: Belvidere Historic Resources for additional information).

Going forward, future survey and documentation initiatives could continue to focus on residential areas both north and south of the Kishwaukee River where Victorian-era (1880-1900) residential housing predominate and in several post-World War II subdivisions characterized by Ranch and Cape Cod homes. Future surveys in these areas should also focus attention on vernacular housing types south of the Kishwaukee River given the preponderance of worker cottages, shot guns, and smaller masonry and wood frame single family homes. Such housing types are reflective of the Irish and German workers who settled in Belvidere during this time period and especially after the establishment of the June Manufacturing Company (later the National Sewing Machine Company) in 1886. Survey efforts can also be broadened to incorporate other types of documentation, such as oral histories, video projects and crowdsourced websites where historic photos and other material could be provided by community residents for public access. Such activities can inform and enrich the understanding of Belvidere's historic contexts.

Program Administration and Management

This element concerns the operations and management of the community preservation program at the municipal level, including the mechanisms for designating Local Landmarks and Districts and conducting design review for projects seeking a Certificate of Appropriateness (COA) – mechanisms administered both by the Belvidere Historic Preservation Commission and City staff. Two key aspects of program administration include an effective historic preservation ordinance and regulatory framework that protects historic resources and manages change to such resources over time, and an adequate and well-trained staff that can effectively manage Historic Preservation Commission operations and serve as resources to the community at large on preservation issues. As a current mechanism for designating buildings, sites and structures as Local Landmarks or Districts, Belvidere's Historic Preservation Ordinance needs refinements to ensure clarity to designation and design review processes; in other cases, new tools, such as a demolition delay provision, could be incorporated to enhance the effectiveness of the Ordinance. A comprehensive set of design guidelines should also be developed to assist the Commission in design review decisions and in informing the public on good building rehabilitation and preservation practices.

Community Development

Historic preservation is more than just designating landmarks and districts, it also concerns ways and means in which to use preservation as a method for adapting historic buildings to new uses, revitalizing downtown commercial districts, and stabilizing older residential neighborhoods. At the local level, community development initiatives should integrate preservation goals and policies as preservation activities have been proven to attract private investment, generate jobs, and enhance property values. In recent years, the Belvidere community had adopted a Downtown Strategic Plan in 2012 and initiated a Main Street revitalization program to spur reinvestment in the Downtown commercial district. While the Strategic Plan and the Main Street program had resulted in several successes – such as the completion of various streetscape improvements and the establishment of a public art and mural program – the City and community stakeholders did not sustain efforts in Strategic Plan implementation nor in maintaining operating support for the Main Street program. The Downtown continues to see many vacant and underutilized storefronts and upper-floors, and buildings in need of rehabilitation. Beyond Downtown, Belvidere stakeholders have expressed concern about the stability of adjacent neighborhoods and the necessity for innovative programs and tools that support residential rehabilitation.

Education and Advocacy

For any community preservation program, local stakeholders – homeowners, downtown merchants, and investors and developers – need to know the significance of Belvidere's heritage, preservation's benefits, and the tools and resources available to help them adapt, rehabilitate and preserve the community's historic resources. Elected leaders also need to understand the economic impact and rate of return on its investment and participation in various City-supported preservation initiatives. Therefore, informing and educating local stakeholders through various efforts and initiatives is critical to building strong support for preservation in Belvidere. In addition, there is a clear need to enhance the community's capacity to advocate on important preservation issues when they come to the forefront. Other than the Boone County Museum of History which serves as an educational resource to the community, and the Belvidere Arts Council which maintains the city's mural program, there are no other partner entities and organizations in Belvidere that can raise the community's preservation awareness.



Plan Organization

The Belvidere Historic Preservation Vision and Value Statements serve as the framework for specific planning goals, policies and initiatives that build and sustain an effective community preservation program. In succeeding sections, a series of preservation planning goals, policy statements and initiatives are presented and organized around the four key elements of an effective local historic preservation program. All goals, policies and recommendations are also focused on facilitating public and private sector participation in local historic preservation, recognizing that each sector has important roles to play in advancing the Belvidere historic preservation vision.

- **Goals Statement:**
An overarching statement of intent that guides program decisions over the short and long-term.
- **Policy Statement for Decision-Makers:**
A more specific statement that guides policy decision-makers, including the Belvidere City Council, the Historic Preservation Commission, other boards and commissions, and City staff.
- **Recommendation:**
An initiative that identifies the actions and programs needed to achieve the preservation vision set forth in this 10-Year Historic Preservation Plan.



Photo by The Lakota Group

Goals and Policies

The following is a summary chart of the 10-Year Historic Preservation Plan's Goal and Policy Statements:

GOAL STATEMENTS	POLICY STATEMENTS
Goal #1: Continue active efforts in identifying, documenting and protecting Belvidere heritage and historic resources.	<p>1.1: Support, fund and implement initiatives that document Belvidere's heritage resources, including buildings, sites, structures and objects throughout the community.</p> <p>1.2: Register and designate significant architectural and historical resources</p>
Goal #2: Review and enhance preservation program administration.	<p>2.1: Review and update the Historic Preservation Ordinance and other regulatory tools to advance community preservation planning goals.</p> <p>2.2: Consider and adopt new tools that support and achieve community preservation planning objectives.</p> <p>2.3: Improve Historic Preservation Commission operations and develop local preservation leadership.</p>
Goal #3: Facilitate reinvestment and revitalization of Belvidere's historic buildings and neighborhoods.	<p>3.1: Establish incentive programs to address a range of community preservation needs.</p> <p>3.2: Support and build the community's capacity to implement preservation-based revitalization and development initiatives.</p> <p>3.3: Integrate historic preservation within future community planning and development initiatives.</p>
Goal #4: Promote the awareness and increased public understanding of historic preservation benefits through ongoing education and advocacy efforts.	<p>4.1: Invest in technologies to enhance accessibility to information regarding Belvidere's heritage.</p> <p>4.2: Support and invest in ongoing outreach and preservation education activities.</p>

Survey, Documentation *and* Registration

Survey and documentation concerns the identification of significant historic resources whether they be buildings, sites, structures or objects for future preservation considerations. These considerations may include listing as an individual property or as part of a historic district in the National Register of Historic Places or designation locally by the Belvidere Historic Preservation Commission (see Section 4: Historic Resources for more information). Documentation activities are conducted principally through field survey and inventory work and the preparation of National Register and local landmark and district nominations. Survey and documentation work is the foundation of effective local preservation planning. Registration is the act of designating or listing properties, sites, structures and objects as landmarks or historic districts.

Goal #1: Continue active efforts in identifying, documenting and protecting Belvidere's heritage and historic resources.

1.1 Policy for Decision-Makers: Support, fund and implement initiatives that document Belvidere's heritage resources, including buildings, sites, structures and objects throughout the community.

Recommendation #1.1: Prioritize new areas in Belvidere for future survey and inventory activities. Past survey efforts have concentrated in two areas: the traditional Downtown district along State Street from Madison Street on the north to 1st Street and Logan Avenue to the south, and the Courthouse Square neighborhoods mainly bounded by State Street on the west, the Kishwaukee River to the south, north toward Menomonie Street, and east to the former Chicago and Northwestern Railroad spur line. (see figure 1.0 on the following page) A total of 516 historic resources were inventoried, including buildings, sites and objects – resources dating from the 1880s to 1940s and comprising one-quarter of the City's total land area. (see Section 4: Historic Resources, page 116).

Future survey work should now focus in neighborhoods to the north and west of the Courthouse Square, and to the south of Kishwaukee River, areas that contain residential resources similar in age and building types found in the Courthouse Square neighborhood. However, one potential survey area includes residential building types constructed after World War II – Ranch homes, Cape Cods and Minimal Traditionals – and others that are approaching 50 years of age and should be evaluated for their significance. Future survey efforts should be conducted at an intensive level, which allows for a careful, detailed documentation of historic resources, their condition, integrity and potential architectural and historical significance. Future survey areas include (see figure 1.2 on page 35):

- **Survey Area 1 - North Courthouse Square**

This survey area, roughly bounded by Jackson Street on the south, State Street on the west, the Belvidere Cemetery on the north, and Blaine Street to the east, is a logical extension of previous Courthouse Square survey work. The area contains resources of similar age and housing types to the Courthouse Square neighborhoods to the east and south – Queen Anne's, Gable-Fronts, Foursquares and other vernacular forms – with post-World War II Ranch and Minimal Traditionals becoming more prevalent in the northern blocks towards the Belvidere Cemetery. It is unlikely that the entire area would be eligible to the National Register given the high number of properties that have been altered over time with artificial exterior siding. However, a survey may identify high integrity resources of significance to the community, including Frame Vernaculars, Queen Anne cottages, Craftsman homes, and Colonial and Tudor Revivals. Many high integrity examples are located along State Street.

LOCATION KEY



FIGURE 1.0: BELVIDERE EXISTING SURVEY AREAS

- **Survey Area 2 - Northwest Kishwaukee Street - West Lincoln Avenue Neighborhood**
The residential blocks west of State Street, north of the Kishwaukee River and west to King and Whitman Streets contain resources ranging in dates from the 1880s to the late 1960s with Queen Anne's, Craftsman Bungalows, Ranch and other vernacular types predominating. The West Hurlbut Avenue Local Historic District, consisting principally of Gable-Fronts, Foursquares and Colonial Revivals, is also located in this suggested survey area. An intensive level survey is recommended given its higher level of integrity than Survey Area 1 and the potential for identifying other landmarks and districts, as well an expansion of the West Hurlbut Local Historic District. Blocks immediately to the west of State Street may have sufficient integrity to warrant possible inclusion in a Courthouse Square National Register Historic District to the east of State Street, as identified in the 2014 Phase 1 Courthouse Square Survey (*Intensive Level Historical and Architectural Survey of the Courthouse Square Area of Belvidere, Boone County, Illinois, City of Belvidere Historic Preservation Commission, 2014, page 67*). Additional local districts and landmarks may also be possible. This area also includes several notable property types including World War II-era pre-fabricated homes, the Romanesque Revival Perry Elementary School and the Immanuel Evangelical Lutheran Church.
- **Survey Area 3 - Allen Street - 5th Street Neighborhood**
Unlike Survey Area 1 and 2, the Allen Street - 5th Street neighborhood south of the Kishwaukee River, and west and south of the Washington Elementary School, comprises post-World War II housing construction, including Minimal Traditionals, Cape Cods, Ranch, and Split-Level homes. Late 19th and early 20th century vernacular housing types are found toward the eastern end of the survey area along 5th Avenue. The Mid-Century Ranch and Minimal Traditional building types exhibit a high level of integrity and should be subject to a future survey effort. Portions of this survey area could potentially be eligible for the National Register of Historic Places; however, a Local District designation may be possible.
- **Survey Area 4 - Pearl Street - East Avenue Neighborhood**
Bounded by 5th Avenue on the west, East Avenue to the east, Grant Highway to the south and Pleasant Street on the north, this survey area contains architectural resources similar to Survey Area 1 and 2 – Gable-Fronts, Upright and Wings, Queen Anne's, Craftsman bungalows, Foursquares, Revivals and Ranch and Minimal Traditional homes. Representative examples of Queen Anne, Revival, and other vernacular housing types exist in this neighborhood and may be eligible for future local landmarking; therefore, a reconnaissance level survey would be beneficial. Given the extensive use of artificial siding and the loss of ornamentation and architectural features on most homes, it is unlikely that the entire neighborhood would be eligible for the National Register, but possibilities exist for future Local Districts.
- **Survey Area 5 - Logan Boulevard - Pleasant Street Neighborhood**
Running along Logan Avenue from State to Andrews Streets and north to Meadow Street just south of the Kishwaukee River, this neighborhood consists of late 19th and early 20th century residential resources, including a substantial number of Queen Anne homes and vernacular types in varying states of integrity. Several commercial building resources dating from the 1930s and 40s are also located in the neighborhood along Logan Avenue. An intensive level survey of this area could identify architecturally and historically significant resources eligible for local landmarking.
- **Survey Area 6 - Pearl Street - 6th Street Neighborhood**
Like Survey Area 3, the Pearl Street - 6th Street neighborhood consists mainly of high integrity Ranch and Cape Cod homes constructed during the 1960s to the early 1970s. This neighborhood should be the subject of a survey at some point in the future.
- **Survey Area 7 - Andrews Drive - Channing Avenue Neighborhood**
Located along north and south of Logan Avenue, and east to west from Andrews Drive to Channing Avenue, this neighborhood has a distinctive landscape and noted for its large lot, high integrity Ranch homes constructed from the 1950s to the 1970s. This neighborhood should also be subject to a survey at some point in the future.

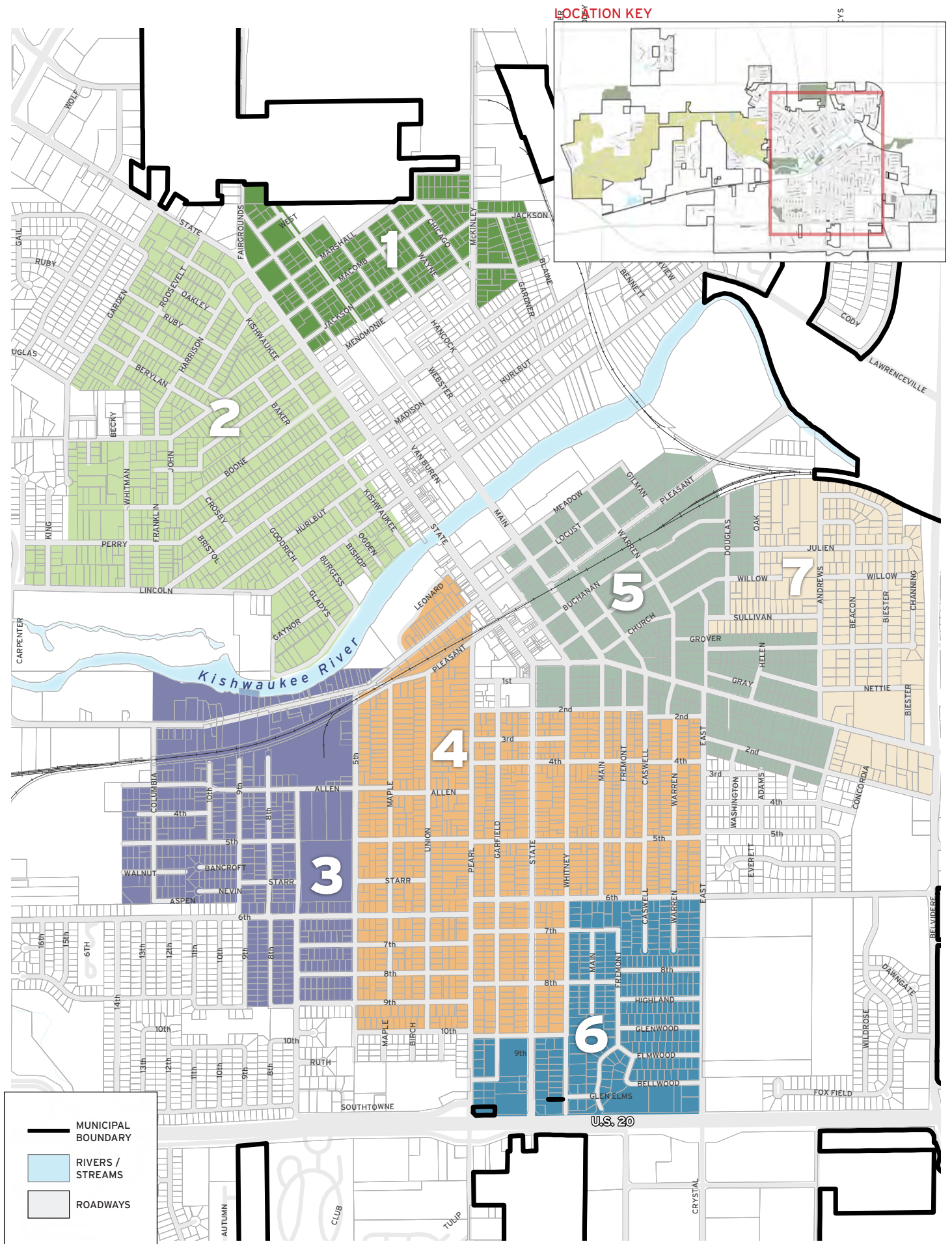


FIGURE 1.2: BELVIDERE FUTURE SURVEY AREAS

Recommendation #1.2: Use internet and Geographic Information-System-based technologies for future survey activities.

Internet and Geographic Information Systems (GIS) software technologies have become customary tools today for documentation and survey projects. Such software allows field surveyors to record and transmit survey information using iPads or other tablet hardware to an Internet database that is accessible to both surveyors and municipal preservation planners for editing and administration at later dates. Survey databases can also be made available to the public through various internet portals, such as the City and Boone County websites; such technologies also allow for the easy integration of survey data with other GIS and property information.

Recommendation #1.3: Create new GIS layers that include all levels of historic significance determined through survey projects.

Boone County's GIS system currently lacks data layers identifying Belvidere's historic districts and landmarks. Creating such layers would incorporate Belvidere's historic districts and landmarks, as well as "high" significance properties and resources – historic resources eligible for the National Register or local landmarking – determined through survey and documentation work. A PDF map version of the high significance properties should also be prepared and made accessible by the County or the City on their respective websites.

Recommendation #1.4: Conduct oral history projects for the National Sewing Machine Company complex and other important aspects of Belvidere's historical development.

Oral histories can provide important insights into a community's history – they can capture new stories and perspectives that shed light on the important people, events, and historical forces that shaped a community's development. The National Sewing Machine Company complex played a pivotal role in Belvidere's growth, employing hundreds over the decades during the 19th and 20th centuries, and spurring the expansion of Belvidere's Downtown district and adjacent neighborhoods. Given the complex's closure in the late 1950s, the opportunity to augment the Company's existing historical record by interviewing past and former employees will diminish going forward. The Historic Preservation Commission, in possible partnership with the Boone County Museum of History, should identify and locate former National Sewing Machine Company employees that are willing to participate in an oral history interview. Today's recording and video technologies should make it relatively inexpensive to conduct and archive oral interviews for public access at the Museum of History and over the internet. Beyond the National Sewing Machine Company complex, other facets of Belvidere's history can also be documented through oral histories, such as local religious institutions and parishes, past and current Downtown business owners, the design and construction of the Pettit Memorial Chapel by Frank Lloyd Wright, and development of the Belvidere Assembly Plant in the late 1960s.

Recommendation #1.5: Conduct or sponsor a community archaeological assessment.

Belvidere's early history may be defined by possible Native-American activity and settlements along the Kishwaukee River and the Boone County Fairgrounds, as well as with Chief Big Thunder, thought to be an area Potawatomie leader during the mid-1800s and once buried in Big Thunder Park to the west of the County Courthouse. The 2014 Courthouse Square Survey recommends that archaeological investigations be conducted to determine the existence of the Big Thunder gravesite and any Native American encampments (*Intensive Level Historical and Architectural Survey of the Courthouse Square Area of Belvidere, Boone County, Illinois, City of Belvidere Historic Preservation Commission, 2014, page 27*). However, before any formal investigations are undertaken, it may be more beneficial to complete an initial assessment – a review of primary documents, maps and previous research – that can serve as a predictive model and indicator for possible archaeological evidence before an intensive investigation requiring excavations is pursued. An assessment would not impose any new or additional requirements on property owners, but it does provide a basis for understanding where there may be sensitive areas in Belvidere where future development should be carefully managed. The assessment may also identify areas that may warrant future investigations.

Recommendation #1.6: Conduct additional context research related to Belvidere's vernacular architecture types and ethnic groups.

Previous residential surveys have focused its research on Belvidere's high-style architecture – buildings that feature definitive elements and ornamentation of a distinct architectural style, rather than vernacular prototypes that reflect local building traditions and preferences. Much of Belvidere's older residential neighborhoods contain vernacular housing types – Gable-Fronts, Upright and Wings, and Foursquares, among others – representing the buildings constructed by the mostly German, Irish and English groups that settled in Belvidere during the latter half of the 19th century, a time of expansive growth for the community. Future surveys should explore such housing types and their relationships to Belvidere's early settlers and ethnic groups. An understanding of this context can aid in determining the architectural and historical significance of such resources.

1.2 Policy for Decision-Makers: Register and designate significant architectural and historical resources and districts as identified through survey and documentation activities.

Recommendation #1.7: Prepare an annual study list of potential landmarks and districts.

Prepare and update annually a study list of potential landmarks and districts comprised of properties and other historic resources that may meet the eligibility requirements for listing in the National Register of Historic Places or designation as a local landmark or district. Study list properties are those identified as potentially eligible through past and future survey and documentation work. Subsequently, the list would allow the Historic Preservation Commission to review survey and other collected information regarding an eligible property or district, and determine whether additional research and documentation is needed to make the case for listing or designation. Priority registration and landmarking efforts should focus on historic resources that meet the City's and the National Register's designation criteria. The study list – serving as a short list of worthy historic resources – promotes a better community understanding on what resources are worthy of protection.

Recommendation #1.8: Pursue a National Register nomination for the Belvidere Old Town neighborhood.

The recent intensive level surveys of the Courthouse Square neighborhood determined that the Boone County Courthouse and several blocks to the west, south and north would be eligible as a district to the National Register of Historic Places. This should be a priority historic district designation project. The Commission should consult with the Illinois SHPO to determine formal eligibility and district boundaries. There may be possibilities of considering blocks to the west of State Street as part of an Old Town Belvidere National Register District, but they have yet to be surveyed and inventoried. Consultation with the Illinois SHPO should also include a discussion of these blocks and their potential eligibility as part of the Old Town District.



910 East Lincoln Avenue - Photo by The Lakota Group

Recommendation #1.9: Designate the Courthouse Square and East Lincoln Avenue as Local Historic Districts.

In addition to the National Register, the Courthouse Square neighborhood surveys also concluded that two smaller sections of the Courthouse Square area could also be designated potentially as Local Districts. These sections would include the blocks north of Big Thunder Park and the Boone County Courthouse, and the homes along East Lincoln Avenue just north of the Kishwaukee River. These sections contain some of Belvidere's most architecturally significant residential resources, many of which date to Belvidere's earliest residential settlement. These areas should receive priority for local designation. As the Historic Preservation Commission considers these district designations, it should study the possibility of creating one Local District that encompasses the entire boundaries of the proposed Old Town Belvidere National Register Historic District. The Old Town Belvidere Historic District would include much of the Courthouse Square neighborhood survey area.

Recommendation #1.10: Expand the West Hurlbut Avenue Local Historic District.

The boundaries of the West Hurlbut Avenue Local Historic District, the only locally-designated historic district, should be re-evaluated for a boundary expansion given the existence of similar architectural resources on adjacent blocks and the existing boundaries disjointed nature with two properties located just west of State Street separated from the remaining houses in the district to the west. An architectural and historical survey of this neighborhood can help to confirm whether a boundary expansion is feasible.

Recommendation #1.11: Document and landmark Belvidere's pre-fabricated housing types and historic gas stations.

A future study list of potential landmarks and districts should include Belvidere's unique pre-fabricated Quonset and Lustron housing types. Such homes were a form of affordable post-World War II housing; in the case of Quonset homes, they were meant to serve as temporary housing for returning soldiers. Given their high integrity, Lustron and Quonset homes should be high priorities for local landmarking, subject to additional research and documentation to determine their exact number and to better understand the context for their construction. Several historic gas stations also exist in Belvidere, documented in prior surveys, other are worth investigation as potential landmarks and as reuse candidates.

Recommendation #1.12: Register important publicly-owned historic buildings, structures, and objects.

Belvidere has several significant publicly-owned historic resources, including the Downtown Fire Department Building, Perry Elementary School, and Belvidere Municipal Park, which also includes the 1845 Baltic Mill. The Downtown Fire Department Building has already been documented as part of the 2012 Historic Resources Survey but it is not included in either the North and South Street National Register Districts. Several publicly-owned monuments, memorials, and structures, such as the Soldiers and Sailors Monument, the Civil War Memorial, and the Bandstand, all located in Big Thunder Park, have also been inventoried as part of the Courthouse Square survey but have yet to be landmarked. Publicly-owned historic resources not previously surveyed and inventoried should be subject to future documentation efforts, whether as part of a neighborhood survey or separate investigation initiative. Resources already documented should be placed in the Study List by the Historic Preservation Commission for high priority designation. The Commission should consult and provide technical assistance with City departments and other outside agencies on potential landmarking.

(Right) Photo courtesy of Boone County Then and Now - National Sewing Machine Complex Interior



Program Administration *and* Management

A key element in any community preservation program is the management of processes related to landmark and district designation and Certificate of Appropriateness design review – both administered by the City and the Historic Preservation Commission. The City's Historic Preservation Ordinance and the Downtown Overlay Code currently govern designation and design review processes. Some refinement to the Ordinance and Overlay Code are recommended to provide clarity to processes and to integrate preservation best practices. New tools and programs are also proposed to meet different community historic preservation needs.

Goal #2: Review and enhance preservation program administration.

2.1 Policy for Decision-Makers: Review and update the historic preservation ordinance and other regulatory tools to advance community preservation planning goals.

Recommendation #2.1: Update the Belvidere Historic Preservation Ordinance.

Outlined in Chapter 58 of the Belvidere Municipal Code is the City's Historic Preservation Ordinance outlining the operations of the Historic Preservation Commission, landmark and district designation procedures, and the design review process for Certificate of Appropriateness applications. From time to time, a review and evaluation of the Historic Preservation Ordinance is necessary to ensure it is advancing community preservation goals and objectives and incorporates best practices in historic preservation planning. An assessment of the Belvidere Historic Preservation Ordinance, using the Illinois Model Historic Landmark Ordinance and other Illinois community preservation ordinances as comparisons, has been undertaken as part of this 10-Year Historic Preservation Plan and a summary of key recommendations is made below. Included in Appendix 3 is the complete Belvidere Historic Preservation Ordinance with evaluation notes.

An update to the Historic Preservation Ordinance should consider:

- A revision to Commission composition provisions to allow only Belvidere residents to sit as commissioners. Current requirements permit Boone County residents to participate on the Commission, which may lead to non-Belvidere residents having an outsized voice in Commission decision-making.
- City employees and officials serving on the Historic Preservation Commission should do so as non-voting, advisory or ex-officio members. It is unusual for municipal staff to participate in voting decisions and could potentially subject the Commission to conflict of interest claims by the community.
- Require representatives of the Boone County Museum of History and landmark property owners or residents within established historic districts as eligible participants on the Historic Preservation Commission.
- Consolidate or eliminate duplicate landmark and district designation criteria provisions within the Ordinance to promote clarity and consistency.
- Consider developing separate designation criteria for landmarks and districts to reduce confusion on how the existing criteria applies in separate landmark and district designation cases.

- Add a minimum age requirement for resources considered for local landmarking or district designation. Typically, buildings, sites, structures and objects must be 50 years and older, reflecting the National Register eligibility requirements. Additionally, incorporate a provision that considers the designation of properties and resources younger than 50 years but may meet other designation criteria and be exceptionally significant architecturally and historically.
- Eliminate the requirement of 51 percent of property owners to consent to the submission of a local historic district designation application. Alternatively, the Commission may consider a waiting period for district property owners to reject the designation application before it is submitted to the City Council for review and adoption. The waiting period would reflect the listing requirements for National Register Historic Districts where 51 percent of property owners must say no to the designation.
- Require that a formal nomination or designation report be prepared for local landmark and district designations that outlines and includes how the landmark or district meets the designation criteria, context information, and key architectural, site and landscape features. In some communities, the nomination report mirrors the nomination application for the National Register of Historic Places.
- Create a separate section within the Historic Preservation Ordinance on standards and procedures for granting certificates of economic hardship. Economic considerations are listed as one of the first criteria in approving Certificates of Appropriateness, which by common and best historic preservation practices, should focus strictly on design-related issues.
- Add provisions for Historic Preservation Commission review, comment and report of any impacts to historic resources subject to subdivision or consolidation of parcels within a Local Landmark District.
- Consider requiring the Commission to review the potential landmark eligibility or disposition of any City-owned historic resources.

Other recommendations regarding Certificate of Appropriateness review procedures (Sections 58-93 to 58-95) may include:

- Precise definitions for what constitutes contributing and non-contributing properties within Local Historic Districts and how non-contributing resources are treated during design review.
- Reference to additional design guidelines that may be used by the Historic Preservation Commission for COA applications.
- Additional details on what exterior stylistic and architectural features – windows, roofs, doors, decorative elements, porches, cladding and shingle patterns, chimneys, cornices, storefronts, for example – would be subject to design review.
- More guidance on what constitutes compatibility between existing buildings and new construction.
- Reassign the installation or change of storm doors, and storm windows and screens to COA administrative review given the potential impact they may have on a building's exterior appearance.
- Incorporate additional requirements for Certificates of Demolition, including photographic evidence, statements and estimates from qualified preservation architects/ engineers, and descriptions and drawings of any planned new construction.
- Additional conditions or provisions for when COA would be granted for a property relocation.



Example of an inappropriate facade treatment:
Photo by The Lakota Group

Consider and incorporate the following best preservation practices into the Historic Preservation Ordinance:

Demolition Delay

Many communities have adopted demolition delay provisions within their preservation codes to suspend pending demolitions of significant historic resources. A delay period could range between 60 to 180 days; a standard delay period is 90 days. The purpose of the delay is to work closely with property owners on potential options to demolition, including potential assistance on property rehabilitation or sale.

Specific historic resources would be subject to the delay:

- Future National Register-listed properties not designated as Local Landmarks.
- Properties evaluated as potentially eligible for the National Register or Local Landmark designation as determined through surveys or other documentation activities.

Demolition by Neglect

In addition to demolition delay, demolition-by-neglect provisions enable a local community to initiate actions to prevent historic resources from falling into significant disrepair. Such actions may include issuing citations on any violations of minimum maintenance standards, requiring property owners to submit property stabilization plans, and referring such cases to legal action if a stabilization plan had not been implemented. Such provisions would apply to Local Landmarks and all properties located within a Local Landmark District. The Historic Preservation Commission, and Planning and Building Department staff would be responsible for its administration and management.

Minimum maintenance standards focus on any visible deterioration or neglect of a historic resource's architectural features – standards that would be incorporated into the Historic Preservation Ordinance. Such features and elements would include:

- Exterior walls, foundations and other vertical building structural supports with evidence of buckling, cracking, leaning and sagging.
- Chimneys and chimney stacks with evidence of deteriorating mortar joints, spalling, and cracks.
- Exterior wall mortar joints with evidence of deteriorating mortar joints, spalling, efflorescence and cracks.
- Exterior stairs and porches with evidence of decay, including their supports, handrails, flooring and balusters.
- Roofs with evidence of holes and rotting materials.
- Exterior wood cladding with lack of paint and other weather protective coverings.
- Windows, doors and other features that may be missing or in a significant state of decay.
- Cornices, entablatures, exterior building materials and commercial storefront elements that may be missing, falling, or in a condition that is unsafe.

Recommendation #2.2: Reconstitute the Downtown Design Overlay District as a Local Historic District.

The City of Belvidere created the existing Downtown Overlay District before any formal historic resource surveys were undertaken, and National Register and Local Historic Districts were established. The Overlay District was recommended as a suitable Downtown design management tool in the 1999 Boone County Comprehensive Plan, given Downtown's relatively intact traditional commercial building stock. The Overlay District is administered by City planning staff and has had a level of effectiveness in managing design changes since its adoption in 2006. However, since that time, two National Register Historic Districts – the North and South State Street Districts – have been established, although they do not encompass all Downtown buildings as does the Overlay District. Given the existence of the National Register Districts, consideration should be given to reconstituting the Overlay District as a Local District to provide the Historic Preservation Commission design review oversight. This follows a common community preservation planning practice of designating National Register districts as local historic districts to manage design change and demolition in these architecturally and historically significant areas. The Overlay District does not protect historic commercial buildings from demolition as would the Historic Preservation Ordinance.

Reconstituting the Overlay District would necessitate:

- Informing and working with Downtown property owners on the design review changes and other implications between the Overlay and Local Landmark Districts.
- Expanding the existing boundaries of the Overlay District for a new Local District. The new boundaries should include the Old Belvidere High School, Community Building, Buchanan Street between Whitney Boulevard and State Street, and Whitney Boulevard from Logan Avenue north to Meadow Street incorporating the National Sewing Machine Complex.
- Preparing a Local District Landmark nomination report and submitting a Local District application for Historic Preservation Commission review and City Council adoption.
- Using and incorporating the definitions and design review standards within the Overlay District for COA design review conducted by the Commission.
- Rescinding the Downtown Overlay District from the Code of Ordinances.



Apollo Theater (left) 508-520 S. State (right)
Photos by The Lakota Group



Consideration should be given to reconstituting the Downtown Overlay District as a Local District to provide the Historic Preservation Commission design review oversight.

2.2 Policy for Decision-Makers: Consider and adopt new tools that support and encourage preservation of important historic resources.

Recommendation #2.3: Develop a comprehensive design guideline manual.

Both the Historic Preservation Ordinance and the Downtown Design Overlay District include design standards that guide the Historic Preservation Commission and City staff in their design review decisions. The standards are mostly suitable for current design review purposes apart from some needed updates and modifications as suggested above in Recommendation #1. However, as a supplement to these standards, a separate design guidelines manual should be prepared providing information and guidance on the best preservation practices related to historic building maintenance and rehabilitation. A design guidelines manual would include text, photos, line drawings, and other material that illustrates and describes key historic building elements and features, proper preservation procedures for historic homes and commercial buildings, and key aspects to compatible new construction design. This would help inform City staff and members of the Historic Preservation Commission on how a project would meet COA design review standards.

Beyond its design review function, a design guidelines manual can serve as an educational resource to owners of historic resources planning a rehabilitation project. The manual could be uploaded and made available on the City's website, distributed to the Belvidere Public Library and the Boone County Museum of History, and presented and discussed during community preservation workshops.

Design guidelines should be nicely formatted with ample pictures and images that adequately illustrate and describe proper preservation procedures.

A typical design guidelines publication would include the following elements:

- Background on Belvidere historic architecture, including characteristic features of architectural styles.
- Maintenance procedures for common building materials and key architectural features.
- Appropriate replacement or replacement-in-kind materials.
- Storefront rehabilitation and reconstruction.
- Roofs and cornices.
- Residential and commercial building additions
- Garages and accessory buildings.
- Site design and landscape features.
- Energy efficiency and alternative energy systems.
- Design issues related to architectural styles and properties of Mid-Century vintage, including Ranch and Cape Cod building types.
- Explanation of the *Secretary of the Interior's Standards for Rehabilitation* – the baseline set of preservation rehabilitation standards.

Recommendation #2.4: Establish a Neighborhood Conservation District program.

Neighborhood Conservation Districts (NCDs) are commonly used as an alternative tool to historic districts by communities in other states, including Texas, Tennessee, North Carolina, Massachusetts, Nebraska, and others. An NCD is employed in neighborhoods where the building and architectural fabric lacks sufficient integrity to be eligible as a National Register or Local Historic District but warrants some level of design management to protect key individual historic resources and overall neighborhood character, as well as to guide future development design. As future survey and inventory work progresses in Belvidere's neighborhoods going forward, conservation districts might become a useful tool in promoting neighborhood preservation and good design if they are not determined to be eligible as historic districts.

Key aspects of Neighborhood Conservation Districts:

- Neighborhoods or areas not considered eligible for listing in the National Register of Historic Places or Local Historic District designation due to integrity issues; however, existing National Register Districts may also be eligible for Conservation District designation as an alternative to a Local Historic District.
- A NCD must have a cohesive land use pattern and identifiable physical characteristics and features, including its buildings, lot sizes, parks and natural areas, and streetscape. They can be as small as one or two blocks, contain buildings that may be less than 50 years of age, represent a distinguishable entity of local historic, cultural or architectural importance, or possess distinctive exterior facade elements such as porches and steps, cornices and trim, and doors and windows.
- Design review focuses on maintaining key architectural and character features and new construction related to building height, setback and other site characteristics, and less on materials. Design guidelines are often prepared in consultation with neighborhood residents.
- A neighborhood plan may also be developed along with design guidelines to address land use issues, engage residents on key preservation and design issues, and guide future capital improvements in neighborhood streets and infrastructure.
- Conservation districts are often established as a zoning overlay, which may be administered by the Historic Preservation Commission.
- Local Landmarks within NCDs would still be subject to the COA design review provision stipulated within the Historic Preservation Ordinance.



