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

Add exterior-rated, pressure-treated lumber to reinforce and provide new walking surfaces for the existing porch steps & landing, while leaving the original structure intact & unaltered. Replace existing front exterior door with a new exterior door. Remove the existing rear exterior door and install the existing front door in its place. Reuse the existing openings and framing where feasable. Repair approximately 100-150 linear ft of existing siding with matching red cedar smooth siding having a 4inch exposure. Paint front enterance door BEHR paint; color Cherry Cola. Repain exterior of home BEHR: winter white, railings; BEHR: China silk on trim; BEHR: ombre Blue on all exterior surface of home.

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: Jazmin Fernandez

ADDRESS: [redacted]

PHONE: _____

ARCHITECT NAME: _____

ADDRESS: _____

PHONE [redacted]

Agenda Item No: 5

Historic Preservation Commission
Agenda Supplement

Meeting Date: November 2, 2026

Item: Certificate of Appropriateness
263 King 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 petitioner has submitted a building permit. Changes are being made to the permit, which includes additional work beyond original maintenance.

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:

The original 1840 Plat of Survey that first laid out the Village of Crystal Lake included eight streets and 138 lots. The Andrew Pierson House was built on one of them. The first structure on the property was a log cabin, the remnants of which can be found inside the existing home. The cabin was replaced circa 1882 with a Gothic Revival home featuring a prominent, steeply pitched front gable and ornate porch. In 1915, a significant addition to the front of the home in a less ornate vernacular style obscured the original design.

The 1915 addition to 263 King Street was the work of Andrew Pierson who was born in Sweden on July 16, 1864. He and a friend, Charles Ackmann, immigrated to the United States while still teenagers and found employment on Charles Teckler's farm in Crystal Lake. Andrew went on to work for millionaire Charles Dole, who owned over a thousand acres around the south side of the lake. Andrew Pierson tended to Mr. Dole's thoroughbred stable and track. It was while working for Mr. Dole that Andrew met and married Swedish-born Emma Simonson in 1896. It was also around this time that 263 King Street became their residence.

Project Description:

- Exterior Siding repairs. Replace wood siding with wood siding. Paint the same current color.



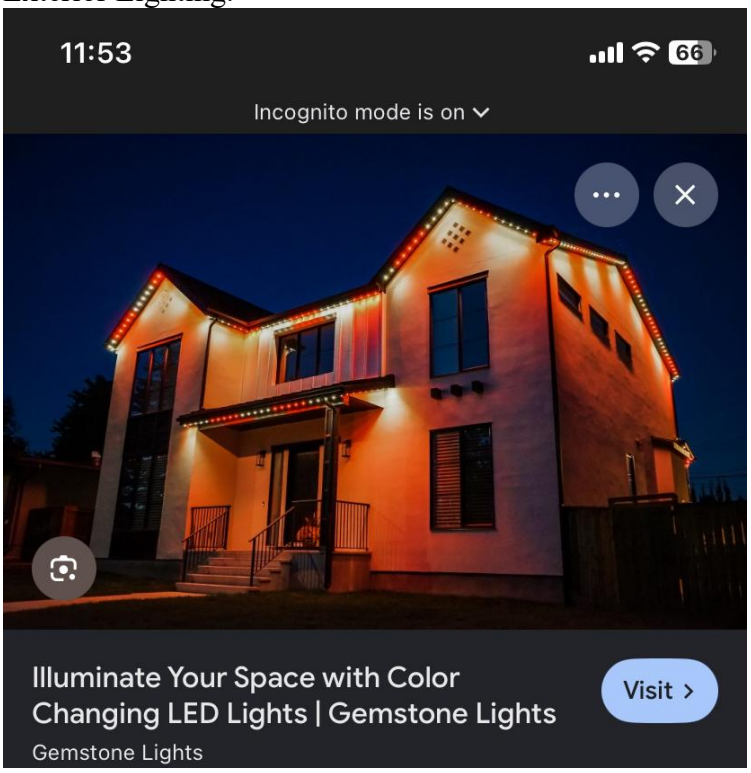
- New front door. Relocate wood front door to be the back door. New metal front door.

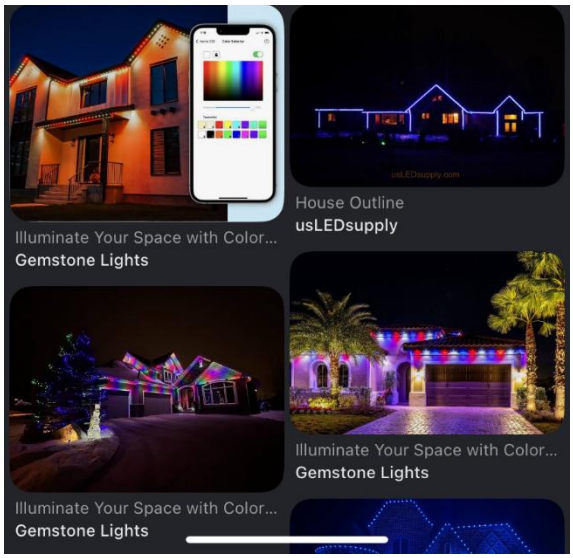


- Front Porch. Remove and replace wood components. Install black metal tubular railing.



- Exterior Lighting.





- Other exterior changes including wood repair, new doors, new door hardware The

Standards for Certificate of Appropriateness
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" as follows:

A. 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.

B. 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.

C. 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.

D. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

E. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.

