

City of Crystal Lake
HISTORIC PRESERVATION COMMISSION
Certificate of Appropriateness

Project Name: #2016-25 Dole Mansion **Address:** 401 Country Club Road

Owner/Applicant: Lakeside Legacy Foundation

Plan Type: Exterior repairs to porch

Plans and Date: Work performed by MasterCut, bid dated 04/13/16

Ordinance Requirements: For landmarked buildings, the City's Historic Preservation Ordinance requires a Certificate of Appropriateness, to be issued by the Historic Preservation Commission, if the building is to be altered, extended or repaired in such a manner as to produce a major change in the exterior appearance. A major change would be an addition, alteration, maintenance, reconstruction, rehabilitation, renovation or repair. The proposed demolition would necessitate a Certificate of Appropriateness.

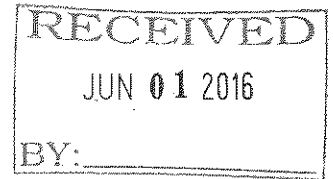
Background Information: The house was constructed over several years and the Dole family moved into the home in 1865. The structure in question is an excellent example of the Italianate style of architecture. The Italianate style began in England as part of the picturesque movement and was inspired by the breezy openness of Italian villas. It was a reaction to the formal classical styles that had dominated construction for the past 200 years. The first Italianate houses in the United States were built in the early 1840's and were popularized by the pattern books of Andrew Jackson Downing. The Italianate style dominated American houses constructed between 1850 and 1890.

By the late 1860's, the style had completely overshadowed its earlier companion, Gothic Revival. Abandoning the rigid forms of the Greek Revival Style, Italianate buildings have freer more asymmetrical massing and "romantic" features such as towers, cupolas and bay windows, but unlike Gothic Revival buildings, Italianate buildings have a boxy or square feeling to them with noticeable vertical proportions.

The most prominent feature of the Italianate style is the occurrence of large eave brackets under typically wide, overhanging eaves. They have an infinite variety of sizes and shapes. They are usually arranged in pairs and are commonly placed on a deep trim band. The windows commonly have one or two panes and frequently are arched with decorated crowns. Paired and triple windows can be seen. Porches and small entry porches are almost always present. The front doors are often double and arched. Bay windows and porches add to the shape of the house. Only about 15 percent of Italianate houses have the square tower that characterizes the Italian Villa.

Project Description: The contractor will pressure wash the entire porch and strip any old paint. They will then repair any rotted wood, clean and seal the copper caps, replace missing molding, caulk and seal needed areas, and sand and stain the porch. The full proposal is attached.

2016 25



PROJECT NUMBER: _____

CITY OF CRYSTAL LAKE CERTIFICATE OF APPROPRIATENESS APPLICATION

Please type or print legibly

PROJECT TITLE: Historic Dole Mansion North Porch Restoration & Maintenance

ADDRESS: Lakeside Legacy Foundation, 401 Country Club Road, Crystal Lake, IL 60014

OWNER(S):

NAME: Lakeside Legacy Foundation

ADDRESS: 401 Country Club Road, Crystal Lake, IL 60014

PROPERTY INDEX NUMBERS (attach legal description): 19-06-451-004

BRIEFLY DESCRIBE THE CURRENT IMPROVEMENTS ON THE PROPERTY:

Lakeside Arts Park at the Dole and the Dole Mansion are used year-round by Lakeside Legacy Foundation staff for programs and operations consistent with its mission to preserve and protect the Dole Mansion and Lakeside Arts Park for community use, as well as its vision to provide innovative arts education and a community destination that enriches the lives of those we serve. The property regularly hosts open-to-the-public events such as First Friday Art Shows (in the Sage and Dole galleries), performances in 'the Listening Room,' Signature Events (Lakeside Festival, Art Fair at the Dole, Christmas at the Dole), Culinary Arts classes, Ballroom Dance lessons, and privately rented events in the Board Room, Dole Gallery, and Sage Gallery. Resident Artist Partners also utilize the entirety of the property to conduct photo shoots, host musical performances and practices, stage art exhibitions, and more. In the Foundation's continuing effort to maintain the property for these and other community constituents, in 2016 to date, Lakeside Legacy Foundation has installed new doors for the Vestal Culinary Studio, repainted the Dole Gallery, and planted new trees on the property. It is the goal of the Foundation to make these and other improvements for the benefit of staff, Artist Partners, patrons, and our community.

