Agenda Item No: 7

Historic Preservation Commission
Agenda Supplement

Meeting Date: May 4, 2026

Item: Certificate of Appropriateness
26 N. Williams Street

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 tuck-pointing work does require a building permit and would make alterations to the public facing façade.

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:

Raue Center for the Arts was plaqued in 2013 under the El Tovar Theater.

Project Description:

The petitioner has provided the scope of work. The tuck pointing will take place along various locations on the façade. They will grind out the mortar joints, fill with a Tupe N Masonry cement. They will also caulk any cracks.

CITY OF CRYSTAL LAKE
CERTIFICATE OF APPROPRIATENESS APPLICATION

Please type or print legibly

PROJECT TITLE: RAUE CENTER FOR THE ARTS TUCK POINTING REPAIRS

ADDRESS: 26 NORTH WILLIAMS STREET

OWNER(S): CITY OF CRYSTAL LAKE

NAME: POINT OF CONTACT FOR PROJECT: MIKE MAGNUSON, DIRECTOR OF PUBLIC WORKS AND ENGINEERING

ADDRESS: 100 WEST WOODSTOCK STREET, CRYSTAL LAKE, IL. 60014

PROPERTY INDEX NUMBERS (attach legal description): 14-32-482-028 (ORIGINAL BUILDING) 14-32-482-029 AND 14-32-482-002 ARE OCCUPIED BY ADDITIONS TO THE BUILDING (SURVEY ATTACHED)

BRIEFLY DESCRIBE THE CURRENT IMPROVEMENTS ON THE PROPERTY:

PARCEL 14-32-482-028 IS ONE OF THREE PARCELS THAT IS OCCUPIED BY THE RAUE CENTER FOR THE ARTS, A PERFORMING ARTS CENTER CONTAINING STAGE, SEATING, LOBBY, BOX OFFICE AND OTHER ANCILLARY USES.

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

THE RAUE WAS RENNOVATED AND SIGNIFICANTLY EXPANDED IN 2000. ***AS PART OF THAT WORK THE ORIGNAL BUILDING WAS TUCK POINTED.***

THE PROPOSED WORK CONSISTS OF TUCK POINTING REPAIRS TO THE FRONT AND SIDES OF THE BUILDING.

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.

THE TUCKPOINTING REPAIRS TO THE FRONT OF THE BUILDING (HISTORIC PORTION OF BUILDING) WILL BE MADE UTILIZING A TYPE N MASONRY CEMENT. THIS CEMENT IS APPLICABLE TO OLD BUILDINGS WITH MORE FRAGILE BRICKS AND WILL AVOID HAVING THE MORTAR POTENTIALLY CRACK THE BRICKS. MORTAR WILL BE MIXED TO MATCH EXISTING MORTAR. THE CONTRACTOR HAS PERFORMED SIMILAR WORK IN THE DOWNTOWN.

CONTRACTOR NAME: LEONARD & SONS

ADDRESS: 1201 W. ALGONQUIN ROAD, ALGONQUIN, IL 60102

PHONE: 847-658-7659

ARCHITECT: NAME: N/A – MAINTENANCE WORK, NO MODIFICATION

ADDRESS:

PHONE:

Leonard & Sons Chimney & Masonry

1201 W Algonquin Rd
Algonquin, IL 60102

847.658.7659

Leonardandsons.com

office@leonardandsons.com

Estimate #51813

SENT

Raue Center For The Arts

(815) 451-5530

~~bberg@homestbk.com~~

26 North Williams Street
Crystal Lake, Illinois 60014

Date: Mar 17, 2026

Expiration Date: Dec 1, 2025

Status: Sent

Re: Up Dated Masonry Restoration to Raue Center of Crystal Lake IL. 12/20/2024

East side of Building:
Scaffolding system will be set up to OSHA standards with a pedestrian walk way under the scaffolding allowing access to front doors. Using dust controlled vacuum's grind out deteriorated mortar joints from top of building to bottom of second floor windows to a depth of 3/4".Check roof side of parapet wall for any cracked or deteriorated mortar joints and grind out to a depth of 3/4". Tuckpoint ground out area using type N masonry cement matching existing cement as close as practicable. Teardown left pillar on northern corner of the east side of the building saving brick to be cleaned and reused. Rebuild pillar with salvaged brick using type N masonry cement matching existing cement as close as practicable. Remove caulk from where terra cotta and face brick meet and caulk new with NP1 polyurethane caulk matching existing caulk as close as practicable.