Example page (left) from the DeKalb Downtown Design Guidelines Manual. Courtesy of The Lakota Group.

2.3 Policy for Decision-Makers: Improve Historic Preservation Commission operations and develop local preservation leadership.

Recommendation #2.5: Adopt internal rules and procedures for Historic Preservation Commission operations.

Historic preservation commissions often adopt a rules and procedures document to help provide guidance to commissioners on the various commission responsibilities, including the landmark and district designations, COA design review, and management of public hearings. A rules and procedures document may also outline other responsibilities and issues regarding meeting attendance, commissioner qualifications, training requirements, conflict of interest, and participation on subcommittees.

Recommendation #2.6: Actively recruit new members to the Historic Preservation Commission.

Smaller communities often find it challenging to find people to participate in municipal boards and commissions, especially a historic preservation commission where the historic preservation ordinance outlines specific qualification requirements. Proactive commissioner recruitment efforts could focus on the following:

- Establishing a Historic Preservation Commission subcommittee that meets periodically to identify potential commissioner candidates.
- Conducting public outreach and advertising activities.
- Considering past members of other City and non-profit boards and commissions, including the Planning Commission and the Boone County Museum of History.
- Considering other skill sets not currently represented on the Commission, including local history teachers, contractors, realtors, and Downtown building owners.

Recommendation #2.7: Orient incoming Historic Preservation Commission members to commission operations.

City staff should provide expanded orientation services to new and incoming Historic Preservation Commission members. As part of the orientation, the City should prepare a manual or binder that includes copies of the Historic Preservation Ordinance, a meeting calendar, survey reports, maps of the Local Landmarks and Local and National Register Districts, and other important and relevant materials.

Recommendation #2.8: Provide opportunities for the ongoing training and education of Historic Preservation Commission members.

As part of Belvidere's Certified Local Government requirements, Historic Preservation Commission members should participate in at least one educational training session per year. A well-trained historic preservation commission on current trends and best preservation practices can help commissioners make well-informed decisions regarding design review and other preservation planning matters. However, an inadequate training budget for travel and registration often pushes the burden of the cost to the volunteer commissioner. An adequate budget should allow at least half the Historic Preservation Commission to travel and attend an educational session within Illinois or Wisconsin from year to year.

Available training, conference and other educational opportunities are offered at:

- National organizations, including the National Trust for Historic Preservation and the National Alliance of Historic Preservation Commissions, the National Main Street Center, and the Association of Preservation Technology.
- State agencies and organizations, including the Illinois and Wisconsin State Historic Preservation Offices, Landmarks Illinois, the Wisconsin Trust for Historic Preservation, the Illinois Association of Historic Preservation Commissions, and the Illinois and Wisconsin Chapters of the American Planning Association.
- Local or regional entities may offer education opportunities, including the Boone County Museum of History and the Rockford Historical Society.

Recommendation #2.9: Maintain the City of Belvidere's Certified Local Government status.

Annually, the Historic Preservation Commission should review its operations to ensure it is meeting its Certified Local Government participation requirements with the Illinois State Historic Preservation Office. Maintaining its participation, allows the Commission to apply for grants and other resources to conduct local preservation planning, survey and documentation, registration, and educational initiatives. Participation requirements include:

- Enforcing state or local legislation that protects historic properties.
- Maintaining a historic preservation commission composed of professional and lay members that meets regularly.
- Maintain an ongoing survey program.
- Provide for public participation in the historic preservation process, including recommending properties to the National Register of Historic Places.



(left) 522 South State Street, (right) Courthouse Square Gazebo - Photos by The Lakota Group

Recommendation #2.10: Establish a budget for publications and community outreach.

As is the custom today, City publications are available online for public access; however, there still needs to be resources and capacity to provide printed materials for those who may not have internet service. Printed versions of architecture, landmark and district brochures, walking tours, survey reports, meetings and educational opportunities, and local histories, could be made available at City Hall, the Ida Public Library, and the Boone County Museum of History. A dedicated budget for printing, as well for other outreach and educational events, would help to rely less on future CLG grant monies for these initiatives. Preferably, target future CLG grants for survey and registration activities over the next few years.

Recommendation #2.11: Benchmark Historical Preservation Commission operations and accomplishments.

Yearly, the Historic Preservation Commission prepares a strategic plan of activities; at the end of the year, the Commission should review its strategic plan, collect statistics, and establish benchmarks to measure the success of Belvidere's historic preservation program.

Benchmarks or performance indicators that could be tracked, may include:

- Number of COAs reviewed
- Number of Local Landmarks designated.
- Neighborhoods or districts surveyed and inventoried.
- Private capital leveraged in building rehabilitation and adaptive projects partially financed through local incentives and Historic Preservation Tax Credits.
- Number of participants in locally-organized historic preservation-related events and activities.
- Educational conferences and workshops attended by members of the Historic Preservation Commission.

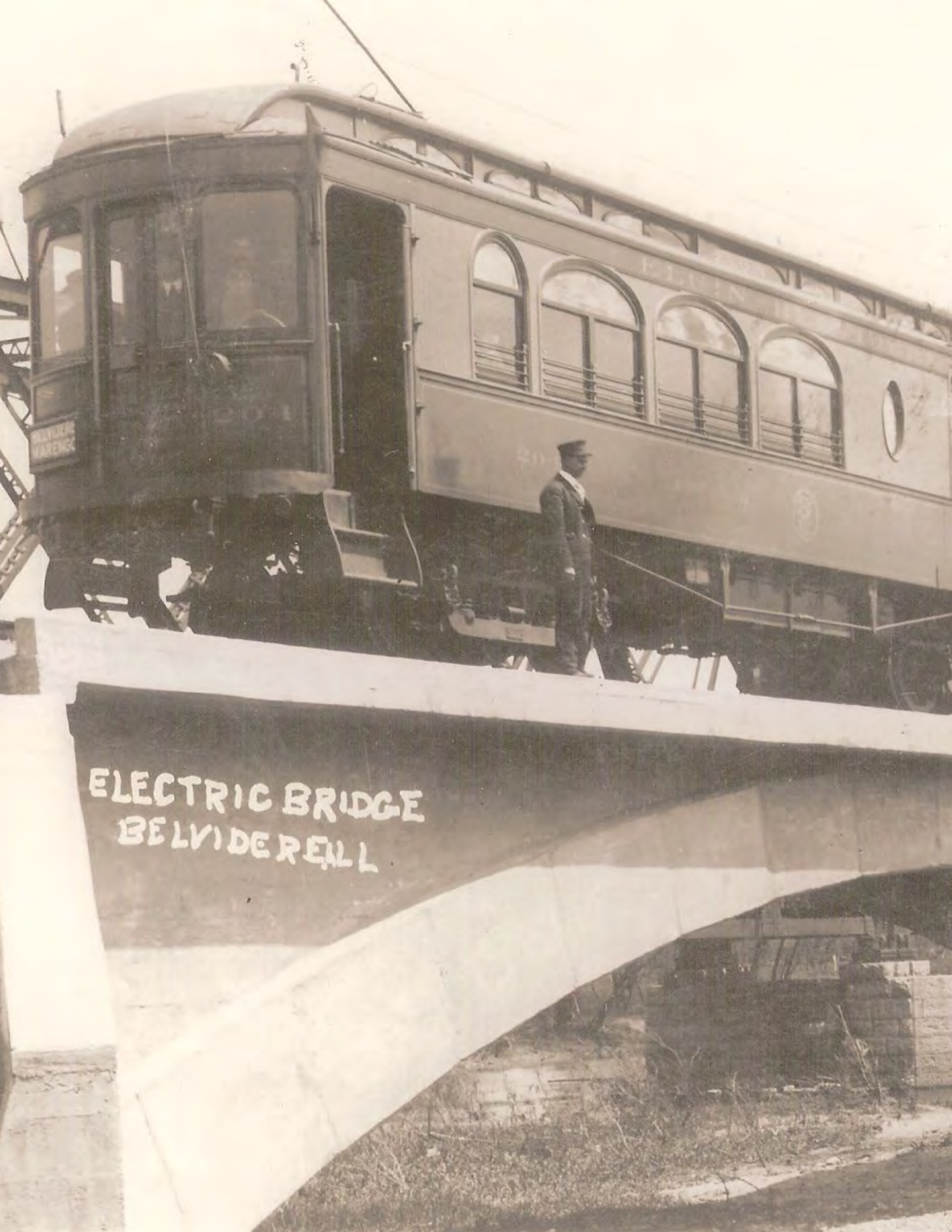
Recommendation #2.12: Designate a preservation specialist among City building inspectors.

The City should assign one of its building inspectors as a preservation specialist who can receive more intensive training on interpreting building codes for historic buildings. The specialist can work closely with the Historic Preservation Commission on addressing code enforcement issues and Certificates of Appropriateness decisions.

Recommendation #2.13: Utilize GIS technologies to track vacant and deteriorating historic properties.

Today's availability of specialized Geographic Information System software that tracks code violations, and vacant and deteriorating properties, can help the City target and fine-tune its code enforcement and preservation efforts. Such technologies can also allow local residents to report code violations anonymously online or through a smartphone.

(Right) Photo courtesy of Boone County Then and Now - Electric Bridge of the Kishwaukee River



ELECTRIC BRIDGE
BELVIDERE ILL

Community Development

Facilitating investment in historic properties – as a means for promoting job creation, enhanced property values, and stable and vibrant neighborhoods and commercial districts – should always be a focus of any effective community preservation program. This element of the preservation program recommends initiatives that support increased activity in building rehabilitation and reuse, and preservation-based economic development. Existing incentive programs are described in Section 5: City Planning and Program Administration.

Goal #3: Facilitate reinvestment and revitalization of Belvidere's historic buildings and neighborhoods.

3.1 Policy for Decision-Makers: Establish incentive programs to address a range of community preservation needs.

Recommendation #3.1: Re-establish a Façade Grant Improvement Program.

During the 2000s, the City and its Main Street revitalization program had administered a façade grant program that resulted in several façade and storefront improvements. However, the City has not funded the program for several years due to the expiration of a Downtown Tax-Increment Financing district (TIF); liquor licensing fees also funded the program. Downtown property owners have expressed strong interest in the program's renewal as it can offset costs related to storefront rehabilitation and reconstruction, masonry repointing, cornice maintenance, window restoration, and signage and awning installation. Going forward, secure new funding sources to re-establish the program, potentially through a new Tax Increment Financing District, a Special Service Area, general revenue funds, or through outside grants. Façade grant improvement programs have proven in many communities across the county to be an effective tool in facilitating reinvestment in downtown historic commercial buildings.

Elements of a façade improvement program include:

- Specified grant matching requirements to a specified amount, such as a 50-50 match up to \$10,000.
- Ensure the maximum grant award is sufficient to address critical Downtown building maintenance and rehabilitation issues.
- Provide technical assistance to building and business owners on design guidelines and appropriate historic preservation and building rehabilitation procedures.
- Ensure building projects receive requisite Downtown Design Overlay or COA approval from City staff or the Historic Preservation Commission before a grant is awarded.
- Consider awarding grants as a rebate – provide grant monies after the project is completed.

Recommendation #3.2: Offer fee waivers and other incentives to encourage building stabilization, adaptive use, and upper-floor development.

Commercial property owners within the North and South State National Register Historic Districts are eligible to use the Federal Historic Preservation Tax Credits to offset expenses related to a qualified building rehabilitation project. Rehabilitation tax credits have spurred reinvestment in historic commercial buildings in many Illinois communities; however, tax credits are not always the right tool for every property owner. Insufficient tax liability to offset the credits, inability to meet required project spending thresholds, and the complex nature of some commercial rehabilitation projects make the credits unattractive to certain property owners. A façade improvement program can address rehabilitation issues related to a building's front elevation – other incentives are needed to address exterior material maintenance issues, roofs, mechanical systems, building code upgrades, and the adaptive use of upper floors. Other communities use low-interest or forgivable loans, interior rehabilitation grants, fee waivers and expedited design and development review to facilitate Downtown property investment. Like the façade improvement program, Tax-Increment Financing, a Special Service Area, and grants could underwrite such incentives.

Recommendation #3.3: Provide design assistance to downtown property and business owners.

Beyond monetary incentives, the City and the Historic Preservation Commission could provide other types of technical assistance to Downtown property and business owners. Such assistance could include preparing lists of qualified contractors, securing estimates on proposed work, or providing more in-depth design consultation to those seeking to access incentives such as the Federal Historic Preservation Tax Credit. The City could also offer design and architectural assistance through a qualified preservation architect placed on retainer services. Assistance could entail schematic drawings for façade rehabilitation, signage and storefront reconstruction, cost estimates, and advice on material maintenance needs. Funding a design assistance program could come from a portion of the financing pool for a façade improvement program or through other sources. Belvidere once offered design assistance through its participation in the Illinois Main Street program, managed by the Illinois Department of Commerce and Economic Opportunity (ILDCEO). Currently, ILDCEO is not funding Illinois Main Street and its design assistance services.

Recommendation #3.4: Re-establish a Downtown Tax-Increment Financing District.

As noted above, a Tax Increment Financing District currently exists but encompasses the former National Sewing Machine complex along the Kishwaukee River east from the core Downtown commercial area. This District will expire in 2023. A previous TIF District that included the majority of properties comprising the current South State Street National Register Historic District expired three years ago. Going forward, a new TIF District should be established incorporating Downtown's entirety both north and south of State Street to generate revenue that supports building rehabilitation incentive programs and other improvements. After 2023 and the expiration of the Kishwaukee TIF, amend and add into the Downtown TIF the blocks that contain the National Sewing Machine complex. This would form a larger TIF district in which to generate sufficient increment to support several Downtown preservation and revitalization projects.



417-403 South State Street - Photo by The Lakota Group

Recommendation #3.5: Maintain the Historic Preservation Commission's small grant program for housing rehabilitation.

The Historic Preservation Commission currently offers small grants for historic home improvements. The program's source of funding comes from various annual fundraising efforts conducted by the Historic Preservation Commission. The grant program has made significant impacts as homeowners have financed building repairs, re-installed missing porches, and painted exterior siding. Maintaining the program is a high Commission priority but a more permanent, stable funding mechanism is desired. City staff and the Commission should explore other funding sources to capitalize the grant program, including municipal general revenues, outside grants, and an allocation from Boone County's Community Development Block Grant (CDBG) program.

Going forward, enhance the program by considering and implementing the following:

- Allocating an extra \$500 to \$1,000 per grant to assist property owners with more substantial rehabilitation projects.
- Offer a higher award amount to owners of City Landmark homes – this may encourage property owners to seek landmark designation.
- Consolidate fundraising efforts to one event, if possible, in addition to sponsorships, to generate more significant revenues.

Recommendation #3.6: Create a Downtown Venture Fund.

A private sector-financed venture fund focused on business development activities and new retail business start-ups could help to reduce first-floor vacancies, and increase rents and property values in the Downtown. Increased rents help support additional building investments and rehabilitation. The venture fund could be capitalized by corporate donations and individual "angel" investors, and administered by the City or a private non-profit organization.

Recommendation #3.7: Explore creation of a historic preservation revolving fund.

Communities often use revolving funds for recruiting businesses and industries, and other economic development purposes. Revolving funds have also been used extensively by other communities to purchase and rehabilitate historic homes and buildings with an aim to reselling them on the open market. Key starting points to establishing a revolving fund is its capitalization and management: enough capital must exist to undertake and complete a rehabilitation project, and qualified and experienced executive staff must be in place to guide a project from acquisition to completion and re-selling. Given these requisites, it is sometimes difficult for small communities to find the resources to create a revolving fund. However, a revolving fund could potentially be created at the county level and housed within an existing organization, such as a community development corporation.



Photos by The Lakota Group

3.2 Policy for Decision-Makers: Support and build the community's capacity to implement preservation-based revitalization and development initiatives.

Recommendation #3.8: Advocate the expansion of the Illinois Historic Preservation Tax Credit Program.

Income-producing properties currently eligible or listed individually as a contributing resource to a National Register or local historic district, and located within a State of Illinois-designated River Edge Redevelopment Zone, are eligible to participate in the Illinois Historic Preservation Tax Credit Program, which provides a 25 percent tax credit to a certified building rehabilitation project. At present, only the cities of Aurora, East St. Louis, Elgin, Peoria, and Rockford have River Edge Redevelopment Zones. The program, which can be used with the 20 percent Federal Historic Preservation Tax Credit, will expire in December 2021. In Rockford, Peoria, Elgin, and Aurora, the tax credit has facilitated numerous adaptive use projects within downtown districts and former industrial areas. While the Illinois Historic Preservation Tax Credit Program is not due to expire for another four years, the City of Belvidere should advocate actively for the expansion of the Program to Belvidere when it is set for renewal. The State credit coupled with the Federal Tax Credits could help to spur reinvestment in many of Downtown Belvidere's larger-scaled historic commercial buildings. Going forward, the City could partner with several entities, including Growth Dimensions, the Chamber of Commerce, Boone County, Landmarks Illinois, and other preservation and economic development groups, in future advocacy initiatives.

Recommendation #3.9: Re-establish a Downtown Belvidere revitalization program.

Downtown Belvidere, with its intact stock of historic commercial buildings, lends itself to a historic preservation-based approach to its long-term revitalization. Significant opportunities exist to revitalize the Downtown district using its historic buildings as key assets in attracting small businesses and reusing the upper floors for new residential and office uses. A revitalized Downtown can become a compelling attraction to visitors in the region and day-trippers from Chicago, Rockford, and the northern Illinois and southern Wisconsin regions. Previous efforts to implement a preservation-based revitalization approach to Downtown Belvidere were short-lived – a Main Street revitalization program was established in 1996 to last only until the late 2000s. The lack of sufficient funding and sustained commitment and participation on part of both the public and private sectors in Belvidere's Main Street program have been cited as key factors for the program's cessation. In 2012, a Downtown Strategic Plan was adopted recommending various streetscape and design improvements, and marketing and economic development initiatives – initiatives mostly modeled after the Main Street revitalization approach. The Plan also included strategies for reusing the Leath Building of the National Sewing Machine complex. Interestingly, the Strategic Plan also recommended re-starting a formal organized Downtown revitalization program.

Going forward, the City, the Historic Preservation Commission, and other agency and organization partners should convene and determine an appropriate organization model and approach that can best achieve goals for Downtown's preservation and regeneration. However, the key factors for any successful revitalization effort remains a sustained commitment on part of the public and private sectors to fund and staff an organization, stable and adequate funding sources, and qualified and committed executive staff and board leaders that can guide the organization's operations and administration over the long-term. The City and the Commission could consider the following organizational models:

- **Main Street Organizational Model.** A Main Street model consists of a separate non-profit organization with its own board of directors and operational budget, an executive director and other staff, and volunteer committees that work on implementing the Main Street Four-Point Approach to traditional commercial district revitalization – the Approach incorporating key elements to successful downtown revitalization: organization, design, economic vitality and promotion. A Main Street program's operating budget includes a combination of private sector sources, including citizen memberships and corporate donations, but also a yearly municipal contribution to demonstrate local government support for the program. The Main Street Approach also stresses preservation-based economic development, incremental change, and comprehensive revitalization.

As noted on the previous page, Belvidere had funded and operated a Main Street organization in the past when the community participated in the Illinois Main Street program, which provided technical assistance services for the organization's start-up and operation. The Illinois Main Street program is currently being re-started by Main Street America (formerly the National Main Street Center) and may be able to provide start-up technical assistance over the next few years to Illinois communities. The Main Street Approach remains an appropriate model for Belvidere. The community may want to seek consultation with the National Main Street Center to re-establish the program.

- **Existing Organization Model.** An existing organization within Belvidere or Boone County with an economic development mission could expand and enhance its services and staff capabilities to lead and administer an ongoing Downtown revitalization program. In some communities, local or regional chambers of commerce, economic development corporations, and Special Service Area-funded entities, have assumed such responsibilities. In Belvidere's case, Growth Dimensions, the economic development entity for Belvidere and Boone County, could potentially house and support a formal Downtown Belvidere revitalization effort by securing new funding and hiring part or full-time staff. Volunteer committees could also be formed to assist staff in implementing various revitalization initiatives. The Belvidere Area Chamber of Commerce could also be a possibility.
- **Municipal-Managed Organizational Model.** In other states, Main Street programs are often structured within existing municipal departments, such as planning, historic preservation or economic development. In some cases, they may be instituted as a stand-alone city agency. The advantage of this model is the prospect of stable funding, dedicated staff and more direct access to other municipal resources. A "Main Street commission" of downtown and community stakeholders could be established to help guide City staff, approve annual work plans and budget, manage volunteer committees, and advise the City Council on Downtown revitalization policy.
- **Community Development Corporation.** Community development corporations (CDCs) are non-profit entities that focus work on both housing and commercial district revitalization activities. Often employed in urban neighborhoods, the community development corporation model can be established as a county-wide entity in rural areas where funding sources may be more limited at the municipal level. A CDC may have sufficient funding to support dedicated staff for both commercial district revitalization and housing rehabilitation initiatives. A CDC organization may also be formed as a community development entity (CDE) or a community housing development organization (CDHO) to become eligible for grant and tax credit programs at the state and federal levels (see Recommendation 3.9 below). Such a model could be utilized to lead Belvidere's Downtown revitalization program while also using loan or grant programs to finance housing rehabilitation projects.



Photos by The Lakota Group

Recommendation #3.10: Pursue organized efforts at promoting historic home rehabilitation and neighborhood revitalization.

Belvidere stakeholders have expressed strong interest in addressing vacant historic homes and those endangered by deterioration and neglect. Other than routine code enforcement, there is no institutionalized, structured approach offered by the City to deal with such issues. In addition, other than the local Habitat for Humanity chapter, and the Housing Authority of Boone County, there are no other housing organizations locally or regionally that could play substantive roles in promoting housing rehabilitation. Local housing authorities in general are limited today in funding sources to take on new housing development initiatives. However, Habitat for Humanity chapters in other states and communities have been active in preservation-related housing rehabilitation and could potentially take on a project in Belvidere by following Historic Preservation Commission oversight and appropriate preservation design guidelines. Beyond this, a local or countywide community development corporation or housing development organization (see Recommendation 3.8 above) could be formed and supported by Belvidere and other Boone County municipalities. These organizational models could provide the staffing, funding and management expertise for assisting historic homeowners with property preservation needs, or in outright purchase of historic homes for rehabilitation and reselling.

3.3 Policy for Decision-Makers: Integrate historic preservation within future community planning and development initiatives.

Recommendation #3.11: Consider alternative financing and intervention mechanisms for the National Sewing Machine complex rehabilitation.

The National Sewing Machine complex represents one of Belvidere's most important historic resource, serving as a tangible link to the community's rich industrial past. Its rehabilitation and adaptive use presents unique opportunities to not only preserve this building for future generations but to introduce new residential, commercial and recreational uses along Belvidere's riverfront and to catalyze investment in adjacent Downtown buildings and neighborhoods. At this time, the City has released a Request for Proposals (RFP) to solicit developer participation in the complex's rehabilitation, potentially as a hotel or rental apartments; the complex has also been determined eligible as a district in the National Register, making available the Federal Historic Preservation Tax Credits. The City's participation in any development proposal would be the donation of the former Leath Furniture Company building portion of the complex, the focus of the development proposal and in City ownership, and potential site improvements between the Leath Building and the riverfront.



While development prospects look promising under the current RFP process, the City should be prepared to consider alternative development and financing scenarios if a near-term development deal fails to materialize. The key issue may be the need for additional gap financing or other forms of intervention to make the rehabilitation project feasible. While the City is considering the use of remaining Tax Increment Financing funds for infrastructure and site enhancements, and possibly for some gap financing, other forms of project intervention could be considered, including ways to reduce costs required to develop the building, as well as increasing project income and lowering operating expenses. These may take the form of securing outside grants, recruiting building occupants, providing marketing assistance, providing low-interest loans or issuing bonds, preparing the National Register district nomination, or creating a Special Service Area to fund site and infrastructure improvements. The City should also consider engaging a professional real estate development advisor that can guide the City in development and financing decision-making.

Photos courtesy of The Boone County Museum of History

Recommendation #3.12: Conduct surveys or add preservation elements to future district or neighborhood plans.

City planning in Belvidere has focused on the Downtown district in recent years. Boone County is also currently updating its comprehensive plan. Although there are no other pending planning efforts, future district or neighborhood plans should include a preservation element, including an architectural survey and preservation strategies that may involve the preservation and adaptive use of significant buildings and historic resources. Any planning efforts concerning future growth areas within Belvidere's perimeter could include a survey of the community's extra-territorial jurisdiction for historic resources that may be annexed into the City at some point in the future.

Recommendation #3.13: Consider historic preservation in other City departmental planning initiatives.

Consider and integrate this 10-Year Historic Preservation Plan's goals and recommendations into the internal planning processes of all City departments and related agencies, such as the Public Works and Community Development Departments, and the Belvidere Parks and School Districts.

Recommendation #3.14: Review zoning and parking requirements in Local Historic Districts.

The City of Belvidere should review and update all zoning and building regulations to ensure they do not impede or discourage the rehabilitation and adaptive use of historic buildings. Currently, parking requirements in Downtown Belvidere are waived with a "fee in lieu of" arrangement, making the rehabilitation of Downtown buildings more feasible if parking were mandated otherwise. However, apart from the Downtown, existing and future Local Historic Districts could also benefit with relaxed off-street parking requirements and the inclusion of available on-street parking as credits for meeting parking needs in any historic building rehabilitation project. Consideration should also be given to allowing the Historic Preservation Commission to recommend to the Planning and Zoning Commission parking waivers or reduction of parking requirements if a potential rehabilitation or new development project would result in a negative impact to a Local District's integrity.

Recommendation #3.15: Focus capital improvements in Local Historic Districts.

Focus future capital investments in streets, sidewalks, roadways and other public spaces in Local Historic Districts. Connecting sidewalk networks where needed and desired, installing curbs and repairing potholes where they exist, and planting new parkway trees and landscape treatments in Local Historic Districts will help to promote property values and overall quality of life.

Recommendation #3.16: Maintain a list of threatened, vacant and deteriorating historic properties.

The acquisition of GIS software that can track code violations and vacant properties, as suggested in Recommendation #2.3 above, can be useful in prioritizing a set of public and private sector actions to alleviate threats to historic properties. Using data garnered from the software, the City and the Historic Preservation Commission can generate a list of properties with significant code violations, which can then be sorted for priority action according to a property's architectural and historical importance and level of deterioration. Once priorities have been determined, the City, the Commission and other partners can then make decisions on what resources should be allocated and what actions undertaken to address threatened historic resources.

Recommendation #3.17: Prepare a hazard mitigation plan with a historic preservation element.

According to community stakeholders, flooding events are rare in Belvidere, even in the Downtown and adjacent neighborhoods that straddle the Kishwaukee River. Recent flood maps only depict a narrow floodway that extends east to west along the Kishwaukee River impacting only the lower two Downtown blocks north to the Kishwaukee River from Pleasant Street. Apart from flooding and stormwater management concerns, Belvidere suffered significant property damage and loss from a violent tornado in 1967. Currently, the City does not have a hazard mitigation plan that guides preventive measures for avoiding or reducing the impacts of natural disasters on local properties, including historic resources. Going forward, the City should prepare and adopt a hazard mitigation plan with specific focus on mitigating adverse impacts on historic buildings.

Elements of a hazard mitigation plan may include:

- **Inventory of Vulnerable Properties and Resources.** While a small number of properties may be subject to flooding in Belvidere or through other natural events, a complete inventory of properties that may be subject to potential mitigation measures should be prepared. These properties can be gleaned from recently completed architectural and historical resource surveys. This inventory should also be prepared in a GIS layer to provide graphic understanding of vulnerable resources.
- **Loss Estimation.** Estimating the potential financial damage to the community in the event of natural disaster helps in considering preservation mitigation priorities. Likely, the Downtown District and adjacent historic residential neighborhoods would be subject to significant losses if a flooding event were to occur. Residential resources would be especially vulnerable in the event of a tornado. Losses must also consider potential displacement of businesses and residents.
- **Mitigation Actions.** Once vulnerable historic resources and potential losses from natural hazards are determined through data collection and analysis, a set of mitigation goals, objectives and actions can be formulated, mainly focused on preventive measures both regulatory and performance-based. Regulatory and performance-based measures may encompass building code or zoning ordinance allowances that allow historic building owners to rehabilitate hazard-damaged buildings while maintaining their character-defining features. Other mitigation measures may include facilitating property improvements, such as floodproofing and the retrofitting of structural systems from external weather forces. Overall, a balance should be achieved between implementing and recommending cost-effective, less intrusive mitigation actions for less historically significant properties and implementing more expensive, less intrusive measures for the most important historic resources in Belvidere. A cost-benefit analysis should be conducted to determine the most effective hazard mitigation measures for Belvidere's vulnerable heritage resources.

A hazard mitigation plan should be prepared in partnership with several departments and entities, including building code officials, Boone County, the Rockford Metropolitan Agency for Planning, and Illinois SHPO. An interagency agreement with IL SHPO should also be considered if it may expedite Section 106 or other regulatory reviews if a natural disaster were to strike a National Register-listed resource or district in Belvidere.



Aftermath of 1967 tornado. Photo courtesy of Boone County Then and Now

Education and Advocacy

An engaged and informed community about the advantages and benefits of historic preservation is a critical element to a successful historic preservation program at the local level. Engaged stakeholders can become investors in historic properties, involved citizens in neighborhood and commercial district revitalization, and effective advocates at the municipal level for appropriate preservation policies. Therefore, going forward, promoting the importance of historic preservation and the stewardship of Belvidere's historic resources should be a high priority for the City, the Historic Preservation Commission and its preservation partners. Opportunities should always be explored with entities, non-profit groups, and governmental agencies to forge new partnerships in preservation education and advocacy efforts. Potential partner entities are described in Section 5: City Planning and Program Administration.

Goal #4: Promote the awareness and increased public understanding of historic preservation benefits through ongoing education and advocacy efforts.

4.1 Policy for Decision-Makers: Invest in technologies to enhance accessibility to information regarding Belvidere's heritage.

Recommendation #4.1: Create an internet portal for Belvidere survey data.

Completed architectural surveys are currently available on the City's and Boone County's governmental websites in the form of downloadable PDF reports. As discussed previously in Initiative #1.2, current survey technologies allow for the creation of Internet-based databases, making survey data accessible not only the City and the Historic Preservation Commission, but also to the public. With public access, property owners can locate their buildings on a digital map and view information and photos compiled from the survey from desktop computers, tablets and smartphones. As an option, a property owner can also download the survey data into a single or double-sheet PDF format. Additional pages describing historic context statements, documented architectural styles, and a gallery for survey photos can be added to format the database as a fully-functioning website. The website could then be hosted within the City and County's websites and linked to other websites, such as the Boone County Museum of History.

Survey database technologies are typically offered through specialized software providers such as RuskinArc and Site Vista. To access the technology, a one-time service provider fee is charged for database set-up; thereafter, a yearly maintenance fee is also levied to maintain the data on the service-provider's storage servers. As an alternative, the City could collaborate with the County or local software developers to create a custom survey database program using GIS systems and programs provided by ESRI and other GIS technology companies.

Recommendation #4.2: Write and publish a post-survey book or publication.

The Historic Preservation Commission, in partnership with the Boone County Museum of History, could prepare and publish an illustrated book or publication describing Belvidere's historic districts and architecture, and the community's historical settlement patterns and development history. Previous survey and documentation activities have already collected a significant amount of research and background information that could be used to prepare the publication. However, the Commission and the Museum should develop the publication when all survey and documentation work, as suggested in Recommendation 1.1, has been completed.

Recommendation #4.3: Create a “crowdsourced” Belvidere history website.

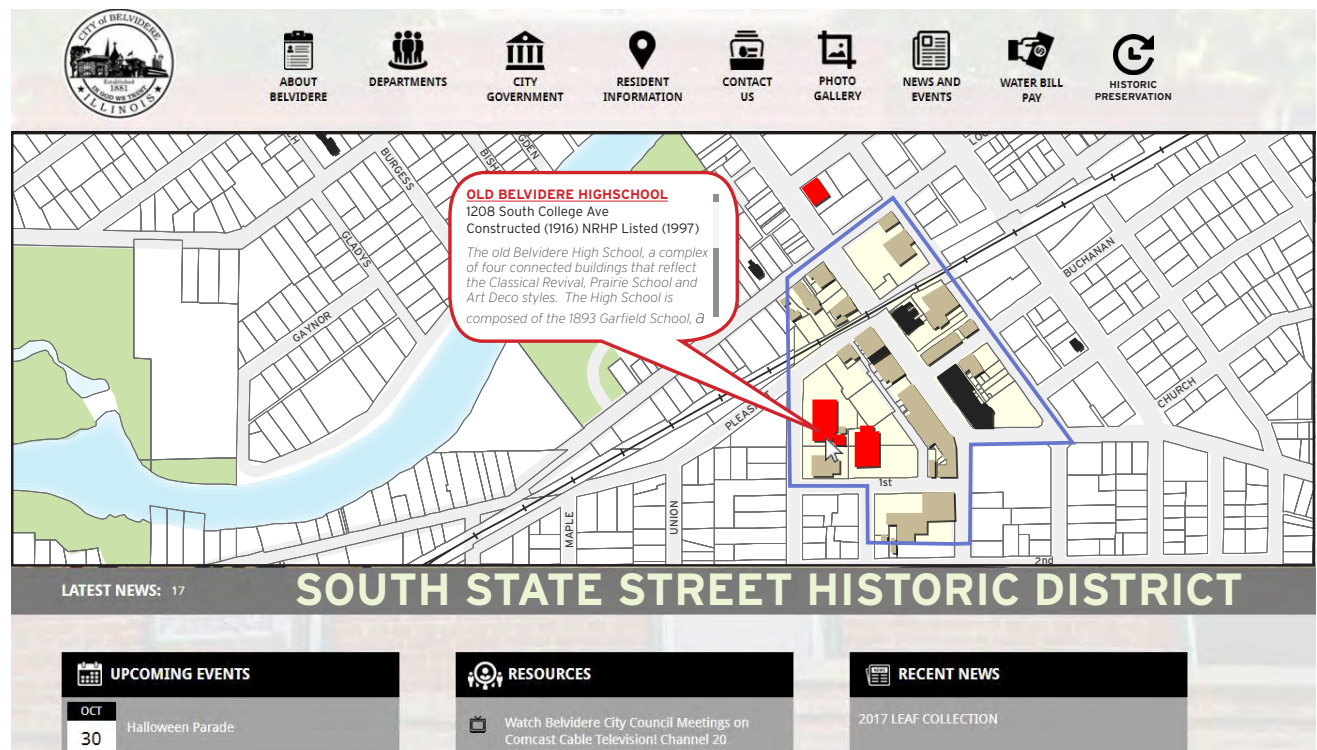
Historic preservation commissions and historical societies have turned to the internet as a suitable depository of historic photos, exhibits, postcards, maps and drawings, and oral histories. For instance, the Boone County Museum of History recently received a grant to digitize and post online local obituaries. Such websites make information more accessible to interested community residents, as well as researchers into local architecture and history. In some cases, the information is provided by local citizens who can upload information and images through an online portal. The website is then managed and curated by a professional historian or archivist employed by a historical society or preservation advocacy group. This initiative could be spearheaded by the Boone County Museum of History, the Belvidere Historic Preservation Commission, nearby educational institutions, and other preservation advocates.

Recommendation #4.4: Develop an internet-accessible database for headstones in the Belvidere Cemetery.

For many people, the desire to know one’s family’s history has served as the starting point for curiosity about a community’s history and heritage. Belvidere Cemetery could be a significant resource for those with genealogical interests. A survey and inventory of headstones and grave markers could be prepared and then digitized as a GIS layer or database for internet access. More likely, the Cemetery Association may already have a complete list of grave markers and their inscriptions. An inventory could also incorporate a headstone and cemetery art conditions assessment, which could guide preservation and maintenance efforts.

Recommendation #4.5: Create online versions of brochures, materials and other historic preservation information.

Format any future publications, survey reports, research, and informational materials, for access on the internet. While posting PDF publication versions on websites, consider adding report previews or excerpts so that a website viewer has an option of downloading the entire report or just viewing certain report chapters or conclusions. In addition, establish website links between different community websites with important preservation content, most especially between the City and the Boone County Museum of History.



Example internet-accessible database for Belvidere historic resources.

