Agenda Item No: 5

Historic Preservation Commission
Agenda Supplement

Meeting Date: March 5, 2020

Item: Raue Center for the Arts Certificate of Appropriateness

Action: 1. Vote to approve or deny the requested Certificate of Appropriateness.

Background:

The Raue Center for the Arts started its life as the El Tovar theater opening in July 1929. It was designed by Elmer F. Behrns to be a state-of-the-art facility to feature "talkies." It was designed as a Spanish Mission style theater with a façade of face brick, red terra cotta tile embellishments and stone archways.

The El Tovar, then Lake Theater, and now Raue Center for the Arts has seen movies, then live acts including Gene Autry. It is now home to world class arts and entertainment programs with numerous live shows, plays, comedians, magicians and musicals throughout the year. It was the generosity of the Raue Family Estate that helped save this theater by purchasing and renovating it as the Raue Center for the Arts.

Minor changes to the façade have taken place, which include new doors and windows. The marquee was also renovated. **All of these changes kept to the original style**.

Request:

The petitioner is requesting to replace the existing manual marquee sign on the sides of the canopy to an Electronic Message Center.







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: PLN-2020-00025

CITY OF CRYSTAL LAKE
CERTIFICATE OF APPROPRIATENESS APPLICATION

Please type or print legibly

PROJECT TITLE: Rave Marquee Improvement.

ADDRESS: 26 N. Williams St.
Crystal Lake, IL, 60014

OWNER(S):

NAME: Rave Center for the Arts.

ADDRESS: 108 Minnie St.
Crystal Lake IL 60014

PROPERTY INDEX NUMBERS (attach legal description):

BRIEFLY DESCRIBE THE CURRENT IMPROVEMENTS ON THE PROPERTY:

Rave Center would like to replace the old failing Plastic message center with a monotone EMC 19mm insert on both sides of the existing marquee. Same Style just new technology to replace failing technology.

SCANNED

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

Hughes Signs would replace 2 panels with the Amber Monotone Emc 19 mm signs. Limited change to the appearance and approximately 2 days of work would be required.

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: Penny Hughes

ADDRESS: 305 Dearborn Ct.

Crystal lake, IL. 60014.

PHONE: 815-459-1887

ARCHITECT NAME: NA.

ADDRESS: NA.

PHONE: NA



SCANNED

PRODUCT SPECIFICATIONS Pixel Pitch:
Mono19mm LED Amber Pixel Matrix: 32 X 112
Cabinet Size: 29in H x 7ft 3in L x 5in D Viewing Area: 24in H x 7ft L
Cabinet Style: Double Face Twinpak (Slim)

Character Size: 4 lines / 22.4 Characters at a 5" type Approx.
Weight: 443.00 Lbs. Warranty: Standard 5 Year Watchfire warranty applies.
Mfg. Lead Time: 2-4 weeks.

Electrical Service: 120 VOLT 6.0 amps (3.00 per face)
Single Phase Service.

Based on 18 hours of operation a day, plus or minus 10% depending on how the sign is programmed. Example: 3.7 KWHrs a day x $0.07 = $0.26/Day STANDARD FEATURES Brightness Daytime 5000 NITs Maximum; Nighttime 500 NITs Maximum Color LED Amber Color Capability 4096 shades Includes Ignite Graphics Software Video Plays prerecorded clips up to 30FPS; Animated Text & graph

SCANNED