MINUTES
Historic Preservation Commission
September 2, 2021
City Hall, 100 W. Woodstock Street, Crystal Lake, IL

1) Call to Order
L. Solak called the meeting to order at 7:31 p.m.

2) Roll Call/Attendance
The following Commission members were present, Hamilton Hale, Judi Halter, Nancy Haskins, Diana Kenney, Brittany Niequist, Lisa Solak, and Jim Wyman. Bob Wyman was absent. Staff member Elizabeth Maxwell was present.

3) Public Comment
None

4) Approval of Minutes of the August 5, 2021 Regular Meeting
J. Wyman noted a correction on the minutes. J. Wyman made a motion to approve the minutes from the August 5, 2021 regular meeting with the noted corrections. N. Haskins seconded the motion. All members voted aye. Motion passed.

5) Demolition Permit Process
B. Niequist stated she started putting together a checklist that could be added to the current demolition handout or be a standalone handout. She noted 7 items; is it landmarked, could it be landmarked or is it contributing to a district, could the structure be retrofitted to a current use, has the owner reached out to salvage companies, has the owner recycled all items, have all specialty items been removed like TVs, appliances, etc., and has it been inspected for hazardous materials like lead paint.. The handout could also have contact information for salvage companies or estate sale companies, recycling locations, and HPC information.

D. Kenney said that most of the checklist items would apply to all properties regardless of historic significance. The Building Division will need to review these suggestions, and they all seem reasonable.

J. Wyman stated he didn't want the list too long to bog it down.

B. Niequist stated that this would be great for historic properties, and also all properties and the environment.

D. Kenney suggested working with the Sustainability Committee on some suggestions and resources for salvage. She suggested that B. Niequist organize the list and send it to staff for review and distribution.

6) Landmark Process
B. Niequist said she asked to have this put on the agenda since she was feeling uncertain about the process and enforcement. She wondered what required a Certificate of Appropriateness. She wanted to be proactive not reactive about saving structures.

D. Kenney explained that a Certificate of Appropriateness (C of A) is needed when a building permit is required, like for an addition, changing windows or siding. If something like painting comes before the commission and they are painting something that was already painted there should not be a reason the commission would not approve the C of A.

B. Niequist stated she needed to remove some squirrel damaged wood. D. Kenney stated this would require the C of A because a building permit is required. For example if you needed to replace your roof with new asphalt shingles even if the house had wood at the time of construction because asphalt has been on the house for a while now, replacing with new asphalt would be appropriate. The commission does not make people only go back to the original state, it is encouraged and grant money can be provided if they do, but it is not required.

J. Wyman asked how the Dole Mansion was landmarked.

D. Kenney responded with the history noting that the First Congregational Church was approached, but did not want to landmark the building as it could limit the sale of the property. Tom Nemcek, a member of the commission at the time, who passed away several years ago, made an application to landmark the Dole Mansion. The request was brought before the commission and passed. It then went on to the City Council for their review. The meeting was very contentious. The Mayor took a recess to relax all parties. When the meeting resumed the property owner was willing to grant 30 days to the community to raise the $1.6 million to purchase the property. The community raised the $1.6 million and this was how Lakeside Legacy Foundation was formed. A few years later Lakeside was approached to landmark the Dole and they brought a request forward which passed.

J. Wyman asked about 108 Minnie Street. B. Niequist said the garage is lovely. J. Wyman asked if it could be moved. B. Niequist responded that there are so many variables someone certified would need to look at the structure to know if it would be possible.

D. Kenney asked what the goal was for the garage. If you landmark it now while the bank still owns it and they do not maintain it, it will still fall into disrepair and could still fall down. The members should look to create that list of properties that really need to be saved in the community and then be proactive on those.

B. Niequist said many of the homes she likes would not qualify. There are many cute homes near her house.

D. Kenney said she did an inventory around the City especially along Walkup. The criteria are not that difficult to meet, a cute bungalow in the area was landmarked. Many properties can qualify if they meet the first three required items, the additional criteria are for backup.