4.2 Policy for Decision-Makers: Support and invest in ongoing outreach and preservation education activities.

Recommendation #4.6: Create an interpretive program for Belvidere historic resources.

The future rehabilitation of the National Sewing Machine Complex offers an opportunity to initiate an interpretive program for historic resources – with the Complex serving as a starting point for telling the stories of Belvidere's past. The City's Historic Preservation Commission could collaborate with the Boone County Museum of History and the Boone County Arts Council to create an interpretive plan incorporating several mediums such as interpretive signs at key historic buildings and sites, walking tours, living history displays and events, podcasts, and an expanded Treasure Trunk program that could be displayed during community special events. An interpretive program does not need to be elaborate but should outline what activities would be most effective in engaging residents and visitors, and in attracting volunteers and financial support from local organizations.

Recommendation #4.7: Conduct a regular Downtown property owners workshop.

Downtown Belvidere property and business owners desire more information about available incentives, including the Federal Historic Preservation Tax Credit, and how to navigate design review through the Downtown Overlay Design District. There is also a level of confusion between Overlay District design requirements and that of the local building code. On an annual or biannual basis, the City and the Historic Preservation Commission should conduct a workshop with Downtown property owners to discuss historic preservation incentives, design review, and building code issues. Invite staff from the Illinois SHPO and other organizations to participate as speakers.

Recommendation #4.8: Provide training to local realtors and bankers.

Organize a training program to educate local realtors and bankers on the City's historic districts and preservation procedures, available incentives, and the overall preservation benefits. Realtors and bankers are key intermediaries in the sale and disposition of historic properties and should be aware of preservation's benefits to the value of homes and neighborhoods.

Recommendation #4.9: Enhance Boone County Museum of History lecture series and open houses with preservation content.

The Boone County Museum of History currently manages a regular lecture series and open houses related to Belvidere and Boone County history. Future topics could focus on preservation-related content, such as researching home and building histories, how to apply for City landmark status, benefits of National Register listing, and basic steps and procedures for planning a home rehabilitation project.

Recommendation #4.10: Conduct an annual "State of Historic Preservation" address and report.

During National Historic Preservation Month in May, the City's Historic Preservation Commission should organize an annual "State of the Historic Preservation Address" luncheon or evening reception, where community stakeholders can learn about implemented historic preservation initiatives over the past year. As part of the address, present investment statistics and other data related to the historic preservation's economic impact in the Downtown and the neighborhoods. Prepare and distribute printed versions of the "State of the Historic Preservation Address" as well.

Recommendation #4.11: Create toolkits for researching historic properties and other preservation topics.

Toolkits that educate property owners on how to research the history of their home or commercial building should be prepared. This toolkit could also include information on how to access City survey information, how to determine a property's eligibility to the National Register of Historic Places, as well as how to prepare a National Register or City Landmark nomination form.

Recommendation #4.12: Involve local senior citizens in public education efforts.

Involving local seniors in Belvidere preservation activities is of high interest to the Historic Preservation Commission. Consider the creation of a research “needs list” where seniors can participate in gathering information, writing documents and preparing other materials that may be useful for filling in the “knowledge gaps” in Belvidere’s history – research that may be especially useful in future landmark nominations. This effort could be under the purview of the Boone County Museum of History.

4.3 Policy for Decision-Makers: Engage other partners and organizations in preservation education and advocacy.

Recommendation #4.13: Expand partnerships with the Boone County Museum of History.

Located in the Downtown commercial district, the Boone County Museum of History is a significant asset in the archiving and display of Belvidere’s history and artifacts. Its facility provides a unique venue for its permanent collections, special exhibits, and lectures and open houses. The Museum has also been active in its community outreach and education efforts with its innovative “Teacher Trunk” program – a box containing artifact reproductions from different periods in American history used in local classroom teaching. The Museum can be a natural partner in a variety of preservation-related activities, several of which have been mentioned briefly in other recommendations.

Other ways the Museum could enhance its roles in heritage education include:

- Expanding the Teacher Trunk program to include local Belvidere history topics such as the rise of the National Sewing Machine Company, the development of the Courthouse Square neighborhood, and unique Downtown stories – long-time businesses and their proprietors, the theaters that entertained Belvidere citizens, and the builders and developers that built the Downtown district.
- Creating an online repository of historic photos, diaries, newspaper clippings, and other materials and information.
- Collaborating with the Historic Preservation Commission on oral history projects conducted as part of architectural and historical surveys.
- Organizing and managing architecture tours of the Downtown, neighborhood historic districts, churches, schools, and the Belvidere Cemetery.
- Sponsoring a history fair with local schools, or a folk-art fair with local merchants and artists.
- Participating as co-organizers and sponsors of a community archaeological assessment or investigation.
- Producing podcasts or videos on Belvidere architecture and history.

Recommendation #4.14: Seek partnerships with other organizations and entities.

Other groups and organizations locally, regionally and statewide may have an interest in preservation, education, research and outreach activities in Belvidere, including educational institutions, foundations, and other humanities organizations. Having a master list of organizations that could participate in specific initiatives would be helpful in identifying partnership opportunities. Educational institutions, including local Belvidere schools, Rock Valley College, and Northern Illinois and Rockford Universities could provide students interested in participating in outreach initiatives and research activities. Students from the University of Illinois, Urbana and Chicago campuses, and the School of the Art Institute of Chicago, institutions with formal coursework and degrees in historic preservation planning, should also be recruited. Potential philanthropic partners in supporting local preservation efforts include the Boone County Community Foundation, the Community Foundation of Northern Illinois, and the Belvidere Park District Parks and Conservation Foundation.



Section Three >>

Implementation

Implementation Matrix

The matrix on the following pages summarizes recommended implementation phasing for each of the key initiatives identified in the 10-Year Historic Preservation Plan.

Goal #1: Continue active efforts in identifying and documenting Belvidere heritage as a basis for future preservation efforts.				
POLICY FOR DECISION MAKERS	RECOMMENDATIONS	IMPLEMENTATION TIMELINE	PRIORITY SCALE	PARTIES
Policy #1.1: Support, fund and implement initiatives that document Belvidere's heritage resources, including buildings, sites, structures and objects throughout the community.	Recommendation #1.1: Prioritize new areas in Belvidere for future survey and inventory activities.	Ongoing	High	HPC, BCMOH, Other Parties
	<ul style="list-style-type: none"> Survey Area 1 - North Courthouse Square 	1 - 3 Years	High	HPC, BCMOH, Other Partners
	<ul style="list-style-type: none"> Survey Area 2 - Northwest Kishwaukee Street - West Lincoln Avenue Neighborhood 	4 - 10 Years	High	HPC, BCMOH, Other Partners
	<ul style="list-style-type: none"> Survey Area 3 - Allen Street - 5th Street Neighborhood 	4-10 Years	Medium	HPC, BCMOH, Other Partners

HPC: Historic Preservation Plan; BCMOH: Boone County Museum of History; COB: City of Belvidere, BC: Boone County; Other Partners – educational and religious institutions, foundations, civic organizations, other preservation advocates at the local, regional, state and national levels.

POLICY FOR DECISION MAKERS	RECOMMENDATIONS	IMPLEMENTATION TIMELINE	PRIORITY SCALE	PARTIES
	<ul style="list-style-type: none"> Survey Area 4 - Pearl Street - East Avenue Neighborhood 	4-10 Years	Medium	HPC, BCMOH, Other Parties
	<ul style="list-style-type: none"> Survey Area 5 - Logan Boulevard - Pleasant Street Neighborhood 	4-7 Years	Medium	HPC, BCMOH, Other Partners
	<ul style="list-style-type: none"> Survey Area 6 - Pearl Street - 6th Street Neighborhood 	4-10 Years	Low	HPC, BCMOH, Other Partners
	<ul style="list-style-type: none"> Survey Area 7 - Andrews Drive - Channing Avenue Neighborhood 	4-10 Years	Low	HPC, BCMOH, Other Partners
	Recommendation #1.2: Use internet and Geographic Information-System-based technologies for future survey and documentation activities.	Ongoing	High	HPC, COB, BC
	Recommendation #1.3: Create new GIS layers that include all levels of historic significance determined through survey projects.	Ongoing	High	HPC, COB, BC

POLICY FOR DECISION MAKERS	RECOMMENDATIONS	IMPLEMENTATION TIMELINE	PRIORITY SCALE	PARTIES
	Recommendation #1.4: Conduct oral history projects for the National Sewing Machine Company complex and other important aspects of Belvidere's historical development.	Ongoing	Medium	HPC, BCMOH
	Recommendation #1.5: Conduct or sponsor a community archaeological assessment.	4-10 Years	Low	HPC, BCMOH, Other Partners
	Recommendation #1.6: Conduct additional context research related to Belvidere's vernacular architecture types and ethnic groups.	Ongoing	Medium	HPC, BCMOH, Other Partners
Policy #1.2: Register and designate significant architectural and historical resources and districts as identified through survey and documentation activities.	Recommendation #1.7: Prepare an annual study list of potential landmarks and districts.	Ongoing	High	HPC
	Recommendation #1.8: Pursue a National Register nomination for the Belvidere Old Town neighborhood.	1-3 Years	High	HPC, Other Partners

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POLICY FOR DECISION MAKERS	RECOMMENDATIONS	IMPLEMENTATION TIMELINE	PRIORITY SCALE	PARTIES
	Recommendation #1.9: Designate the Courthouse Square and East Lincoln Avenue as Local Historic Districts.	1-3 Years	Medium	HPC, Other Partners
	Recommendation #1.10: Expand the West Hurlbut Avenue Local Historic District.	1-3 Years	High	HPC, Other Parties
	Recommendation #1.11: Document and landmark Belvidere's pre-fabricated housing types and historic gas stations.	1-3 Years	Low	HPC, Other Partners
	Recommendation #1.12: Register important publicly-owned historic buildings, structures, and objects.	Ongoing	High	HPC, COB, Other Partners

Goal #2: Review and enhance preservation program administration.

POLICY FOR DECISION MAKERS	RECOMMENDATIONS	IMPLEMENTATION TIMELINE	PRIORITY SCALE	PARTIES
Policy #2.1: Review and update the historic preservation ordinance and other regulatory tools to advance community preservation planning goals.	Recommendation #2.1: Update the Belvidere Historic Preservation Ordinance.	1-3 Years	High	COB, HPC
	Recommendation #2.2: Reconstitute the Downtown Design Overlay District as a Local Historic District.	1 - 3 Years	High	COB, HPC, Other Partners
Policy #2.2: Consider and adopt new tools that support and encourage preservation of important historic resources.	Recommendation #2.3: Develop a comprehensive design guideline manual.	1-3 Years	High	COB, HPC
	Recommendation #2.4: Establish a Neighborhood Conservation District program.	4-7 Years	Medium	COB, HPC, Other Partners
Policy #2.3: Improve historic preservation commission operations and develop local preservation leadership.	Recommendation #2.5: Adopt internal rules and procedures for Historic Preservation Commission operations.	1-3 Years	High	HPC

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POLICY FOR DECISION MAKERS	RECOMMENDATIONS	IMPLEMENTATION TIMELINE	PRIORITY SCALE	PARTIES
	Recommendation #2.6: Actively recruit new members to the Historic Preservation Commission.	Ongoing	High	HPC, COB, Other Partners
	Recommendation #2.7: Orient incoming historic preservation commission members to commission operations.	Ongoing	High	HPC
	Recommendation #2.8: Provide opportunities for the ongoing training and education of Historic Preservation Commission members.	Ongoing	High	HPC
	Recommendation #2.9: Maintain the City of Belvidere's Certified Local Government status.	Ongoing	High	HPC, COB
	Recommendation #2.10: Establish a budget for publications and community outreach.	Ongoing	Medium	HPC, COB, Other Partners
	Recommendation #2.11: Benchmark Historical Preservation Commission operations and accomplishments.	Ongoing	High	HPC, COB
	Recommendation #2.12: Designate a preservation specialist among City building inspectors.	1-3 Years	High	HPC, COB
	Recommendation #2.13: Utilize GIS technologies to track vacant and deteriorating historic properties.	1-3 Years	Medium	HPC, COB, BC

Goal #3: Facilitate reinvestment and revitalization of Belvidere's historic buildings and neighborhoods.

POLICY FOR DECISION MAKERS	RECOMMENDATIONS	IMPLEMENTATION TIMELINE	PRIORITY SCALE	PARTIES
Policy #3.1: Establish incentive programs to address a range of community preservation needs.	Recommendation #3.1: Re-establish a Façade Grant Improvement Program.	1-3 Years	High	COB, HPC, Other Partners
	Recommendation #3.2: Offer fee waivers and other incentives to encourage building stabilization, adaptive use, and upper-floor development.	1 - 3 Years	Medium	COB, HPC, Other Partners
	Recommendation #3.3: Provide design assistance to downtown property and business owners.	1-3 Years	High	COB, HPC, Other Partners
	Recommendation #3.4: Re-establish a Downtown Tax-Increment Financing District.	4-7 Years	High	COB
	Recommendation #3.5: Maintain the Historic Preservation Commission's small grant program for housing rehabilitation.	Ongoing	High	COB, HPC, Other Partners
	Recommendation #3.6: Create a Downtown Venture Fund.	4-10 Years	Medium	COB, Other Partners

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POLICY FOR DECISION MAKERS	RECOMMENDATIONS	IMPLEMENTATION TIMELINE	PRIORITY SCALE	PARTIES
	Recommendation #3.7: Explore creation of a historic preservation revolving fund.	4-10 Years	Medium	HPC, COB, Other Partners
	Recommendation #3.8: Advocate the expansion of the Illinois Historic Preservation Tax Credit program.	Ongoing	Medium	HPC, COB, Other Partners
Policy #3.2: Support and build the community's capacity to implement preservation-based revitalization and development initiatives.	Recommendation #3.9: Re-establish a Downtown Belvidere revitalization program.	1-3 Years	High	HPC, COB, Other Partners
	Recommendation #3.10: Pursue organized efforts at promoting historic home rehabilitation and neighborhood revitalization.	Ongoing	High	HPC, COB, BC, Other Partners
	Recommendation #3.11: Consider alternative financing and intervention mechanisms for the National Sewing Machine Complex rehabilitation.	Ongoing	1-3 Years	HPC, COB, Other Partners
Policy #3.3: Integrate historic preservation within future community planning and development initiatives.	Recommendation #3.12: Conduct surveys or add preservation elements to future district or neighborhood plans.	Ongoing	Low	HPC, COB, Other Partners

POLICY FOR DECISION MAKERS	RECOMMENDATIONS	IMPLEMENTATION TIMELINE	PRIORITY SCALE	PARTIES
	Recommendation #3.13: Consider historic preservation in other City departmental planning initiatives.	Ongoing	High	HPC, COB
	Recommendation #3.14: Review zoning and parking requirements in Local Historic Districts.	1-3 Years	High	COB, HPC
	Recommendation #3.15: Focus capital improvements in Local Historic Districts.	Ongoing	Medium	COB
	Recommendation #3.16: Maintain a list of threatened, vacant and deteriorating historic properties.	Ongoing	High	HPC, COB
	Recommendation #3.17: Prepare a hazard mitigation with a historic preservation element.	1-3 Years	Medium	HPC, COB, Other Partners

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Goal #4: Promote the awareness and increased public understanding of historic preservation benefits through ongoing education and advocacy efforts.

POLICY FOR DECISION MAKERS	RECOMMENDATIONS	IMPLEMENTATION TIMELINE	PRIORITY SCALE	PARTIES
Policy #4.1: Invest in technologies to enhance accessibility to information regarding Belvidere's heritage.	Recommendation #4.1: Create an Internet portal for Belvidere survey data.	1-3 Years	Medium	COB, HPC, BC
	Recommendation #4.2: Write and publish a post-survey book or publication.	4-10 Years	Low	HPC, BCMOH, Other Partners
	Recommendation #4.3: Create a "crowdsourced" Belvidere history website.	1-3 Years	Low	HPC, BCMOH, Other Partners
	Recommendation #4.4: Develop an internet-accessible database for headstones in the Belvidere Cemetery.	4-10 Years	Medium	HPC, BCMOH, Other Partners
	Recommendation #4.5: Create online versions of brochures, materials and other historic preservation information.	Ongoing	Medium	HPC, Other Partners
	Recommendation #4.6: Create an interpretive program for Belvidere historic resources.	4-10 Years	Medium	HPC, BCAC, BCMOH, Other Partners

POLICY FOR DECISION MAKERS	RECOMMENDATIONS	IMPLEMENTATION TIMELINE	PRIORITY SCALE	PARTIES
Policy #4.2: Support and invest in ongoing outreach and preservation education activities.	Recommendation #4.7: Conduct a regular Downtown property owners workshop.	Ongoing	Medium	HPC, Other Partners
	Recommendation #4.8: Provide training to local realtors and bankers.	Ongoing	Medium	HPC, Other Partners
	Recommendation #4.9: Enhance Boone County Museum of History lecture series and open houses with preservation content.	Ongoing	Medium	BCMOH, Other Partners
	Recommendation #4.10: Conduct an annual “State of Historic Preservation” address and report.	Ongoing	Medium	HPC, Other Partners
	Recommendation #4.11: Create toolkits for researching historic properties and other preservation topics.	1-3 Years	Medium	HPC, BCMOH, Other Partners
	Recommendation #4.12: Involve local senior citizens in public education efforts.	Ongoing	Medium	HPC, BCMOH, Other Partners

HPC: Historic Preservation Plan; BCMOH: Boone County Museum of History; BCAC: Boone County Arts Council; COB: City of Belvidere, BC: Boone County; Other Partners – educational and religious institutions, foundations, civic organizations, other preservation advocates at the local, regional, state and national levels.

POLICY FOR DECISION MAKERS	RECOMMENDATIONS	IMPLEMENTATION TIMELINE	PRIORITY SCALE	PARTIES
Policy #4.3: Engage other partners and organizations in preservation education and advocacy	Recommendation #4.13: Expand partnerships with the Boone County Museum of History.	Ongoing	High	HPC, BCMOH, Other Partners
	Recommendation #4.14: Seek partnerships with other organizations and entities.	Ongoing	High	HPC, BCMOH, Other Partners

Local Incentives and Funding Sources

There are currently several incentive programs managed by the City of Belvidere and others at the local level that help facilitate preservation activities. These programs are summarized in this section.

Belvidere-Boone County Enterprise Zone

The Belvidere-Boone County Enterprise Zone, established in 1985 and re-authorized in 2006 as part of Chapter 82, Article V of the City's Municipal Code, was designed to help stimulate economic development through state and local tax incentives, regulatory relief, and improved governmental services. The Zone currently encompasses the Downtown area and provides the following incentives:

- Sales Tax Exemption – a 7.5 percent state sales tax exemption is permitted on building materials bought and used in the Enterprise Zone.
- Enterprise Zone Investment Tax Credit – a state investment tax credit of 0.5 percent is allowed for taxpayers who invest in qualified properties in the Zone, including machinery, equipment and buildings.
- Enterprise Zone Tax Abatement – local property tax abatement is available for improvements to commercial and industrial properties.
- Building Permit Fee Reduction – permit fee reductions of up to 50 percent are available for improvements to commercial and industrial properties.

Other state tax exemptions are available in the Enterprise Zone for larger-scale job-generating businesses and industries.

City of Belvidere Tax Increment Financing (TIF)

Tax Increment Financing is a State authorized program administered by a municipality that allocates future increases in property taxes from a designated area for improvements dedicated to that area. Under TIF, the property taxes due to an increased value from new development, increases in new assessments due to rehabilitation or improvement or tax rate changes, are allocated to the municipality in a Tax Increment Allocation Fund to be used for various redevelopment activities within the designated area. Other taxing districts continue to receive property taxes at the same level as before the TIF district was instituted. Belvidere currently has one TIF district encompassing portions of its Downtown. Tax increment proceeds can be used for building and façade improvements, loans as part of a development financing package, and infrastructure improvements and easement purchases; such proceeds have been used as gap and bridge financing for historic buildings rehabilitation projects.

Façade Grant Improvement Program

Façade and storefront rehabilitations can be partially financed through a re-established Façade Improvement Grant Program, which can underwrite varying amounts of improvements depending on what type of commercial activity is housed in the building. The program should be administered by the City of Belvidere with a dedicated and sustainable funding source.

Special Service Area (SSA)

A Special Service Area is a State authorized financing program that can be administered by the City or by a designated service provider agency, to deliver a wide range of additional services and physical improvements in a defined geographic area. An SSA is funded by a special tax assessment paid by the property owners in the designated SSA district and can finance a variety of activities including capitalizing a façade or storefront rehabilitation program, or physical improvements in a historic area or district.

Capital Improvement Plan

Many communities incorporate some public improvement initiatives for historic areas within the municipal capital improvements plan. This could include physical enhancements to historic areas or districts.

Venture Fund/Community Supported Financing

A venture or community-supported equity fund for building rehabilitation or small business capitalization aimed at reducing the Downtown Belvidere storefront vacancy rate should be explored. This might take the form of a small group of local investors, or more significant participants, such as private corporations and local or regional foundations, pooling funds to capitalize a venture fund that provides seed monies to start-up businesses, such as a local restaurant or grocery store. Additionally, customer-owned cooperatives and community-owned stores structured as local stock corporations have become increasingly common in starting new business ventures in traditional downtown districts.

Community Foundations

Local community foundations may provide support for preservation outreach and education activities.

Preservation Easement

A preservation easement donation is a one-time charitable, Federal income tax deduction equal to the appraised value of the preservation easement. The easement assigns the right to review and approve alterations to a qualified non-profit organization for the purpose of preserving the property in perpetuity. Property must be a certified historic building within the National Register of Historic Places, individually listed, or contributing to a local landmark district.

Regional, State and Federal/National Incentives and Funding Sources

The 20 Percent Federal Historic Preservation Tax Credit

The Federal Historic Preservation Tax Credit (HPTC) lowers the amount of federal taxes owed by the buildings owner. The National Park Service in the U.S. Department of the Interior administers the program in cooperation with Illinois SHPO and the U.S. Department of the Treasury. The 20 percent Rehabilitation Tax Credit is available for depreciable properties rehabilitated for commercial, industrial, agricultural, or rental residential purposes, but it is not available for owner-occupied housing. In addition, a property must be individually listed or be in the process of being individually listed on the National Register, be a contributing building in a district that is listed in or is in the process of being listed in the National Register, or be a contributing building in a local historic district specifically certified by the NPS for the purposes of the tax credit program. An application to receive the tax credits must be submitted to Illinois SHPO and work must conform to the Secretary of the Interior's Standards for Rehabilitation.

The tax credit has not been utilized in Belvidere, although most commercial buildings in the North and South State Street National Register Historic Districts are eligible to use them.

Illinois River Edge Redevelopment Zone – State Historic Preservation Tax Credit

Authorized as part of the State of Illinois River Edge Redevelopment Zone program, the State Historic Preservation Tax Credit in an amount equal to 25 percent of qualified expenditures incurred by a qualified taxpayer during the taxable year in the rehabilitation of a qualified historic structure located in a River Edge Redevelopment Zone. A qualified rehabilitation plan must be prepared; the project must equal \$5,000 or more and must exceed 50 percent of the purchase price of the property. Currently only five cities in Illinois are eligible to use the Tax Credit Program, including Rockford, Elgin, Aurora, Peoria, and East St. Louis.

Low Income Housing Tax Credit

Established as part of the U.S. Tax Reform Act of 1986, the Low-Income Housing Tax Credit (LIHTC) program provides a dollar-for-dollar tax credit for investors in affordable housing projects, investors who usually provide equity to housing developers as part of a syndication process. The credit is allocated in Illinois through the Illinois Housing Development Authority (IHDA) as part of an annual or semi-annual competitive application process. Claimed over 10 years, the LIHTC can be used to construct new housing or rehabilitate existing rental buildings. The credit can be used to rehabilitate historic buildings in tandem with the Federal Historic Preservation Tax Credit.

Illinois Affordable Housing Tax Credit

The Illinois Affordable Housing Tax Credit program provides donors to qualified non-profit affordable housing sponsors with a credit to their Illinois income tax equal to 50 percent of the donation value. Eligible donations may include money or securities, or real or personal property, and may not be less than \$10,000 in total value. The credit can be used to rehabilitate historic buildings in tandem with the Federal Historic Preservation Tax Credit.

IHDA Tax Exempt Bond Programs

The Illinois Housing Development Authority offers several tax-exempt bond programs for financing housing programs in conjunction with the Low-Income Housing Tax Credit.

Illinois Affordable Housing Trust Fund - Single Family Rehabilitation Program

Administered by IHDA, the Single-Family Rehabilitation Program provides funding to municipalities or non-profit organizations in assisting local homeowner rehabilitation projects. Applicants to the program must demonstrate experience or have partnerships with local or regional agencies that possess such experience. Funding partners must also demonstrate capacity for construction management. Eligible homeowners may receive up to \$45,000 in financial assistance but must also meet certain household income requirements. The program is funded through the Illinois Affordable Housing Trust Fund.

IHDA Abandoned Property Program

The IHDA Abandoned Property Program provides grants to municipalities and counties to assist with the costs incurred in facilitating the rehabilitation of abandoned properties. Like the Single-Family Rehabilitation Program above, the applicant must demonstrate the capacity to carry out and manage the abandoned property project. Administered by IHDA, the program is funded by the State of Illinois through foreclosure filing fees.

Illinois Property Tax Assessment Freeze Program

Owner-occupied residential properties listed in the National Register individually or contributing as part of a district, or a locally landmarked or contributing building to a local district in a community whose ordinance has been certified for the tax freeze by the Illinois SHPO, are eligible to participate in the Illinois Property Tax Assessment Freeze Program administered by the Illinois SHPO. The program freezes a property's assessed valuation for a period of eight years, after which the valuation is raised in steps to its actual market value over a period of four years. In addition, to qualify, a property owner must spend an amount equal or exceeding 25 percent of the fair cash value of the house, as determined by the local assessor on a qualified rehabilitation that meets the Secretary of the Interior's Standards for Rehabilitation. Review of the projects seeking to qualify for the program are conducted by the Illinois SHPO.

Illinois Certified Local Government (CLG) Grants

Administered by Illinois SHPO, CLG grants are meant to partially underwrite several preservation activities, including survey and documentation, National Register nominations, historic preservation plans, design guidelines, and various education and outreach activities. Such grants require a 30 percent local match.

Preservation Heritage Fund

Landmarks Illinois, the statewide preservation advocacy organization, currently manages the Preservation Heritage Fund, which provides grant monies to preserve or protect significant buildings or sites in Illinois. Significant buildings or sites in Illinois that are under threat of demolition, imminent deterioration, or are of such architectural importance that their preservation will benefit the Illinois public, are considered high priority candidates for the Fund.

Barbara C. and Thomas E. Donnelley II Preservation Fund Grant Program

Landmarks Illinois also manages the Barbara C. and Thomas E. Donnelley II Preservation Grant Program, which funds a variety of preservation initiatives including National Register nominations, building feasibility studies, design guidelines, historic structures reports, and educational initiative.

World War I Monument Preservation Grant Program

Initiated in 2017, Landmarks Illinois, with generous support from the Pritzker Military Foundation, administers the World War I Monument Preservation Grant program to communities seeking to rehabilitate and restore World War I monuments and memorials. Eligible monuments need not be listed in the National Register to be eligible to qualify.

National Trust Preservation Funds

Preservation Fund Grants, offered by the National Trust for Historic Preservation, are intended to encourage local level preservation at the by providing seed money for preservation projects. NTPF grant funds can be used for technical assistance needs and in facilitating private-sector involvement in preservation initiatives. Specific initiatives may relate to community sustainability, stewardship of historic places, promoting cultural diversity and preservation, and protecting heritage resources located on public land.



Photo courtesy of The Boone County Museum of History

National Sewing Machine Works.



Section Four >>

Belvidere Historic Resources

Historic Context

Understanding and evaluating the architectural and historical significance of Belvidere's heritage resources – whether commercial buildings, residences, churches and religious institutions, schools, parks, and industrial complexes – are largely determined through the historical, geographical, economic, social and cultural forces that shaped Belvidere's growth and development. These forces, or contexts, provide the framework for identifying such resources – what building types are associated with particular historic contexts, why they are important, and what historical and architectural characteristics such resources possess to consider them as significant representations of their context, design and property type. Historic contexts provide the foundation for effective preservation planning in the identification and evaluation of historic resources and in guiding future survey and inventory projects and landmark and district designation activities. This section summarizes major historic contexts documented in previous National Register nominations and survey initiatives conducted by the City.

Native American Settlement

Prior to European settlement, several tribes including the Winnebago, Pottawatomie, Chippewa and Ottawa inhabited the prairie around Belvidere. At the time of Belvidere's settlement, the Potawatomie were known to inhabit the Kishwaukee River Valley, and the land that became Belvidere was home to the Pottawatomie's council grounds and burial place for their dead. A notable Potawatomie chief, residing near present day Belvidere, was Chief Big Thunder, known for his immense influence, wisdom, and effectiveness in battle. The grave site of Big Thunder, thought to have been where the existing Boone County Courthouse sits, experienced several documented indignities by early settlers. Anecdotal evidence suggests his remains were torn apart and sold as trinkets, (*Batemen & Selby, 1909*); (*H.F. Kett & Company, 1877*).

Following the Black Hawk War of 1832 and the Treaty of Chicago, most Native settlements, including those of the Pottawatomie, were relocated, often forcibly, west of the Mississippi River. When Belvidere's early settlers first arrived, they found the remains of a large Potawatomie encampment near what became the original Boone County Fairgrounds in today's Spencer Park. Encounters with Native Americans in Boone County after this point were reported sporadically through the 1840s and as late as the 1860s, (*Hagerty Heritage Planning, 2014*).



Bank of the Kishwaukee River. Photo courtesy of the Boone County Museum of History

Understanding and evaluating the architectural and historical significance of Belvidere's heritage resources are largely determined through the historical, geographical, economic, social and cultural forces that shaped Belvidere's growth and development.

Early Settlement 1835-1850

Prior to the Black Hawk War, whites sparsely settled Northern Illinois. After the war and the 1833 Treaty of Chicago, settlement would occur rapidly. Settlers arriving near then Elysian Fields, present day Belvidere, encamped along the northern banks of the Kishwaukee River in 1835, near today's State Street bridge. In that same year Ebenezer Peek and Dr. Goodhue purchased the land claims of David Dunham and Archibald Metcalf, and organized the Belvidere Company with the express mission of developing saw and gristmills along the Kishwaukee River. In 1836 the town of Belvidere was selected as the crossing point of the Kishwaukee River for the newly developed state route, and later Federal Highway 20, between Chicago and Galena. This early stagecoach route led to Belvidere's first commercial development when Belvidere House and the first post office were constructed on the corner of today's State Street and Lincoln Avenue. In 1837, Boone County was formally established, and in 1838 Belvidere was laid out and platted by Nathaniel Crosby and Simon Doty in a traditional New England style of settlement with a meeting hall or county courthouse fronting a town green, (*H.F. Kett & Company, 1877*).

The growth of Belvidere was relatively slow compared to other areas opened for settlement at that time. Many early settlers chose to cross the Kishwaukee River for more valued and productive claims along the Fox and Rock Rivers. During this initial period, the prairie surrounding Belvidere was plowed to supply food for resident families. Farms on more productive land provided a small surplus which was milled in Naperville as Belvidere still had no gristmills at the time. Settlers often lived in small one or two-room log cabins or shanties with grass-covered prairie barns. It would not be until the late 1830s and early 1840s that more well-appointed brick and frame buildings and large barns with substantial fencings and properly tilled fields would be common. The best example of these early buildings include the Greek Revival Lampert-Wildflower House on Lincoln Avenue, built in 1838. By 1840, the population of Boone County was only 1,700. However, Belvidere's location along the Kishwaukee River and its proximity to surrounding natural resources eventually led to the construction of local timber and gristmills in the late 1830s and early 1840s. The Historic Baltic Mill, built in 1845, is a remaining example of this early industrial heritage.

Soon after construction of the mills, the town saw an influx of immigrants. Several additional stores and trading places sprung up along the north banks of the Kishwaukee including the 1842 American House and the community's first dry-goods store. Gradually the toils of pioneer life became more tolerable. In 1842, Belvidere constructed the Derthick Opera House on the site of the current Apollo Theater. The first courthouse was constructed in 1843 along Main Street near its present-day location. By 1845, the north side of the Kishwaukee River was home to numerous retail, religious, educational, commercial, and professional institutions. In 1847 Belvidere was incorporated as a town. However, their charter was later withdrawn, and Belvidere did not see a formal town or village government return until 1857. By 1850, Belvidere had a population of 1,003 residents, (*H.F. Kett & Company, 1877*); (*Belvidere Illustrated, 1896*).



Photo courtesy of Boone County Then and Now

Coming of the Railroads 1850-1861

As early as 1836, plans were drafted to construct a railway between Galena and Chicago but the plans were sidelined during the financial crisis of the 1840s. The original plans anticipated the railway following the stagecoach route, crossing the Kishwaukee River in Belvidere with the depot located across from the Courthouse and Jail, near today's Big Thunder Park. However, William Gilman, persuaded the railroad to construct the depot and rail line south of the Kishwaukee, adjacent to several of his large land holdings. In 1852, the Galena and Chicago Union Railway (later Chicago and Northwestern Railway) arrived in Belvidere. Prior to the railroad, development of the town occurred north of the Kishwaukee River, centered around the Courthouse Square. Construction of the railroad depot on the south side of the River drew new commercial development away from the Courthouse and Belvidere's early commercial and residential areas. The south side of the Kishwaukee grew quickly around the new depot. New warehouses, lumber yards, horse stables, and other industrial uses sprang up to support and take advantage of the railroad. The result was a long and dense commercial strip along State Street bounded by Logan Avenue to the south and Hurlbut Street to the north, (*H.F. Kett & Company, 1877*).

The coming of the Railroad also brought a wave of new immigrants to the young City. In 1854, the current Courthouse was constructed in the Italianate Style. Between 1850 and 1860, the population more than doubled with many new residents coming not from the Eastern United States, but from Germany and Ireland, (*Hagerty Heritage Planning, 2014*); (*Belvidere Illustrated, 1896*).

Civil War 1861-1865

Over 2,000 of Boone County's able-bodied men, roughly 17 percent of the county's population, eagerly rallied to the defense of the Union between 1861 and 1865. Men from Boone County and Belvidere engaged the rebels at Vicksburg, Harrisonburg, with Sherman on his March to the Sea, at Jackson, Fort Donelson, Fort Henry, at Shiloh, the fall of Mobile, and at countless smaller engagements throughout the South, (*H.F. Kett & Company, 1877*).

The most important Belvidere figure to come out of the Civil War was General Stephen A. Hurlbut, a close friend and confidant of Abraham Lincoln – and the namesake of the West Hurlbut Historic District. Hurlbut was born in 1815 and raised in Charleston, South Carolina, moving to Belvidere in 1845 where he became one of the town's earliest lawyers and leaders. He took part in the 1847 Illinois Constitutional Convention, served as a presidential elector, and was elected to the Illinois House of Representatives in 1859 and 1861. During the War, Hurlbut was promoted to Major General and eventually to Commander of the U.S. Army of the Gulf. He was selected as Minister of Columbia in 1869 and was elected to the U.S. House of Representatives in 1872 and 1874. In 1881, he would be appointed Ambassador of Peru, a position he held until his death in 1882, (*Lash, 2003*) (*H.F. Kett & Company, 1877*).



Photo courtesy of Boone County Then and Now



Construction of the railroad depot on the south side of the river drew new commercial development away from the courthouse and Belvidere's early commercial and residential areas.

Expansion and Stability 1880-1929

Between the 1870s and 1880s, due to the new train depot, the northern portion of Belvidere declined as the focus for residential and commercial development. Although Main Street was extended through the middle of the square, many residents lobbied to move the courthouse and other civic institutions closer to the city's commercial enterprises south of the Kishwaukee River. In the late 19th century, many of Belvidere's neighboring communities were growing and attracting industry, while Belvidere stagnated. Elgin, 35 miles to the east, saw its population increase nearly threefold after construction of the Elgin Watch Factory, an enterprise Belvidere had turned down just a few years earlier. Finally, in 1886, Belvidere saw the arrival of the June Manufacturing Company (later National Sewing Machine Company), which relocated from Chicago to avoid labor unrest. This marked the first major industry to locate in Belvidere. The early sewing machine company had 175 employees and manufactured sewing machines, washing machines, bicycles, automobiles, home-workshop machinery, and cast-iron toys and novelties. The location of the company on the south side of the Kishwaukee River between State and Main Streets, and the jobs it provided, led to a resurgence in residential and commercial development. Belvidere's flourishing middle class led to the construction of many of the City's finest examples of Queen Anne homes and Craftsman Bungalows.

