



Agenda Item No: 5

Historic Preservation Commission Agenda Supplement

Meeting Date:

September 1, 2022

Request:

**PUBLIC HEARING
Historic Landmark Designation**

Location:

215 Illinois Street

Petitioner:

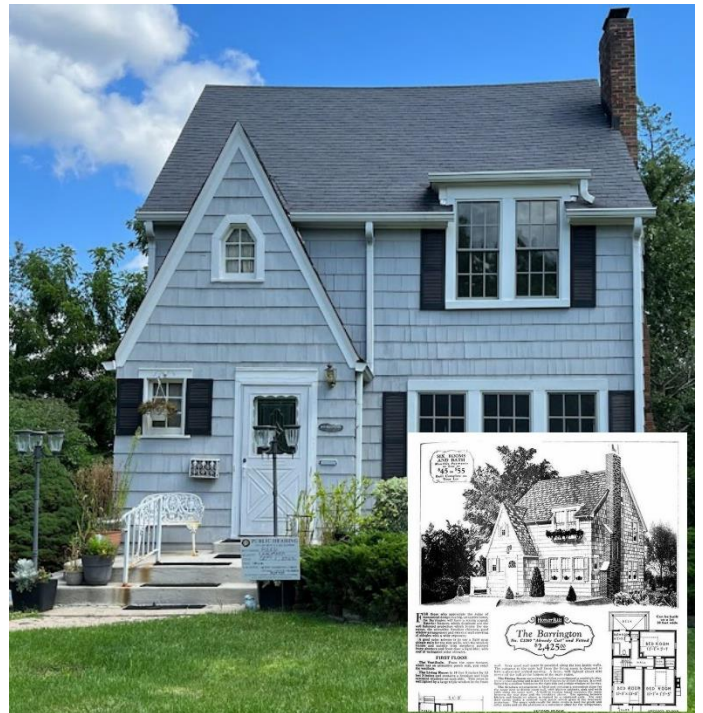
Roberta and Emily Reed, Owners

Action:

1. Vote to recommend the landmark designation
 2. Continue the item
 3. Vote to not recommend the landmark designation
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Background:

- Ms. Reed and her husband Ron Reed purchased the property in April 1967.
- The owners made some changes to the property, remodeling the bathroom and kitchen, squaring off some doorway arches, reconfiguring the back porch, and painstakingly removing the wallpaper when they moved in. Additional changes that were made more recently include adding a family room, a half bath, and larger master bedroom, as well as removing the small original garage and replacing it with a two-story two-car garage.
- The house has original exterior cedar shake siding
- The house is representative of the Barrington model of the Sears Kit Homes.
- Sears kit houses were shipped so they could be assembled on site. They contained pre-cut labeled lumber, shingles, windows, interior trim, flooring, plumbing, and all screws and nails.
- The house was constructed in 1929 and although some modifications have been made it stands as a placeholder in Crystal Lake's history and is an excellent representation of how popular kit homes were at the time.



Landmark Criteria:

1. It is located within the corporate boundaries of the City of Crystal Lake; and

Meets *Does not meet*

2. It is over 50 years old, in whole or in part; and

Meets *Does not meet*

3. **One** or more of the following conditions exist:

A. General consideration.

1. It has significant character, interest, or value as part of the historic, cultural, aesthetic, or architectural characteristics of the City, the State of Illinois, or the United States;

Meets *Does not meet* *N/A*

2. It is closely identified with a person or persons who significantly contributed to the culture or development of the City, the State of Illinois, or the United States;

Meets *Does not meet* *N/A*

3. It involves the notable efforts of or is the only example of work by a master builder, designer, architect, architectural firm, or artist whose individual accomplishment has influenced the development of the City, the State of Illinois, or the United States;

Meets *Does not meet* *N/A*

4. It has a unique location or single physical characteristic(s) that make it an established or familiar visual feature;

Meets *Does not meet* *N/A*

5. Activities associated with it make it a current or former focal point of reference in the City;

Meets *Does not meet* *N/A*

6. It is of a type associated with a use once common but now rare, or is a particularly fine or unique example of a utilitarian structure and possesses a high level of integrity or architectural significance;

Meets *Does not meet* *N/A*

7. It is an area that has yielded or is likely to yield historically significant information or even prehistoric data;

Meets *Does not meet* *N/A*

B. Architectural Significance.

1. It represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction, or use of indigenous materials;

Meets *Does not meet* *N/A*

2. It embodies elements of design, detail, material, or craftsmanship of exceptional quality;

Meets *Does not meet* *N/A*

3. It exemplifies a particular architectural style in terms of detail, material, and workmanship, and has undergone little or no alteration since its original construction or has been properly restored;
 Meets *Does not meet* *N/A*
4. It is one of the few remaining examples of a particular architectural style and has undergone little or no alterations since its original construction or has been properly restored;
 Meets *Does not meet* *N/A*
5. It is or is part of a contiguous grouping that has a sense of cohesiveness expressed through a similarity of style, characteristics, time period, type of property, method of construction or use of indigenous materials and accents the architectural significance of an area;
 Meets *Does not meet* *N/A*
6. The detail, material and workmanship of the structure, building, object, or site can be valued in and of themselves as reflective of or similar to those of the majority of the visual elements in the area;
 Meets *Does not meet* *N/A*

C. Historical Significance.

1. It is an exceptional example of an historic or vernacular style or is one of the few such remaining properties of its kind in the City;
 Meets *Does not meet* *N/A*
2. It is associated with an organization or group, whether formal or informal, from which persons have significantly contributed to or participated in the historic or cultural events of the City of Crystal Lake, State of Illinois, or the United States;
 Meets *Does not meet* *N/A*
3. It is associated with a notable historic event;
 Meets *Does not meet* *N/A*
4. It is associated with an antiquated use due to technological or social advances;
 Meets *Does not meet* *N/A*
5. It is a monument to or a cemetery of an historic person or persons.
 Meets *Does not meet* *N/A*

- Should the Historic Preservation Commission find that the structure meets the criteria for landmark designation, they shall make a motion stating such recommendation to the City Council.