B. Niequist noted she is still cultivating the relationship with Home State Bank. She said it would be good to get the word out about what the HPC does.

D. Kenney said education is a big component of their mission. H. Hale suggested inviting people to the monthly meeting. Staff suggested putting together a newsletter article highlighting some success stories and the benefits of landmarking with some info about the commission. It should also show how people can research their home's history.

7) Lake Avenue Cemetery Discussion
Randy Funk had attended last month's meeting and had asked for some assistance in prioritizing repairs at the cemetery. D. Kenney noted the iron fence and pillars are not historic. The two pillars and the gate look like they have been hit possibly by a truck. In rebuilding them, they should be widened so they are not hit in the future. The pillars could be constructed out of fieldstone similar to the Virginia Street Corridor pillars and that would be appropriate for the area. Or out of cobblestone which would also fit with the area.

B. Niequist would like an archway over the entrance, that would look classic.

D. Kenney said the HPC can order a new plaque for the pillar and we can help contribute to expenses. The commission is using its funds to clean headstones right now.

L. Solak will be willing to draft up the email with the suggestions for prioritization of the repairs and the headstones that still need repairs.

8) Crystal Lake & Pingree Road Stations Strategic Action Plan
B. Niequist stated she attend the public hearing at the Planning and Zoning Commission meeting the night before. D. Kenney noted it was good she attended the public hearing. B. Niequist said that Houseal Lavigne did a great job presenting. She learned that this is just a vision document and the redevelopment opportunities is not an actual building project. It is an illustration using the ideas and toolbox in the plan showing what could be designed. She said it would be nice if the HPC was involved in reviewing future development proposals.

D. Kenney said she was on the steering committee. J. Wyman argued that she was representing Downtown. D. Kenny stated that she is always wearing her historic preservation hat. She noted that as part of the steering committee they did talk about Historic Downtown. There are no alterations proposed to the historic buildings. The goal of the plan is to plan ahead since there are areas of the City that are primed for development and as a City they want to know what makes sense for infill redevelopment.

There was some additional conversation that whenever a development proposal comes forward the design should fit contextually with the historic character of the area.

J. Wyman said the HPC should have been approached. Staff stated the intent of the Transit Oriented Development plan is to support transit uses and alternative means of transportation by increasing ridership at the two Metra stations and the PACE bus service and increasing access to transit by adding amenities and facilities for pedestrian and bike access.

9) Recommendation for Brittany Niequist to the TOD Steering Committee
J. Wyman made a motion to recommend to staff to add Brittany Niequist to the TOD steering committee or a future offshoot of that committee. H. Hale seconded the motion.

D. Kenney stated the steering committee was created to guide the plan elements. The plan elements are already set so the committee would not be meeting again.

J. Wyman said an off-shoot of the committee to look at the individual development proposals could be formed.

D. Kenney said that would be the Planning and Zoning Commission. They look at development and that is where development is vetted.

B. Niequist said it would be good to have an HPC member on future committees.

J. Wyman requested the vote be taken.

On voice vote H. Hale, J. Halter, N. Haskins, and J. Wyman voted yes. D. Kenney and L. Solak voted no. B. Niequist abstained. Motion passed.

10) 2021 Projects Lake Avenue Cemetery and Veteran's Research Book
J. Halter finished cleaning the two headstones she was working on. She would like the sheet to know what other stones should be cleaned.

B. Niequist said that if any are ready for pictures to please let her know as she would like to take the pictures while the grass is still green.

D. Kenney has submitted several research stories.

N. Haskins said there needs to be a deadline for research so that the book can be finished.

B. Niequist said she can take the stories that are written and verify the background details. As long as she knows what information she is looking for she can do the research, but she is not confident starting from scratch.

N. Haskins said she wants to do a little intro about the Civil war and what it meant to the area.

L. Solak asked that this be put on next month's agenda to finalize the research list and establish a deadline.

11) Member Inquiries and Reports
None

12) Adjournment
There being no further business, D. Kenney a motion to adjourn the meeting. J. Halter seconded the motion. All members voted aye. The meeting adjourned at 9:21 p.m.