Similarly, a growing merchant class developed, and many of the extant buildings along State Street were built to support the growing population. More affluent members of Belvidere built high-style homes across the River from the complex along today's Lincoln Avenue. A street-car service developed down State Street, and the City expanded its fire, police, water, sewer, telephone, and electric services. Belvidere's first City Hall (1884), the Pettit Memorial Chapel (1907), Downtown Post Office (1911), Ida Public Library (1912), and Belvidere High School (1916) were constructed during this time. The end of this period would mark a Belvidere much denser and interconnected community than before. At the start of the 1880s, Belvidere's population was 2,951. At the end of the 1920s, its population swelled to nearly 8,123, (*H.F. Kett & Company, 1877*) ;(*Hagerty Heritage Planning, 2014*); (*Belvidere Illustrated, 1896*).



Photos courtesy of the Boone County Museum of History

Mid-20th Century 1930-1970

The Great Depression negatively affected Belvidere in much the same way as it did other communities across the United States. Few buildings were constructed during the 1930s, the notable exception being the 1939 Community Building. During World War II, many of Belvidere's industries were converted from consumer production to war production, and the City proudly boasted a war record with zero labor disputes. Between 1953 and 1954, the National Sewing Machine Company merged with the Free Sewing Machine Company and left Belvidere. Only two buildings remain from the original complex. Despite the loss of National Sewing, the post-war 1950s and 60s saw a second wave of residential development on the edges of town. Many neighborhoods, especially on the east, and south sides of the Belvidere developed during this time. Examples of this development include the residential neighborhoods north of Grover between Biester and Douglas; south of the railroad tracks; north of 6th Street between 5th and Columbia; and along Garden Drive. Ranch homes, Cape Cods and Split-Levels would be the prevailing housing types in these neighborhoods. Several Lustron homes were constructed throughout Belvidere, representing a desire for more modern style and maintenance-free construction techniques, (*Hagerty Heritage Planning, 2014*).

In 1963, Chrysler announced that it would establish a new factory in Belvidere and, in 1965, the Belvidere Assembly Plant was constructed adjacent to Grant Highway. At its height, the plant had over 5,000 employees, which led to a boom in modern housing throughout the community, but most notably north of Grant Highway between 13th Street and East Avenue. This period saw significant changes to the Downtown. Many buildings from the former National Sewing Machine complex were torn down between the 1960s and mid-1970s, making way for more auto-oriented commercial strip commercial development. The most notable example includes the block east of State Street between the Kishwaukee River and Meadow Street. Belvidere began moving some of its civic institutions out of Downtown during this period to meet its sprawling housing demand. In 1966, a new high school was constructed at 1500 East Avenue ten years after the demolition of the junior high school. In 1967, the new high school was hit by a devastating F4 tornado which killed 13 students and destroyed numerous homes.



Photos by The Lakota Group

Belvidere Historic Resources

Historic or heritage resources are defined as buildings, including houses, commercial storefronts, theaters, churches, offices complexes and factory buildings; structures, such as water towers, bridges and dams; sites, comprising parks, gardens and cemeteries; and objects, such as statues and monuments. Heritage resources are often associated with a historic context identified in National Register nominations or other survey and documentation projects. A historic context describes the historical development patterns within which the architectural and historical resource can be understood.

For example, historic resources located within the North and South State Street National Register Historic Districts may be related to Downtown Belvidere's earliest commercial developments, especially after the arrival of the Chicago and Northwestern Railroad in 1851. In a different instance, the Classical Revival Old Post Office building constructed in Downtown Belvidere during the first decades of the 20th century are representative example of a distinctive architectural style popular during that time period. Other resources may share relationships with a significant people or events in Belvidere's history. The resource types found in Belvidere are summarized in this section, reflected from information gathered from various National Register nominations and survey projects.

Archaeological Resources

Archaeological resources generally consist of artifacts or features that mark a place or site of previous settlement. Artifacts and features could include earthen mounds or burial grounds; remnants of building foundations, including forts and encampments; homesteads and privies; old trails and roads; weaponry; and, old mills, smokehouses, and religious structures. Concentrations of artifacts in one location often signifies an important archaeological site that may date from Belvidere's early and pre-historic settlements to the relatively recent building construction of the City's first pioneer newcomers during the mid-1800s. While the word archaeology is commonly associated with more ancient aspects of history, Federal and State of Illinois archaeological laws consider archaeological remains and artifacts as recently as 1917.

A segment of Belvidere's archaeological resources is associated with the Native-American period when several tribes, including the Pottawatomie, Chippewa and Ottawa, occupied the area along the Kishwaukee River throughout Northern Illinois. Although formal archaeological investigations of Belvidere sites have not been undertaken in recent years, research, surveys and excavations of the Kishwaukee River area near Downtown, the Courthouse Square neighborhood and the Old Boone County Fairgrounds (current Spencer Park) could yield important information related to the Native Americans and their settlement activities in the Belvidere area (*Intensive Level Historical and Architectural Survey of the Courthouse Square Area of Belvidere, Boone County, City of Belvidere, 2014, p. 27*). Other archaeological resources may be associated with early farmsteads, now included as part of subdivided developments and neighborhoods within Belvidere.

Archaeological surveys and excavations of the Kishwaukee River area near Downtown, the Courthouse Square neighborhood and the Boone County Fairgrounds could yield important information related to the Native Americans and their settlement activities in the Belvidere area.



Photo courtesy of the Boone County Museum of History

Residential Resources

Belvidere's historic residential neighborhoods are located to the south and northwest of the Downtown district along State Street to North Appleton Road, and alongside other major arterials, including Logan Avenue to U.S. Route 20 and Locust Street along the southern edge of the Kishwaukee River. In these areas, residential resources span the decades of Belvidere's major development periods from the 1830s to the 1960s as the community grew from its earliest settlements along the banks of the Kishwaukee River after the Black Hawk War, to its mid-19th century growth spurred by the arrival of the railroads, and culminating after World War II with the addition of Ranch home subdivisions on the edges of Belvidere's traditional residential core. However, the majority of Belvidere's historic residential resources were built between 1880 and 1930, mostly due to the community's importance as an industrial center, particularly with the establishment of the National Sewing Machine Company in 1886 near the Downtown district. Belvidere's industrial growth and the nearby railroads spurred residential development up until the 1930s when most neighborhoods near the Downtown were largely built out.

Residential resources in Belvidere reflect a significant variety of architectural styles and building types, as well as a wide spectrum of residential types, from vernacular worker homes to "high-style" representatives of architectural styles popular during specific time periods. The Queen Anne Style of the 1880s and the Colonial Revival during the 1920s are high-style examples found in Belvidere. Minimal Traditionals, Ranches and "Lustron" homes – single family residential dwellings constructed mainly with prefabricated steel enamel panels – defined the housing styles after World War II and can be found mostly in subdivisions to the northwest, southwest and southeast of Belvidere's Victorian-era, pre-1900 neighborhoods. Belvidere's earliest architecture, dating from the 1850s, is its collection of extant Greek Revivals, characterized by its side-gabled roofs with triangular gable half pediments – a design feature meant to evoke a Classical temple. Two important examples of the Greek Revival include the homes at 303 and 706 Van Buren Street within the Courthouse Square neighborhood. A variation of the Greek Revival in a more vernacular form is the Upright and Wing with the two-story gable-ended upright section attached to a one-story wing. A representative example of this form is the Lampert-Wildflower House (National Register, 2005), constructed in 1838, and located at 410 East Lincoln Avenue.

The last decades of the 19th century would see the increased popularity of Victorian housing styles, including the Italianate and Queen Anne with prominent architectural features and ornamentation, as well as vernacular worker homes and cottages that characterize much of Belvidere's older residential neighborhoods. Both high-style Italianate and Queen Anne homes, such as the Old Dunton Home at 401 East Lincoln Avenue and the William Herbert Home (City Landmark, 1992) were built by some of Belvidere's most prominent citizens, merchants and industrialists. The features of high-style Queen Anne homes include wrap-around porches, tower bays, conical roofs, decorative wood shingling and slender chimney stacks. Many elaborate Queen Anne homes are located North and South State Streets and Logan Avenue, although some have lost integrity with material changes and alterations. In contrast, worker homes were more utilitarian in form and use and displayed fewer features and ornamentation in comparison to their high-style counterparts – Gable-Fronts, Gable-Elis and I-Houses with a small wing to the rear of the house, are found throughout Belvidere's neighborhoods. The Folk Victorian is a smaller cottage version of the Queen Anne, favored by working households that still desired a stylish home.

Residential resources in Belvidere showcase a significant variety of architectural styles and building types, as well as diversity between vernacular worker homes and "high-style" construction of representative architectural styles.



305 Beacon Drive - Photo by The Lakota Group

As Belvidere transitioned to the 20th century, Craftsman bungalows, Foursquares, Tudor and Colonial Revivals and even Prairie Style homes emerged as preferred architectural design styles similar to residential neighborhoods throughout the country. Representative examples of these styles types are found in the West Hurlbut Local Historic District, in pockets near the Boone County Courthouse area, and as infill housing in Belvidere's Victorian neighborhoods. Foursquares were constructed with both brick and wood siding; Colonial Revivals often featured side wings and pedimented side gables and porch entries. There are relatively few Tudor Revivals, although the Rhinehardt House at 605 State Street is Belvidere's finest example of the style. Craftsman bungalows are one-story, low-slung residences with a shallow roof, shed or hipped dormers, wood siding and exposed rafter tails. Interestingly, Belvidere has little to no historic multi-family housing despite being a significant industrial center in northern Illinois. Multi-family housing was often constructed during the late 19th and early 20th century to accommodate residents working in nearby industrial complexes.

After World War II, the horizontal Ranch house and the Minimal Traditional/Cape Cod cottage, a "spare", box-like form of the Colonial Revival, became prevalent in newly developing areas of Belvidere, such as in the Belvidere High School neighborhoods west of East Avenue, and in the blocks along and near West Harrison Street northwest of the Downtown core. Cape Cods and Ranch houses were favored after World War II, reflecting the desire for larger but affordable homes. Ranch homes are noted for their horizontal, ground-hugging profile, partial width porch entry, stone or brick construction, multiple window bands or corner windows, and low chimneys. Other Ranch homes may incorporate traditional architectural features such as Colonial roof cupolas, round entry towers, gable timbering, shutters and decorative iron work. The Split-Level, a distinctive housing type with two or three floor levels staggered or separated from each other, is also found in Belvidere's newer neighborhoods ringing the community's older historic core.



605 State Street (top) and 1213-1207 Pearl Street (bottom) - Photos by The Lakota Group

Commercial Resources

Downtown Belvidere contains the community's most important concentration of historic commercial buildings as it was the main retail, service, and entertainment center. Like many communities in Illinois and around the country, Downtown Belvidere experienced different periods of growth and change. Many communities' first generation of commercial buildings were often constructed of wood due to the availability of nearby milling operations. However, according to historical accounts, many of Downtown Belvidere's first commercial buildings built in the decades prior to and after the Civil War, were constructed of brick in order to house dry goods and other merchant wares.

Downtown Belvidere's first development was concentrated north of the Kishwaukee River due to the nearby location of the Boone County Courthouse and its surrounding residential neighborhoods. Other early industrial uses along the riverfront spurred the need for stores and other commercial services. Downtown's earliest buildings were the American House Hotel and a three-story commercial building, both constructed in 1842 and 1850 respectively (both no longer extant) (*Historic Resources Survey Report for Belvidere, Illinois*, Dorochoff Consulting, 2012, p. 6). The predominant building form in this portion of Downtown, and along much of State Street, is two-part commercial, a ground level is reserved for commercial storefronts and the upper floors utilized for offices, hotels, living spaces, and social and entertainment uses, such as lodge halls and ballrooms. In addition to their overall form, Downtown buildings would exhibit architectural features and ornamentation characteristic of architectural styles carried over or borrowed from popular residential styles of the mid to late 1800s, including Italianate, Romanesque and Queen Anne. Typical elements and ornamentation of these styles included arched window openings, bracketed cornices and storefronts with cast iron columns, wood bulkheads and framing, transoms and large display glass windows. Stone window headers were also indicative of the Romanesque style. Buildings with more elaborate cornices, brackets, scrolls and finial work are considered examples of the High Victorian Eclectic. Representative examples of the style include the Longcor Block at 138 North State Street (c. 1880) and the Ransom Building, although partially altered, at 124 North State Street (c. 1895). Other examples are found in the southern part of Downtown as it developed after the construction of the railroad station in 1850. These examples include, the Branner Block at 506 South State Street (c. 1852, City Landmark, 2006) and the LOOF Building, 402-404 South Street (c. 1852, City Landmark, 2006).



In the early 20th century, Downtown commercial buildings featured simpler facade treatments with less ornamentation; larger buildings were also constructed to accommodate expanding store operations, banks and auto showrooms. Commercial Style buildings, or vernacular brickfronts as they are sometimes classified, often feature wall surfaces of little or no ornamentation, and flat or stepped parapets in place of elaborate cornices. However, such buildings usually maintain the Victorian-era storefront configuration of bulkheads, display windows and transoms – although framing may be in copper or aluminum rather than wood (*Historic Resources Report for Belvidere*, Dorochoff Consulting, 2012, p. 141). Representative examples include, 527 South Street, and 118 North State Street (*American Vernacular Design, 1870-1940: An Illustrated Glossary*, August 1985, p. 55). Apart from this style type, several buildings in Downtown Belvidere are designed or exhibit features of the Classical Revival, a style popular for banks and public buildings from the last decade of the 18th century to the 1930s, and often incorporating architectural features such as columns and pilasters, roof balustrades, cornices with dentils, and pediments over doorways and windows. One excellent example is the U.S. Post Office (National Register, 2000) at 200 South State Street and designed by the Supervising Architect of the U.S. Treasury, James Knox Taylor, perhaps the most demonstrative example of early 20th century architecture in Downtown Belvidere. Another is the refined red brick Renaissance Revival Apollo Theater, located at 106 North State Street and constructed in 1921.

Other buildings exhibit elements of the Art Deco-Art Moderne, including structural-glass storefronts, transoms and brick faced piers. In the post-World War II years, little new construction took place and several existing buildings were demolished to make way for parking lots and other buildings and facilities. Downtown retains a high level of architectural integrity with few upper facades modified or altered; storefronts, however, have seen the most significant changes in their configurations, display window openings, and materials. Other storefronts have been rehabilitated and restored in past years.



Civic and Religious Buildings

Civic and religious buildings reflect a community's political and cultural development. The location of city halls, county courthouses and churches were often determined by the availability of land, gifts of major benefactors to fund construction, and what neighborhoods and districts certain ethnic and population groups settled over the decades. In Belvidere, noted civic buildings include the Ida Public Library at 312 North State Street, constructed circa 1921 and exhibiting stylistic features of both the Prairie Style and the Renaissance Revival styles. The Romanesque Revival Belvidere Fire Station, formerly the U.S. Post Office, constructed in 1884 and located at 123 South State Street. The Italianate Boone County Courthouse, constructed in 1854, located along a hilltop within the center of the Courthouse Square neighborhood, is perhaps one of the most recognized and iconic government building in Belvidere. The current City Hall building is a representative example of the International Style – architectural Modernism, a style popular in the 1950s and 60s featuring glass and metal curtain walls.

Several of Belvidere's historic churches and religious institutions were constructed close to the Downtown commercial district near the community's first residential settlements, such as the gable-fronted Universalist Church at 222 Van Buren Street (c. 1880) and the Classical Revival First Church of Christ Scientist (Calvary Baptist Church), located at 308 North State Street and constructed circa 1928. Gothic Revival church edifices are numerous in Belvidere reflecting the preference for the style during the late 1880s to the 1920s. Representative churches include St. John United Church of Christ at 401 North Main Street, constructed in 1900, with red brick and a triangular-shaped nave and square bell tower, and First Presbyterian Church noted for its tan brick, large Gothic-arched nave window and square tower and spires. Another noteworthy example of the Gothic Revival is St. James Catholic Church, 402 Church Street, constructed in 1888 with tan-yellow brick, large Gothic-arch above main entry, and square belfry and tapered spire; an expansion of the Church on its south elevation was recently completed. Other notable religious buildings include the Evangelical Covenant Church at 221 East Harrison Street, constructed in 1956, and the former Calvary Baptist Church (now Faith Baptist Church), built in 1969, both examples of the Colonial Revival, the latter building a more modern and spare interpretation of the style. The Zion Lutheran Church, 1300 Pearl Street, joins a late Mid-Century Modern wing (1969) to an earlier Gothic Revival nave.



401 North Main Street - Photo by The Lakota Group



308 North State Street - Photo by The Lakota Group



NOTT
OTO.

PRESBYTERIAN AND BAPTIST CHURCHES.

Industrial Buildings

Industries – whether textile mills, brick-making factories, foundries, tanneries, or breweries – were the principal drivers of local employment, as well as commercial, institutional and residential growth. Historic industrial buildings, sheds, grain elevators, laboratories and transportation terminals provide visual clues to a community's industrial base and economic climate during its most significant periods of growth and development.



210 Whitney Boulevard - Photo by The Lakota Group

The most historically significant industrial buildings in Belvidere are the two remaining buildings of what was once the 64-acre National Sewing Machine Company complex located along the Kishwaukee River and Meadow Street between Caswell Street and Warren Avenue. The complex was the industrial heart of the community. The National Sewing Machine Company's Shipping Warehousing Building, first constructed in 1901, exemplifies a refined Italianate style with one wing constructed with wood beams and a second 1927 wing built with a concrete frame and beam system; it would later be used by the Leath Furniture Company. The second extant building of the complex, originally built for use by the Northwestern Shoe Company, is of similar style and construction method to the Shipping and Warehousing Building but with an addition to house power-generating equipment; a long, tapered smokestack is also one of its defining architectural features. Although both buildings are not considered eligible for listing in the National Register individually, they are important reminders of Belvidere's industrial past.

Other industrial resources include the Art Deco-styled Belvidere Municipal Water Works at 210 Whitney Boulevard, with its textured tapestry brick facade and Art Moderne stair-stepped parapet and limestone entry, and the 1940s-era Illinois Northern Utilities Electric Sub Station at 316 Whitney Boulevard, a simple rectangular block with steel factory sash windows and a Classical Revival limestone side entrance. Like the National Sewing Machine complex, other industrial buildings were likely located in or near the Downtown area; however, very few industrial buildings remain today.

Parks and Open Space



Photo by The Lakota Group

There are parks and open space resources in Belvidere that are significant to the community's historic development, including Courthouse Square, Big Thunder Park just west of Main Street, the Boone County Courthouse between East Perry and East Menominee Streets, and Belvidere Municipal Park, located west of the Downtown district along the Kishwaukee River just east of Appleton Street. Big Thunder Park was a parcel platted early in Belvidere's development and reserved for a public square, although up until 1900, the land was fenced-off and used for livestock grazing; it was not until 1940 that the land was officially called Big Thunder Park in recognition of the Pottawatomie chief's burial site. There are several historic objects within Big Thunder Park, including the covered band shell, the Civil War and Spanish-American War Memorials, the Civil War cannon, as well as several plaques and markers. The 105-acre Belvidere Municipal Park features the Baltic Mill, built in 1845 by a local settler as part of a grist mill operation; the land and mill were purchased by the Belvidere Park District for use as a performing-arts space. The Park's other features, paths, gateways and amenities are important elements of the historic grist mill operation.

Located north of the Downtown District and south of the Boone County Fairgrounds is the Belvidere City Cemetery, operated since 1847 by the Belvidere Cemetery Association. The Cemetery's most notable architectural resource is the Prairie-Style Pettit Memorial Chapel, designed by Frank Lloyd Wright in 1907 (National Register, 1978). The Cemetery also features a variety of funerary art dating from the 1880s.

Educational Buildings

Several buildings used historically for educational purposes have also been adapted and converted to different uses. The former Belvidere High School complex at Pearl and First Streets (National Register, 1977) includes two buildings of different construction periods and styles: an 1893 Romanesque-Renaissance Revival building with stone foundation, red-brick facades and expansive stone arches is joined to a Classical Revival, Prairie-influenced two-story, brown brick building along Pearl Street. The complex is now used as senior age restricted rental apartments. A third building in the complex, the monumental Art Deco Auditorium, constructed in 1939 as a Works Progress Administration project, retains high integrity and was listed in the National Register of Historic Places in 1997; it is also a City Landmark. Other notable school buildings include the Romanesque Perry Elementary School and its Modernist wing at 633 West Perry Street, and the Classical Revival St. James School with its Mid-Century Modern wing at 525 Caswell Street.



Former Belvidere High School - Photo courtesy of the Boone County Museum of History

Belvidere Building Periods

The chart below depicts the general time periods of development in Belvidere, and the number of acres represented for each period of development. Figure 1.1 on the following page, *Belvidere Historic Building Construction Dates*, locates the construction dates for all buildings apart from parks, open spaces and institutional uses such as schools. As the map reflects, Belvidere's older heritage resources constructed generally between 1880 and 1930 are clustered around and near Downtown and the State Street-Logan Avenue corridors. The most significant period of development for Belvidere was between 1880 and 1900 when more than 1500 acres of land were developed, mainly in the Downtown and surrounding residential neighborhoods. A second period of residential and commercial development came in the 1950s and 60s with the construction of the Chrysler Belvidere Assembly Plant. Later developments and subdivisions depicted in shades of green, document resources constructed after World War II occurred on all sides of Belvidere, particularly to the west. Similarities in building age in each area typically correspond to similarities in the neighborhood's architecture and building forms.

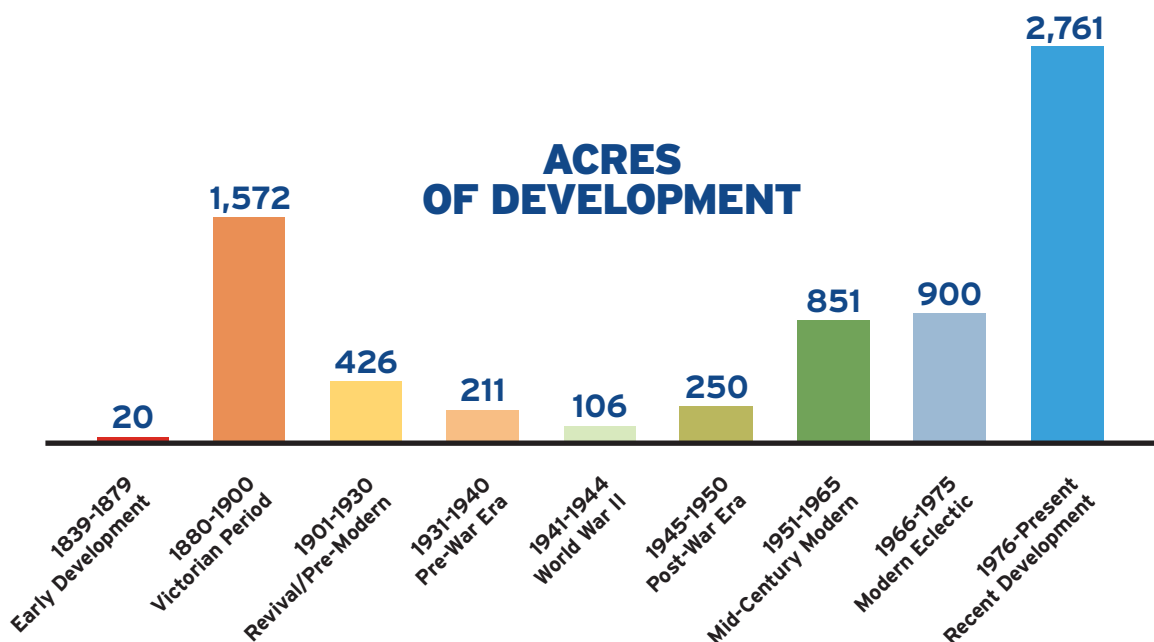


FIGURE 1.3: ACRES OF DEVELOPMENT BY PERIOD

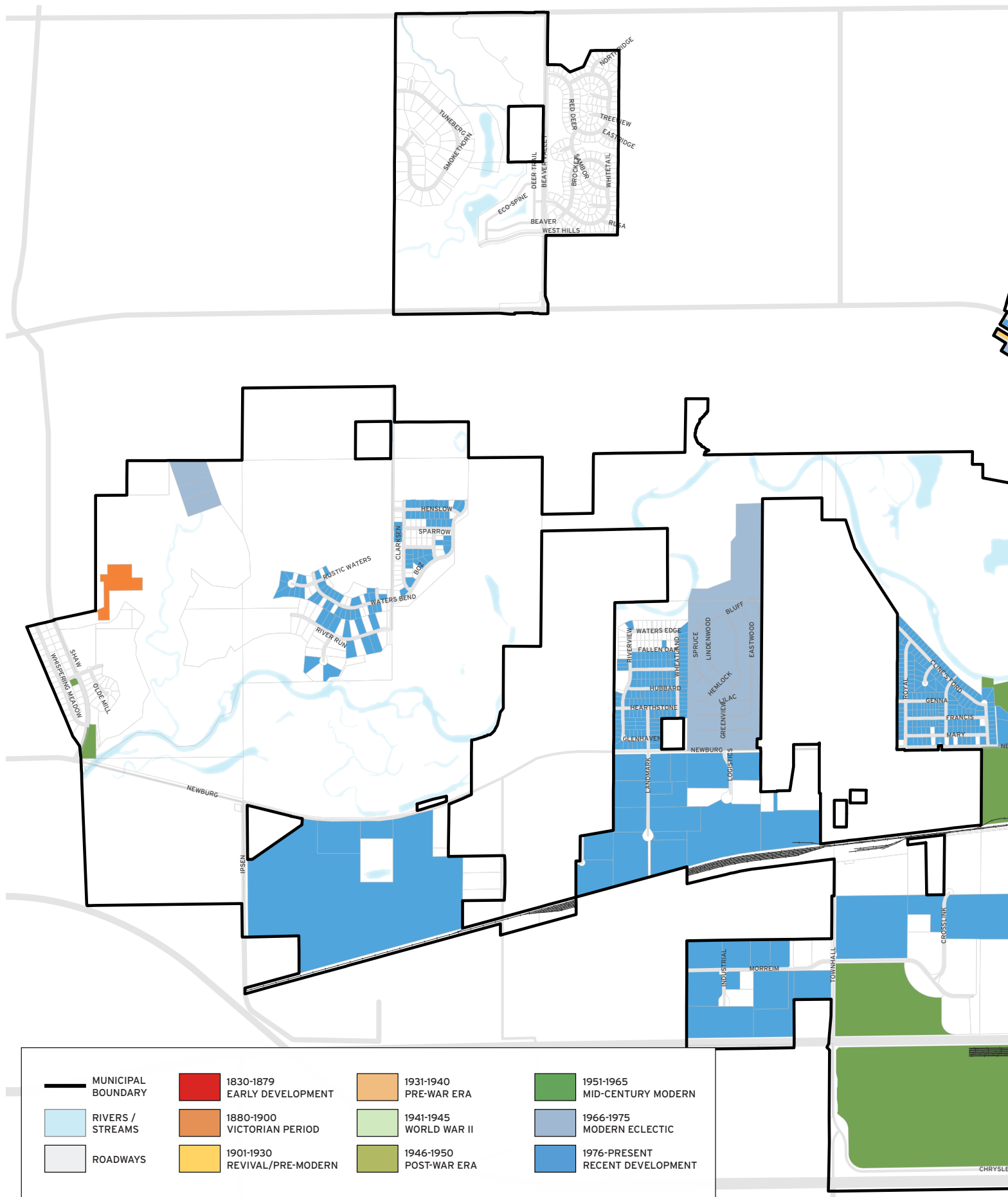
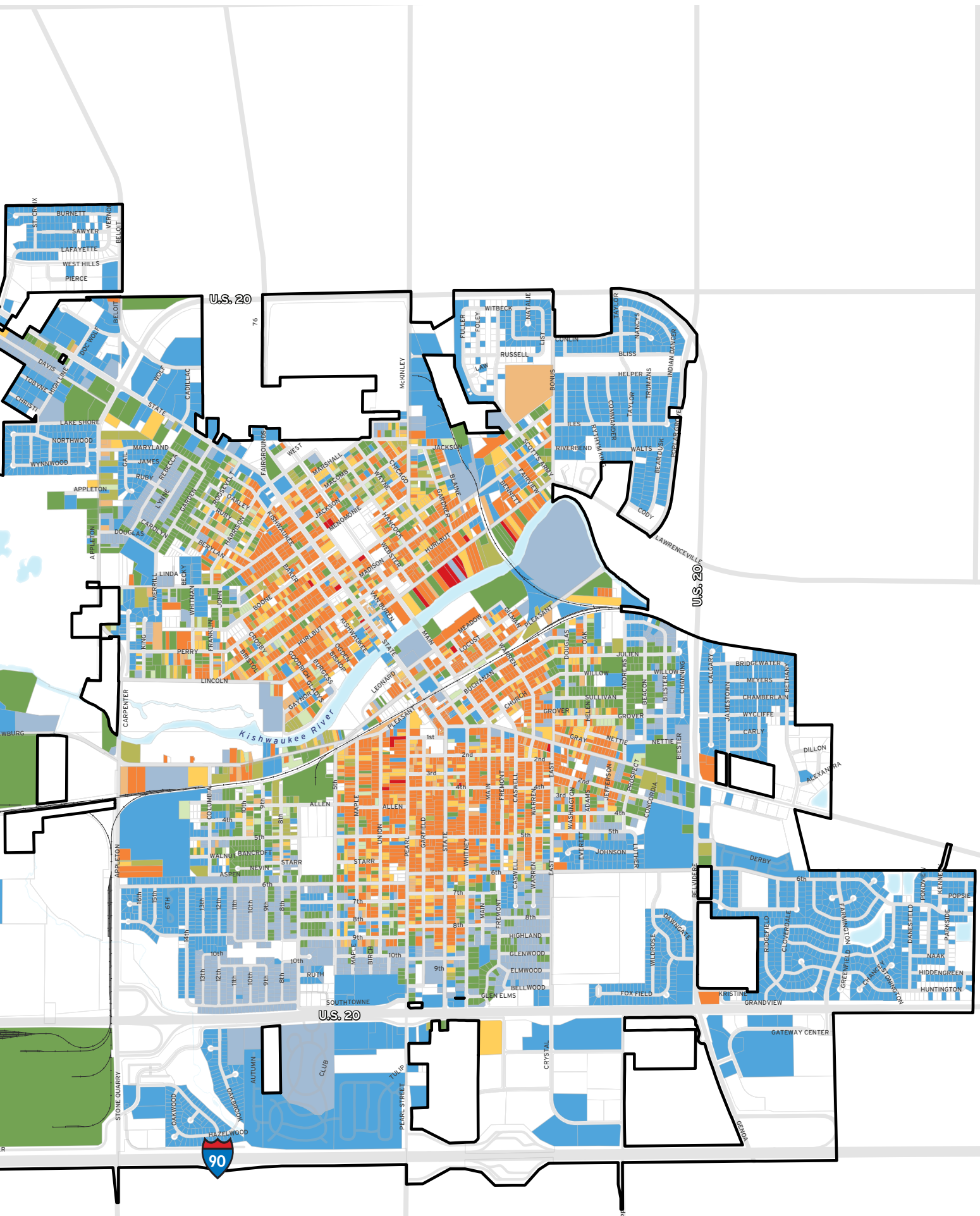


FIGURE 1.4: BELVIDERE HISTORIC BUILDING CONSTRUCTION DATES



Existing Landmarks and Districts

Many historic resources in Belvidere have been officially designated as Belvidere City Landmarks or have been listed in the National Register of Historic Places, either individually or as part of a district. Several historic resource surveys and inventories have been undertaken since Belvidere became a Certified Local Government. Surveys and inventories identify properties, structures or objects for future landmarking and district designation. Prioritizing future designations are discussed in Section 2: Historic Preservation Plan, Survey, Documentation and Registration, page 32. The types of designations include nomination in the National Register of Historic Places and Local Landmarks and Districts.

National Register of Historic Places (NRHP)

The National Register of Historic Places is this nation's official list of buildings, structures, sites and objects worthy of the preservation. The National Register is a program of the National Park Service, U.S. Department of the Interior, and is authorized under the National Historic Preservation Act of 1966. It is administered in Illinois by the Illinois State Historic Preservation Office. National Register designation is honorary and imposes no restrictions but it makes available significant financial benefits, including eligibility for Federal Historic Preservation Tax Credits. Properties may be listed individually in the National Register or be included as part of a district within defined geographic boundaries. Districts may also include accessory structures, and natural resources such as parks, having historical, architectural, archaeological or cultural significance (see Figure 1.5 on the following page.)

NRHP-listed properties within Belvidere as of September 1, 2017:

1. Pettit Memorial Chapel (1100 North Main Street, NRHP #78001112, listed 1978)
2. Lampert-Wildflower House (410 East Lincoln Avenue, NRHP # 05000870, listed 2005)
3. United States Post Office, 200 South State Street, NRHP #00000473, listed 2000)
4. Belvidere High School (Junction of Pearl and First Street, NRHP #97000815, listed 1997)

NRHP-listed districts within Belvidere as of September 1, 2017:

- Belvidere North State Street National Register Historic District (State Street between Hurlbut Street and Kishwaukee River, NRHP #12000324, listed 2012)
- Belvidere South State Street National Register Historic District (State Street between Logan Avenue and Madison Street, NRHP #12000325, listed 2012)

Each National Register Historic District is described in more detail in the following Historic District descriptions.



Photos courtesy of *Boone County Then and Now*

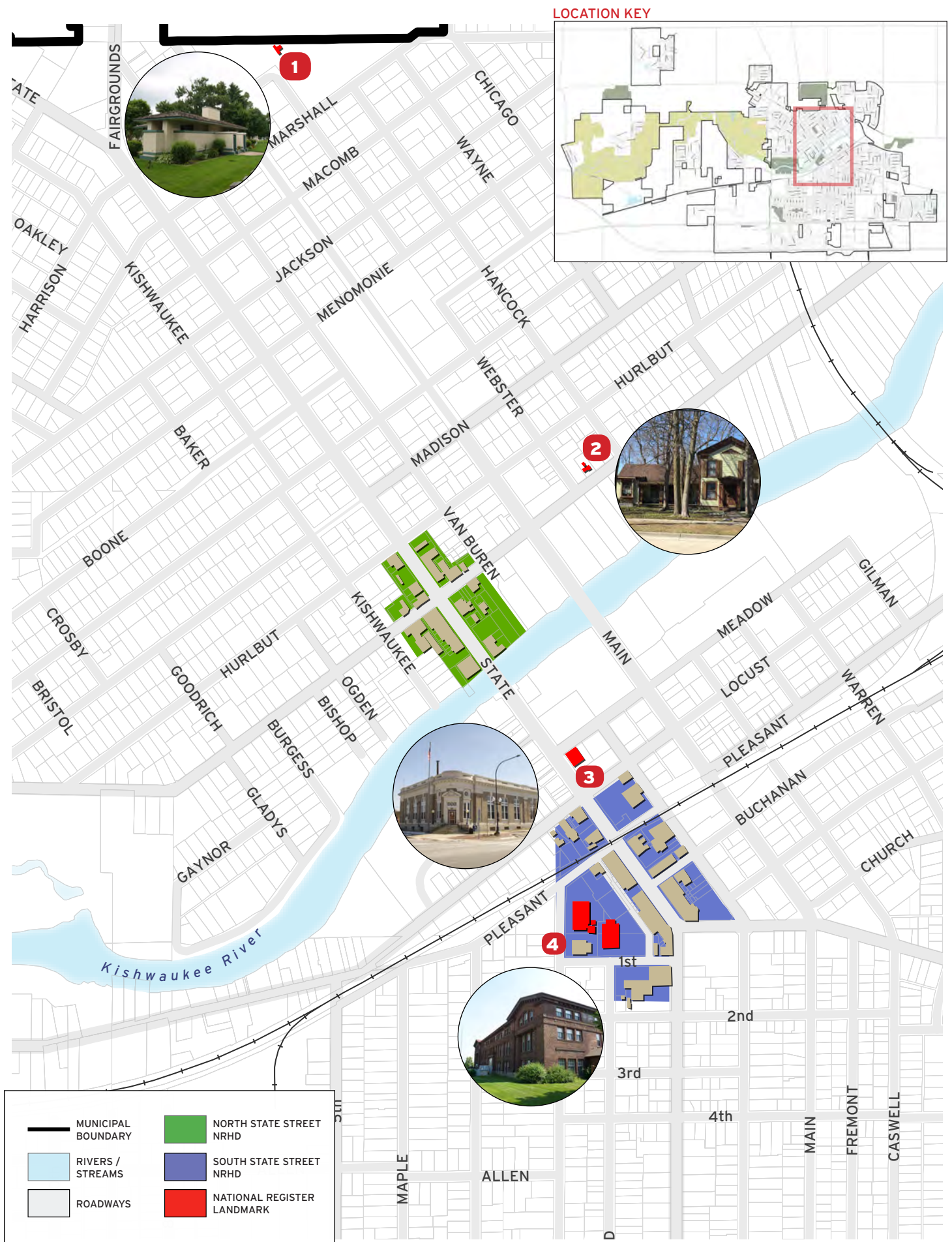


FIGURE 1.5: EXISTING NRHP DISTRICTS & PROPERTIES

North State Street National Register Historic District

The North State Street National Register Historic District, located on the north side of the Kishwaukee River in Belvidere's Downtown core, is roughly bounded by Hurlbut Street on the north, Kishwaukee Street on the west, Van Buren Street on the east, and the Kishwaukee River on the south (see figure 1.6 on the following page). According to the National Register Nomination, the Historic District contains 31 contributing buildings, nine non-contributing, and one contributing object. A contributing building or object is a historic resource that adds to the overall architectural and historical integrity and possesses qualities that makes the historic district significant. A non-contributing property is less than 50 years-old at the time of listing, or built outside the Historic District's period of significance, or may have been so altered that historically significant architectural features have been lost. The period of significance is the time period in which properties were mostly constructed.

