MINUTES
Historic Preservation Commission
June 6, 2024
City Hall, 100 W. Woodstock Street, Crystal Lake, IL

1) Call to Order
B. Niequist called the meeting to order at 3:00 p.m.

2) Roll Call/Attendance
The following Commission members were present: Ana Freund, Nancy Haskins, Bob Kosin, Brittany Niequist, and Bob Wyman. Judi Halter was absent. City Planner, Elizabeth Maxwell, was present for staff.

3) Public Comment
Zachary Benkert and Brynn Jeffries were in the audience.

4) Approval of Minutes of the May 2, 2024 Regular Meeting
B. Kosin made a motion to approve the minutes of the May 2, 2024 meeting. B. Wyman seconded the motion. On voice vote all voted aye. Motion passed.

5) 660 E. Terra Cotta Avenue Certificate of Appropriateness
Amy Olson with the Crystal Lake Park District was present to represent the petition. She explained that the wood decking was warping. The proposed material is the same as what was used at the Main Beach deck. It is very durable.

B. Wyman asked about the deck and porch layout. Ms. Olson confirmed that it would be the same dimensions and appear the same. The railings will be the same and just the base decking would be changing. They are budgeting for it for next year's budget.

B. Kosin made a motion to approve the Certificate of Appropriateness for the Colonel Palmer House decking at 660 E. Terra Cotta Avenue. B. Wyman seconded the motion. On voice vote all members voted aye. Motion passed.

6) 50 N. Caroline Street Certificate of Appropriateness
The petitioner was not present nor were any plans received. B. Niequist asked B. Wyman for the history on the garage. She said the structure is in bad shape. B. Wyman noted the unique material the original owner used to construct the small one-car garage. It was terra cotta block used for electrical lines. The members are concerned with setting precedent. If they just allow someone to demolish a building because they want to or allow it to fall into disrepair. They tabled the item until the August 1st meeting.

7) 84 N. Walkup Certificate of Appropriateness
B. Wyman took over the meeting. B. Niequist explained she had a company come out and do testing for three days. She was able to get a HUD grant for radon removal. It requires a piping system that makes a whole in the foundation and up alongside the house and up above the roof.

The members noted it was required and would not alter the character of the historic structure.

B. Kosin made a motion to approve the Certificate of Appropriateness for the Hale House for the radon remediation system. B. Wyman seconded the motion. On voice vote all members voted aye. Motion passed.

6) 50 N. Caroline Street Certificate of Appropriateness

The petitioner arrived at 3:20 so the commission members went back to this item on the agenda. The petitioner, Harold Alt, said he had no plans to do anything. He wanted the structure down because it is not safe, it was not constructed out of building materials. He wanted to know why it was landmarked, were the other owners going to fix it up? The commission members said there were no plans to improve the garage. The owner wanted it preserved due to the unique material.

B. Niequist said it would be good to have a plan on how the material can be reused on the property. Mr. Alt said he does not want to spend any money on this and picking it apart piece by piece. He is not sure how many would even survive to reuse. B. Niequist said maybe the blocks are something that can be reused in landscape areas. She would like to see some creative plans.

B. Kosin asked if these were considered special waste and would he be able to just throw them out. He suggested contacting the landscape department at McHenry County College to see if the students could design anything.

They asked about his contractor or method of dismantling. Mr. Alt said he did not have a contractor he was going to do the work himself and just start trying to take them down. He did not know who could help with deconstruction. Ms. Jeffries said they took apart the Baur Garage and cleaned and polished all the terra cotta block and put it back together. So there are good contractors out there.

The commission wanted to continue the item to the August 1, 2024 meeting to allow the owner time to provide plans and more details. B. Niequist made a motion to continue the item to the August 1, 2024 meeting. A. Freund seconded the motion. On voice vote all members voted aye. Motion passed.

8) New Member Zachary Benkert

Mr. Benkert said he was very excited. B. Kosin made a motion to recommend appointment to the Historic Preservation Commission. H. Haskins seconded the motion. On voice vote all members voted aye. Motion passed.

9) New Member Madison Sommerfield

A. Freund made a motion to recommend appointment to the Historic Preservation Commission. B. Wyman seconded the motion. On voice vote all members voted aye. Motion passed.

10) Trolley Tour 2024

The members reported only six tickets were left and how many sales occurred through the online ticket sales portal. B. Wyman stated he would pick up any remaining tickets and money from Heisler's. The members discussed setting up the day of and brining supplies for the day.

The members went through some of their information and what they would be talking about. They shared information among the groups.

11 Crystal Lake Train Station
B. Kosin explained that this was the first step in State protection of the train station. This application would be evaluated to see if it would qualify. Then it could be recommended. Staff explained that the HPC can make a recommendation to place the station on the State register, but only City Council can approve the application to be sent forward. The members were excited about this first step.

12) Member Inquiries and Reports
The members noted that May is Historic Preservation Month and the Downtown did a walking tour with QR codes that displayed historic building information. They hope they can work with the Downtown group next year on a project.

13) Adjournment
There being no further business, B. Kosin made a motion to adjourn the meeting. B. Niequist seconded the motion. On voice vote, all members voted aye. The meeting adjourned at 4:07 p.m.