Agenda Item No: 6

Historic Preservation Commission
Agenda Supplement

Meeting Date: May 4, 2026

Item: Certificate of Appropriateness
84 N. Walkup

Action: Vote to approve or deny the Certificate of Appropriateness

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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 HVAC will require a permit but does not appear to affect the exterior appearance or materials of the home.

A certificate of appropriateness issued by the Commission shall be required before a building permit, moving or demolition permit is issued for any designated historic landmark or any building, structure or site or part thereof in the Historic District. It is required if the building, structure or site will be altered, extended, or repaired in such a manner as to produce a major change in the exterior appearance of such building or structure. Such major changes include, but are not limited to (subject to adoption of guideline amendment developed by Historic Preservation Commission and City staff):

A. Major changes by addition, alteration, maintenance, reconstruction, rehabilitation, renovation or repair;
B. Any new construction and demolition in whole or in part requiring a permit from the City of Crystal Lake;
C. Moving a building;
D. Any construction, alteration, demolition or removal affecting a significant exterior architectural feature as specified in the ordinance designating the landmark or Historic District.

Background Information:

Hale House was the first private residence plaqued. Recently the property was rezoned to Residential Office to maintain the residential use as a permitted use.

Project Description:

HVAC ductless mini-split system with exterior condenser.

PROJECT NUMBER: _____

CITY OF CRYSTAL LAKE
CERTIFICATE OF APPROPRIATENESS APPLICATION

Please type or print legibly

PROJECT TITLE: Ductless Mini-Splits Installation

ADDRESS: 84 N Walkup Ave (Hale House)

OWNER(S):

NAME: John Kerpan & Charley Chiodo

ADDRESS: 84. N Walkup Ave

PROPERTY INDEX NUMBERS (attach legal description): 14-32-454-020

BRIEFLY DESCRIBE THE CURRENT IMPROVEMENTS ON THE PROPERTY:

As new owners of the historic Hale House, we wish to invest in the property via installation of a ductless mini-split cooling/heat pump system, which from our research appears quite common for older, even landmarked homes. In addition to providing the home an energy efficient system with minimal exterior changes, it would prevent further damage to the original windows/glass that house the portable window a/c units. Our long-term goal is to learn proper restoration techniques to repair the original sash windows over time, and feel this system installation would mitigate further wear and tear, and provide better ability for us work on them.

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

Exterior changes/considerations are minimal; the outside condenser, smaller and quieter than traditional central air systems, could be installed near the back of the house (SW side; see red box in plat of survey attached), away from front/public view, where the electrical/gas meters and radon system are currently located. Line sets would run through the attic from the interior mounted units in each upstairs bedroom, connecting to the branch box. Concealed line(s) connect to the condenser from above in line with other conduit already in place, further concealed via line-hide techniques (ie, paint match, strategic routing, etc.)

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: (Obtaining quotes)

