

MINUTES
Historic Preservation Commission
October 4, 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 October 4, 2007, at the Municipal Complex in Crystal Lake.

II. Roll Call/Attendance

Present were the following Commission members: Brice Alt, LeeAnn Atwood, Tom Nemcek, Michelle Rozovics and Bob Wyman. Also present was Eric Helm, Assistant to the City Manager.

III. Public Comment

There was no one in the public who wished to speak.

IV. Approval of Minutes of the September 6, 2007 Regular Meeting

The Commission noted several changes to the September 6, 2007 meeting minutes. Agenda item VII., Discussion of Trolley Tour, should be modified to read: "The Commission also agreed ~~not to sell~~ *to pursue additional* advertising." Chair Alt, mentioned two typographical errors. Chair Alt moved to approve the minutes of the September 6, 2007 regular meeting, as amended. Member Atwood seconded the motion. On voice vote, all voted aye. Member Wyman abstained. Motion passed.

V. 200 W. Woodstock Street – Certificate of Appropriateness

Front Porch: City Staff Helm distributed the application for the porch rebuild at 200 W. Woodstock Street. Per the design guidelines set forth in Chapter 295-18 of the City Code, the Commission stated that the porch materials should ensure that the building is compatible with its original architectural style and character. Member Nemcek stated that the porch should be rebuilt using wood and/or other non-synthetic materials. After further 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 200 W. Woodstock Street per the application dated 10/2/07 received by the City's Planning and Economic Development Department with the condition that the visible portions of the porch, columns and spindles are reconstructed using wood or other non-synthetic materials. Member Atwood seconded the motion. On voice vote, all voted aye. Motion passed.

Windows and Siding: City Staff Helm distributed the application for the renovation of the windows and siding at 200 W. Woodstock Street. Per the design guidelines set forth in Chapter 295-18 of the City Code, the Commission stated that the windows should be compatible with the architectural style and character of the landmarked structure. The Commission was concerned about the materials of the windows and whether the siding would cause the windows to be recessed. The Commission stated that the petitioner should better explain the type of materials for the windows and relationship between the

windows and the siding. Member Rozovics moved to postpone the motion on the Certificate of Appropriateness until the next regular meeting or a special meeting of the Commission. Member Atwood seconded the motion. On voice vote, all voted aye. Motion passed.

Tuckpointing: City Staff Helm distributed the application for tuckpointing of the building's granite foundation at 200 W. Woodstock Street. Per the design guidelines set forth in Chapter 295-18 of the City Code, the Commission stated that the tuckpointing should ensure that the building is compatible with its original architectural style and character. The Commission stated that the petitioner should provide the color of the proposed mortar and pictures of the proposed work. Chair Alt moved to postpone the motion on the Certificate of Appropriateness until the next regular meeting or a special meeting of the Commission. Member Rozovics seconded the motion. On voice vote, all voted aye. Motion passed.

VI. 200 W. Woodstock Street - Façade Grant Application for Front Porch

City Staff Helm distributed the façade grant application dated 7/26/07 for a porch rebuild at 200 W. Woodstock Street. The application was postponed, subject to the landmarking of the structure at the September 18, 2007 City Council meeting. After discussion of the grant application, Member Rozovics moved to approve grant funding for 200 W. Woodstock Street in the amount of 50% of the project cost, not to exceed \$500. The grant funding would be provided to the owner following proof that the project was completed per the 7/26/07 façade grant application. Member Nemcek seconded the motion. On voice vote, all voted aye. Motion passed.

VII. 660 E. Terra Cotta Avenue – Façade Grant Application for Roofing

City Staff Helm stated that he contacted the Crystal Lake Park District staff regarding the status of the façade grant application. Due to bidding, the Park District has not selected a contractor for the project or identified a project cost. Until the Commission attains this information, Member Nemcek moved to postpone discussion of the façade grant application for 660 E. Terra Cotta Avenue until the next regular meeting. Member Wyman seconded the motion. On voice vote, all voted aye. Motion passed.

VIII. 263 King Street – Certificate of Appropriateness Request for Porch Restoration

Ms. Michelle Rozovics distributed the application for the porch rebuild and painting at 263 King Street. Per the design guidelines set forth in Chapter 295-18 of the City Code, the Commission stated that the porch materials should ensure that the building is compatible with its original architectural style and character. Ms. Rozovics stated that the steps will be widened and the porch railings will be raised. The current porch is structurally unsound. She also stated that the material will be cedar and she plans to install bronze colored post caps. Member Nemcek stated that the bronze colored post caps should not be aluminum. Chair Alt asked her to preserve as many porch columns as possible. After further 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 9/16/07 received by the City's Planning and Economic

Development Department. Member Nemcek seconded the motion. On voice vote, all voted aye. Member Rozovics abstained. Motion passed.

IX. Discussion of Trolley Tour

No discussion took place regarding this item.

X. Discussion of Commission Funds and Yearly Façade Grant Allocation

No discussion took place regarding this item. It was previously agreed that this issue would be discussed at the December 2007 Commission meeting.

XI. Member Inquiries and Reports

Member Nemcek presented the Commission with the plaque wording for the Dole Mansion and the Peterson House at 200 W. Woodstock Street. City Staff Helm stated that the City budgeted \$350 for the fabrication of the plaques.

Chair Alt stated that the IHPA grant is available and asked the Commission for comment. The Commission stated that the funds could be utilized for the creation of a coloring book, which could be sold at the Heritage Tour.

XII. Adjournment

There being no further business, Member Atwood moved to adjourn the meeting at 8:45 p.m. Member Nemcek seconded the motion. On voice vote, all voted aye. Motion passed.