



Agenda Item No: 6

Historic Preservation Commission Agenda Supplement

<u>Meeting Date:</u>	September 2, 2021
<u>Item:</u>	Landmarking and the Certificate of Appropriateness
<u>Action:</u>	Discussion about the Landmark process.

Historic Preservation Commission Purview:

The Commission was established to identify those structures, sites and neighborhoods in the City that have historic, architectural and aesthetic significance, and to preserve and maintain them for current and future residents by encouraging renovation, rehabilitation, repair and adaptive reuse that is consistent with their historic, architectural and aesthetic character.

The goals are to:

- A. Stabilize and improve the economic vitality and value of the designated properties and improvements, in particular, and of the City in general.
- B. Develop and maintain resources that would provide assistance to home and business owners interested in restoration, maintenance, and adaptive reuse sympathetic to the architectural style of the existing structures.
- C. Educate the community on the history, culture, and architecture of the Crystal Lake community.
- D. Foster civic pride in the beauty and accomplishments of the past and present as represented in the City's landmarks and historic areas.
- E. Preserve, promote, and maintain the community's historic resources.
- F. Protect, preserve, and enhance the City's historic aesthetic appearance and character.
- G. Encourage the designation of landmark and/or Historic District status for local structures, buildings, objects, and sites on a local, state and national level.

Landmark Process:

The Historic Preservation Commission is a Certified Local Government (CLG). It was awarded this title in 1997.. As a CLG, the commission can establish a local landmark program. The landmark program bestows legal protection to a property for the purpose of preserving its public character and history. A landmarked property is recognized as a public asset that enriches the community of Crystal Lake by virtue of its architecture and/or the people and events associated with it.

To be eligible for landmark status, the property shall meet certain criteria with General Consideration, Architectural Significance, and Historic Significance. If it meets one or more of these and is in the City limits and is over 50 years old it is eligible.

The designation process states any person or group of persons or association, or the Commission on its own initiative, may request landmark designation for any site or structure which is located within the corporate limits

of the City and which may have historic significance as set forth in the criteria for evaluation. No such person, group of persons or association, nor the Commission, shall be required to obtain the consent of the owner of the site or structure prior to filing the application for landmark designation, nor shall the owner's consent be required as a condition of designation itself.

Certificate of Appropriateness:

Once a property is historically landmarked, any significant changes to the exterior of the structure must be reviewed and approved by the Historic Preservation Commission through a Certificate of Appropriateness. The Commission determines if the proposed improvement is historically appropriate. In making a determination whether to approve or deny an application for a certificate of appropriateness, the Crystal Lake Historic Preservation Commission shall be guided by the Secretary of the Interior's "Standards for Rehabilitation."

The following are the standards for the certificate of appropriateness:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building structure, or site shall be treated with sensitivity.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of the structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and reserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

If the commission denies an application for a certificate of appropriateness, the Commission shall notify the applicant in writing of the denial and the reasons therefor and shall recommend changes, if any, in the proposed action that would cause the Commission to reconsider its denial. The applicant may resubmit an amended

application that takes into consideration the recommendations of the Commission. In the event of a denial of appeal by the Commission, the applicant may appeal the decision to the City Council, whose decision in this matter shall be final.

Discussion:

The Commission will discuss the purpose of the landmarking process.

The Commission will discuss the remaining structures at 108 Minnie Street and any landmark process.