North Side of Building:
Remove failed caulk from vertical cracks caulked by a previous company. Grind out vertices crack to a depth of 1/2". Apply backing tape or backing rod to prevent 3 sided adhesion. Caulk prepped areas with redwood tan NP1 polyurethane caulk. Cut out block above rusting lintel. Remove deteriorated lintel and install cement block in the opening. Grind out deteriorated joints around the lintel area to a depth of 3/4". Grind out deteriorated and washed out areas at grade. Tuckpoint ground out areas with type N masonry cement matching existing cement as close as practicable.

South Side of building:
Cut out the 3-4 broken or deteriorated block above entry way. Install new block using type N masonry cement matching existing stone as close as practicable.
Remove failed caulk from vertical cracks caulked by a previous company. Grind out vertices crack to a depth of 1/2". Apply backing tape or backing rod to prevent 3 sided adhesion. Caulk prepped areas with redwood tan NP1 polyurethane caulk. Wash all repaired areas with SureKleen 600.
Debris caused by Leonard & Sons will be removed from premises.

Additional Notes:
Any additional insurance or permits required by The city of Crystal Lake for the masonry repair will be an additional cost. Leonard & Sons will obtain the permit. There are cracked brick on the roof side of the parapet on the east elevation. The roof termination bar is anchored in these cracked brick. To replace these brick a roofing company will need to remove their termination bar while repair is being preformed. Once repair is preformed the roofing company will need to replace the
termination bar and flashing.

****Proposal includes the cost of scaffold set up. See attachment for the cost of the scaffolding. Leonard & Sons will coordinate with scaffold company once
proposals are signed.

50% deposit due upon acceptance of proposal, remaining balance due upon completion.

Prequalify for 12-Mo Same-As-Cash Loan by clicking this link!

Subtotal	**$78,345.22**
Total	**$78,345.22**

Authorized Digital Signature: Caleb Martinez

Please Note: Unless selected by clicking the check mark box to select an Add-On Option(s), the cost of the Add-On Option(s) will not reflect in the estimate total. Once checked, the estimate total will update to include the main estimate total in addition to the cost of the Add-On(s) selected.

Please be advised that by accepting this estimate you are acknowledging and agreeing to the terms and conditions shared below

TERMS AND CONDITIONS

1. DESCRIPTION OF SERVICES.

Pursuant to this Agreement, Leonard & Sons Building Service, Inc. ("Service Provider") shall provide the Customer with the following general services: Conduct a visual inspection and perform any and all cleaning and/or repair work based on the Service Provider's visual inspection ("Services"). The Customer acknowledges and agrees that the Service Provider shall not be held responsible for any damage that might occur during the completion of the Services, due to pre-existing defects, including without limitation, improper installation, inadequate or deteriorated venting material, and/or any other condition or occurrence beyond the Service Provider's control. If for any reason the Service Provider is required to remove its equipment and/or material and supplies from the Customer's property during the performance of the Services, then the Customer shall be charged a reasonable remobilization fee in order for the Service Provider to resume work.

2. PERFORMANCE OF SERVICES.

The manner in which the Services are to be performed and the specific hours to be worked by the Service Provider shall be determined solely by the Service Provider. The Customer shall rely upon the Service Provider to work as many hours as might be reasonably necessary to fulfill the Service

Provider's obligations under this Agreement.

3. TERMS OF PAYMENT.

The entire fee for the Service Provider to complete the Services under this Agreement ("Fee") shall be paid to the Service Provider upon the completion of the Services, pursuant to invoice. Any payment received by the Service Provider after 10 days from the date of the invoice shall be subject to a post-maturity interest charge at the rate of 1.5%, per month, or the maximum rate of interest allowable under Illinois law, whichever is less.

4. EXPENSES AND ATTORNEY'S FEES.

The Customer agrees to pay all of the Service Provider's costs, expenses and attorneys' fees incurred or paid by the Service Provider to enforce the

Customer's obligations and/or the Service Provider's rights hereunder, either in collecting any money due from the

Customer or in successfully defending against any claim made by the Customer.