This Historic District was eligible for listing in the National Register under Criterion C with its resources embodying "...the distinctive characteristics of a type, period, or method of construction...or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction (see Appendix 1: National Register criteria for evaluation)." The District comprises a distinct collection of historic commercial buildings that were mainly constructed during the 1880s through to the 1930s. It exhibits a range of architectural styles from the Late Victorian Italianate to the Modern Movement. Its period of significance begins in 1850, the construction date for its earliest commercial building, and ends in 1962, 50 years prior to the year the district was listed in 2012. The significance of the Historic District lies not only in its collection of intact historic commercial building resources but also in its setting as the location of Belvidere's first commercial development in the 1840s and 50s. North State Street was the location of the City's first hotels, dry good stores and banks, as State Street was the primary transportation route in Belvidere from Chicago to destinations west.

The one object listed in the National Register Nomination is a plaque marker for the American House Hotel, a Greek Revival Hotel constructed in 1842 and one of the first commercial buildings in Belvidere. The building is no longer extant (South State Street National Register Nomination #12000325).

District Resources		
District Resources	Contributing	Non-Contributing
Buildings	31	9
Sites	0	0
Structures	0	0
Objects	1	0
Total	32	9

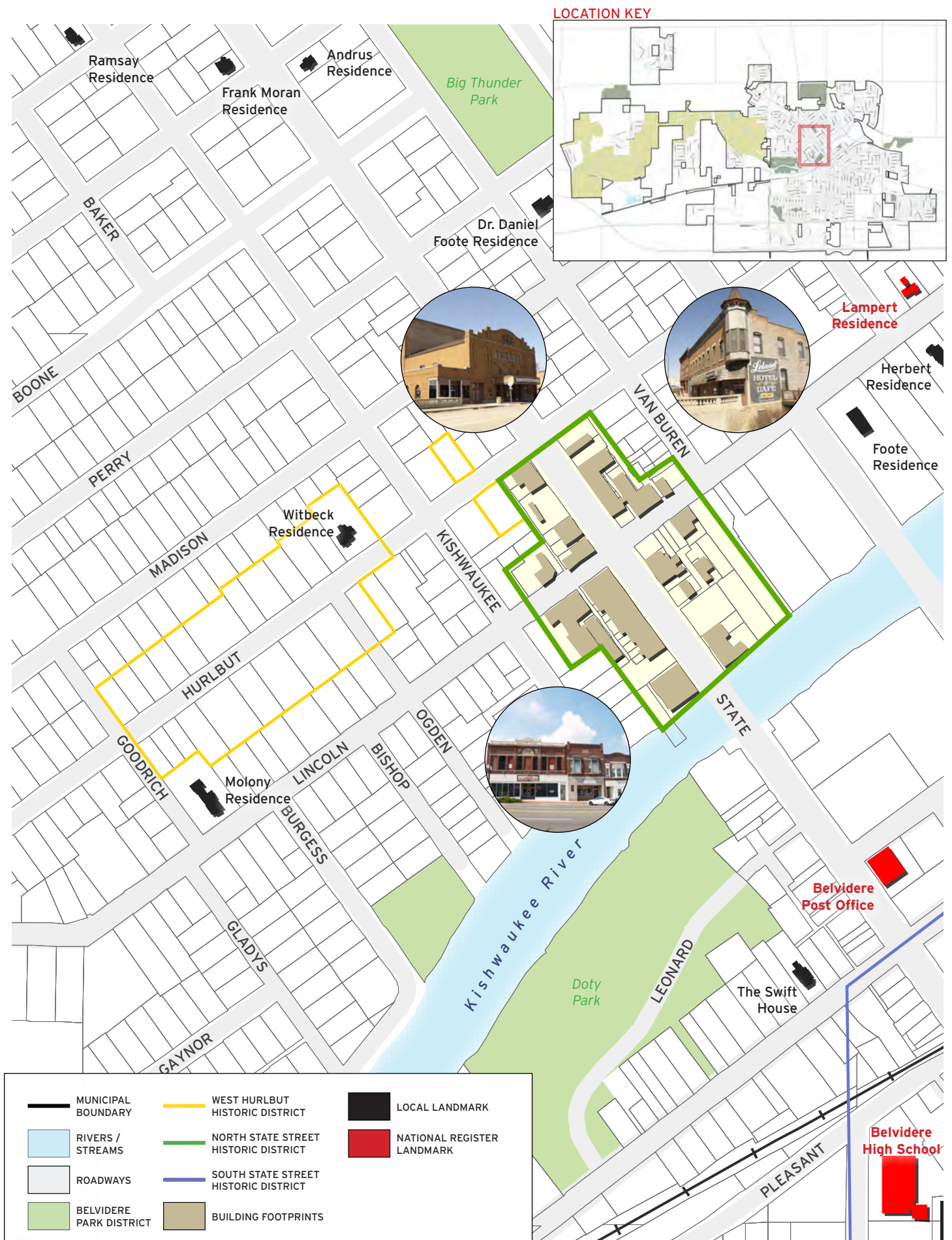


FIGURE 1.6: NORTH STATE STREET NATIONAL REGISTER HISTORIC DISTRICT

South State Street National Register Historic District

The South State Street National Register Historic District is located south of the Kishwaukee River and bounded by East Pleasant Street to the north, Pearl Street and Whitney Boulevard to the west, and 1st Street to the south, (see figure 1.6 on the following page). It is not joined to the North State Street National Register Historic District due to loss of historic building fabric between Pleasant Street and the Kishwaukee River. According to the National Register Nomination, the District contains 43 contributing and 6 non-contributing buildings.

Like the North State Street Historic District, the South State Street District comprises a range of architectural styles from the Italianate to the Art Deco buildings that are two stories in height; its period of significance dates from 1852, the date of the earliest building construction, to 1962. Again, like the North State Street Historic District, this District's historical significance is tied to Downtown's further development in part due to the arrival of the Chicago and Northwestern Railroad and the construction of its depot at Main and Pleasant Streets, in 1851. The Railroad spurred both commercial growth along State Street and industrial development including lumber yards and warehousing facilities in adjacent blocks.

Both the North and South State Street National Register Historic Districts retain a high level of integrity, especially in their upper facades; storefronts have been modified to keep up with changing use and design preferences. These alterations may be historic if they have integrity. Many buildings in both Historic Districts are in need of basic maintenance.

District Resources		
District Resources	Contributing	Non-Contributing
Buildings	43	6
Sites	0	0
Structures	0	0
Objects	0	0
Total	43	6

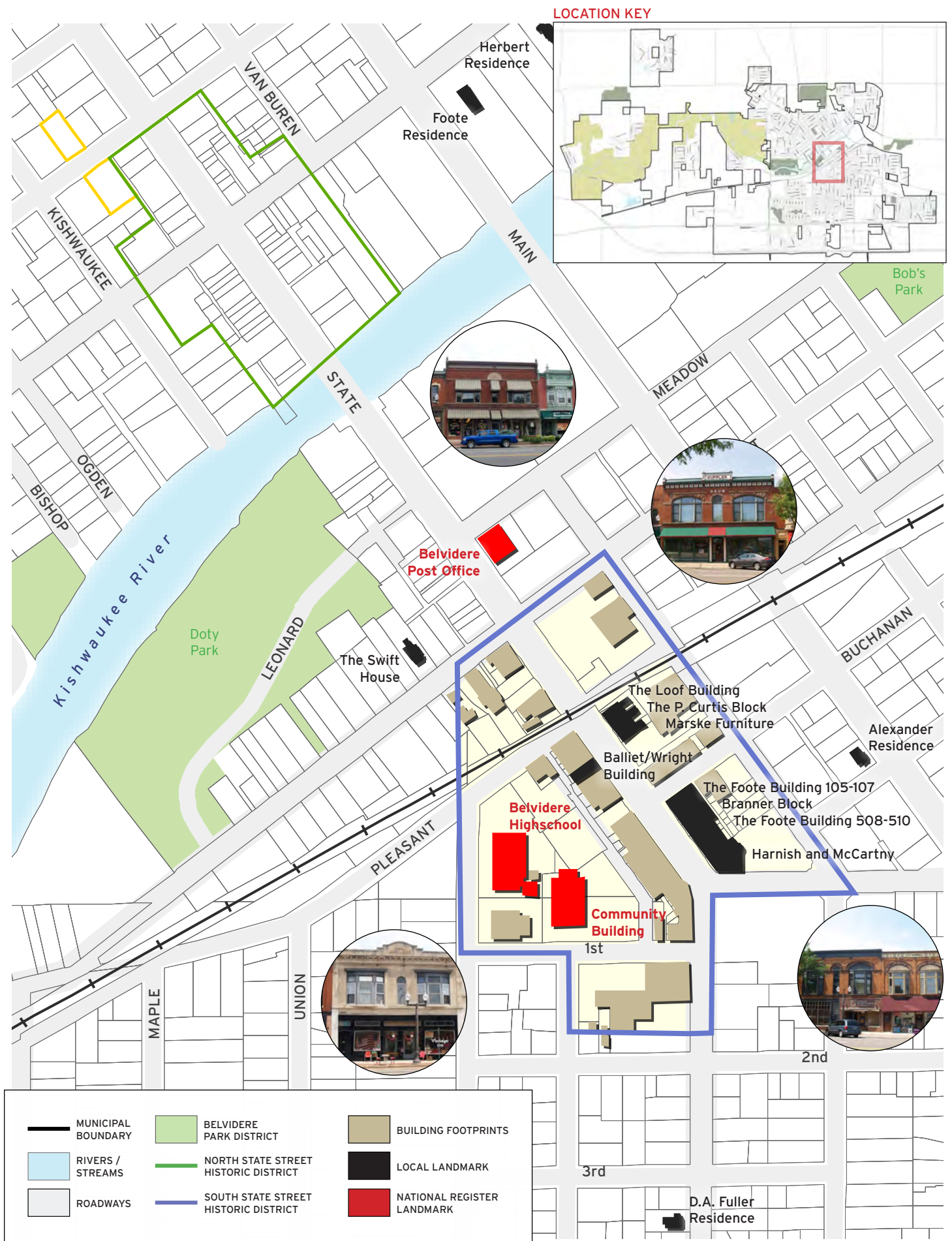


FIGURE 1.6: SOUTH STATE STREET NATIONAL REGISTER HISTORIC DISTRICT

Local Belvidere Landmarks

A Belvidere City Landmark is any building, structure, object, area, or element of landscape architecture with significance, importance, or value consistent with eleven (11) designation criteria outlined in the Belvidere Historic Preservation Ordinance:

Designation criteria for both landmarks and districts (Section 58-61 of the Chapter 58, Belvidere Municipal Code):

“In order to designate any area or property as either a landmark or a historic district, the commission and the City Council shall make express findings that the area or property in question meets one or more of the following criteria and has integrity of design:”

- It has character, interest or value as part of the development, heritage or cultural characteristics of the City of Belvidere, County of Boone, State of Illinois, or United States of America
- It was the location of a significant local, county, state or national event;
- It is identified with a person or persons who significantly contributed to the development of the city, county, state or 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 as the work of a master designer, architect or landscape architect whose individual work has influenced the development of the city, county, state or nation;
- It is one of the few remaining examples of a particular architectural style or use, or is an example which clearly represents a major architectural style and has undergone little or no alteration since its construction;
- It is one of a contiguous grouping of properties having a sense of cohesiveness expressed through a similarity of characteristic of style, period or method of construction;
- It embodies elements of design, detailing, materials or craftsmanship that make it structurally or architecturally significant or innovative;
- It has a unique location or singular physical characteristics that make it an established or familiar visual feature;
- It is associated with an antiquated use due to technological or social change, including but not limited to blacksmith shops, covered bridges and hitching posts; or it has character as a 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 a monument to or a cemetery of historic personages.

(Right) Photo courtesy of Boone County Then and Now



Local Belvidere Landmarks as of September 1, 2017 Include:

1. A.H. Allen Jr. Home, 323 Allen Street
2. DeWolf Residence, 913 Union Avenue
3. D.A. Fuller Residence, 809 South State Street
4. Belvidere High school, First and Pearl Streets (*also listed in the National Register of Historic Places*)
5. Community Building, 111 First Street (*also listed in the National Register of Historic Places*)
6. Balliet/Wright Building, 405 South State Street
7. Molony Residence, 425 West Lincoln Avenue
8. Witbeck Residence, 217 West Hurlbut Avenue
9. Andrus Residence, 619 North State Street
10. Frank Moran Residence, 704 North State Street
11. William Herbert Residence, 804 North State Street
12. Ramsay Residence, 203 West Jackson Street
13. Pettit Chapel, 1121 North Main Street (*also listed in the National Register of Historic Places*)
14. Monroe Residence, 424 North Main Street
15. Dr. Daniel Foote Residence, 417 VanBuren Street
16. Henry Haywood Residence, 321 East Madison Street
17. Lampert Residence, 410 East Lincoln Avenue (*also listed in the National Register of Historic Places*)
18. Herbert Residence, 405 East Lincoln Avenue
19. Foote Residence, 303 East Lincoln Avenue
20. Belvidere Post Office, 200 South State Street (*also listed in the National Register of Historic Places*)
21. The Swift House, 127 West Locust Street
22. The Loof Building, 402-404 South State Street
23. The P.Curtis Block, 408 South State Street
24. Marske Furniture, 410 South State Street
25. The Foote Building, 105-107 Buchanan Street
26. Branner Block, 506 South State Street
27. The Foote Building, 508-510 South State Street
28. Harnish and McCartney, 518 South State Street
29. Alexander Residence, 519 South Main Street
30. Gilman Residence, 628 Buchanan Street

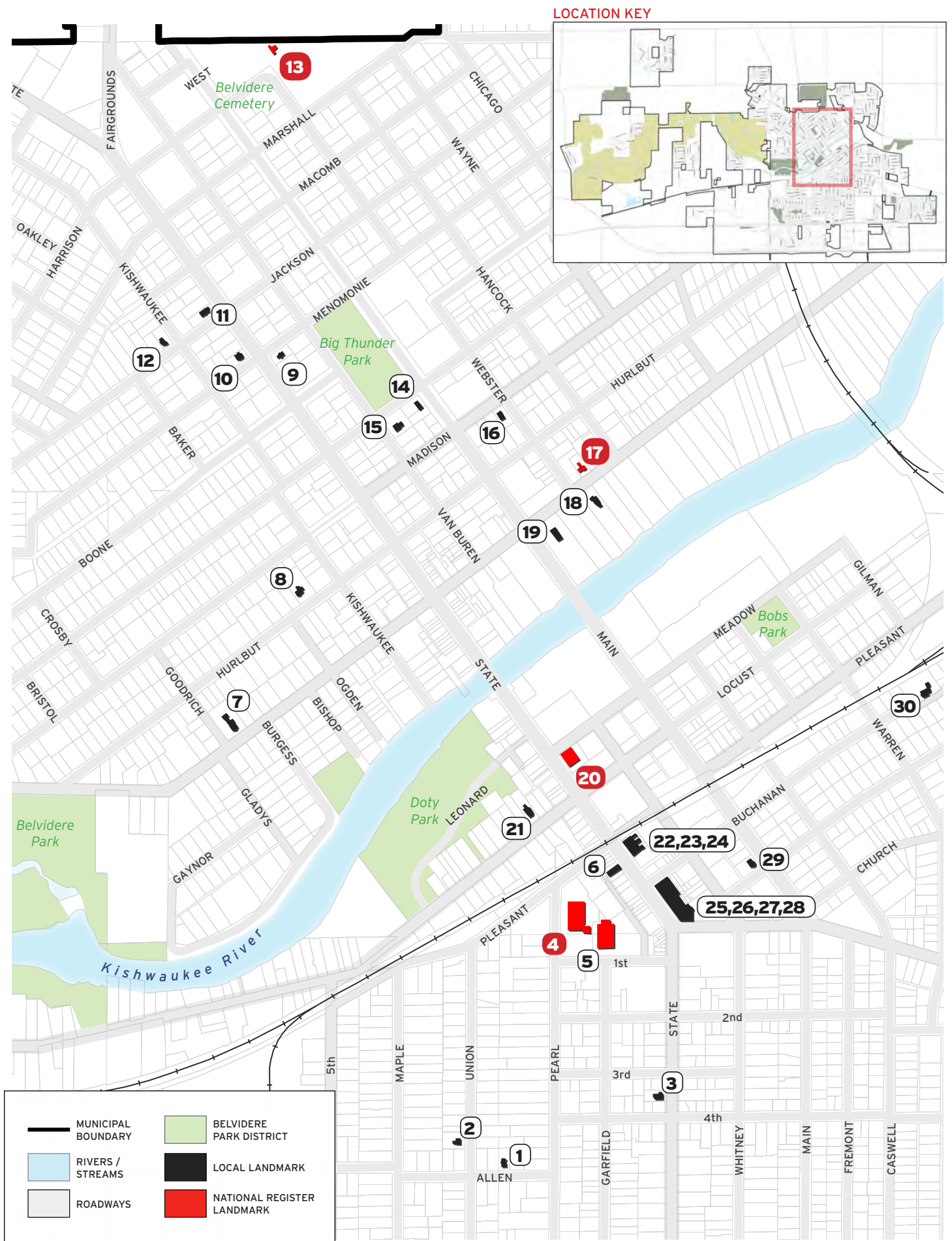


FIGURE 1.7: BELVIDERE EXISTING HISTORIC LANDMARKS

Local Belvidere Historic Districts

A Local Belvidere Historic District is a municipal designation intended to preserve and protect historic resources located within a defined geographic boundary. Unlike National Register Historic Districts designations, which are honorary, a Local Belvidere Historic District requires design review for any proposed exterior changes to contributing properties within a Local District. Designation criteria for a Local District is the same as for Local Landmarks (see above).

Local District designations within Belvidere as of September 1, 2017:

- West Hurlbut Street Local Historic District

West Hurlbut Avenue Local Historic District

Designated by the Historic Preservation Commission and the Belvidere City Council, the West Hurlbut Avenue Local Historic District, consists of 21 residential houses located along the north and south blocks of West Hurlbut Street between Kishwaukee and Goodrich Streets (see figure 1.8 on the following page). The District contains a mix of defined architectural styles and building forms, including the Colonial Revival, Gable-Fronts, Foursquares, and Upright-and-Wings in a residential block that was built out by the 1920s. The buildings and surrounding streetscape retain a high level of integrity.

Hurlbut Avenue is named after General Stephen A. Hurlbut, a close friend and confidant of Abraham Lincoln and Major General in the Civil War.



406 West Hurlbut Avenue - Photo by The Lakota Group

LOCATION KEY



FIGURE 1.8: WEST HURLBUT AVENUE LOCAL HISTORIC DISTRICT

Survey and Documentation

The survey and documentation in a municipal preservation program focus on documenting and inventorying historic resources and evaluating them for their architectural or historical significance, potential eligibility to the National Register of Historic Places, or as Local City Landmark or Historic Districts. An ongoing survey and documentation program provides the City and property owners with critical information that helps them with decisions regarding designation, property maintenance, and long-term building stewardship. Surveys can also provide valuable context information, including important local architects, builders and developers, which serves to gain a broader understanding of what resources are more valuable than others. The City of Belvidere must, as a requirement to keeping its CLG status, maintain an up to date survey program. This section is an overview of past and current survey and documentation activities.

1970-1975 Illinois Historic Structures and Landmarks Survey

During the 1970s, the State of Illinois conducted two surveys, the Illinois Historic Structures Survey, which identified and inventoried resources of architectural interest, and the Illinois Historic Landmarks Survey, which documented buildings of historic significance. The county-by-county surveys documented basic information, such as resource type, ownership, integrity and present use, and identified properties and resources that could be potentially eligible for the National Register. Since the 1970s, the results of the two surveys have been incorporated in the Illinois SHPO's online database, the Historic Architectural Resources Geographic Information System (HARGIS), which can be accessed by through an online portal. (www2.illinois.gov/dnrhistoric/Preserve/Pages/HARGIS.aspx)

The surveys identified 83 buildings, sites and objects properties in Belvidere. In most cases, resources were noted for their historic or architectural attributes; National Register eligibility was officially determined for one resource – a bridge structure. Several other historic resources later became contributing resources within Belvidere's existing National Register Districts or subsequently listed individually in the National Register. The 83 properties documented in the Landmark and Structures Surveys include:

- American House Marker, 214 North State Street
- W. Swift House, 127 West Locust Street
- J. R. Balliet House/Funeral Home, 203 East Logan Avenue
- Band Shell, Van Buren Street
- Baltic Mill Headgate
- Beaver Creek Quarry Kiln, Riverside (Deneen) Road
- Big Thunder Marker at Boone County Courthouse
- Boone County Courthouse, east side of Main Street north of Perry Street
- Bridge over Spring Creek carrying County Line Road, eight miles southeast of Belvidere (deemed eligible for the National Register)
- Brannen Block Building 506 South State Street
- Civil War Memorial, Van Buren Street
- Civil War Cannon, Van Buren and Boone Streets
- F. Harding Building, Four Seasons/Grady and Sullivan, west side of State and Buchanan Streets
- Clothes N' Things, west side of State Street, north of Buchanan Street

- Commercial northwest corner, Lincoln and State Streets
- County Clerk's Office, east side of Main Street north of Perry Street
- Cullison House, 1922 Riverside (Deneen) Road
- Doser House, Grange Hall and Woodstock Roads
- Dunton House, 807 North McKinley Avenue
- Edward Pepper House, 707 North Street
- Episcopal Church, southwest corner Hurlbut and Main Streets
- Farmer's State Bank 528 South State Street
- First Church of Christ Scientist, west side State Street, north side of Hurlbut Street
- First Presbyterian Church, northeast corner Lincoln and Main Streets
- Free Methodist Church, Southwest corner Van Buren and Hurlbut Streets
- Gilman-Sager House, 628 East Buchanan Street
- Golterman House, southwest corner of Shattuck Road and Illinois Route 90
- G. W. Murch Building, 512 South State Street
- Ida Public Library, southwest corner Madison and State Streets
- Immanuel Lutheran Church (German) 420 West Boone Street
- Joel Walker House, 223 East Lincoln Street
- Leath Furniture Warehouse-National Sewing Machine Company, Meadow Street
- Loop - May - Lampert House 410 East Lincoln Street
- Maple Crest County Poor Farm, Squaw Prairie Road and Illinois Route 76
- Mill Belvidere Park (West Lincoln Avenue)
- Molony/Loop House, Northwest corner Goodrich and Lincoln Streets
- Nelson's Auction Gallery 313 South State Street
- Northeast corner of State and Boone Streets
- Palmquist House, 10802 Beloit Road
- Roman House, 8916 Illinois Route 76
- Sheriff's Office-County Building, Main Street between Perry and Menomonie Streets
- Spanish-American War Memorial, Van Buren and Boone Streets
- Spring Town Hall School District No. 2, Northwest corner Shattuck and Carlson Roads
- Southwest corner Warren and Second Streets
- St. James Catholic Church, Northwest corner Church and Caswell Streets

- Swandlund House, 10310 Davis School Road
- Tornado Memorial, North Main and Perry Streets
- Truesdell/Warren House, 333 West Hurlbut Street
- United Methodist Church, North Logan Avenue and Whitney Boulevard
- Whitworth - Dunton - Johnson House, 401 East Lincoln Street
- 204 West Hurlbut Street
- 217 West Hurlbut Street
- 322 West Hurlbut Street
- 203 West Jackson Street
- 303 East Lincoln Avenue
- 523 West Lincoln Avenue
- 510 West Lincoln Avenue
- 519 East Lincoln Avenue
- 710 East Lincoln Avenue
- 728 East Lincoln Avenue
- 916 East Lincoln Avenue
- 932 East Lincoln Street
- 424 North Main Street
- 514 South Main Street
- 519 South Main Street
- 531 South Main Street
- 601 South Pearl Street
- 713 South Pearl Street
- 907 South Pearl Street
- 1041 South Pearl Street
- 1118 Ruby Street
- 107 North State Street
- 619 North State Street
- 1010 North State Street
- 522 South State Street
- 920 South State Street
- 303 Van Buren Street
- 417 North Van Buren Street
- 424 North Van Buren Street
- 706 North Van Buren Street
- 541 South Warren Street
- 709 South Whitney Boulevard
- 805 South Whitney Boulevard

(Right) Photo courtesy of The Boone County Museum of History - Looking toward the intersection of South State and Logan Avenue



2012 Historic Resources Survey

In 2012, a comprehensive survey and documentation, of historic commercial buildings, located primarily along the State Street corridor, was conducted. More than 130 properties were surveyed and inventoried with 111 buildings identified as contributing to a potential National Register Historic District; twenty six were considered non-contributing. The survey project evaluated properties for their significance according to the National Register Criteria for Evaluation (see Appendix 1, page 158), as well as criteria for City Landmark and District designation.

The survey concluded that Downtown Belvidere was eligible for two National Register Historic Districts – the North and South State Street Historic Districts as described previously. Loss of building fabric and integrity considerations precluded a unified National Register Historic District bridging the Kishwaukee River. The survey also concluded that six properties were potentially eligible for individual listing in the National Register or designation as City Landmarks (*Historic Resources Survey Report for Belvidere, Illinois, Dorochoff Consulting, 2012, p. 10*). These buildings (seen in figure 1.9 on the following page) included:

1. Ida Public Library (320 North State Street)
2. First Church of Christ Scientist (308 North State Street)
3. Apollo Theater (106 North State Street)
4. Northwestern Shoe Company (300 Meadow Street)
5. National Sewing Machine Company Shipping and Warehousing Building (400 Meadow Street)
6. Kuppler Building; Ancient Order of United Workmen (417 South State Street)

Further research, documentation and consultation with the Illinois SHPO is needed to determine each properties final eligibility to the National Register.

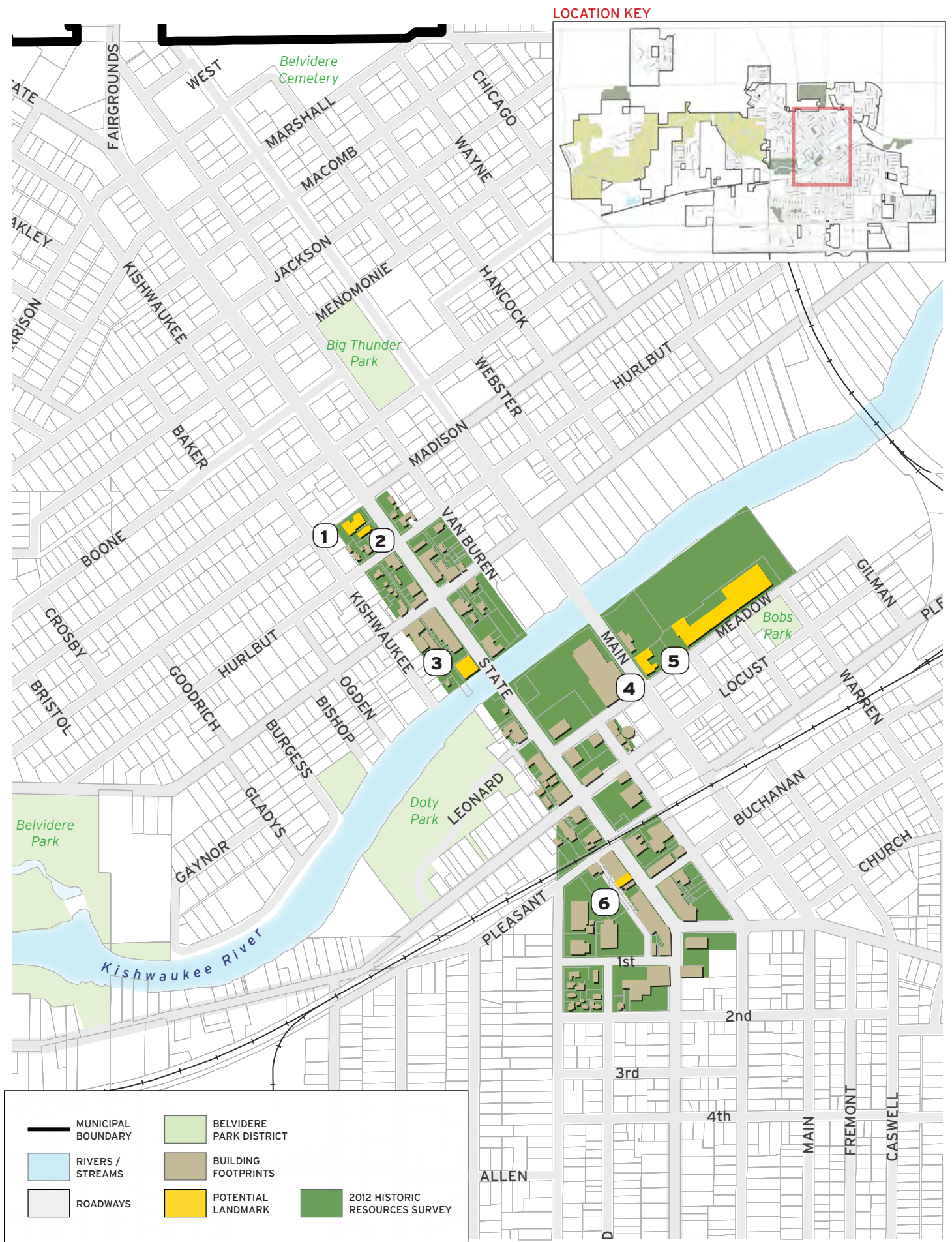


FIGURE 1.9: 2012 HISTORIC RESOURCES SURVEY

2014 Phase 1 Courthouse Square Survey

Funded in part by a Certified Local Government Grant, the 2014 Phase 1 Courthouse Square survey documented 150 residential buildings and other property types for their building integrity and architectural and historic significance. Outbuildings and accessory structures were also evaluated. The survey area was bounded by Jackson Street to the north, North State Street to the west, Lincoln Avenue to the south, and Hancock Street to the west. Of the buildings inventoried, 112 were classified as contributing and 32 non-contributing. The inventory represents a diversity of architectural styles – from Queen Anne to early 20th century revivals – and reflect the neighborhood's housing development from Belvidere's earliest days to World War II.

The survey had two conclusions: one, most of the survey area, apart from blocks and parcels at the intersection of Perry and Webster Streets, would be eligible as a National Register District; two, twenty four (24) properties were suggested for City landmark designation (see figure 1.10 on the following page); and three, the immediate blocks around the Courthouse Square and East Lincoln Avenue between Main and Hancock Street, roughly, could potentially be eligible as Local Districts.

The twenty four properties potentially eligible as Local Landmarks include:

- | | |
|----------------------------|--|
| 1. 619 North State Street | 14. 707 North Main Street |
| 2. 417 Van Buren Street | 15. 223 East Lincoln Avenue |
| 3. 424 North Main Street | 16. 401 East Lincoln Avenue |
| 4. 303 East Lincoln Avenue | 17. 406 East Lincoln Avenue |
| 5. 405 East Lincoln Avenue | 18. 93-4-178 (Episcopal Church) |
| 6. 410 East Lincoln Avenue | 19. 420 East Madison Street |
| 7. 321 East Madison Street | 20. 119 East Boone Street |
| 8. 507 North State Street | 21. 204 East Menomonie Street |
| 9. 521 North State Street | 22. 210 & 212 East Menomonie Street |
| 10. 605 North State Street | 23. Big Thunder Park - Soldiers and Sailors Monument |
| 11. 706 Van Buren Street | 24. Big Thunder Park - Bandstand |
| 12. 221 North Main Street | |
| 13. 401 North Main Street | |

The evaluation criteria notes categories used to evaluate the properties for eligibility to the National Register and City Landmark designation include the following (*Intensive Level Historical and Architectural Survey of the Courthouse Square Area of Belvidere, Boone County, Illinois, City of Belvidere Historic Preservation Commission, 2014, page 13*). This evaluation criteria was also used in Phase 2 of the Courthouse Square Survey (see below):

- **Red:** Identifies buildings, structures or sites with strong historic and/or architectural merit that also retain a high degree of integrity and are therefore individually eligible for listing in the National Register and individually eligible for local landmark listing.
- **Orange:** Identifies buildings, structures or sites with historic and/or architectural merit that retain a fair amount of their integrity, but are not individually eligible for listing in the National Register nor are they individually eligible for local landmark listing. They would be contributing buildings in a potential National Register District and/or a Local Landmark District.

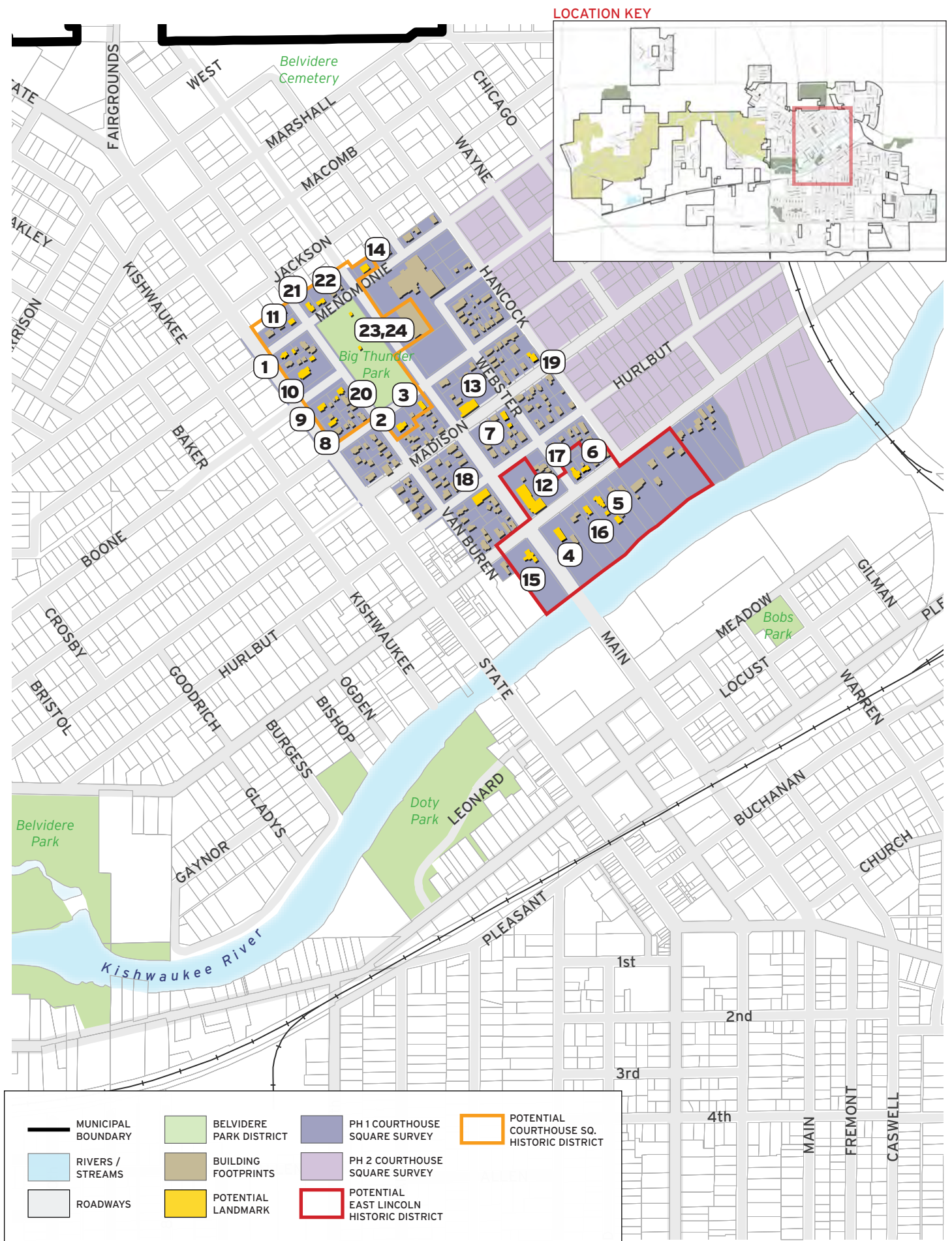


FIGURE 1.10: 2014 PH1 COURTHOUSE SQUARE SURVEY

- **Yellow:** Identifies buildings, structures or sites with no historic and/or architectural merit as individual buildings, but which could contribute to a potential NRHP district and/or local district because they retain a sufficient level of integrity to identify their historic massing, craftsmanship, details or materials.
- **Blue:** Identifies buildings, structures or sites with strong historic and/or architectural merit that also retain a high degree of integrity but are not yet fifty (50) years old and are therefore not individually eligible for listing in the National Register nor are they individually eligible for Local Landmark listing. They could be contributing buildings to a National Register and/or Local District in the future when they attain 50 years of age.
- **No Color:** Identifies buildings, structures or sites with no historic and/or architectural merit as individual buildings or which have been so severely altered over time that they have lost their integrity and are therefore not eligible to be listed as contributing buildings in a potential National Register District or Local Landmark.

