

## DIXON HISTORIC PRESERVATION COMMISSION

CITY HALL  
P. O. BOX 318  
DIXON IL 61021  
dhpc@discoverdixon.org

Minutes of the Commission meeting of April 28, 2014

**1. Call to order.** The meeting was called to order by John McLane in Council Chambers at City Hall at 135p.

**2. Roll call.** Commissioners present were James Higby, Greg Langan, John McLane, and Duane Paulsen. Also in attendance were David Nord, Dixon City Administrator; Scott Brown, Project Manager at Wendler Engineering Services; Linda Knoll, applicant for façade modification at 319 West First Street; and Mike McNamara, sculptor.

**3. Approval of minutes.** Minutes of the meeting of April 14, 2014 have been distributed electronically, and printed copies have been distributed to all persons present at today's meeting. **Greg Langan moved, and Duane Paulsen seconded, that the minutes be approved as printed and read. Voting Aye: Higby, Langan, McLane, and Paulsen. Voting Nay: None. Motion carried.**

#### **4. Notices and communications.**

Several items were included in the Commissioners' meeting agenda packet:

- a. an excerpt from the minutes of the Commission's December 4, 2012 meeting, wherein were summarized the Commission's adopted procedures for handling and acting on applications for façade modifications
- b. an application from Linda Knoll for façade modification of property at 319 West First Street
- c. the Dorochoff panel of the building at 319 West First Street

**5. Public comment.** There were no comments by the public.

#### **6. Old business.**

- a. John McLane summarized his attempts to contact Vicki Turner, one of the principals at Dixon Tourism. He will meet with her tomorrow (April 29). Meanwhile, he picked up three brochures i. Lincoln in Dixon; ii. Reagan Boyhood Home; and iii. A Historic Walking Tour of Dixon, this last item indeed being the last available copy before a scheduled reprinting. In his view, a single multi-fold similar to the one he brought from Princeton IL as an example could easily incorporate the contents of all three of those mentioned above.

#### **7. New business.**

- a. Linda Knoll furnished a handout summarizing her intended modifications to the building at 319 West First Street. **At the Commission's next meeting Linda will additionally furnish a drawing that graphically illustrates those modifications.**
- b. John McLane, Commissioner, Scott Brown, engineer, Mike McNamara, sculptor, and Dean Sheaffer, landscape architect, engaged in lively discussion of the John Dixon sculpture intended to become part of the Streetscaping Project on the northwest corner of First Street and Peoria. Discussion centered upon the placement and orientation of the statue, the bench, the raised planter, the parking spaces, and the welfare of the ginkgo tree which is located close to the current Peoria Avenue sidewalk, and which was donated to the City by descendants of "Father" John Dixon. McLane's emphasis was on

aesthetics, Sheaffer's on the need for a 2X soil diameter around the tree beyond its drip perimeter, McNamara's on the structural soundness of the base for his sculpture, and that of Brown on the overall engineering of the project site. **John McLane moved, and Greg Langan seconded, that the Commission recommend to City Council that the statue area be made large by sacrificing one additional, or preferably two additional, parking spaces beyond [what was called for in] the concept dated April 28, 2014 and presented by Wendler Engineering at today's meeting; furthermore, that the design be configured to all reasonable measures to preserve the [ginkgo] tree. Voting Aye: Langan, Paulsen, Higby, and McLane. Voting Nay: None. Motion carried.**

- c. Dean Sheaffer summarized ways to identify historic buildings and sites, based on his experiences in a similar project in Geneva IL. Granite markers installed flush with the walkway surface are especially helpful when original buildings are either missing or not disposed to mounted signage. Such markers can be installed in the actual concrete sidewalk or in adjacent "paver bands."
- d. The Secretary had received an email from Mayor Burke, too late to make part of the meeting agenda packet, to the effect that two properties for which applications for façade modification had been received were not, in the opinion of the City Attorney, eligible for low-interest loans, because said properties are not within the TIF District. It appears that this revelation took several Commissioners by surprise, as they had never seen a map of the TIF District, and had assumed that it was congruent with the Downtown Dixon Historic District. City Administrator Nord disabused us of this notion and produced a broadside which shows not only the original TIF District, but also the Riverfront TIF District, and the two properties in question are indeed not within the boundaries of either. **Secretary Higby asked Mr. Nord to print off some reduced-size copies of the broadside so that the Commissioners could have them for their files.**
- e. Greg Langan pointed out the urgency of selecting historic sites to commemorate, as the construction will begin in the project area very soon. He distributed copies of a rough draft titled "Potential Historic Plaques" to the Commissioners and briefly reviewed the twenty-six sites he had included on his annotated list. **Commissioners are urged to review this list and be prepared to deal with this important topic at the next meeting.**
- f. The next meeting of the Commission will be held in Council Chambers at 130p on Monday, May 5, 2014. **City Administrator Nord will reserve Chambers for us.**

**8. Adjournment. James Higby moved, and Duane Paulsen seconded, that the meeting be adjourned. Voting Aye: McLane, Paulsen, Higby, and Langan. Voting Nay: None. Motion carried, and the meeting was adjourned at approximately 327p.**

Respectfully submitted by James Higby, Secretary  
Dixon Historic Preservation Commission