5. WARRANTY AND LIABILITY.

The Service Provider makes NO WARRANTIES, EITHER EXPRESS OR IMPLIED, INCLUDING THE IMPLIED WARRANTY OF MERCHANTABILITY AND/OR THE WARRANTY OF FITNESS FOR PARTICULAR PURPOSE. The Service Provider's liability on any claim, whether in tort or in contract, shall be limited to the Fee. IN NO EVENT SHALL THE SERVICE PROVIDER HAVE ANY LIABILITY FOR CONSEQUENTIAL OR INCIDENTAL DAMAGES, INCLUDING, BUT NOT LIMITED TO, LOST PROFITS, DAMAGE TO GOODWILL, LOSS OF TIME, INCONVENIENCE OR OTHER COMMERCIAL OR ECONOMIC LOSS.

6. ENTIRE AGREEMENT.

This Agreement contains the entire agreement of the parties and there are no other promises or conditions in any other agreement, whether oral or

written . This Agreement supersedes any prior written or oral agreements between the parties.

7. SEVER ABILITY AND WAIVER.

If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall remain in full force and

effect. In addition, the failure of either party to enforce any provision of this Agreement shall not be construed as a waiver or limitation of that party's

right to subsequently enforce and compel strict compliance with every provision of this Agreement.

8. GOVERNING LAW.

The Customer agrees that this Agreement shall be construed in accordance with and governed by the laws of the state of Illinois. Venue for all actions

involving the Customer and the Service Provider shall be McHenry County, Illinois. The Customer expressly waives any objection based upon lack of

personal jurisdiction, improper venue or forum non conveniens.

Contract

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_____ _____

Signature Date

Updated 4/9/26

Equipment Division

International Equipment Inc.
25218 S State Street
Crete, IL, 60417

Labor Division

International Scaffold Erectors
12616 Massachusets Street
Crown Point, IN, 46307

(O): 800-675-3231 www.internationalscaffolding.com (F):708-279-7580

LEONARD & SONS BUILDING SERVICE
1201 W ALGONGUIN RD
ALGONQUIN, IL 60102
CALEB MARTINEZ
caleb@leonardandsons.com

Project: Scaffold & Protection Canopy
Job Address: Raue Center 25 N Williams
Crystal Lake IL 60014
Quote by: Peter Liphardt (224) 288 - 7646 (M)
Date: 3/17/2026
Bid #: P26-2067 SCAFFOLDING QUOTE/RENTAL

Thank you for the opportunity to present a proposal for scaffolding services, if you have questions please do not hesitate to contact me.

Scope: Provide scaffold equipment and labor to install overhead protection canopy for City sidewalk below scaffold work access system at East elevation (front facade). Scaffold intended for customer to access masonry repairs at theater façade above window heads. Scaffold installation includes two deck levels fully planked with short knee out rigger levels to reach grind point and partial rebuild work on facade. All decked levels will include incorporated access ladder from canopy to reach work deck levels, guard rails and toe boards where necessary. Not included: City permits, premium night and Saturday time labor, adjusting planked levels or knee out levels after initial installation, engineering. International proposes to also need staging area near site for off loading and storing material while building or dismantling phases.

Job	Install/Dismantle	Permit/1 Mo.	Rent/Mo.	Freight	Sub Total
Scaffold & Canopy as described	$22,300.00	By Other	$2,100.00	$1,500.00	25,900.00
IL Rental/Use tax (7.5%)/Per 28 Day cycle			$157.50		157.50

TOTAL $26,057.50

Lessee: LEONARD & SONS BUILDING SERVICE
By: _____
Print Name: _____
Date: _____
PO: _____

If NO PO provided, signature authorizes payment

Lessor: INTERNATIONAL EQUIPMENT, INC
By: _____
Print Name: _____
Date: _____

By signing above, LESSEE states that it has the authority to enter into this agreement; that it has read the terms hereof which terms are specifically included as an integral part of this agreement; and that it accepts and agrees to be bound by the terms of this agreement. (Terms Continued Pg.2 on file)

