Agenda Item No: 5

Historic Preservation Commission
Agenda Supplement

Meeting Date: December 5, 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 was constructed of brick and slip-glazed hollow terra cotta block. Over the summer, the house was struck by lightning. This knocked over a portion of the garage and blew out several windows in the home.

The petitioner is requesting replacing and double hung wooden windows with the new modern energy efficient windows.

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:

Replace existing wood windows on the first and second story of the house, removing the storm windows and installing new Pella Traditional Windows.

The three larger windows, two on the first floor and one on the second floor will remain in their current condition.

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*







Historic elements

Putty profile. Further your aesthetic with the putty profile, recreated with historically accurate angles to provide meaningful depth and a realistic shadow. These products offer the industry's deepest sash dimension.

Through-stile construction. Essential to the tradition of window making, butt joinery and through-stile construction create authentic proportions and emulate historic window design.

Integral Light Technology. Pella's Integral Light Technology helps capture the look of true-divided-light without sacrificing energy performance.



Colors & Finishes

Wood Types

C T

Choose the wood species that best complements your project's interior.

Custom solutions:

Pine

Douglas Fir

Mahogany

White Oak

Red Oak

Cherry

Maple

Prefinished Pine Interior Colors

C T

When you select pine, we can prefinish in your choice of a variety of paint and stain colors. Unfinished or primed and ready-to-paint are also available.

White

Bright White

Linen White

Natural Stain

Golden Oak Stain

Early American Stain

Provincial Stain

Dark Mahogany Stain

Red Mahogany Stain

Espresso Stain

Charcoal Stain

Black Stain

Extruded Aluminum-Clad Exterior Colors

C T

Our low-maintenance EnduraClad® exterior finish resists chalking and fading. Take durability further with EnduraClad Plus protective finish, which meets the industry's highest exterior coating standard to defend against chalking and fading.[1] Custom colors are also available.

Black

White

Brown

Fossil

Iron Ore

Portobello

Putty

Almond

Classic White

Brick Red

Hartford Green

Pearl Gray

Soft Linen

Satin Steel

Matte Gray

Wolf Gray

Spice Red

Sage

Frost Blue

Blue Ash