Agenda Item No: 6

Historic Preservation Commission
Agenda Supplement

Meeting Date: June 6, 2024

Item: Bertram House, Certificate of Appropriateness
50 North Caroline Street

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

Background:

The home was constructed in 1914 by Paul Bertram. The house is an example of American Foursquare with some Prairie Box architecture aspects. The house is made of formed concrete block. The garage is constructed of brick and slip-glazed hollow terra cotta block. Terra Cotta Block was very popular and Crystal Lake was known for producing the block. The blocks used in the garage construction were designed to carry underground electrical lines.

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:

The property owner acquired the property after the garage roof was destroyed. The structure was left unprotected for years and the block, already being a non-structural material, has begun to crumble. The owner would like to demolish the structure to build a new modern garage.

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*