



Agenda Item No: 5

Historic Preservation Commission Agenda Supplement

Meeting Date:

July 8, 2023

Item:

Crystal Lake Cemetery Certificate of Appropriateness
459 Lake Avenue

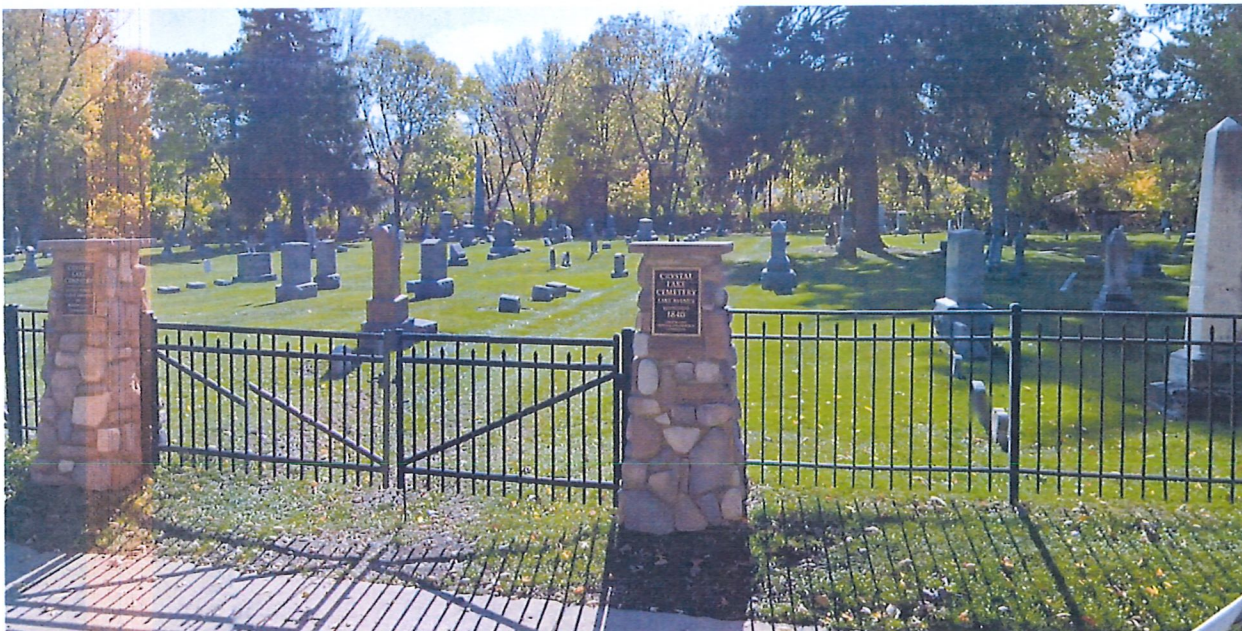
Action:

Vote to approve or deny the requested Certificate of Appropriateness.

Background:

The Crystal Lake Cemetery is the oldest public burying ground in Crystal Lake. The cemetery was consecrated in 1840. The cemetery is owned and maintained by Algonquin Township. On August 15, 2000, it received the City's Landmark Designation. Starting in 2003 the Crystal Lake Historical Society has been raising funds to repair and maintain the headstones in the cemetery. In 2020, the Commission working in conjunction with the Algonquin Township and the Historical Society started a team of volunteers to clean the headstones. The Save Our Stones (SOS) fund raising was established to raise funds to repair broken and unsafe stones. The Crystal Lake Historical Society with Algonquin Township is requested the Certificate of Appropriateness to repair

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 work would be completed to the structure, which would require a building permit. The proposed exterior repairs would necessitate a Certificate of Appropriateness.



Request:

Algonquin Township and the Crystal Lake Historical Society to have Warner & Troost make repairs to the the Colonel Gustavus Palmer, Dr. James Groves and William Huffman headstones. Warner & Troost is a reputable company with the trained and knowledgeable craftsman to accomplish this work.

The proposed cost of these repairs is \$5,500. See the attached application and proposal details.

The applicant also applied for grant funding.

Findings of Fact:

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.
 Meets *Does not meet*

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.
 Meets *Does not meet*

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.
 Meets *Does not meet*

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
 Meets *Does not meet*

5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building structure, or site shall be treated with sensitivity.
 Meets *Does not meet*

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.
 Meets *Does not meet*

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.
- Meets* *Does not meet*
8. Significant archaeological resources affected by a project shall be protected and reserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- Meets* *Does not meet*
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.
- Meets* *Does not meet*
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.
- Meets* *Does not meet*

PROJECT NUMBER: _____

CITY OF CRYSTAL LAKE CERTIFICATE OF APPROPRIATENESS APPLICATION

Please type or print legibly

PROJECT TITLE: VETERAN TOMBSTONE REPAIRS

ADDRESS: CRYSTAL LAKE CEMETERY
LAKE AVENUE, CRYSTAL LAKE, IL

OWNER(S):

NAME: ALSOQUID TOWNSHIP, RADDY FUNK-SUPERVISOR

ADDRESS: 3702 U.S. HWY 14, CRYSTAL LAKE, IL

APPLICANT (WITH OWNER PERMISSION) IS: _____

CRYSTAL LAKE HISTORICAL SOCIETY, P.O. Box 1151, CRYSTAL LAKE
60039-1151

PROPERTY INDEX NUMBERS (attach legal description): _____

BRIEFLY DESCRIBE THE CURRENT IMPROVEMENTS ON THE PROPERTY:

THE CRYSTAL LAKE HISTORICAL SOCIETY HAS BEEN
RAISING FUNDS TO CLEAN & REPAIR HEADSTONES AT
THE CEMETERY. PRIMARY FOCUS WILL BE ON VETERAN
STONES. THIS PROJECT IS A JOINT ENDEAVOR
WITH THE CRYSTAL LAKE HISTORIC PRESERVATION
COMMISSION WITH THE KNOWLEDGE & APPROVAL
OF THE CEMETERY OWNER, ALSOQUID TOWNSHIP.

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

WE ARE WORKING WITH WARNER & TROOST, A KNOWLEDGEABLE AND REPUTABLE MONUMENT COMPANY.
WARNER & TROOST HAS PROVIDED A DETAILED LIST OF WORK TO BE PROVIDED TO THE FOLLOWING HEADSTONES / MONUMENTS: COL. GUSTAVUS PALMER, DR. JAMES GRAVES AND WILLIAM HUFFMAN.
TOTAL PRICE IS \$5,500.

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: WARNER & TROOST

ADDRESS: 107 WATER STREET, EAST DUNDEE IL 60118

PHONE: 847/426-4511

ARCHITECT NAME: ^{CONTACT:} JASON SOLARZ, BRANCH MANAGER

ADDRESS: ABOVE

PHONE: ABOVE

**Crystal Lake
Cemetery
Proposed
Repairs**

**Photos of
current
condition:
Palmer
Graves
Huffman**

