

**MINUTES**  
**Historic Preservation Commission**  
**October 13, 2011**  
**Municipal Complex, 100 W. Woodstock Street, Crystal Lake, IL**

**1) Call to Order**

Chair Alt called the meeting to order at 7:30 p.m.

**2) Roll Call/Attendance**

The following Commission members were present: Brice Alt, Robert Wyman, Diana Kenney, Tom Nemcek, Austin Taylor, and Michelle Rozovics. LeeAnn Atwood was absent. Staff member Elizabeth Maxwell was present. Linda “Spence” Spencer was also in attendance.

**3) Public Comment**

There was no public comment.

**4) Approval of Minutes of the September 1, 2011 Regular Meeting**

Ms. Kenney made a motion to approve the minutes of the September 1, 2011 regular meeting. Mr. Alt seconded the motion. On voice vote, members Kenney, Alt, Wyman, Taylor and Nemcek voted aye and members Rozovics and Taylor abstained. Motion passed.

**5) Penkava Grant Disbursement**

Staff explained that this grant was already voted on. The Penkava’s are presenting their receipts and photos for final reimbursement. Ms. Kenney made a motion to approve the disbursement. Mr. Nemcek seconded the motion. On voice vote, all members present voted aye. Staff will contact the property owner to let them know their grant disbursement was approved and remind them about the one year waiting period before applying again.

**6) 263 King Street Certificate of Appropriateness and Grant request**

Ms. Rozovics was present to represent the petition. She explained that the porch was replaced years ago and the wood has deteriorated. In addition, the porch is not deep enough to accommodate the door swing and the door hits the posts. The proposed work would include Ultradeck materials. The commission members were concerned with the use of a non-historic material. Mr. Nemcek stated that he replaced his concrete porch with wood and used pressure treated tongue and groove lumber. This has held up well and he maintains it regularly. Mr. Alt said he has seen one of the Sears kit homes replace their deck with this material. It looks nice and it will last a long time. He also stated that you can tell when you are walking on this material – it does not feel like real wood. Mr. Taylor asked if there are guidelines that discuss materials. Ms. Kenney stated that they follow the Secretary of the Interiors guidelines that do state you should replace like with like. She also asked Ms. Rozovics if this material would be used elsewhere on the house. Ms. Rozovics replied that yes if this deck was replaced with Ultradeck then likely repairs on the other decks would also use this material to match. Ms. Kenney asked for a clarification on the work. Ms. Rozovics stated that she is requesting a removal and rebuilding of the exterior porch to make it deeper, this may also require reconstruction of the stairs and the deck would be repainted. Ms. Maxwell explained that City Council would need to approve a variation for the work since the

structure would be further encroaching into the setback. Ms. Kenney made a motion to approve the Certificate of Appropriateness for the porch and stair reconstruction provided the petitioner uses pressure treated wood. Mr. Alt seconded the motion. On voice vote, members Kenney, Alt, Taylor, and Wyman voted aye, member Nemcek voted no and member Rozovics abstained. Motion passed.

The commission members discussed the grant request. Ms. Kenney asked if this work has previously received a grant. Ms. Rozovics said no. Staff presented information from the 2007 request and the 2009 request for other repairs and painting to the home. Ms. Kenney made a motion to approve a 50/50 matching grant not to exceed \$500 provided the petitioner complies with the approved Certificate of Appropriateness. Mr. Taylor seconded the motion. On voice vote, members Kenney, Alt, Taylor, and Wyman voted aye, member Nemcek voted no and member Rozovics abstained. Motion passed.

**7) Trolley Tour brainstorming**

Mr. Alt suggested driving one of the most popular streets, Pomeroy Avenue. They could also travel on Grove Street, Douglas Avenue, Oriole Trail and Oak Street. Mr. Nemcek asked if they ever explored Park Place. Ms. Kenney stated that they had and provided a brief history of the property. Ms. Kenney stated she had recently read an article about Douglas Avenue. Mr. Nemcek asked if anyone was able to drive this area and do a little preliminary research. Mr. Alt and Ms. Kenney said they were available. The three members decided to meet at 10:00 a.m. this Saturday the 15<sup>th</sup> at the downtown gazebo.

**8) Historic District update**

An update on the status of the research necessary for the historic district was given. Staff will take a trip to the County offices to further research the tax information. Staff has also spoken to several other communities about their historic commercial districts. Mr. Taylor asked what the boundaries of the district were. Ms. Kenney explained they are Woodstock Street west to Grant, Williams Street both sides, the Train Depot going north and a few properties on Railroad Street and then a few properties along Main Street. Mr. Taylor asked if there was a disadvantage to setting boundaries for a district. Spence made a public comment about the difference between individual properties and a contiguous district. Mr. Wyman wanted to know what type of district Woodstock had. Ms. Kenney explained that is a National Register district and she explained that it does not offer protection to the historic buildings, like the local landmark status would. The public meeting for the district would likely be in January of February of 2012.

**9) Report from Staff**

Ms. Maxwell stated that the Illinois State Historical Society honors Illinois Centennial businesses. The City completed an application for Mr. Heisler and Heisler's Bootery. Jim Heisler attended the annual Centennial Awards on September 24<sup>th</sup> and was awarded a plaque. Ms. Maxwell informed the commission that the annual Landmarks Illinois membership was renewed.

**10) Member Inquiries and Reports**

Ms. Kenney told the commission that the Trails End buyer will be restoring and protecting the house. Also while Mr. Major Gates was in town he asked about his family's headstones in the Lake Avenue Cemetery. Ms. Kenney stated that this cemetery is landmark protected and should a Certificate of Appropriateness be required to alter any of the headstones or other aspects of the cemetery. Ms. Maxwell stated that

staff discussed this after a phone call from Mr. Gates and the landmark file did not discuss protecting the individual aspects of the cemetery but the site itself. Staff felt that a Certificate of Appropriateness was not necessary. The commission members disagreed. Mr. Gates simply wants to lay the headstone down to protect it from further damage, but what if someone else wants to alter their family's headstones that affect the character of the site. Mr. Nemcek suggested the commission members look at the cemetery after their Saturday drive around Pomeroy Avenue.

Mr. Nemcek asked about the grant application he had put together for the trolley tour costs. Staff has reviewed the grant and asked if the commission wanted to include volunteer time, as it was eligible as part of the "match." The commission wanted to stay with hard costs that they could clearly prove. Staff will send the grant application out.

**11) Adjournment**

There being no further business, Ms. Rozovics moved to adjourn the meeting at 9:03 p.m. Mr. Wyman seconded the motion. On voice vote, all voted aye. Motion passed.