2016 Phase 2 Courthouse Square Survey

The second phase of the Courthouse Square Survey focused on the residential blocks east of the Boone County Courthouse in an area roughly bounded by East Lincoln Avenue and the Kishwaukee River on the south, Chicago Street to the east, Hancock Street to the west, and Menomonie Street on the north (see figure 1.11 on the following page). The survey documented 152 properties of which 66 were evaluated as contributing and 86 as non-contributing. It was determined that the survey area was not eligible to the National Register as a district in its entirety; however, 69 properties (42 contributing and 27 non-contributing), mainly the survey area's western and southern portions, could be added to the boundaries of the National Register eligible district identified in the Phase 1 Courthouse Square Survey. In addition, the survey recommended the extension of a potential Local District along Lincoln Avenue to the half-block just east of Gardner Street, along with two potential Local Landmark designations (*Intensive Level Historical and Architectural Survey of the Courthouse Square Area of Belvidere, Boone County, Illinois, City of Belvidere Historic Preservation Commission, 2016, page 47*):

1. 710 East Lincoln Avenue
2. 728 East Lincoln Avenue

SUMMARY OF BELVIDERE HISTORIC RESOURCE SURVEYS*					
* Illinois Historic Structures and Landmarks Survey not evaluated for contributing/non-contributing status					
Survey	Area	Total Resources	Contributing Resources	Non-Contributing Resources	NR-CL Eligible Resources
2012 Historic Resources Survey	Downtown	137	111	26	6
2014 PH1 Courthouse Square Survey	Courthouse Square Neighborhood (west)	144	112	32	24
2016 PH2 Courthouse Square Survey	Courthouse Square Neighborhood (east)	152	66	86	2
Illinois Historic Structures and Landmarks Surveys	Community	83			1
Totals		516	289	144	33

LOCATION KEY

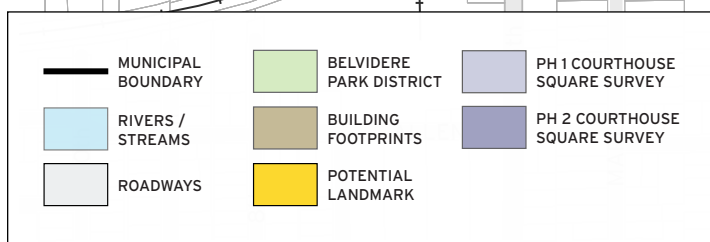
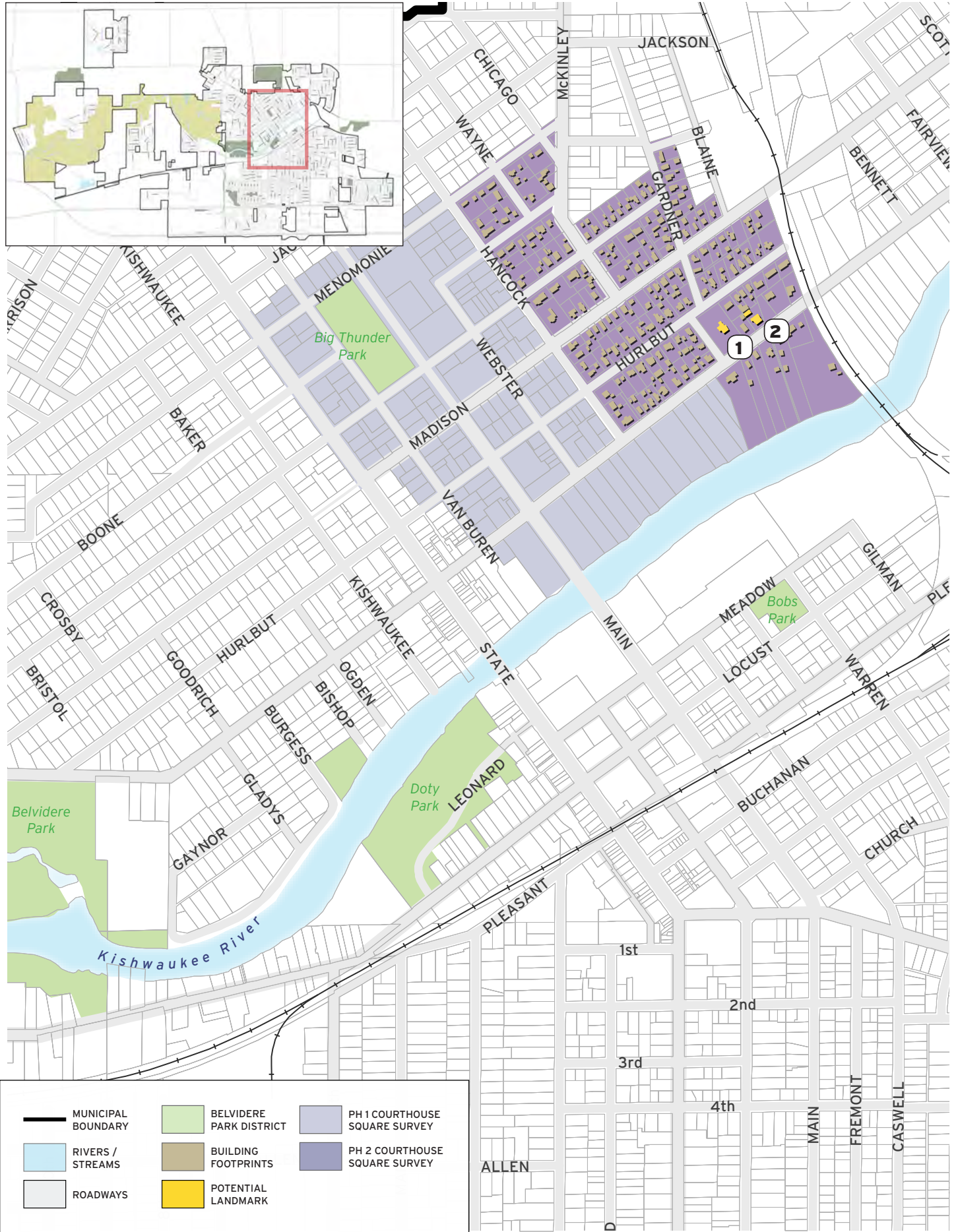


FIGURE 1.11: 2016 PH2 COURTHOUSE SQUARE SURVEY

Belvidere Architectural Styles and Building Forms

The following section highlights representative architecture styles found in Belvidere's Historic Districts and neighborhoods. Historic buildings in Belvidere are often eclectic in appearance, exhibiting features and stylistic characteristics of different architectural styles as tastes and preferences in design styles changed over time.

Architectural styles and building forms are referred to as separate terms below. An architecture style describes the specific exterior decorative elements and features that define that style. A building form is the overall shape and configuration of the building's spaces.

Greek Revival (1825 - 1860)

Greek Revival was a leading architectural style during most of the first half of the 19th century and is principally found in the eastern seaboard, the Midwest and Gulf Coast states, up until the 1860s.

Features:

- Two to three stories in height; one-story cottage forms are less common.
- Usually identified with pediment forms found in gable ends or porch entries.
- Porches are supported by columns with capitals.
- Main entries characterized by sidelights, transoms and double doors.
- Windows are typically multi-light, double hung with exterior wood casing and crowns.
- Usually wood frame construction with clapboard sheathing, occasionally in masonry.



706 Van Buren Street - Photo by The Lakota Group

Upright and Wing (1820s - 1890s)

Like other vernacular housing types and forms, Upright and Wing homes emanated first in New England and then on to the Great Lakes regions as New Englanders settled on new farm estates and in rural communities. The form is characterized by a two-story gable or "temple" block with a one-story wing extension added to one of the side elevations. As with other vernacular homes, Upright and Wings featured detailing and ornamentation from other architectural styles, most mostly the Greek Revival.

Features:

- Constructed in wood clapboard and masonry versions.
- Gable returns sometimes added on temple block to imitate a Greek Revival pediment.
- Main entry usually located on the wing extension with full porch.



Photo by The Lakota Group

I-House (1820s - 1920s)

Another vernacular house type evident in Belvidere, and common in many rural communities throughout the Midwest, is the I-House or Cottage, defined by its main gable-ended wing with an extension on its rear elevation. Often, I-Houses or Cottages were fitted with decorative features characteristic to Greek Revivals, Italianates or Queen Anne's.

Features:

- Usually constructed in wood clapboard but brick versions can also be found.
- Side-gabled roof shape, sometimes with gable returns
- Main entry usually located at the center of the front elevation
- Porches may be over main entry or over the entire length of the front façade



911 Union Avenue - Photo by The Lakota Group

Italianate (1840 - 1885)

A reaction in England during the late 18th and early 19th centuries against more formal Classical-inspired architectural forms led to the embrace of more Romantic-Picturesque ideals of asymmetry, sublimity, and beauty of the perfect building. The Picturesque movement in England led to the more refined Italianate architectural style in the United States, where residential, commercial and institutional building types feature square tower elements, heavy bracketed cornices, hooded windows, quoins and elaborate porches. The style predominated throughout the East, South and Midwest.

Features:

- Two to three stories in height featuring hipped and center gabled-roof shapes; a tower often projecting above the main roof line is also common.
- Cupolas and belvederes often grace the roof tops of Italianate buildings to take advantage of scenic views.
- Roof eave lines are ornamented with heavy cornices and brackets.
- Window openings may be arched or square and adorned with decorative hoods; window hoods may also be pedimented with scroll brackets.
- Elaborate porches with bracketed columns, and decorative scroll work and balusters.
- Front entrances often feature heavy wood doors with paneling, pedimented tops and carved side columns.
- Commercial buildings often feature round arch window openings and heavy bracketed cornices.



401 East Lincoln Avenue - Photo by The Lakota Group



601 North Main Street - County Courthouse - Photo by The Lakota Group

Gable-Front (1870s - 1910)

A Gable-Front Cottage and House is a vernacular building form where the dominant gable elevation faces the street. One of the simplest housing forms, the Gable-Front was a common housing type constructed throughout the United States from the late 1800s to the 1920s.

Features:

- Usually constructed in wood clapboard but brick and stucco versions can also be found.
- Main entry located to the middle or one side of the front elevation.
- Porches, bay windows and gable returns common as added architectural features



Photo by The Lakota Group

Queen Anne (1880 - 1910)

During the second half of the 19th century, the Queen Anne style prevailed, perhaps, as the most predominant domestic architecture style found in almost every community from the eastern states across the Midwest to the Great Plains and beyond. Queen Anne was popularized by the proliferation of pattern books and the ready manufacture and distribution of pre-cut materials and architectural features. Commercial versions of the Queen Anne are also prevalent in the Midwest, often exhibiting detailed brickwork, towers and window bays.

Features:

- Two to three stories in height; one-story cottage forms are also common.
- Steeply pitched, pyramidal roofs and a dominant gable.
- Asymmetrical facades and building elevations with cross-gables and partial, full-front or wrap-around porches.
- Double-hung windows, stained glass, projecting bay windows and Palladian windows within gables.
- Rounded and canted square towers or bay windows.
- Porches with spindlework, Classical columns or pediments with Eastlake ornamentation.
- Chimneys with elaborate brickwork or corbeling.



127 West Locust Street - Photo by The Lakota Group



804 North State Street - Photo by The Lakota Group

Gothic Revival (1880s - 1940s)

Gothic Revival architecture in the United States during the 1880s and 1890s came in the form of colleges, universities, high schools, grade schools and, undoubtedly, churches and religious institutions. The Gothic architecture of the period reflected a refined version of the style that emulated the great English universities of Oxford and Cambridge, and of the schools and university buildings being constructed in the United States at the time, such as at Princeton, the University of Chicago and Bryn Mawr College in Bryn Mawr, Pennsylvania. However, more traditional versions of the Gothic Revival were often found in religious buildings.

Features:

- Windows within Gothic-arch window openings or Gothic-arched top sashes; lancet, stained glass and rose windows also common
- Typically-identified with tapered steeples and buttress piers in religious buildings and towers with castellations in institutional buildings
- Stone and brick masonry with quoin work characterize almost all Gothic Revival buildings during this period.
- Decorative and architectural features include shields, rosettes, crockets, stone tracery and other sculptural elements
- Pitched gable dormers often found in large institutional buildings



First Presbyterian Church, 221 North Main Street - Photo by The Lakota Group

Colonial Revival (1880s - 1950s)

Colonial Revival may be the most prevalent architectural style in most Midwestern communities. The Colonial Revival is believed to have started after the 1876 Philadelphia Centennial Exhibition where a “colonial kitchen,” replete with a spinning wheel, was reconstructed. The New York architecture firm of McKim, Mead, and White is often considered the first important practitioner of the style with their Appleton House in Lennox, Massachusetts and the Taylor House in Newport, Rhode Island, their most significant works.

Features:

- Columned entry porches with entry doors, transoms, sidelights and elaborate surrounds
- Symmetrical building forms with hipped roofs
- Double-hung, multi-paned windows, often paired together.
- Two-and-a-half floors in height, constructed in brick or stone masonry, and with roof materials consisting of slate, tile or asphalt shingles.
- Many homes have one or two-story side wings.



119 East Boone Street - Photo by The Lakota Group

Foursquare (1890s - 1920s)

The Foursquare was a popular vernacular building form in nearly every part of the country from the 1890s through the 1920s. Sometimes called the “Classical Box” or “Prairie Box,” common characteristics include a square or rectangular floor plan; medium-pitched pyramid roof; symmetrically-placed dormers; full front porches, some open, some enclosed; and wood, stucco, and brick walls. Almost all Foursquares were two-and-a-half stories in height.

Features:

- Square floor plan and “boxy” appearance.
- Hipped, front-facing dormers.
- Brick or wood frame construction, sometimes stucco exterior.
- Columned porches with capitals, Palladian windows, also common features.



Photo by The Lakota Group

Renaissance Revival (1890 - 1935)

The Renaissance Revival style, popular in the United States during the 1920s and 30s, was largely inspired by the large estate villas in northern Italy. Its overall characteristics are of elegance and formality and are most often found in high-style homes for wealthy and upper-middle-class property owners. The Renaissance Revival gained popularity after World War I.

Features:

- Typically, two stories in symmetrical or asymmetrical building form arrangements, but always with a sense of balance and proportion
- Roofs are low-sloped hipped or pyramidal in shaped and covered in most high-style examples with red or green tiles; eave brackets are also distinguishing decorative features
- Exterior elevations are almost always constructed in brick or stone – sometimes in terra cotta and painted stucco – with quoin work at building corners or rusticated stone at the building base or first floor
- Windows openings may include blind or glazed round arches, casements, Palladian window arrangements or simple soldier course headers; in other cases, windows may be simple double hungs with multi-lights
- Main entrances may incorporate elaborate embellishments such as columns and fanlights, broken pediments, transoms, and ornamentation such as garlands, swags and festoons



Apollo Theater, 104 North State Street - Photo by The Lakota Group

Tudor Revival (1890 - 1940)

Tudor Revival is based on late Medieval English prototypes from grand manors to thatched roof cottages, and was popularized in the United States after World War I. In Belvidere, the Tudor Revival style can be found in single family and cottage residential building forms.

Features:

- Steeply pitched dominant front or cross-gable – the style's most identifiable feature.
- Facades and wall elevations constructed in brick, stucco, or a combination of the two materials, with half-timbering often found in gable apices or the upper-story.
- Substantial chimney stacks with chimney pots on front or side elevation.
- Diamond-paned casement windows, oriel and hexagonal window bays found in more highly stylistic versions of the Tudor Revival.
- Carved vergeboard, stone shields and stone quoin work around entry ways and window openings are typical ornamentation and decorative features.



605 North State Street - Photo by The Lakota Group

Classical Revival (1895 - 1950)

The 1893 Chicago World's Columbian Exposition revived interest in Classical architecture. From the mid-1890s to the middle of the 20th century, Classical Revival became a popular style for both commercial and residential buildings.

Features:

- Full height columned entry porch with pediment and Doric, Corinthian or Ionic capitals.
- Symmetrical facades and building elevations are organized.
- Pilasters with capitals, stone or brick quoins, pedimented hoods over entries, and dentilled within pediments, cornice lines or entablatures.
- Double-hungs with multi-lights or stained glass windows.



200 South State Street - US Post Office - Photo by The Lakota Group

Prairie (1900s - 1920s)

The Prairie Style is largely derived from the Arts and Crafts Movement of the late 19th century and by Frank Lloyd Wright and his contemporaries. The Prairie style was Wright's unique vision of the Arts and Crafts Movement, and was suited to the open land and flat prairies of the Midwest. As such, the style emphasized horizontality.

Features:

- Low-slope hipped roofs with very deep overhangs and horizontal bands of trim.
- Houses are of lower overall height compared to Victorian era or Revival Style houses.
- Exterior materials usually include stucco and wood. Wood siding is often horizontal board and batten rather than clapboards.
- Windows are typically single-pane casement style and often featured art glass.



303 East Lincoln Avenue - Photo by The Lakota Group

Craftsman (1905 - 1930)

The Craftsman style, derived in part from the Arts and Crafts Movement, imported from England, hand craftsmanship, natural materials and simplicity in design and detailing while rejecting the Victorian-era emphasis on ornamentation and mass-production.

Features:

- Low-pitched roofs with deep overhangs, knee brackets or exposed rafter tails.
- Wall materials may include wood clapboard, brick, stone or stucco.
- Intersecting gables on main elevations with cross-gable roof forms common.
- Typically, one and one-half stories with roofs punctuated by shed, hipped or eyebrow dormers –second stories are also common, also with hipped roof shapes.
- Entry or full-front porches with tapered columns faced in brick, stucco or stone.
- Double-hung windows with three-over-one glazing pattern.



613 Garfield Avenue - Photo by The Lakota Group

Art Deco (1920 - 1940)

Art Deco developed in the 1920s – largely from the influence of the 1925 Exposition Internationale des Arts Decoratifs et Industriels Modernes in Paris – as an architectural style featured in traditional building forms but with highly sculptural ornamentation. Art Deco was mainly used in commercial and institutional buildings, although residential examples can also be found.

Features:

- Exterior elevations with forward piers dividing the buildings into different bays and window groupings.
- Buildings may be constructed in brick, stone, concrete and terra cotta.
- Ornamentation often included scroll work, horizontal bandings, floral leaves, sea shells, rosettes, garlands, flutes, ziggurat shapes, chevrons and bas-reliefs. Ornamentation was often carved in stone and terra cotta and may be located along piers, around windows, in spandrel panels and in doorway entrances



111 West 1st Street - Community Building - Photo by The Lakota Group

Roadside Architecture (1920s - 1940s)

Roadside architecture refers to commercial buildings oriented to the development of America's roadway system – buildings that met the needs of the early automobile age during the 1920s to the 1940s, such as gas stations, restaurants, diners, campgrounds, hotels, and motels made up of small guest cottages. Common roadside architecture forms in Belvidere are the gas station and restaurant.

Features:

- Small-scale commercial box building form set back from roadway.
- Service window or opening on at least one façade.
- Canopy shading service window.
- Surface parking.



The Dari Ripple - 105 South State Street - Photo by The Lakota Group

Art Moderne (1925 - 1940s)

Art Moderne was a streamlined version of a modern building, reflecting the influence of faster cars and the aerodynamic planes, trains and steamer ships of the 1930s.

Features:

- Identifiable features include rounded corners, porthole windows and railings similar to those on passenger steamers.
- Roofs are typically flat with parapets instead of overhangs and there is minimal, if any ornamentation.
- Exterior materials included stucco, concrete and sometimes brick.
- Windows often have steel frames and large picture or casement windows. Glass block was also a common window choice at entries or bathrooms.
- Porches are rare but a projecting canopy might offer protection at the entry and roof decks are common.



910 East Lincoln Avenue - Photo by The Lakota Group

Minimal Traditional / Cape Cod (1930s - 1960s)

The Minimal Traditional Style developed in the 1930s as a simplification of the Colonial Revival, using some of the style's traditional forms but without the ornamentation. The Minimal Traditional, or Cape Cod as it is sometimes called, accommodated homeowner desires for traditional looking houses, but were easier to build and cost less than more ornamented homes. For these reasons, the style was popular during the Depression and in the post-World War II housing boom.

Features:

- One and one-half stories with simple hipped or gabled roofs and short overhangs.
- Exterior materials may consist of brick, stone, wood clapboard, and aluminum and asbestos siding.
- House entries often protected by a small porch or roof overhang with stoop.
- Hipped or shed dormers often found on larger single or two-story vernaculars, often called Cape Cods.
- Windows are typically multi-pane, double hung flanked with shutters; a picture or bay window in the living room is also common.



Representative Minimal Traditional - Photo by The Lakota Group

Prefabricated and Lustron Homes (1940s - 1950s)

Prefabricated housing dates from the early years of the 20th century when merchants such as Montgomery Ward and the Sears Roebuck and Company developed and sold "kit homes" that could be shipped and assembled on-site. During and after World War II, prefabricated home types were also prevalent, often in the form of Quonset huts and other building forms and materials, to house factory workers or returning servicemen.

Features:

- Semi-circular metal frame, sometimes re-faced in wood, stucco or aluminum siding.
- Shed dormer windows common.
- Roofed in asphalt shingle or other materials.
- Lean-to additions common.

Lustron homes, another form of pre-fabricated housing, were developed by the Chicago-based Lustron Corporation to provide low-cost housing for returning World War II servicemen. Lustron houses were constructed with steel framing and porcelain-enamel panels for durability; they were designed in three models in variants of the Minimal Traditional and Ranch forms. More than 2,400 Lustron homes were built across the Midwest.

Features:

- Concrete slab foundations
- Porcelain enamel exterior facing and roof panels in square segments.
- Blue, gray, maize yellow, desert tan, pink, and white common exterior colors.



Prefabricated Quonset Hut at 416 West Menomonie Street
Photo by The Lakota Group



Lustron home at 1039 Maple Avenue - Photo by The Lakota Group

(Right) Photo courtesy of The Boone County Museum of History

Ranch / Styled Ranch (1945 - 1970s)

The modern Ranch house type has its predecessors in the vernacular frontier architecture of California and the Southwest where the traditional one-story Spanish settlement dwellings took root. Today, the Ranch home is often associated with the new suburban subdivisions that were developed around the country after World War II. Ranch homes are often associated with a modern design featuring little or no ornamentation. Ranch homes can have the stylistic features of other architectural styles, such as Colonial or Tudor Revival, and are oftentimes called "Styled Ranches."

Features:

- Horizontal, close-to-the-ground profile.
- One or one and one-half stories in height with pitched or hipped roofs; with gable roof ends.
- Ranch homes feature a one-story symmetrical or an L-shaped or courtyard form.
- Building materials included brick and clapboard siding, often used in combination; clapboard siding is often employed in gable ends.



Photo by The Lakota Group



305 Beacon Drive - Photo by The Lakota Group

One-Part Commercial Block

The one-part commercial block is a common commercial building form found in most traditional downtowns and commercial districts throughout the country. One-part commercial blocks are defined as a one-story square or rectangular box adorned with the ornament, features and fenestration of a particular architectural style; in other cases, one-parts were entirely utilitarian in appearance having little to no ornament. One-parts were often constructed by investors to make provisional use of the land as land values would rise over time to support a larger, more profitable building.

Features:

- One-part commercial buildings before the 20th Century were often constructed in "box" rather than "rectangular" form; after the 1900s, one-part buildings were more horizontal and rectangular in appearance with multiple storefront entries.
- Storefront configuration with recessed entry, large plate glass windows for merchandise display, transoms, and a generous upper facade below the parapet, a space often used as a sign band.
- Early one-parts often had spare Italianate or Queen Anne stylistic features, including a bracketed or corbeled cornice. Later one-parts in the 20th century sported elements of the Classical Revival, Art Deco, Commercial Style, Tudor and Spanish Mission architectural styles.
- Most one-parts, however, have more vernacular designs with shaped parapets, and stone roof line copings and medallions.



216 South State Street - Photo by The Lakota Group



301 North State Street - Photo by The Lakota Group

Two-Part Commercial Block

Aside from one-part commercial buildings, the two-part commercial block is perhaps the most prevalent historic commercial building form in Belvidere. Two-part commercial buildings are generally considered to be two to four stories in height with the commercial storefront level considered as one zone, and the floors above as the second zone. The second zone floors were a different use such as offices, apartments, and cultural and entertainment activities where located. The two parts were often demarcated by a storefront cornice or a change in building material or facade fenestration and arrangement.

Features:

- Two-part commercial blocks are rectangular in form, mostly perpendicular to the street, sometimes parallel.
- Well-defined separation between storefront level and upper facade with roof-line cornice; in some cases, there is a difference of materials between parts.
- Two-parts are often characterized by a distinct architectural style.



202 North State Street - Photo by The Lakota Group



Section Five >>

City Planning & Program Administration

City Planning and Program Administration

This section reviews recent planning documents and policies and their relation to local preservation planning, as well as the legal contexts that support historic preservation planning activities in Belvidere. A summary of major preservation planning issues is included at the end of the section. Comprehensive plans Downtown plans, and plans at the district and neighborhood levels often establish clear goals and policies for preservation and preservation's integration as a method for enhancing the Downtown, neighborhoods and overall community quality of life.

Legal and Planning Context



Photo courtesy of The Boone County Museum of History

(65 ILCS) Illinois Municipal Code, Division 12: Plan Commission

Under the Illinois Municipal Code (65 ILCS) 5/11-12-5(1)), a municipal plan commission is responsible for preparing and recommending a *"comprehensive plan for the present and future development or redevelopment of the municipality."* Furthermore, a comprehensive land-use plan must reflect local conditions, concerns, and goals. A comprehensive plan is typically composed of a several interrelated elements and chapters defined within the Illinois Local Planning Technical Assistance Act (Public Act 92-0768). Section 25 (a) (10) of the Act further defines what elements may be incorporated in local comprehensive plans, including *"...agriculture and forest preservation; human services; community design; historic preservation; and the adoption of sub plans, as*

needed." Although both acts do not explicitly require the development and adoption of historic preservation plans as elements to a municipal comprehensive plan, local communities are free to do so *"...based on the needs of the particular unit of local government."* Therefore, under Public Act 92-0768, this 10-Year Historic Preservation Plan can be adopted as an element of any revised or updated community comprehensive plan.

City of Belvidere Municipal Code, Chapter 82, Article II, Sections 82-31-32. – Plan Commission

Sections 82-31-32, Article II of the Belvidere Municipal Code establishes the Belvidere Plan Commission with the powers to prepare and recommend the *"adoption of a comprehensive program of public improvements and changes therein as it may deem desirable, and shall have the powers and duties as may be delegated to it by statute or ordinance."* This provision provides flexibility for the Plan Commission to conduct additional studies and planning that further the overall goals of the Comprehensive Plan.

City of Belvidere Municipal Code, Chapter 82, Article IV – Comprehensive Plans

Article IV of the Belvidere Municipal Code permits the adoption of a comprehensive plan with specific mention of the Boone County Comprehensive Plan serving as the land use planning document for the community.

Boone County Comprehensive Plan (1999)

The *Boone County Comprehensive Plan*, adopted in 1999, serves as the official land use policy for the unincorporated areas of Boone County and also for the municipalities of Belvidere, Caledonia, Capron, Popular Grove, and Timberlane. Although there is no formal historic preservation element within the Comprehensive Plan, historic preservation is suggested as a strategy for enhancing the identity and the semi-rural character of Boone County communities; therefore to achieve that strategy, strong policies that support preservation activities and initiatives should be adopted by local municipalities. Other Plan recommendations include the need for ongoing efforts to revitalize Belvidere's historic commercial core, to facilitate the construction of infill mixed-use development, and to adopt new zoning regulations that better address revitalizing the Downtown, the adjacent traditional neighborhoods, and transitional areas where older residential building stock is located along busy transportation corridors. A land use and character plan for central Belvidere, encompassing the Downtown, surrounding neighborhoods and outlying growth areas, is included in the Comprehensive Plan.

Downtown Strategic Plan For Belvidere, Illinois (2012)

Funded through a grant from the Peoples Economic Development Corporation, the *Downtown Strategic Plan* provided a series of strategies and recommendations to revitalize Downtown "...with diverse businesses that attract customers both day and night and on weekends," and a "...well-preserved historic district, interpretive features and events...tell(ing) the story of the community." Major Strategic Plan goals include a new streetscape that would unify the public space appearance of both the north and south sides of the Downtown, the reuse of the National Sewing Machine complex along the Kishwaukee River, new promotion and marketing activities, façade and storefront rehabilitations, and the recruitment and development of new businesses. A new non-profit revitalization organization supported by volunteer involvement was also proposed to help manage Downtown marketing programs, as well as coordinate and implement various Strategic Plan initiatives.

Other Plans and Policies

National Historic Preservation Act (NHPA)

Enacted by the U.S. Congress in 1966, the National Historic Preservation Act established several programs and agencies including the National Register of Historic Places, the Advisory Council on Historic Preservation and the Section 106 review process for protecting historic and archaeological resources from impacts due to federally funded, permitted, or licensed projects. The National Register program is administered in Illinois in partnership between the U.S. Department of the Interior/ National Park Service, the Illinois SHPO in the Illinois Department of Natural Resources, and the City of Belvidere through its designation as a Certified Local Government.

Certified Local Government (CLG)

In 1980, the NHPA was amended to implement the Certified Local Government program, which allows for local communities to participate in statewide preservation planning activities, by providing access to grants and resources allocated by the U.S. Congress. The CLG Program is administered in partnership between the U.S. Department of the Interior/National Park Service, the Illinois SHPO in the Illinois Department of Natural Resources, and the designated CLGs of which Belvidere is one, with the purpose of developing an effective local historic preservation program. To become a CLG in Illinois, a local community must adopt a historic preservation ordinance certified by the Illinois SHPO, establish a historic preservation commission and have an active historic resource survey program. Local CLGs also play a role in National Register nominations by reviewing and commenting on nominations before they are forwarded to the Illinois Historic Sites Advisory Council. The Advisory Council reviews and accepts National Register nominations before they are forwarded to the National Park Service for consideration. Belvidere has been active since its CLG designation in applying for CLG grants, mostly used for survey work and National Register nominations.

20 ILCS 3420, Illinois State Agency Historic Resources Preservation Act

Like the Section 106 review authorized under the NHPA, the Illinois State Agency Historic Resources Preservation Act requires State of Illinois agencies to consult with Illinois SHPO on any state-funded, licensed, or permitted action that may adversely impact properties eligible for, or already listed in the National Register of Historic Places.

Local Historic Preservation Ordinance

In addition to community plans, local preservation policy is also enacted through zoning, ordinances and other land use regulatory tools. This section reviews Belvidere's zoning and land use regulatory tools and the legal contexts that support preservation activities in Belvidere.

(65 ILCS 5/11-13) Illinois Zoning Enabling Act

The Illinois Zoning Enabling Act (65 ILCS 5/11-13) includes a provision that allows municipalities *"to insure and facilitate the preservation of sites, areas, and structures of historical, architectural, and aesthetic importance."* This Act provides further legal ground for local Illinois communities to enact preservation ordinances and historic district overlays within zoning ordinances.

(65 ILCS 5/11-48.2) Illinois Historic Areas Protection Act

Under the Illinois Historic Areas Protection Act (65 ILCS 5/11-48.2) the State of Illinois allows local municipalities *"to have the power to provide for official landmark designation by ordinance of areas, places, buildings, structures, works of art, and other objects having a special historical value,"* and allows for the regulation of those *"designated properties."* This act provides the basis for local Illinois communities to enact local historic preservation ordinances. Historic preservation ordinances have been found under the U.S. Supreme Court's decision *Penn Central Transportation Company. v. City of New York* (1978) to be a valid constitutional exercise of the municipal police power as granted under the 10th Amendment of the U.S. Constitution.

Illinois State Constitution, Article VII, Local Government, Section 6(A) Power of Home Rule Units

Communities in Illinois over 25,000 in population are automatically granted *"home rule"* status, and therefore, are given the power to perform any function pertaining to its government and affairs including, but not limited to, the power to regulate for the protection of the public health, safety, morals and welfare *"...including enacting zoning and historic preservation ordinances."*

City of Belvidere Municipal Code, Chapter 58 – Historical Preservation

Chapter 58 of the Belvidere Municipal Code serves as the community's Historic Preservation Ordinance and establishes the Historic Preservation Commission, its powers and duties, procedures for designation of landmarks and historic districts, and requirements and procedures concerning Certificates of Appropriateness (COA).

Summary and analysis of the relevant portions of the Belvidere Municipal Code as they compare with the Illinois Model Historic Landmark Ordinance developed by the Illinois SHPO and with other Illinois community historic preservation ordinances including Rock Island, Rockford, and Evanston. Each component of the Belvidere Historic Preservation Ordinance is described and any changes recommended are in italics based on the Model Ordinance or other ordinances. (The full ordinance is included in Appendix 3, p. 168).

In General - Article I

Establishes the purposes of the Historic Preservation Ordinance and defines terms used in the Ordinance.

- *The purposes are consistent with the Model Ordinance.*
- *The definitions improve on those in the Model Ordinance by providing examples of Alterations and establishing that a Certificate of Appropriateness can be granted by the planning department.*
- *The definition of Landmark is expanded to include any "object or improvement" designated as a landmark. The term "object" is also added to the list of things that can be surveyed in Section 58.36 (2), but under Section 5836 (4) the Commission only has the power to recommend "properties or structures--not objects-- be landmarked.*

Historic Preservation - Article II

Establishes the Board as the body responsible for carrying out the responsibilities in the Ordinance.

Section 58-31 - Composition.

The Belvidere Historic Preservation Commission is composed of seven voting members appointed by the Mayor and approved by the City Council. While other ordinances limit eligibility to residents of the City, in Belvidere members can be (1) residents of Boone County, (2) employed full time by the City, or (3) owners of property in Belvidere.

- *This broader eligibility is unusual, and while it expands the potential pool of applicants, it also carries the risk that nonresidents will have an out-sized voice.*
- *It is highly unusual for City employees to be voting members of the Preservation Commission. If they serve on the Commission (as they do in Rock Island), they serve as non-voting members. It is more common for them to serve as advisory and staff personnel as provided under Section 58-37 of the Ordinance.*
- *The size of the Commission is typical, as is the appointment of members by the Mayor with approval by the City Council.*

Section 58-32 – Qualifications of Members

The members of the Commission should have “expertise, experience or interest in the areas of archaeology, architectural history, art, building construction or engineering, finance, historical and architectural preservation, law, local government, neighborhood organizing, or real estate.”