ADDRESS: _____

PHONE: _____

ARCHITECT NAME: _____

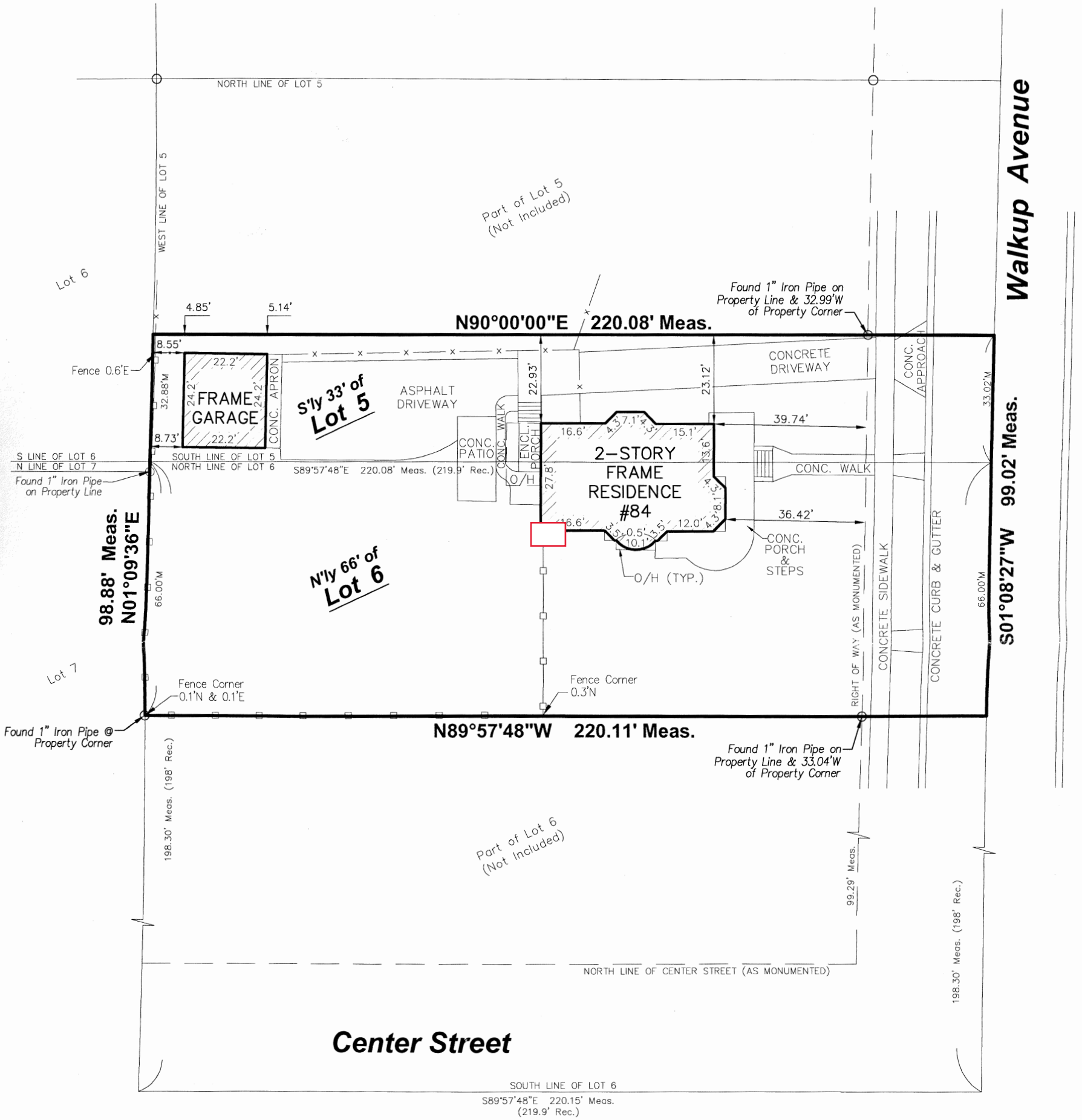
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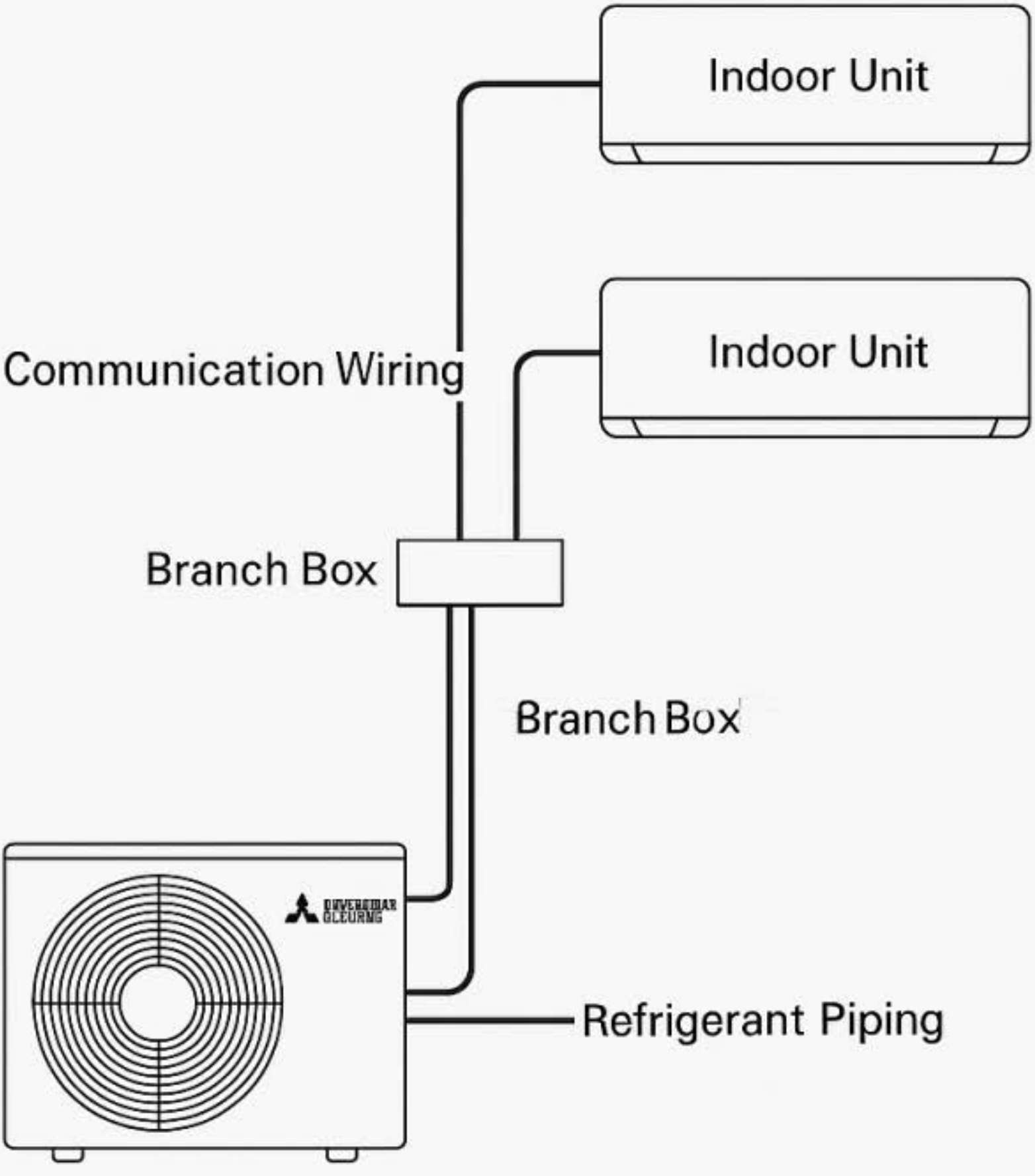
PHONE: _____

Plat of Survey

LEGAL DESCRIPTION: THE NORTHERLY 66 FEET OF LOT 6 AND THE SOUTHERLY 33 FEET OF LOT 5, ALL IN BLOCK 1, TAKEN AS A TRACT IN WALKUP'S ADDITION TO NUNDA, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 9, 1874 IN BOOK 55 OF DEEDS, PAGE 516, IN MCHENRY COUNTY, ILLINOIS.

PARCEL AREA: 21,775 Sq. Feet




Indoor Unit
Indoor Unit
Communication Wiring
Branch Box
Branch Box
Refrigerant Piping