PLEASE PROVIDE A DETAILED DESCRIPTION OF THE CONSTRUCTION, ALTERATION, DEMOLITION OR USE PROPOSED:

Lakeside Legacy Foundation intends to make necessary cosmetic and restoration improvements to the historic Dole Mansion's north porch. This porch is a focal point for passersby, Artist Partners, and visitors to the property, and it significantly adds to the beauty and integrity of the original structure. The entire porch will be power-washed and stripped of peeling paint in preparation for staining or re-painting. The stairs, decking, and ceiling will be stained to preserve visual integrity and refresh the overall look of the porch. The porch door will also be sanded and stained. Rotting wood will be removed from the staircase railing, post tops, and crown molding, and will be replaced. The copper caps on the lower railings will be cleaned and sealed for enhanced protection from the elements and weather deterioration. Finally, the upper and lower railings and all trim will be re-painted and caulked (where necessary). These restoration measures will both greatly improve and enhance the structure and beauty of the porch and Dole Mansion, particularly on the north side of the building, for all patrons and visitors to enjoy and cherish.

ADDITIONAL DOCUMENTATION REQUIRED:

PLEASE PROVIDE ARCHITECTURAL DRAWINGS OR SKETCHES FOR THE PROPOSED CONSTRUCTION OR ALTERATION. IN ADDITION, PLEASE PROVIDE PHOTOGRAPHS OF THE EXISTING IMPROVEMENTS AND A LIST OF MATERIALS TO BE USED IN THE PROJECT.

CONTRACTOR NAME: MasterCut

ADDRESS: 2907 West Prairie Street, McHenry, IL 60050

PHONE: 815-355-0221

ARCHITECT NAME: N/A

ADDRESS: N/A

PHONE: N/A

City of Crystal Lake Application for Façade Grant

Applicant Information

Name: Lakeside Legacy Foundation (LLF)
Address: 401 Country Club Road, Crystal Lake, IL 60014
Phone: 815-455-8000 Email: scottone@lakesideartspark.org

Owner Information (if different than applicant)

Name: same as applicant
Address: _____
Phone: _____ Email: _____

Property and Project Description

Site Address: 401 Country Club Road, Crystal Lake, IL 60014

Project Description (attach photographs): LLF intends to commission necessary cosmetic and restoration improvements to the historic Dole Mansion's north porch. The entire porch will be power-washed and stripped of old paint. The stairs, porch, and ceiling will be stained. The porch door will also be sanded and stained. Rotted wood will be removed and replaced on the staircase, post tops, and crown molding. Lower and upper trim and railings will be caulked and painted.

Estimate of Costs: \$2,804.00 (attach the contractors estimates)

Requested Grant Amount: \$500.00

Siobhan Cotton
Applicant's Signature

5/27/2016
Date

Siobhan Cotton
Property Owner's Signature
LLF Executive
Director

5/27/2016
Date

Lakeside Legacy Foundation Project Bid: North side Dole porch

1. Pressure wash the entire porch including ceiling, decking, railings and trim work.
2. Strip the old paint from the stairs and prepare for staining.
3. Stain the porch ceiling using a semitransparent decking stain.
4. Repair the rotted spindle on the staircase railing.
5. Clean and seal the copper caps on the lower railings.
6. Replace 4 rotted upper railing post tops with cedar tops, (2X12" square topped with 1"X8" square).
7. Replace rotted and missing crown molding that's below the upper railing.
8. Caulk and paint upper and lower railings and all the trim work on the porch.
9. Sand and stain porch door. Apply polyurethane.

ALBARRAN PAINTING AND HOME IMPROVEMENTS

4413 Greenwood Road
Woodstock, Illinois 60098

815-276-6661

PROPOSAL

OWNER: Lake Side Legacy Foundation

Address: 401 Country Club Road Crystal Lake IL 60044

Phone: h: _____ w: _____ c: (815) 276-6661 455-8000

Date: 01/29/2016

Anticipated Commencement Date: May / 01 / 2016

Anticipated Completion Date: ASAP is long as weather permits

ALBARRAN PAINTING AND HOME IMPROVEMENTS is pleased to present the following proposal: ALBARRAN PAINTING AND HOME IMPROVEMENTS agrees to provide the following described Services for a total contract price of \$ 2400⁰⁰. The contract price shall be paid \$ 1200⁰⁰ upon execution hereof, and the balance due upon substantial completion.

The Services shall consist of the following: Cash price \$ 1900⁰⁰

Attach to this proposal there is a sheet which was provided by Dawn L Wilkinson (Finance Operations Manager) which we will follow strictly and responsibly upon

Approval, Once this proposal is approved and sign will become a contract between both parties.