- *This is generally in keeping with the Model Ordinance. Other ordinances require that the Commission include representatives of the local historical society (Rockford and Rock Island) or of a local landmark or overlay district (Evanston).*

Sections 58-33 through 58-35 – Terms of Appointment, Officers and Meetings.

The Belvidere Ordinance provides for members to serve three-year terms, with a two-term limit. The Commission selects its officers, who have typical duties. There must be at least four meetings per year, and typical procedures regarding quorum, voting, open meetings, and conflicts of interest, apply.

- *These basic provisions are consistent with the Model Ordinance.*

Section 58-36 – Powers and Duties.

The Ordinance lists sixteen (16) powers and duties of the Commission. These are generally in keeping with the Model ordinance, with a few exceptions.

- *Also in Section 58-36(2), the Commission is required to use four criteria (not found in the Model Ordinance) to identify potential landmarks. These criteria conflict with the more detailed criteria for designating landmarks in Section 58-61 and should be omitted.*
- *For clarification, Section 58-36(5) should be amended to read “to keep a register of all properties, structures and areas that have been designated as landmarks or historic districts ...*

Landmark and Historic District Designation - Article III

In the Model Ordinance and in many others, the procedures and criteria for designating landmarks are spelled out separately from the procedures and criteria for designating historic districts. The Belvidere Ordinance combines those, which reduces duplication but may cause some confusion.

Criteria - Section 58.61.

The Ordinance states that no landmark or historic district may be designated unless the Commission and City Council expressly find that it meets at least one of eleven criteria and has integrity of design. These eleven criteria are a combination of the criteria in the Model Ordinance for both historic districts and landmarks, with some variations. However, because these criteria relate to both landmarks and historic districts, they do not always work well.

- *The criteria for historic districts are more stringent than may be intended in Belvidere.*
- *The Belvidere Ordinance permits a landmark or historic district that "is one of a contiguous grouping of properties having a sense of cohesiveness expressed through a similarity of characteristic of (sic) style, period or method of construction"*
- *By comparison, the Model Ordinance is less stringent. It requires only that a proposed historic district "contain one or more landmarks within its definable geographic boundaries which, while not of such historic significance to be designated as landmarks, nevertheless contribute to the overall visual characteristics of the landmark or landmarks located in such District"*
- *There is no minimum age for the property or district as there is in the Model Ordinance.*

Procedures - Section 58.62.

Again, the procedures for historic districts and landmarks are combined here. In both cases, anyone may submit an application (though for a historic district at least 51 percent of the property owners must sign the application) to the Planning Department, which must prepare a written opinion. The Commission cannot act until it receives that opinion. The Commission holds a public hearing and within 45 days must make its written recommendation to the Council, which then makes the final decision. If an Ordinance creating a landmark or historic district is adopted, it must be provided to all owners and recorded on title.

- *The combination of procedures for historic districts and landmarks works well here.*
- *There is no owner consent required, as is the case for the Model Ordinance for designation but one exists at application.*
- *The application form is referred to in the Ordinance but not spelled out in detail (as it is in the Model Ordinance), giving the Planning Department valuable flexibility to refine the application as needed.*
- *If Council does not approve a landmark or historic district, a new application cannot be brought to Council for one year. The Model Ordinance only imposes a 90-day wait.*
- *Landmark or historic district status cannot be rescinded without an application and the same process.*

Certificate of Appropriateness - Article IV

Certificate of Appropriateness Required - Section 58.91.

Establishes the requirement for a Certificate of Appropriateness for any alteration to a landmark or any building, structure or site in a historic district, unless the alteration falls within certain enumerated exceptions.

- *The Belvidere Ordinance helpfully lists five exceptions to the need for a COA (Section 58-91(b), and another six exceptions that allow for staff approval of a COA (Section 58-91(c)).*



Natural destruction or demolition – Section 58.92.

Requires a COA for reconstruction after a natural destruction or demolition of a landmark or site within a historic district. This is in keeping with the Model Ordinance.

- *A more complete definition of a “natural destruction or demolition” would be helpful and might shed some light on how the City would view demolition by neglect.*

Criteria for Certificate of Appropriateness – Section 58.93

Establishes thirteen general standards to guide the Commission when it considers an application for a COA.

- *Rather than require an applicant who is denied a COA to appeal and seek a certificate of economic hardship (as required in the Model Ordinance) the Belvidere Ordinance makes the economic hardship to an owner its first general standard.*
- *These criteria, or general standards, generally reflect the Model Ordinance, which also references the Secretary of Interior’s Standards for Rehabilitation.*

Application for a Certificate of Appropriateness – Section 58.94

Requires that an owner apply for a COA through the Planning Department on forms provided.

- *The Planning Department issues COAs for those applications that qualify for staff approval, then forwards the remainder to the Commission.*

Grant or Denial of Certificate of Appropriateness – Section 58.95

Establishes the process and timeline for a decision by the Commission

- *The obligation of the Commission to review an application for a non-administrative COA within as little as seven days (Section 58-95(a)) seems very rushed, especially when notice to property owners must go out at least five days before the meeting (Section 58-95(b)). The timeline is typically thirty days.*
- *While the Model Ordinance only permits the Commission to accept or deny an application, the Belvidere Ordinance wisely allows the Commission to also approve a COA contingent on certain modifications. (Section 58-95(d))*

Certificate of Demolition – Section 58.96

Requires a certificate of demolition, which follows the procedure and criteria for a COA as well as evidence about the state of repair and structural stability of the structure, and the extent and process of demolition. The Commission has the authority to impose a four-month waiting period during which the structure on the open market.

- *Insert the word “below” after the last word in Section 58-96(a).*
- *The four-month demolition delay is a good addition to the Model Ordinance, as it allows time for preservation strategies to be developed, and it tests the economic hardship argument of property owners.*
- *There is no demolition by neglect provision.*

Penalty - Section 58.97

Establishes penalties for noncompliance. Each day of violation constitutes a separate violation.

- *This provision adequately sets forth the penalties and is in line with other preservation ordinances*

Appeals for a Denial of a Certificate of Appropriateness - Section 58.121

A denial for a COA by the Commission may be appealed to the Council within 20 days, which may reverse the decision.

- *This provision adequately sets forth the appeal process and is in fact easier to understand than the process described in the Model Ordinance.*

City of Belvidere Municipal Code, Chapter 150 – Establishment of Zoning Districts, Articles I and IX

In addition to the Historical Preservation Ordinance, Belvidere employs the use of zoning overlays to conduct design review and advance historic preservation objectives, specifically in its Downtown district. Article I, the Downtown Overlay District provides design standards to review and manage exterior alterations to non-residential properties; Article IX provides procedures for project review, approval, and appeals.

The review follows the same format as the Historic Preservation Ordinance review above.

Zoning – Chapter 150: Establishment of Zoning Districts - Article I

Overlay Districts - Section 150.106

Establishes the boundaries of the Downtown Overlay District in the core Downtown area and defines the purposes of the District to “implement the urban design guidelines of the comprehensive plan, by preserving and enhancing the historical quality of the Downtown... by attaining a consistent visually pleasing image for the Downtown area” and to “forward both aesthetic and economic objectives of the City.” This section also establishes definitions and design standards.

- *These elements are clear and well stated.*
- *At the end of Section 150.106 is Subsection C, Residential Construction. It is unclear what Subsection C falls under; there does not appear to be a preceding Subsection B. The intent seems to be to bring residential alterations under the review and approval processes for properties fronting the core Downtown streets. This might be confusing, as the procedures in Section 150.908(C) (described below) specifically exempt properties used exclusively for residential purposes. This should be clarified.*

Downtown Overlay District – Section 150.908

Establishes the purpose, boundaries of the Overlay District. Establishes three different processes for approval, depending on the requested alteration and excludes from required review any proposed changes to the exterior appearance (no structural change) of properties used exclusively for residential purposes. Appeals on the enforcement of this section may be made to the Planning Commission pursuant to Section 150.912.

- *The name of the Overlay District should be consistent throughout the municipal code.*
- *Article I name it the Downtown Overlay District, but Article IX calls it the Downtown Design Overlay Zoning District.*
- *As described above, despite the explicit exclusion for exclusively residential properties, Section 150.908(C) requires review and approval for residential properties “with frontage on the core Downtown streets.” This is confusing.*
- *The three different processes are a good way to simplify City review and to reduce delay and uncertainty for property owners proposing less significant alterations. However, it is unclear how the process for Downtown renovation review (Section 150.908(D)(1) differs from the process for Downtown design review (Section 150.908(D)(2).*
- *In the Section 150.908(D)(1)(B) description of the Downtown renovation review process, the last sentence (“How is the proposed alteration in harmony . . .”) should probably be moved to the end of Section 150.908(D)(1)(A). It makes more sense there, and that is where it appears in the description of the Downtown design review process.*

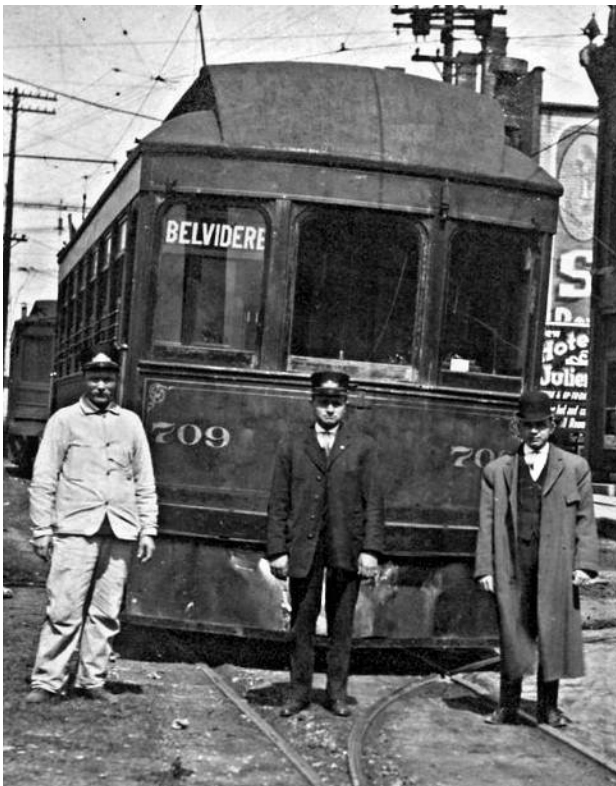


Photo courtesy of Boone County Then and Now

Other Zoning Considerations

Belvidere permits planned development districts to facilitate development and to bring “... greater diversity of type and investment, the development of creative and innovated housing types, site design and landscaping challenging to the physical site, improved overall use of land, better protection of natural features, a greater provision for common open space, and coordinated network of transportation modes, and to provide a higher level of supporting services where the intensity of housing and acreage is large enough to support commercial and industrial activity for the development” (Belvidere Code of Ordinances, Chapter 151, Section 151.10). While planned development districts will most likely be utilized in areas identified and targeted for development or redevelopment, historic resources are not stated as important planning considerations.

Design Review

Design review is the process in which both public and private projects are evaluated for their visual, aesthetic, architectural and urban design qualities, as well as their appropriateness and compatibility to the surrounding context and setting. In the framework of the *10-Year Historic Preservation Plan*, design review is associated with the Historic Preservation Commission's administration of the Certificate of Appropriateness review process for City Landmarks and properties located in Local Districts. However, design review is also conducted by the Belvidere Planning Department to ensure the compatibility and appropriateness of building rehabilitation projects and new development within the Downtown Design Overlay District.

For its design review purposes, the Historic Preservation Commission generally follows the *Secretary of the Interior's Standards for Rehabilitation* to determine the appropriateness of any changes, alterations and additions to historic properties. A more specific list of standards is provided in Article IV, Section 58-93. A Certificate of Appropriateness (COA) authorized by the Historic Preservation Commission is required if a building, site or structure is subject to major alteration, including (Article IV. Certificate of Appropriateness Issuance, Belvidere Historic Preservation Ordinance):

- Major changes by additions, alterations, maintenance, reconstruction, rehabilitation, renovation or repair;
- Any new construction and/or demolition in whole or in part requiring a permit from the City;
- Moving a building;
- Any construction, alteration, demolition or removal affecting a significant exterior architectural feature or one specified in the ordinance designating the landmark or historic district.

However, in certain circumstances, a COA is not required in the following circumstances:

- Change in exterior paint scheme or colors;
- Installation of, or change in, storm doors, storm windows or screens;
- Installation of, or change in, window air conditioners;
- Installation of, or change in, radio or television antennae or satellite dishes;
- Ordinary repair and maintenance of existing exterior architectural features which is not a change in materials and which does not change the basic structural appearance of the building or structure.

In addition, Planning Department staff can provide administrative COA approval for the following:

- Construction and repair of fences;
- Roof and gutter replacement, but only with like materials;
- Driveway and sidewalk replacement;
- Tuck point for brickwork;
- Change in garage doors to any style that is visually compatible with the existing architectural style; and,
- Any replacement of materials with like materials.

While the Secretary of the Interior's Standards for Rehabilitation provide valuable guidance on basic preservation and rehabilitation procedures, they are not specific to Belvidere's historic resources and can be difficult for the public to interpret. A set of Belvidere-specific design guidelines can provide more direction on material preservation and maintenance, commercial storefront rehabilitation, windows, property additions, and energy conservation and sustainability, to name a few. Design guidelines also provide more objective criteria for determining quality preservation.

In addition to the Certificate of Appropriateness procedures outlined in the City's Historic Preservation Ordinance, the Downtown Overlay District applies a different set of review requirements in the Downtown District mainly focused on new construction. All design review is performed administratively by the Belvidere Planning Department, focused on the following elements:

- Building height, setback and massing
- Vertical and horizontal rhythms
- Roof forms
- Exterior building materials and colors
- Awnings
- Signage, sign materials and sign illumination

In general, the Overlay provides few standards and guidelines for existing commercial buildings.

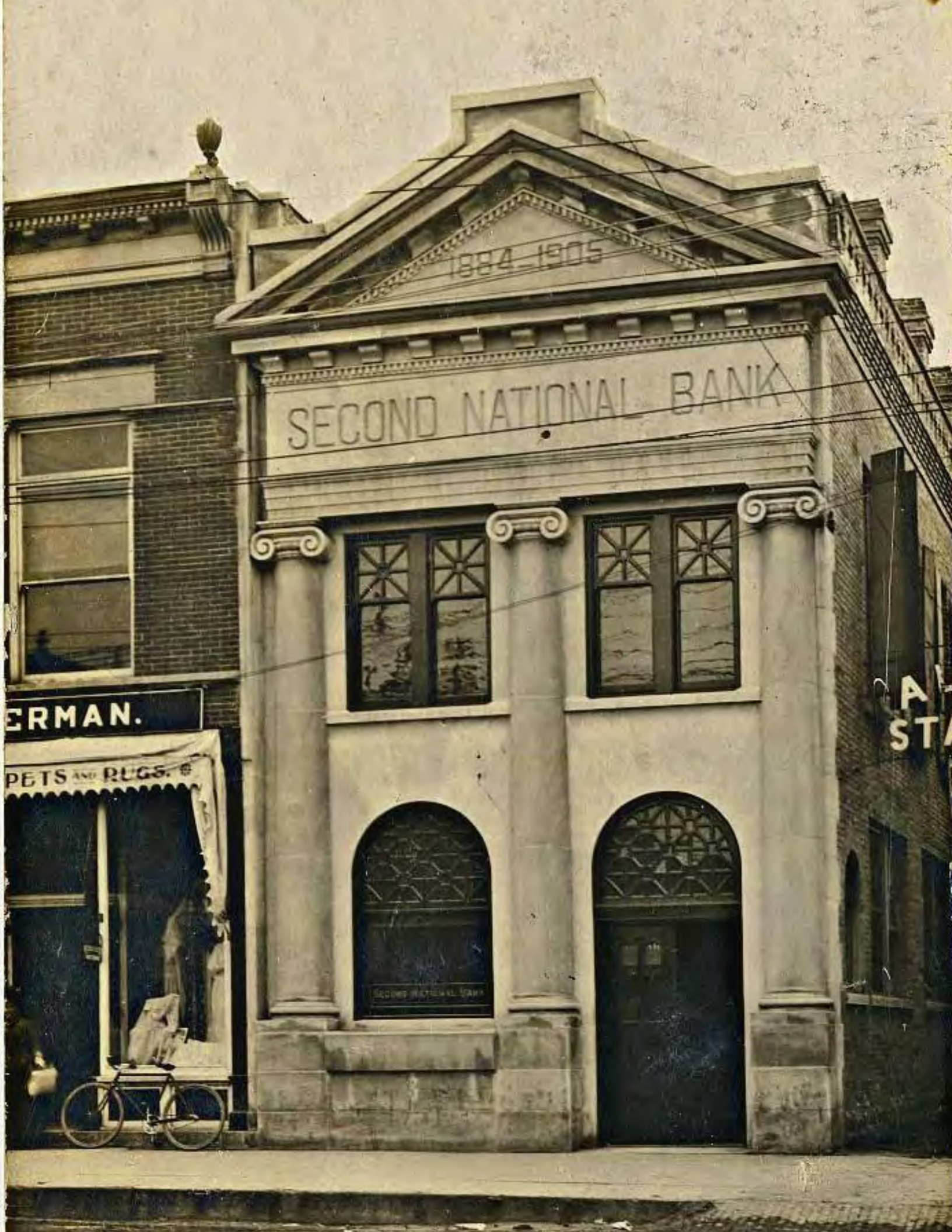
Building Codes

The City of Belvidere currently uses the 2015 versions of the International Building Code and the International Existing Building Code, which provides more flexibility in the administration and interpretation of the building code for older buildings and structures.

Preservation Administration

Currently, one staff member of the City's Planning Department provides support and administration to the Belvidere Historic Preservation Commission on a part-time basis. Duties including reviewing processing COA applications, managing the operations of the Historic Preservation Commission, outreach activities, overseeing survey and documentation projects, and maintaining the City's CLG status.

(Right) Photo courtesy of The Boone County Museum of History - Looking at the Corner of South State Street and Logan Avenue



1884-1905

SECOND NATIONAL BANK

ERMAN.

PETS AND RUGS. ©

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City/County Boards, Commissions and Departments

The following is a description of City departments, commissions and boards that have specific roles in the management and administration of the City's historic preservation program. Other preservation partner organizations that have education and advocacy roles within the preservation program are also described in this section.

Belvidere Historic Preservation Commission

Under the Belvidere Historic Preservation Ordinance the Historic Preservation Commission's mission is to preserve and protect the City's historic resources. The Commission's responsibilities include conducting an ongoing program of survey and historic resource documentation, designating Local Landmarks and Districts, conducting COA reviews, and maintaining the community's CLG status. It also undertakes several education and outreach efforts, including publishing a newsletter and hosting an annual preservation awards program. The Commission currently has seven commissioners and is staffed by the City's Planning Department. The Commission also maintains a set of operating procedures and an annual work plan.

Planning and Zoning Commission

The Planning Commission's principal responsibilities are to review and make recommendations to the Belvidere City Council regarding the City's Comprehensive Plans, Plan amendments, and revisions to the City's zoning and land use regulations.

Belvidere Planning Department

The Belvidere Planning Department is responsible for overseeing local implementation of the Boone County Comprehensive Plan, administering the Belvidere Zoning Ordinance and managing the municipal historic preservation program. The Department also staffs the Planning and Zoning Commission, as well the Historic Preservation Commission, including the Commission's COA review and permitting processes.

Belvidere Building Department

The Belvidere Building Department is responsible for building inspections and permits for building rehabilitation, construction and demolition. The Department follows the most recent versions of the International Building and Existing Building Codes.

Belvidere Park District

As a separate government and taxing authority, the Belvidere Park District maintains the Belvidere community's parks system, including the Belvidere City Park and the Baltic Mill complex.

Belvidere County Arts Council

Headquartered in the Baltic Mill complex, the Boone County Arts Council leads local efforts in organizing and supporting arts and cultural activities, including arts shows, theater workshops, education and outreach initiatives, and the sponsorship and installation of public art. The Arts Council was involved with the installation and maintenance of various murals throughout Downtown Belvidere.

Boone County Housing Authority

The Boone County Housing Authority currently manages the Section 8 housing program in Belvidere and other Boone County communities.

Preservation Partners

Boone County Museum of History

Headquartered in Downtown Belvidere, the Boone County Museum of History maintains an extensive research library, bookstore and exhibit facility for public use and viewing during regular open houses. Like many history museums and historical societies, archival research sources, such as photographs, maps, biographical files, obituaries, books and other materials, are available for public access in its Downtown facility. Many of these resources are also available online through its website. The Museum has a full-time executive director and is governed by a board of directors.

Illinois State Historic Preservation Office (Illinois SHPO)

The Illinois State Historic Preservation Office (Historic Preservation Division, Illinois Department of Natural Resources) is the state agency for historic preservation, which consults with counties, local communities, citizens, and organizations to preserve the state's architectural, archaeological and cultural resources. The Agency manages several programs including the National Register of Historic Places, the Certified Local Government, Section 106 reviews and state archaeology protection programs. The Agency also reviews project applications for the Federal and State of Illinois Historic Preservation Tax Credits.

Landmarks Illinois

Landmarks Illinois is the statewide preservation advocacy organization with offices in Chicago and Springfield. The organization manages several initiatives, including a statewide endangered properties list, an annual awards program and two small grant programs, the Donnelly Preservation and Heritage Fund programs for endangered significant properties. Landmarks Illinois is also active in legislative advocacy at the state and local levels.



Photos courtesy of Boone County Then and Now (bottom) and Boone County Museum of History (top)



↔ **STYLEHOUSE FURNITURE** ↔

PrintWORLD

PrintWORLD
Print
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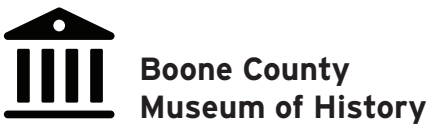
Section Six >>

The Community Speaks

The following is a summary of all community engagement efforts undertaken during the preservation planning process.

Community Speak-Out #1

Approximately twelve people attended the Speak-Out Session on May 25, 2017, held at the Boone County Museum of History. Several interactive exercises were designed to encourage attendees to provide input on important preservation issues.

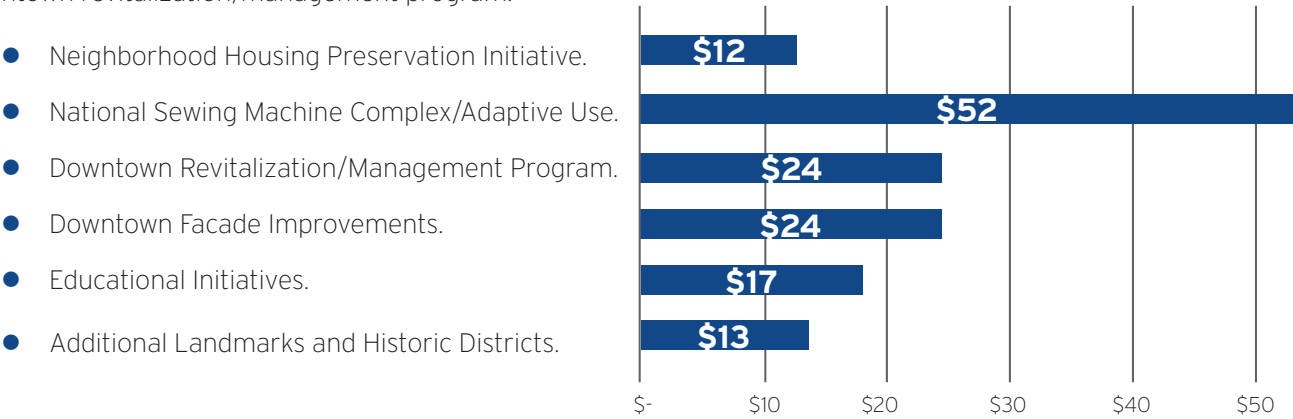


“Big Map” Exercise

The “Big Map” exercise required Speak-Out participants to place stickers on Belvidere places and neighborhoods where historic resources should be considered important preservation priorities. Two identified residential resources were outside Belvidere’s municipal boundaries but were within the City’s extraterritorial jurisdiction. Additional resources included the Leath Building, Belvidere Funeral House, the Ida Public Library, and a historic railroad bridge on the Kishwaukee River North of Main Street.

Priority Actions Exercise

A series of exhibits were prepared describing potential preservation initiatives that could be implemented in Belvidere and their relative cost for implementation. Each initiative was given a cost, and Speak-Out attendees were asked to “vote” with “planning dollars.” The results of the exercise showed that National Sewing Machine Complex adaptive use initiative received the highest dollar vote next to downtown facade improvements and downtown revitalization/management program.



Visioning Exercise

The final interactive exhibit of the Speak-Out required participants to write short phases on sticky notes on how they would describe the current and future states of historic preservation in Belvidere. Results are summarized in the table below.

Current State of Historic Preservation	Future State of Historic Preservation
Stagnant, not a priority to most but should be.	Vital. (2)
Solid start.	Accepted.
Under valued and sacrificed for parking lots.	Important.
Neglected.	Increased.
Lacking action and communication.	Necessary for advancement and community progress.
Not enough parking spaces.	Needed! Our town is very important in history.

Web-Based Survey #1

In June 2017, an on-line survey questionnaire was prepared using several of the interactive exercises presented at the first community Speak-Out session. The survey was posted to the project website for a period of one month; fifteen responses were received. Results are summarized on the following pages.



15



June 14 to July 10

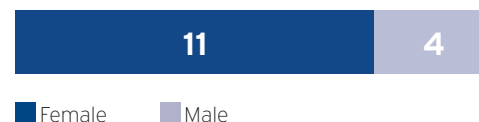


Online

Q1: What is your age?



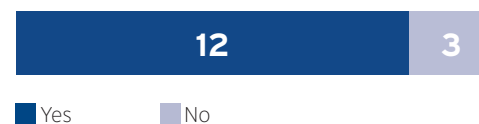
Q2: Gender



Q3: Level of education



Q4: Are you a resident of Belvidere?



Q5: Are you a historic property owner?



Q6: Are you a historic district resident?



Q7: Rank the following preservation initiatives from highest (1) to lowest (6) priority.

	#1	#2	#3	#4	#5	#6	Total	Score
1 Downtown Revitalization/Management Program	33.33% (4)	25.00% (3)	16.67% (2)	25.00% (3)	0.00% (0)	0.00% (0)	12	4.67
2 Downtown Facade Improvements	33.33% (4)	16.67% (2)	25.00% (3)	0.00% (0)	25.00% (3)	0.00% (0)	12	4.33
3 National Sewing Machine Complex Adaptive Use	16.67% (2)	25.00% (3)	8.33% (1)	25.00% (3)	16.67% (2)	8.33% (1)	12	3.75
4 Educational Initiatives	16.67% (2)	0.00% (0)	25.00% (3)	8.33% (1)	25.00% (3)	25.00% (3)	12	3.00
5 Additional Landmarks And Districts	0.00% (0)	25.00% (3)	8.33% (1)	16.67% (2)	25.00% (3)	25.00% (3)	12	2.83
6 Neighborhood Housing Preservation Initiative	0.00% (0)	9.09% (1)	18.18% (2)	27.27% (3)	9.09% (1)	36.36% (4)	11	2.55

In total, a downtown revitalization/management preservation initiative was considered the highest priority by participants.

Q9: Tomorrow, preservation in Belvidere will be...

- Possible.
- Has great potential.
- Coordinated.
- Evidence of community pride.
- Amazing with the right tools.
- The same. I am no longer optimistic. Actively trying to sell. I am done.
- Abundant.
- Hope for an increase to save the old buildings.

Q10: What role(s) should historic preservation play in the future of Belvidere?

- Education of what it is and how important preserving the past can be to our residents.
- Should be an integral part of any community development project.
- It should be a role of beautification and attraction for businesses and visitors.
- It should help make Belvidere an attractive place to want to visit, work, and live.
- An important part not only to preserve the history but for economic development.
- How about preventing the loss of historic buildings? Losing the Manley building was huge.
- A large role.

Q8: Today, preservation in Belvidere is...

- Emerging with huge set-backs.
- Disjointed but happening in small steps.
- Disorganized.
- Almost non-existent.
- More work to do.
- Disappointing. Loss of Manley's building. Loss of business in the Downtown. Lack of support for small businesses. I have one and I've never seen a city employee or committee member cross my threshold.
- A work in progress. It is clear work has been done but very clear that much more is needed, especially Downtown.
- Not enough being done.

Q11: What is the most important role the City of Belvidere should play in promoting historic preservation?



- Adopt pro-preservation policies
- Help preserve endangered properties
- Partner with organizations on preservation educational activities
- Create incentives that support preservation

Q12: What issues or concerns do you have related to historic preservation in Belvidere?

- Commercial developments (Green Giant clear-cut of land adjoining the river, Salvation Army store) have been allowed to destroy integral community image.
- When it comes to businesses, there isn't good support for the good ones that come in. Many are very upset by the amount of video slots in town, or how the Downtown businesses struggle because most do not want to go Downtown because there isn't a strip of appealing stores. That area is in some ways the face of our town and we should strive to keep quality businesses and support them, and incentive building improvements and businesses that will attract new foot traffic and boost community morale.
- Funding.
- To be successful and avoid wasted time and money , it should be led by people with a proven track record in historic preservation, not by people trying to do what they think will work.
- There are many historic property owners that don't live or work in our city and many renters don't care as much about the property.
- There are many people who live in potentially gorgeous homes who can't afford to fix them up or preserve the features. There is no assistance for this. I'm not talking about the piddly grants you do. I don't know what the answer is, but the message seems to be that the city doesn't care.
- It doesn't seem like much is being done recently.

Q13: What is the most significant barrier to promoting historic preservation in Belvidere?



- Lack of knowledge and understanding of historic preservation's benefits
- Lack of financial incentives
- Lack of citizen interest and involvement
- Lack of public-private partnerships/organizational collaboration
- Weak investor/developer interest in historic properties

Q14: Who could be potential players that could be valuable contributors to preservation's future in Belvidere?

- Anyone who wants to and every resident who cares.
- Historic home owners. People who have moved to Belvidere from elsewhere (or have left for college and returned) but are choosing to set their roots here. Some teens. Some who have been in Belvidere for many years and have shown interest in historic preservation.
- Growth Dimensions, Chamber, City, citizen group.
- Seek out cities with successful historic preservation programs for guidance.
- Local investors.
- Small businesses.

Q15: Please provide any additional comments

- We are no longer 'just a small town' yet we have no daily newspaper, or socially accepted media voice. Communication is desperately lacking.
- The historic preservation awards have been a great step in bringing awareness and making connections. The subsequent letters about get togethers for home owners have been very encouraging as well though we haven't yet been able to attend. It needs to be considered what are the kinds of businesses make people want to come Downtown instead of drive to Rockford. Sycamore, Genoa, even a place like Galena- these towns have some similarities to ours and draw locals as well as out of towners to their Downtowns. The historic preservation projects can be a huge asset to business development if done right.
- Preservation has to be done in conjunction with economic development to improve the community as a whole not just for preservation sake. There must be a benefit to the citizens.

(Right) 127 West Locust Street -- Photo by The Lakota Group





Section Seven >>

Appendices

Appendix 1: National Register Criteria for Evaluation

This appendix has been taken from Section 2 of National Register Bulletin: How to Apply the National Register Criteria for Evaluation, National Park Service, U.S. Department of the Interior.

Criteria for Evaluation

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of significant persons in our past; or,
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or,
- D. That have yielded or may be likely to yield, information important in history or prehistory.

Criteria Considerations

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register.

However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A religious property deriving primary significance from architectural or artistic distinction or historical importance; or,
- A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or,
- A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
- A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or,
- A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or,
- A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or,
- A property achieving significance within the past 50 years if it is of exceptional importance.

Appendix 2: Definitions

The following are definitions for commonly used terms in this 10-Year Historic Preservation Plan. Several terms listed below are sourced from publications provided by the National Park Service, the Belvidere Historic Preservation Ordinance, and the Illinois State Historic Preservation Office.

Alteration: Any act or process that changes one or more of the exterior architectural features of the structure, including, but not limited to, the erection, construction, reconstruction or moving of any structure.

Architectural Review Guidelines: A standard of design quality that will preserve the historic and architectural character of a landmark or a structure within a designated historic district.

Archaeological Resource: Any material remains or physical evidence of past human life or activities that are of archaeological interest, including the record of the effects of human activities on the environment. An archaeological resource can reveal scientific or humanistic information through archaeological research.

Building: A building, such as a house, commercial building, church, hotel, school or similar construction, is made to shelter any form of human activity.

Certificate of Appropriateness (COA): A certificate issued by the Historic Preservation Commission indicating its approval of plans for alteration, construction, removal or demolition of a landmark or a structure within a designated historic district.

Certificate of Economic Hardship: A certificate issued by a Historic Preservation Commission authorizing an alteration, construction, removal or demolition even though a Certificate of Appropriateness previously has been denied.

Certified Local Government: The Certified Local Government program is jointly administered by the National Park Service (NPS) and the Illinois State Historic Preservation Office; the program certifies communities that have met certain requirements in establishing local historic preservation programs. Once certified, communities gain access to grants and technical assistance to implement their local preservation programs.

Contributing Resource: Contributing resources are the buildings, objects, sites, and structures that contribute to understanding the architectural and historical development within a National Register or City Landmark District. The contributing resource usually retains a high level of integrity.

Cultural/Historic Resource: A cultural resource is an aspect of a cultural system that is valued by or significantly representative of a culture, or that contains significant information about a culture. According to the National Register Criteria for Evaluation. A cultural resource is considered important if it is greater than 50 years of age. Cultural resources are categorized as districts, sites, buildings, structures, and objects for the National Register of Historic Places. Archaeological sites are also considered cultural resources.

Design Review: Design review is the formal process of reviewing proposed projects seeking a Certificate of Appropriateness from the Historic Preservation Commission.

District: A district possesses a significant concentration, linkage, or continuity of buildings, sites, structures or objects united historically or architecturally by plan or physical development. A district derives its importance from being a unified entity, even though it is often comprised of a variety of resources.

Inventory: A listing of properties evaluated as contributing or noncontributing to a historic district or potentially eligible for local landmark designation or for listing in the National Register of Historic Places. Inventories are derived from field surveys.

Integrity: The authenticity of a property's historic identity. The seven qualities of integrity as defined by the National Register of Historic Places are location, setting, feeling, association, design, workmanship, and materials.

Landmark: A property or structure designated by ordinance of the City Council, pursuant to procedures prescribed herein, which is worthy of rehabilitation, restoration, and preservation due to its historic and/or architectural significance to the City of Belvidere.

Landscape: The area surrounding a landmark or structure within a historic district. This shall include, but not be limited to: fences, statues, signs, plantings, paving and outbuildings, as well as landforms designated by the Belvidere Historic Preservation Commission and the City of Belvidere as a Local City Landmark.

National Register of Historic Places (NRHP): The list of districts, sites, buildings, structures, and objects of national, regional, state, and local significance in American history, architecture, archeology, engineering, and culture. This list is maintained by the National Park Service under authority of the National Historic Preservation Act of 1966.

Noncontributing Resources: Noncontributing resources are the buildings, objects, sites, and structures that may have lost integrity or were developed outside the period of significance in a Local or National Register Historic District.

Object: The term "object" is used to distinguish from buildings and structures those constructions that are primarily in artistic in nature or are relatively small in scale. Objects may include a boundary marker, fountain, milepost, monument, sculpture, or statuary.

Preservation: The act or process of applying measures to sustain the existing form, integrity, and material of a historic building, site, structure, or object. Preservation may also entail the act of designating a historic resource a landmark or its protection as part of a historic district.

Rehabilitation: The process of returning a property to a state of utility, through repair or alteration that makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic and architectural values.

Restoration: The process of returning a property to an approximate state of its original construction and appearance or to a specific period in relation to its significance as a historic property.

Secretary of the Interior's Standards for Rehabilitation: Ten standards that guide adaptively reusing a building so that its significance is maintained by preserving its historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility. Rehabilitation standards acknowledge the need to alter or add to a cultural landscape to meet continuing or new uses while retaining the landscape's historic character.

Site: A site is the location of an important event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined or vanished, where the location itself possesses historic, cultural, or archaeological value. Examples of sites include designed landscapes, parks, natural features, ruins, or trails.

