

**MINUTES**  
**Historic Preservation Commission Special Meeting**  
**November 14, 2007**  
**Municipal Complex, 100 W. Woodstock Street, Crystal Lake, IL**

**I. Call to Order**

Chair Alt called the meeting to order at 7:35 p.m. on November 14, 2007, at the Municipal Complex in Crystal Lake.

**II. Roll Call/Attendance**

Present were the following Commission members: Brice Alt, LeeAnn Atwood, Sandy Price, Tom Nemcek and Bob Wyman. Also present was Eric Helm, Assistant to the City Manager, and Mr. Tom Haas of 200 W. Woodstock Street. Mr. Haas's siding and window contractor was also present.

**III. 200 W. Woodstock Street – Application for Certificate of Appropriateness – Windows and Siding**

Mr. Haas's contractor stated that the existing siding would be replaced with new, painted cedar siding. Regarding the windows, Mr. Haas presented a sample of the proposed windows. The proposed windows are wood, with a vinyl covering over the exterior portion of the window frame. Mr. Haas desires a more energy efficient window. Member Atwood asked if Mr. Haas has considered an all wood window, without a vinyl covering. Mr. Haas and his contractor responded that an all wood window would be 20% - 30% more than the proposed window. Member Nemcek, Member Wyman and Member Price expressed a concern that the approval of a vinyl covered window may set a negative precedent for future landmarked properties. Member Nemcek stated that he had no concerns with the proposed cedar siding, soffit, fascia and gutters/downspouts. Member Price asked if the average person could notice that the windows contained vinyl. Mr. Haas said, probably not. Chair Alt expressed concern with the style of the windows replacement, since it will cause the window to look different than the original.

City Staff Helm stated, per the City Code, that the Commission is guided by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings when determining whether a certificate of appropriateness should be given. Per the Standards, when considering any change to the windows "it is essential that their contribution to the overall historic character of the building be assessed together with the physical conditions before specific repair or replacement work is undertaken (p. 25)". For windows, this involves "identifying, retaining, and preserving windows – and their functional and decorative features – that are important in defining the overall historic character of the building. Such features shall include frames... (p. 25)".

Member Nemcek moved to approve the siding, fascia, gutter, downspout and tuckpointing with the exclusion of the style of window presented. The motion failed for lack of a second.

Member Nemcek moved to approve the certificate of appropriateness for the siding, fascia, gutter and downspout. The windows were not included in the motion. Member Price seconded the motion. On roll call, all voted yes. Motion passed.

Member Price moved to approve the certificate of appropriateness for the replacement windows as presented by Mr. Haas and his contractor. Member Atwood seconded the motion. On roll call, Price and Atwood voted yes. Nemcek, Alt and Wyman voted no. Motion failed.

Member Nemcek moved to reconsider the vote on the motion to approve the certificate of appropriateness for the windows at the next regular Commission meeting on December 6, 2007. Member Wyman seconded the motion. On voice vote, all voted aye. Motion passed.

Mr. Haas also presented two options for his porch columns. He distributed brochures regarding plaster columns and all wood columns. City Staff Helm read from the previous approval of the porch certificate of appropriateness which states that “the visible portions of the porch, columns and spindles are constructed using wood or other non-synthetic materials.”

**IV. 200 W. Woodstock Street – Application for Certificate of Appropriateness – Tuckpointing**

Mr. Haas stated that each joint will be ground to a certain depth. Per the Secretary of Interior’s Standards for Rehabilitation, Chair Alt stated that the mortar color should be historically accurate and retain its “earth tone” color. Mr. Haas stated that the color will be similar to the existing. After discussion, the Commission found the change to be clearly appropriate and in accordance with the criteria set forth in Chapter 295 of the City Code.

Member Nemcek moved to approve the tuck pointing as proposed by Mr. Haas. Member Price seconded the motion. On roll call, all voted yes. Motion passed.

**V. 263 King Street – Application for Certificate of Appropriateness – Chimney Restoration**

The Commission reviewed the documents presented by Michelle Rozovics, the owner and applicant of 263 King Street. The application states that the owner will reline the boiler flue and rebuild the boiler chimney. The brick type, color and dimensions will be exactly the same as the original. Per the design guidelines set forth in Chapter 295-17 and 295-18 of the City Code, the Commission stated that the chimney rebuild should ensure that the chimney is compatible with the original architectural style and character. After discussion, the Commission found the change to be clearly appropriate and in accordance with the criteria set forth in Chapter 295 of the City Code. Chair Alt moved to approve the Certificate of Appropriateness for 263 King Street, per the application dated 11/8/07 received by the City’s Planning and Economic Development Department. Member Nemcek seconded the motion. On voice vote, all voted aye. Motion passed.

**VI. Member Inquiries and Reports**

Member Nemcek stated that owning a landmarked home is costly and may require the property owner to perform building maintenance in phases over several months or years. However, Member Price stated that the homeowner may not have the financial resources, or the financial backing, to perform every change that the Commission wants. She stated that if the Commission requires expensive restorations, it may discourage future property owners from landmarking his or her home.

**VII. Adjournment**

There being no further business, Member Atwood moved to adjourn the meeting at 9:20 p.m. Member Price seconded the motion. On voice vote, all voted aye. Motion passed.