Indemnification: Lessee shall indemnify and defend lessor against and hold lessor harmless from any and all claims, actions, suits, proceedings, costs, expenses, damages and liabilities including attorney's fees, which (A) Relate to injury or to destruction of property, or bodily injury, illness, sickness, disease or death of any person (Including employees of lessee), and (B) are Caused, or claimed to be caused, in whole or in part by the equipment leased herein or by the liability or conduct (including active, passive, primary, or secondary) of lessor, its agents or employees, or anyone from whose acts any of them may be liable. The parties agree that lessor shall only be liable or responsible for actions of willful misconduct. Lessee shall at its own cost and expense, defend lessor against all suits or proceedings commenced by anyone in which lessor is a named party for which lessor is alleged to be liable or responsible as a result of or arising out of the equipment, or any alleged act of omission by lessor and lessee shall be liable and responsible for all costs, expenses and attorney's fees incurred in such defense, and or settlement, judgement or other resolution of the claim in the event that such. Purpose of this clause is to sift risk of all claims relating to leased property to the lease during entire term of the lease.

PAYMENT TERMS: Entire base contract including freight, initial scaffold material rental period to be billed upon completion of scaffold erection is due 30 days from invoiced date with progress billing thereafter. TAXES: All above pricing does not include applicable taxes.

Clarifications: This proposal is based on the initial erection of the scaffold material and position as indicated in our proposal at one time. Any shifting or relocation after final approval by contractor field representative is not part of this agreement. Upon completion of your work, we will dismantle and remove the scaffold material at one time. Any direction to remove partial sections will be viewed as an extra to this contract; the contractor will be liable for any and all additional cost involved. International is to be compensated for any extra work, delays or schedule changes beyond our control. International Equipment is to have reasonable access to the building, facility, construction site, parking lane, street side, dock areas, elevators, stairways, entranceways during the load in, erection, dismantle & load out phases of the project for material and Prior to the dismantle of the scaffolding, any and all items, debris, and accumulations of dirt/sand are to be removed from the scaffold. It will be considered an extra for International Equipment to remove these items.

All work described herein shall be performed during a normal straight time working hours (7:00 a.m. to 3:30 p.m.), during a normal workweek (Monday through Friday). Any overtime required due to schedule change of existing work or extra work not included herein, when required by Contractor, shall be charged by International Equipment at the cost of labor plus applicable mark-up and expenses.

The scaffold / shoring design is based on using a standard 2x10x2' long wood sill under the base/screw-jack to distribute the loads into the ground/floor/roof. Any additional sills or sill redesign will be reviewed as an extra to this contract, the contractor will be liable for any and all additional cost involved.

This proposal is based on the ground/floor/roof withstanding the imposed loads of the scaffolding / shoring. No re-shoring of the existing structure is included in this proposal. If re-shoring is required it will be viewed as an extra to this contract; the contractor will be liable for any and all additional cost involved.

This proposal is based on information received in our phone conversation. If International Equipment is successful in the award of the contract for the scaffolding services we will require a site visit to verify all conditions prior to start of project.

International Equipment hereby agrees that this proposal will remain valid for the acceptance of the owner / contractor for a period of 90 days from the date on this proposal.

The performance of work as detailed in this proposal will require Credit Approval, prior to start of project.

The proposal documents, consisting of this proposal, all exhibits incorporated by reference hereto, drawings, specifications, constitute the entire agreement between International Equipment, Inc. and contractor relating to the work and supersedes prior negotiations, representations or agreements either written or oral.

Canopy Specific: Temporary string lights supplied by International Equipment must be maintained by Lessee. Lessee shall provide, install and maintain permanent canopy lights after 90 days per Chicago canopy ordinance. NOTE: Chicago canopy ordinance requires canopies permitted past 90 days to be installed with hard wired lighting with in 7 days of permit request. If International Equip. obtains CDOT permit: Customer is responsible to pay all permit costs including CDOT Permit Fee, expeditor and processing fees, tickets plus attorney fees. Customer also responsible for items (A-F):

A) Permits, licenses, inspections, hard wire lighting, fencing, panels, walkway lumber, relocating of signs, meters.

B) Sidewalk or Street area must have a sound and firm base (vaulted area's to be shored by others or as an IESE extra.

C) All concrete & tie down cables necessary to protect and/or anchor canopy, due to installation of trailers, parapet and/or signage.

D) All material mounted to the canopy for purpose of enclosure's, signs, etc. are to be braced independently of the canopy.

E) Violations with concerns to permits will be billed to customer, plus the court time of International employee.

F) Lighting must be on from dusk to dawn