State Historic Preservation Office (SHPO): State Historic Preservation Offices are state agencies that manage and administer statewide preservation planning and cultural resource management programs, including the National Register of Historic Places and the Certified Local Government program. In Illinois, the SHPO is the Historic Preservation Division of the Illinois Department of Natural Resources.

Structure: Structures are functional constructions made usually for purposes other than creating human shelter, such as bridges, canals, fences, and tunnels, among others.

Survey: A survey is a study designed to identify and evaluate properties in a community, area or district area to determine whether they may be of historic, architectural, archaeological, engineering or cultural significance.



Photo courtesy The Lakota Group - 416 East Lincoln Avenue

Appendix 3: Belvidere Historic Preservation Ordinance

(Chapter 58 of the Belvidere Municipal Code)

Article I. - In General

Sec. 58-1 - Purpose

The purpose of this chapter is to promote the protection, enhancement, perpetuation and use of improvements of special character or historical interest or value in the interest of the health, prosperity, safety and welfare of the people of the city by:

1. Providing a mechanism to identify and preserve the historic and architectural characteristics of the city that represent elements of the city's cultural, social, economic, political and architectural history.
2. Promoting civic pride in the beauty and noble accomplishments of the past as represented in the city's landmarks and historic districts.
3. Stabilizing and improving the economic vitality and value of the city's landmarks and historic areas.
4. Protecting and enhancing the attractiveness of the city to home buyers, visitors and shoppers, thereby supporting business, commerce and industry, and providing economic benefit to the city.
5. Fostering and encouraging preservation and restoration of structures, areas and neighborhoods, and thereby preventing future urban blight.

Sec. 58-2 - Definitions

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Addition means any act or process which changes one or more of the exterior architectural features of a structure designated for preservation by adding to, joining with, or increasing the size or capacity of the structure.

Alteration means any act or process that changes one or more of the exterior architectural features of a structure, including but not limited to the erection, construction, reconstruction or removal of any structure. Examples of alterations include, but are not expressly limited to the following: new construction; window replacement, when the character of the window is to be changed; addition of aluminum, vinyl or other siding material; fence construction or removal; pavement, including parking lots or driveways, whether connected to a garage or not; and the installation or modification of solar collectors.

Area means a specific geographic division of the city.

Building means any structure created for the support, shelter or enclosure of persons, animals or property of any kind, and which is permanently affixed to the land.

Certificate of appropriateness means a certificate from the historic preservation commission (or planning department) authorizing plans for alterations, construction, removal or demolition of a landmark or site within a designated historic district.

Commission means the Belvidere Historic Preservation Commission.

Commissioners means voting members of the Belvidere Historic Preservation Commission.

Construction means the act of adding an addition to an existing structure, or the erection of a new principal or accessory structure on a lot or property.

Demolition means any act or process that destroys in part or in whole a landmark or site within an historic district.

Design guideline means a standard of appropriate activity that will preserve the historic and architectural character of a structure or area.

Exterior architectural appearance means the architectural and general composition of the exterior of a structure (landmark or property within a historic district), including but not limited to the kind and texture of the building material and the type, design and character of all windows, doors, light fixtures, signs and appurtenant elements.

Historic district means an area designated as a historic district by ordinance of the city council, which may contain within definable geographic boundaries one or more landmarks, and which may have within its boundaries other properties or structures that, while not of such historic or architectural significance to be designated as landmarks, nevertheless contribute to the overall visual characteristics of the landmark or landmarks located within the historic district.

Landmark means any property, building, structure, site, object or improvement that has been designated as a landmark by ordinance of the city council, pursuant to procedures prescribed herein, that is worthy of rehabilitation, restoration and preservation because of its historic or architectural significance to the city.

Owner of record means the person, corporation or other legal entity listed as owner on the records of the county recorder of deeds.

Property means the real property and any and all improvements, structures, objects or works of art situated on it.

Rehabilitation means the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property that are significant to its historic, architectural and cultural values.

Removal means any relocation of a structure on its site or to another site.
Repair means any change that does not require a building permit that is not construction, relocation or alteration.

Structural change means any change or repair in the supporting members of a building, structure, roof or exterior walls that would expand the building in height, width or bulk.

Structure means anything constructed or erected, the use of which requires permanent or temporary location on or in the ground, including but without limiting the generality of the foregoing buildings, fences, gazebos, advertising signs, billboards, backstops for tennis courts, radio and television antennae including supporting towers, swimming pools, satellite dishes, solar panels, and wind generation.

Article II. - Historic Preservation Commission

Sec. 58-31 - Composition

The commission shall consist of seven voting members who shall be appointed by the mayor and approved by the city council. No person shall be a member of the commission unless:

1. The person is a resident of Boone County, or
2. Is employed on a full time basis within the City of Belvidere, or
3. Owns real property within the City of Belvidere.

Sec. 58-32 - Qualifications of Members

The members of the commission shall be appointed on the basis of expertise, experience or interest in the areas of archaeology, architectural history, art, building construction or engineering, finance, historical and architectural preservation, law, local government, neighborhood organizing, or real estate.

Sec. 58-33 - Terms of Appointment

Members of the commission shall be appointed for terms of three years. Of those members first taking office, two shall be appointed for one year, three for two years, and two for three years. No member shall serve more than two successive three-year terms. Alternate members shall be appointed to serve in the absence of or disqualification of the regular members. Vacancies shall be filled for the unexpired term only. Members shall serve without compensation.

Sec. 58-34 - Officers

- A. Officers shall consist of a chairperson, vice-chairperson, and a secretary elected by the commission, who shall each serve a term of one year and shall be eligible for re-election; but no member shall serve as an officer for more than two consecutive years.
- B. The chairperson shall preside over meetings. In the absence of the chairperson, the vice-chairperson shall perform the duties of the chairperson. If both are absent, a temporary chairperson shall be elected by those present.
- C. The secretary to the commission shall have the following duties:
 - Take minutes of each commission meeting.
 - Be responsible for publication and distribution of copies of the minutes, reports and decisions of the commission to the members of the commission.
 - Give notice as provided herein or by law for all public hearings conducted by the commission.
 - Advise the mayor of vacancies on the commission and expiring terms of members.
 - Prepare and submit to the city council a complete record of the proceedings before the commission on any matter requiring council consideration.

Sec. 58-35 - Meetings

- A. A quorum shall consist of a majority of the members. All decisions or actions of the commission shall be made by a majority vote of those members present and voting at any meeting where a quorum exists.
- B. Meetings shall be held at regularly scheduled times to be established by resolution of the commission at the beginning of each calendar year, or at any time upon the call of the chairperson. There shall be a minimum of four meetings per year.
- C. No member of the commission shall vote on any matter that may materially or apparently affect the property, income or business interest of that member.
- D. No action shall be taken by the commission that could in any manner deprive or restrict the owner of a property in its use, modification, maintenance, disposition or demolition until the owner shall first have had the opportunity to be heard at a public meeting of the commission, as provided herein. The chairperson, and in his absence the acting chairperson, may administer oaths and compel the attendance of witnesses.
- E. All meetings of the commission shall be open to the public. The commission shall keep minutes of its proceedings, showing the vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the commission and shall be a public record.

Sec. 58-36 - Powers and Duties

The commission shall have the following powers and duties:

- 1. To adopt its own procedural rules not inconsistent with this Code or with relevant state and federal law.
- 2. The historic preservation commission shall undertake an ongoing survey and research effort in the city to identify neighborhoods, areas, sites, structures and objects that have historic, community, architectural or aesthetic importance, interest or value. As part of the survey, the commission shall review and evaluate any prior surveys and studies by any unit of government or private organization, and compile appropriate descriptions, facts and photographs. The commission shall identify potential landmarks based upon the following criteria:
 - The potential landmark is in one identifiable neighborhood, district or geographical area of the city.
 - The potential landmark is associated with a particular person, event or historical period.
 - The potential landmark is of a particular architectural style or school, or of a particular architect, engineer, builder, designer or craftsman.
 - Such other criteria as may be adopted by the commission to assure systematic survey and nomination of all potential landmarks within the city.
- 3. To investigate and recommend to the city council the adoption of ordinances designating properties or structures having special historic, community or architectural value as landmarks.
- 4. To investigate and recommend to the city council the adoption of ordinances designating areas having special historic, community or architectural value as historic districts.
- 5. To keep a register of all properties and structures that have been designated as landmarks or historic districts, including all information required for each designation.

6. To determine an appropriate system of markers and make recommendations for the design and implementation of specific markings of the streets and routes leading from one landmark or historic district to another.
7. To advise owners of landmarks and property or structures within historic districts on physical and financial aspects of preservation, renovation, rehabilitation and reuse, and on procedures for inclusion on the state or national register of historic places.
8. To inform and educate the citizens concerning the historic and architectural heritage of the city by publishing appropriate maps, newsletters, brochures and pamphlets, and by holding programs and seminars.
9. To hold public hearings and to review applications for construction, alteration, removal or demolition affecting proposed or designated landmarks or structures or historic districts, and issue or deny certificates of appropriateness for such actions. Applicants shall be required to submit plans, drawings, elevations, specifications and other information as may be necessary to make decisions.
10. To develop specific guidelines for the alteration, demolition, construction or removal of landmarks or property and structures within historic districts.
11. To review proposed zoning amendments and applications for special use permits or variances that affect proposed or designated landmarks and historic districts. Such review shall be made prior to the date of the hearing by the city planning and zoning commission.
12. To administer on behalf of the city any property or full or partial interest in real property, including a conservation right as that term is used in 765 ILCS 120/0.01 et seq., which the city may have or accept as a gift or otherwise, upon designation by the city council.
13. To accept and administer on behalf of the city, upon designation by the city council, such gifts, grants and money as may be appropriate for the purpose of this chapter.
14. To call upon available city staff members as well as other experts for technical advice.
15. To testify before all boards and commissions, including the city planning and zoning commission on any matter affecting historically and architecturally significant property and landmarks.
16. To periodically review the city zoning ordinance and to recommend to the city planning and zoning commission and to the city council any amendments appropriate for the protection and continued use of landmarks or property and structures within historic districts.

Sec. 58-37 - Staff

The mayor may designate officers and employees of the city or of the planning department to serve as advisory and staff personnel for the commission.

Article III. - Landmark and Historic Districts Designation

Sec. 58-61 - Criteria

In order to designate any area or property as either a landmark or a historic district, the commission and the city council shall make express findings that the area or property in question meets one or more of the following criteria and has integrity of design:

1. It has character, interest or value as part of the development, heritage or cultural characteristics of the City of Belvidere, County of Boone, State of Illinois, or United States of America (hereinafter, in this chapter, respectively, city, county, state or nation);
2. It was the location of a significant local, county, state or national event;

3. It is identified with a person or persons who significantly contributed to the development of the city, county, state or nation;
4. It embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigenous materials;
5. It is identified as the work of a master designer, architect or landscape architect whose individual work has influenced the development of the city, county, state or nation;
6. It is one of the few remaining examples of a particular architectural style or use, or is an example which clearly represents a major architectural style and has undergone little or no alteration since its construction;
7. It is one of a contiguous grouping of properties having a sense of cohesiveness expressed through a similarity of characteristic of style, period or method of construction;
8. It embodies elements of design, detailing, materials or craftsmanship that make it structurally or architecturally significant or innovative;
9. It has a unique location or singular physical characteristics that make it an established or familiar visual feature;
10. It is associated with an antiquated use due to technological or social change, including but not limited to blacksmith shops, covered bridges and hitching posts; or it has character as a 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;
11. It is a monument to or a cemetery of historic personages.

Sec. 58-62 - Procedures

- A. Application for designation.
 - Any person, group of persons, corporation or association, including but not limited to the commission may apply to the city historic preservation commission for the designation of a landmark or historic district. The application for such shall be filed with the planning department on forms provided. The planning department shall forward all completed application forms to the commission.
 - Applications for designation of historic districts shall contain the names of no less than 51 percent of the property owners of the proposed district as signatories to the application.
- B. *Recommendation of planning department.* After receipt of a completed application form seeking the designation of a property or area as a landmark or historic district, the planning department shall prepare a written opinion as to the effect of the proposed designation on the surrounding neighborhood, the relationship of the proposal to the official comprehensive plan of the city, and any other planning considerations relevant to the proposal. The written opinion shall also include a recommendation as to whether the proposal should be approved, approved with modifications or rejected. No action may be taken by the commission on such proposal until it has received the written opinion of the planning department as required.

C. *Landmark or historic district designation public hearing.*

- The commission shall schedule a public hearing on the proposed landmark or historic district designation following the receipt by the commission of the written opinion of the planning department (regarding such designation). Notice of the date, time, place and purpose of the public hearing shall be sent by mail to the owners of the property proposed for designation. The notice to owners must be given not less than 15 days nor more than 30 days prior to the hearing, and notice shall be considered given on the date of mailing. Notice of said hearing shall also be published in a newspaper having general circulation in the city, said notice to be published not less than 15 days nor more than 30 days prior to the hearing. Notice shall state the street address and the legal description of a proposed landmark or the boundaries of a proposed historic district with a brief summary of how the proposed landmark or historic district meets the criteria in section 58-61 of this chapter.
- Testimony and other evidence concerning the compliance of the proposed landmark or historic district with the criteria required for the designation (section 58-61) shall be taken at the public hearing from any person wishing to be heard. The owner of any proposed landmark or of any property within a proposed historic district shall be allowed a reasonable opportunity to present evidence regarding the criteria, to respond to evidence or testimony given by others and shall have the right of representation by counsel. The rules of evidence normally applicable in a judicial hearing shall not apply in any hearing held by the commission. The hearing shall be closed upon the completion of testimony and the submission of all other evidence. If the commission finds that at the time the application merits further consideration, the commission may table the request until its next regularly scheduled meeting.

D. *Decision of the preservation commission.* Within 45 days following the close of the public hearing, the commission shall make a determination upon the evidence whether the proposed landmark or historic district meets the criteria required for the designation according to section 58-61 of this chapter. Such determination shall be in the form of a written recommendation of the commission which shall be forwarded to the city clerk and scheduled for city council review.

E. *Landmark or historic district designation by the city council.*

- After receiving the written recommendation from the city clerk, the city council may designate by ordinance properties or areas as a landmark or a historic district. Notice of the date, time and place of the meeting at which the city council shall consider the designation of the area or property as a landmark or historic district shall be sent by mail to the landmark or historic district property owners prior to the meeting. The city council may accept in whole or in part the findings and determinations of the commission and designate some or all areas or properties as historic districts or landmarks. Ordinances designating a property or an area a landmark or historic district shall contain findings that the property or area meets the criteria required for designation (section 58-61 of this chapter).
- A copy of the ordinance designating any area or property a landmark or historic district shall be forwarded to the planning department, building department and to the owners of all designated property; a copy shall also be recorded with the county recorder of deeds. No ordinance designating any area or property a landmark or historic district shall be effective until recorded with the recorder of deeds, but no ordinance shall be found invalid for failure to mail a copy to the owner or owners of the affected property or areas.
- An area or property proposed for designation as a landmark or historic district which is not approved by the city council may not be considered for designation by the commission for one year after refusal by the city council, except upon motion by the city council.
- Buildings designated as landmarks and area designated historic districts shall be subject to issuance of certificates of appropriateness according to article IV of this chapter.

- F. Interim control. No building or demolition permit shall be issued by the building department for any property or area proposed for designation as a landmark or historic district from the date of the filing with the planning department of the written opinion, as required by this section, until the final disposition by the city council (except in emergency situations where the public health or welfare is endangered). The prohibition shall only extend to those properties or areas which the planning department recommends for approval in the opinion. In no event shall the prohibition extend for more than four months.
- G. Rescission of designation as landmark or historic district. Designation as a landmark or historic district may be rescinded by ordinance of the city council after application to the commission and compliance with the same procedures set forth herein for designation, where applicable.
- H. (Ord. No. 94H, § 1(exh. A), 12-20-10)

Article IV. - Certificate of Appropriateness

Sec. 58-91 - Certificate of Appropriateness Required

- A. It shall be unlawful for any person, group of persons, association or corporation to make any alteration to any landmark or any building, structure or site, or part thereof, in a historic district unless a certificate of appropriateness is issued for such alteration by the commission, or by the city council on appeal, or unless such alteration is specifically permitted by subsection (b) of this section, or unless such alteration is specifically permitted by the planning department, pursuant to the provisions of subsection (c) of this section. A certificate of appropriateness shall be required before a building permit, moving permit or demolition permit is issued for any landmark or property within a historic district. A certificate of appropriateness is required if the building, structure or site will be altered, extended or repaired in such a manner as to produce a major change in the exterior appearance of the building, structure or site. Such major changes include but are not limited to:
 - Major changes by additions, alterations, maintenance, reconstruction, rehabilitation, renovation or repair;
 - Any new construction and/or demolition in whole or in part requiring a permit from the city;
 - Moving a building;
 - Any construction, alteration, demolition or removal affecting a significant exterior architectural feature or one specified in the ordinance designating the landmark or historic district.
- B. No certificate of appropriateness shall be required for the following listed alterations:
 - Change in exterior paint scheme or colors;
 - Installation of, or change in, storm doors, storm windows or screens;
 - Installation of, or change in, window air conditioners;
 - Installation of, or change in, radio or television antennae or satellite dishes;
 - Ordinary repair and maintenance of existing exterior architectural features which is not a change in materials and which does not change the basic structural appearance of the building or structure.

- C. The planning department is expressly authorized to issue certificate of appropriateness for the following listed alterations:
- Construction and repair of fences;
 - Roof and gutter replacement, but only with like materials;
 - Driveway and sidewalk replacement;
 - Tuck-point for brickwork;
 - Change in garage doors to any style that is visually compatible with the existing architectural style; and
 - Any replacement of materials with like materials.
- D. A denial by the planning department of a certificate of appropriateness may be appealed to the commission and the appeal shall be treated as an application for a certificate and shall be subject to all prescribed procedures.

Sec. 58-92 - Natural Destruction or Demolition

- A. In the case of partial or complete natural destruction or demolition of a landmark or site within a historic district, the owner will be required to obtain a certificate of appropriateness from the commission prior to reconstruction.
- B. Although exact duplication of the previous structure may not be required, the exterior design of the property shall be in harmony with:
- The exterior design of the structure prior to damage; and
 - The character of the historic preservation district.

Sec. 58-93 - Criteria for Certificate of Appropriateness

In considering an application for a certificate of appropriateness, the commission shall be guided by the following general standards:

1. A property owner is entitled to a reasonable economic use of his property and consideration shall be given to the economic loss or hardship that would result from the denial of an application.
2. Every reasonable effort shall be made to provide a compatible use for a property which requires minimum alteration of the building, structure, or site and its environment or to use a property for its originally intended purpose.
3. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.
4. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
5. (Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right and this significance shall be recognized and respected.

6. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
7. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new materials should match the material being replaced in composition, design, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historical, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
8. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
9. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
10. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material and such design is compatible with the size, scale, material and character of the property, neighborhood or environment.
11. Wherever possible, new additions or alterations to buildings should be done in such a manner that if they were to be removed in the future, the essential form and integrity of the original building would be unimpaired.
12. Contemporary design for new buildings in a historic district and additions to existing buildings or landscaping should not be discouraged if the design is compatible with the size, scale, color, material and character of the district, building or its environment.
13. Design guidelines for applying the criteria for review of certificates of appropriateness shall, at a minimum, consider the following architectural criteria:
 - **Height.** The height of any proposed alteration or construction should be compatible with the style and character of the landmark, and with surrounding structures in a historic district.
 - **Proportions of windows and doors.** The proportions and relationships between doors and windows should be compatible with the architectural style and character of the landmark.
 - **Relationship of building masses and spaces.** The relationship of a structure within an historic district to the open space between it and adjoining structures should be compatible.
 - **Roof shape.** The design of the roof, fascia and cornice should be compatible with the architectural style and character of the landmark.
 - **Landscaping.** Landscaping should be compatible with the architectural character and appearance of the landmark.
 - **Scale.** The scale of the structure after alteration, construction or partial demolition should be compatible with its architectural style and character and with surrounding structures in an historic district.
 - **Directional expression.** Facades in historic districts should blend with other structures with regard to directional expression. Structures in an historic district should be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a landmark after alteration, construction or partial demolition should be compatible with its original architectural style and character.

- **Architectural details.** Architectural details, including types of materials, colors and textures should be treated so as to make a landmark compatible with its original architectural style and character, and to preserve and enhance the architectural style and character of an historic district.
- **New structures.** New structures in a historic district shall be compatible with the architectural styles and design in the district.

Sec. 58-94 - Application for Certificate of Appropriateness

An owner of a landmark or property within a historic district shall apply to the planning department for a certificate of appropriateness for the proposed alterations on forms provided. The planning department will determine the completeness of the application and will review and issue certificates of appropriateness for items determined in subsection 58-91(c) of this chapter. The planning department will forward all completed application for major changes and additions and those certificates denied by the planning department to the commission for review.

Sec. 58-95 - Grant or Denial of Certificate of Appropriateness

- An application for a certificate of appropriateness shall be reviewed by the commission at its next regularly scheduled meeting following the filing with the planning department. However, if the application is filed with the department fewer than 21 days prior to the next meeting, then the application shall be reviewed at the second regularly scheduled meeting following the filing, unless the commission, on its own motion, votes to review it earlier.
- Notice of time and place for review of a certificate of appropriateness shall be given to the property owner, by regular mail, not less than five days prior to the meeting. The owner proposing the alterations shall be allowed opportunities to present evidence regarding the criteria, to respond to evidence or testimony given by others and shall be afforded the right of representation by counsel.
- If the commission finds that the alteration proposed by the owner of the landmark or property located in a historic district is in compliance with the criteria listed in section 58-93 of this chapter and with any applicable design guidelines adopted by the commission, then the commission shall approve the issuance of a certificate of appropriateness for the alteration.
- If the commission finds that the alteration proposed by the owner of the landmark or property located in a historic district is not in compliance with the criteria listed in section 58-93 of this chapter or with any design guidelines adopted by the commission, then the commission shall disapprove the issuance of a certificate of appropriateness for such alterations. If the commission disapproves the issuance of a certificate of appropriateness, the commission may, in its discretion, approve the issuance of a certificate for alterations contingent upon certain modifications.
- The planning department, within five days after the commission approves the issuance of a certificate of appropriateness shall, by regular mail communicate the approval to the owner. A copy of the approved certificate of appropriateness shall be forwarded to the building department.
- A certificate of appropriateness shall be invalid if changes in the plans, approved by the commission are necessary in obtaining a building permit or if the building permit issued for the work becomes invalid. The certificate of appropriateness remains valid for the same period as the building permit (one year).

Sec. 58-96 - Certificate of Demolition

- A. If the owner of a landmark or property in a historic district proposes to demolish all or any part of a designated landmark or property within a historic district, the owner shall apply for a certificate of demolition. Procedures provided in section 58-95 of this chapter shall be followed concerning the application, except as expressly modified.
- B. In addition to the criteria and guidelines for a certificate of appropriateness provided in section 58-95, the commission shall also consider evidence and testimony on the following factors:
 - The state of repair and structural stability of the structure, or portion thereof, proposed for demolition;
 - The extent and process of demolition, including any proposed changes in landscaping.
- C. The commission may, in its discretion, continue its consideration of the application for a certificate of demolition to some date certain, not to exceed four months. During the period of continuance, the planning department and the commission shall attempt to preserve the structure by contacting private citizens, civic groups or other government boards or agencies seeking potential buyers, or by any other appropriate means. During the period of continuance, if required by the commission, the owner of the landmark or property within a historic district must place the structure on the open market for sale. The owner is under no obligation to accept any offer to purchase received during this period; however, refusal to accept a bone fide offer may be considered by the commission as evidence regarding the economic loss of hardship to the owner.
- D. At either the original or the continued hearing for a certificate of demolition, the decision of the commission shall be according to the criteria for the issuance of certificate of appropriateness.

Sec. 58-97 - Penalty

Any person who undertakes or causes an alteration, construction, demolition or removal of any nominated or designated landmark or property within a nominated or designated historic district without a certificate of appropriateness shall, upon conviction be punished by a fine as provided in section 1-9 of this Code. Each day the violation continues to exist shall constitute a separate violation.

Article V. - Appeals

Sec. 58-121 - Appeals from Denial of a Certificate of Appropriateness

- A. Denial of the issuance of a certificate of appropriateness or of a certificate of demolition by the commission may be appealed to the city council. Notice of the appeal must be filed with the city clerk within 20 days after the denial by the commission. Failure to file the notice of appeal within the time limits required shall divest the city council of jurisdiction to consider such appeal and in such case the decision of the commission shall be final.
- B. The city council may reverse the commission and grant a certificate of appropriateness or a certificate of demolition.
- C. No application for a certificate of appropriateness or a certificate of demolition may be considered by the commission for one year after an application for substantially the same alteration or demolition was denied by the commission, or, if appealed, for one year after the same was denied by the city council.

Appendix 4: Downtown Overlay Code

(Section 150.908 of the Belvidere Municipal Code)

- A. **Purpose and scope.** This district is intended to implement the urban design recommendations of the comprehensive plan by preserving and enhancing the aesthetic qualities (historical and visual) of the community, and by attaining a consistent visually pleasing image for various portions of the city. As emphasized by said plan, this district is designed to forward both aesthetic and economic objectives of the city by controlling the site design and appearance of development within the district in a manner which is consistent with sound land use, urban design, and economic revitalization principles. The application of these standards will ensure the long-term progress and broad participation toward these principles.
- B. **Designation of downtown design overlay zoning district boundaries.** All properties having frontage on either side of the street along North State Street between West Madison Avenue and the Kishwaukee River; South State Street between the Kishwaukee River and West Second Street; and Logan Avenue between South State Street and South Main Street are included in the downtown overlay district, excluding the property located at the southeast corner of South State Street and Logan Avenue commonly known as 600 South State Street (Lots 1 through 5, Block 2 and Lots 1, 2 and 10 and the east 33 feet of Lot 6, Block 6, Cohoon and Allens Addition); and excluding the property commonly known as 620-624 South State Street (the west 132 feet of Lot Six, Block Six of Cohoon and Allen Addition).
- C. **Powers and duties of the zoning administrator, and planning and zoning commission for all development.** Proposed changes to the exterior appearance (no structural changes) of properties used exclusively for residential purposes are hereby excluded from the provisions of this section. All other development applications within the downtown design overlay zoning district are subject to one of the following three processes, as determined by the zoning administrator:
- Applications which involve only a renovation of the exterior appearance of a property (such as repainting, re-roofing, residing or replacing with identical colors and materials approved by the city), or a change in the exterior appearance of a property in absolute clear and complete compliance with the provisions of § 150.106(C) (as determined by the zoning administrator), are subject to downtown renovation review by the zoning administrator. The zoning administrator shall determine whether the petition requires only certification of thorough compliance with the technical requirements set out in § 150.908(D)(1) below;
 - Applications which involve only a change in the appearance of a property (such as painting, roofing, siding, architectural component substitution, fencing, paving, or signage), are subject to downtown design review and approval by the zoning administrator.
 - Applications which involve modification to the physical configuration of a property (such as grading, the erection of a new building, the demolition of an existing building, or the addition or removal of bulk to an existing building) are subject to downtown project review by the zoning administrator, and the planning and zoning commission. The planning and zoning commission shall serve as the initial and final review and determining body subject to appeal under administrative review act, on aesthetics, and shall focus its review on whether the application complies with sound aesthetic, urban design, historic and architectural practices pursuant to the procedures outlined in § 150.908(D)(3), below. In part, this effort shall be guided by the comprehensive plan. The planning and zoning commission shall serve as the initial and final discretionary review body, subject to appeal under administrative review act on site design, and shall focus its review on the application's compliance with sound land use, site design and economic revitalization practices. In part, this effort shall be guided by the comprehensive plan.

D. Procedure for review and approval.

- Downtown renovation review. Applications which involve only a renovation of the exterior appearance of a property (such as repainting, re-roofing, residing or replacing with identical colors and materials approved by the city, or a change in the exterior appearance of a property in absolute clear and complete compliance with the provisions of § 150.106(C)(as determined by the zoning administrator), are subject to downtown renovation review by the zoning administrator. The zoning administrator shall serve to determine whether the application simply requires certification of thorough compliance with the technical requirements below. (Refer to the procedure summary chart at the end of this section.)
- Application requirements. All applications for renovation review shall be made to the zoning administrator, and, in addition, shall be accompanied by all of the following, in addition to the requirements for site plan (per § 150.906):
 - A clear depiction of the existing appearance of the property. Clear color photographs are recommended for this purpose. Scaled and dimensioned drawings of existing components such as windows, doors, railings, fencing or other site components, and/or detailed building elevations which are proposed for alteration or replacement may be required by the zoning administrator;
 - A clear depiction of the proposed appearance of the property. Paint charts, promotional brochures, and/or clear color photographs of replacement architectural components are recommended for this purpose. Scaled and dimensioned drawings of proposed components such as windows, doors, railings, fencing or other site components, and/or detailed building elevations which are proposed for renovation or replacement may be required by the zoning administrator;
 - A written description of the proposed renovation, including a complete listing of proposed components, materials, and colors.
 - Written justification for the proposed renovation consisting of the reasons why the applicant believes the requested alteration is in harmony with the recommendations of the comprehensive plan, particularly as evidenced by compliance with the standards set out in § 150.908(D)(1)A.2., above.
- Review by the zoning administrator. The application for renovation review shall be reviewed and approved by the zoning administrator as follows:
 - After the filing of the application, the zoning administrator shall determine whether the application is complete and fulfills the requirements of this chapter. If the zoning administrator determines that the application is not complete and does not fulfill the requirements of the ordinance, he shall return the application to the applicant.
 - After the filing of a complete application, the zoning administrator shall review the application which: 1) shall evaluate its status as merely requiring downtown renovation review; and, 2) shall evaluate and comment on the written justification for the proposed alteration provided in the application per §§ 150.908(C)(1) above. The zoning administrator shall also evaluate the application based on the following question: How is the proposed alteration in harmony with the recommendations of the comprehensive plan, particularly as evidenced by compliance with the standards of § 150.106(C)?

- Action by the zoning administrator.
 - The zoning administrator may request further information and/or additional reports from the applicant.
 - The zoning administrator may approve the application as originally proposed, may approve the application with modifications, may deny the application, or (where the proposal requires discretionary aesthetic judgment) shall forward the application to the planning and zoning commission as an applicant for downtown design review or downtown project review.
 - The approval of the proposed renovation shall be considered as the approval of a unique request and shall not be construed as precedent for any other proposed alteration.
- Downtown design review. Applications which involve only a change in the appearance of a property (such as painting, roofing, siding, architectural component substitution, fencing, paving, or signage), are subject to downtown design review by the zoning administrator. In part, this effort shall be guided by the comprehensive plan. The zoning administrator shall serve to determine whether the application simply requires certification of thorough compliance with the technical requirements below. Refer to the procedure summary chart at the end of this section.
- *Application requirements.* All applications for downtown design review shall be made to the zoning administrator and shall be accompanied by the building permit application, and, in addition, shall be accompanied by all of the following:
 - A clear depiction of the existing appearance of the property. Clear color photographs are recommended for this purpose. Scaled and dimensioned drawings of existing components such as windows, doors, railings, fencing or other site components, and/or detailed building elevations which are proposed for alteration or replacement may be required by the city;
 - A clear depiction of the proposed appearance of the property. Paint charts, promotional brochures, and/or clear color photographs of replacement architectural components are recommended for this purpose. Scaled and dimensioned drawings of proposed components such as windows, doors, railings, fencing or other site components, and/or detailed building elevations which are proposed for alteration or replacement may be required by the city;
 - A written description of the proposed modification, including a complete listing of proposed components, materials, and colors.
 - Written justification for the proposed alteration consisting of the reasons why the applicant believes the requested alteration is in harmony with the recommendations of the comprehensive plan, particularly as evidenced by compliance with the standards set out in § 150.908(D)(2), above, using the following question to develop said written justification:
 - How is the proposed alteration in harmony with the recommendations of the comprehensive plan, particularly as evidenced by compliance with § 150.106(C)?
- Review by the zoning administrator. The application for renovation review shall be reviewed and approved by the zoning administrator as specified in § 150.908(D)(1)(B).

- Action by the zoning administrator.
 - The zoning administrator may request further information and/or additional reports from the applicant.
 - The zoning administrator may approve the application as originally proposed, may approve the application with modifications, may deny the application, or (where the proposal requires discretionary aesthetic judgment) shall forward the application to the planning and zoning commission as an applicant for downtown design review or downtown project review.
 - The approval of the proposed renovation shall be considered as the approval of a unique request and shall not be construed as precedent for any other proposed alteration.
- Downtown project review. Applications which involve modification to the physical configuration of a property (such as the erection of a new building, the demolition of an existing building, or the addition or removal of bulk to an existing building) are subject to downtown project review by the zoning administrator. The zoning administrator shall ensure that the technical and procedural requirements of the zoning ordinance are met. The zoning administrator shall review for aesthetics, and shall focus its review on the application's compliance with sound aesthetic, urban design, historic and architectural practices per the procedures outlined below. In part, this effort shall be guided by the comprehensive plan. The zoning administrator shall serve as the initial and final discretionary review body on site design, and shall focus its review on the application's compliance with sound land use, site design and economic revitalization practices. In part, this effort shall be guided by the comprehensive plan. (Refer to the procedure summary chart at the end of this section.)
 - Procedure. Applications for projects within the downtown overlay district shall be submitted to the zoning administrator for review.
 - Application requirements. All applications for project review shall be made to the zoning administrator and shall be accompanied by the building permit application, and, in addition, shall be accompanied by all of the following:
 - A clear depiction of the existing appearance of the property. Clear color photographs are recommended for this purpose. Scaled and dimensioned drawings of existing components such as windows, doors, railings, fencing or other site components, and/or detailed building elevations which are proposed for alteration or replacement may be required by the city.
 - A clear depiction of the proposed appearance of the property. Paint charts, promotional brochures, and/or clear color photographs of replacement architectural components are recommended for this purpose. Scaled and dimensioned drawings of proposed components such as windows, doors, railings, fencing or other site components, and/or detailed building elevations which are proposed for alteration or replacement may be required by the city.
 - For all projects involving a new building, or an addition exceeding 100 square feet of gross floor area, a detailed site plan which provides the following information:
 - A title block indicating name and address of the current property owner, developer and project consultants;
 - The date of the original plan and the latest date of revision to the plan;
 - A north arrow and a graphic scale. Said scale shall not be smaller than one inch equals 100 feet;

- All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled;
- All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose;
- All existing and proposed buildings, structures, and paved areas, including walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls;
- All required building setback lines;
- A legal description of the subject property;
- The location, type and size of all signage on the site
- The location, type and orientation of all exterior lighting on the subject property;
- The location of all access points, parking and loading areas on the subject property, including a summary of the number of parking stalls and labels indicating the dimension of such areas;
- The location of all outdoor storage areas;
- The location and type of any permanently protected natural resource areas;
- The location of existing & proposed drainage facilities;
- In the legend, the following data for the subject property:
 - Lot area;
 - Floor area;
 - Floor area ratio;
 - Impervious surface area;
 - Impervious surface ratio; and
 - Building height.
- A detailed landscaping plan of the subject property, at the same scale as the main plan, showing the location, species and size of all proposed plant materials. A written description of the proposed project, including a complete listing of proposed components, materials, and colors.
- Written justification for the proposed project consisting of the reasons why the applicant believes the requested alteration is in harmony with the recommendations of the comprehensive plan, particularly as evidenced by compliance with the standards set out in § 150.908(D)(3), above, using the following question to develop said written justification:
- How is the proposed project in harmony with the recommendations of the comprehensive plan, particularly as evidenced by compliance with the standards of § 150.106C)?

E. Additional recommendations permitted under the design review process.

- The zoning administrator is hereby authorized to make recommendations for, or require modifications to, a proposed application for downtown renovation review; and to make recommendations for the modification of a proposed application for design review or project review.
- The planning and zoning commission is hereby authorized to make recommendations for, or require modifications to, a proposed application for downtown project review.
- The planning and zoning commission is hereby authorized to make recommendations for, or require modifications to, a proposed application for site design aspects for downtown project review.

F. Appeals. Decisions on the enforcement of this section may be appealed as set forth in § 150.912 of the city zoning ordinance.

G. Penalty. Penalty for violation of the provisions of this chapter shall be per the provisions of § 150.914.