Additional/Optional Charges:

Respectfully Submitted,

ALBARRAN PAINTING AND HOME IMPROVEMENTS

By: Alexis Albarran

The above Proposal may be withdrawn by ALBARRAN PAINTING AND HOME IMPROVEMENTS if not accepted by Owner within _____ days. If accepted, the prices and other terms set forth in this Proposal will be honored by ALBARRAN PAINTING AND HOME IMPROVEMENTS until such time as the Work is completed.

ACCEPTANCE OF PROPOSAL

The undersigned hereby accepts the terms of the above Proposal

MasterCut

General Home Repair and Remodeling

Work proposal

MasterCut
2907 West Prairie Street
McHenry, IL 60050
(815) 355- 0221

April 13, 2016

Lakeside Legacy foundation
Attn: Dawn Wilkinson
401 Country Club Road.
Crystal Lake, IL 60014
815-455-8000

Quotation for Dole mansion porch maintenance

Pressure wash the entire porch including ceiling, decking, railings and trim work.
Strip the old paint from the stairs and prepare for staining.
Stain the porch flooring and steps using a Cabot semitransparent or semi solid decking stain.
Stain the porch ceiling using a Cabot semitransparent decking stain. (clear)
Repair the rotted spindle for the staircase railing.
Clean and seal the copper caps on the lower railings.
Replace 4 rotted upper railing post tops with cedar tops. (2x12" square topped with 1x8" square)
Replace rotted and missing crown molding that's below the upper railing.
Caulk and paint upper and lower railings and all the trim work on the porch.
Sand and Stain porch door. Apply polyurethane.

Terms:
Payment due at job completion.

\$2804.00 Labor and materials

Thank you for the opportunity to provide this quotation.

McHenry, IL DIRECT SEARCH

Land Records Search Document Detail

2004R0112823 TRUSTEES DEED 12-22-2004 01:00 \$10.00 5 pages

Parties

5247 HOME STATE BANK NA/TR GRANTOR
LAKESIDE LEGACY FOUNDATION GRANTEE

Tract

SEC: 6 TWP: 43 RNG: 8 PT S1/2

[Results](#)

[New Search](#)

Address: 401 Country Club Road, Crystal Lake, Illinois 60014

Document Index Number: 19-06-451-004

Subject to Covenants, Conditions, Restrictions and Easements of Record.

This conveyance is executed pursuant to the power and authority given to the Trustee in said Trust Agreement and every other power and authority it hereunto enabling.

In Testimony Whereof, the said Home State Bank / National Association, a duly organized Trust Company, of Crystal Lake, Illinois as Trustee as aforesaid hath hereunto caused its corporate seal to be affixed, and these presents to be signed by Thomas W. Baranko, its V.P. & Trust Officer

and attested by James J. Zambon

its Sr. V.P. & Trust Officer this 1st day of

December A.D. 2004

**HOME STATE BANK/NATIONAL ASSOCIATION
AS TRUSTEE AS AFORESAID**



Thomas W. Baranko, V.P. & Trust Officer



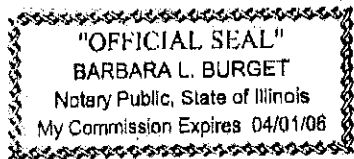
Attest 
James J. Zambon, Sr. V.P. & Trust Officer

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I, the undersigned, Barbara L. Burget, a Notary Public in and for and resided in the said County in the State aforesaid, Do Hereby Certify that Thomas W. Baranko, VP & Trust Officer and James J. Zambon, Sr. VP & Trust Officer personally known to me to be Officers of Home State Bank/National Association, Crystal Lake, Illinois whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Officers they signed and delivered the said instrument of writing as Officers of said Corporation, and caused the seal of said Corporation to be affixed thereto pursuant to authority given by the Board of Directors of said Corporation as their free and voluntary act, and as the free and voluntary act and deed of said Corporation for the uses and purposes therein set forth.


Given my hand and notarial seal, this 1st day of December A.D. 2004.

Barbara Burget
Notary Public



Exempt Under Provisions of Paragraph (e) Section 4, of the Real Estate Transfer Act.

Thomas W. Baranko by Elin

Buyer, Seller or Representative 

Date: Dec 1, 2004

Mail To: John Coonen, President
Lakeside Legacy Foundation
401 Country Club Rd., Crystal Lake, IL 60014