F. 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.

G. 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.

H. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

I. 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.

J. 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.

Design Guidelines
Design guidelines for applying the criteria for review of certificates of appropriateness shall, at a minimum, consider the following architectural criteria:

A. Height. The height of any proposed alteration or construction should be compatible with the style and character of the landmark and with surrounding structures in an Historic District.

B. Proportions of windows and doors. The proportions and relationships between doors and windows should be compatible with the architectural style and character of the landmark.

C. Relationship of building masses and spaces. The relationship of a structure within an Historic District to the open space between it and adjoining structures should be compatible.

D. Roof shape. The design of the roof, facia, and cornice should be compatible with the architectural style and character of the landmark.

E. Landscaping. Landscaping should be compatible with the architectural character and appearance of the landmark.

F. Scale. The scale of the structure after alteration, construction, or partial demolition should be compatible with its architectural style and character and with surrounding structures in an Historic District.

G. Directional expression. Facades in Historic Districts should blend with other structures with regard to directional expression. Structures in an Historic District should be compatible with the dominant horizontal or vertical expression of surrounding structures. The direction expression of a landmark after alteration, construction, or partial demolition should be compatible with its original architectural style and character.

H. Architectural details.

1. Architectural details including types of materials, colors, and textures should be treated so as to make the landmark compatible with its original architectural style and character and to preserve and enhance the architectural style and character of a landmark or Historic District.

2. New structures in an Historic District shall be compatible with the architectural styles and design in said districts.

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(190) Questions & Answers (26)



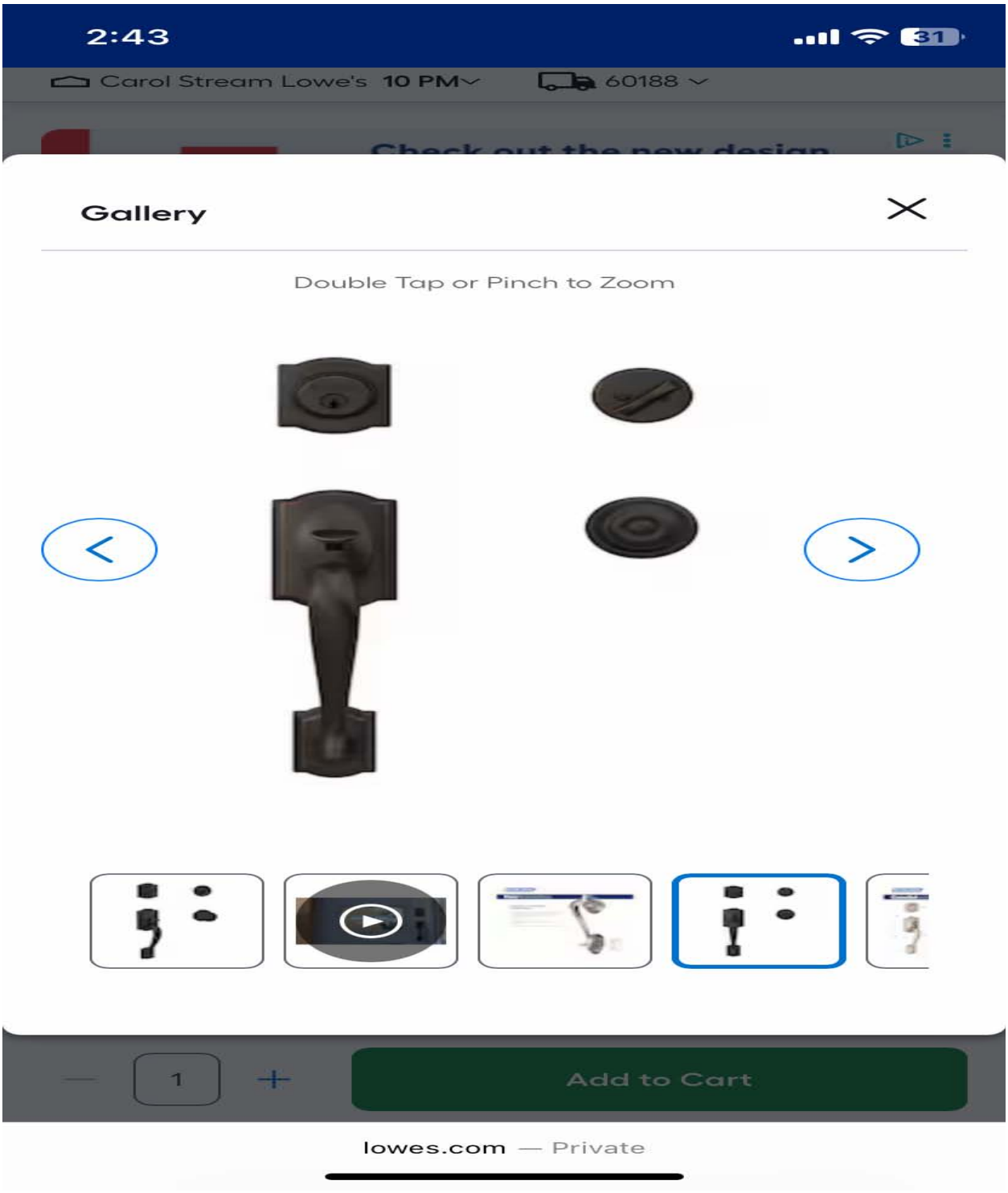
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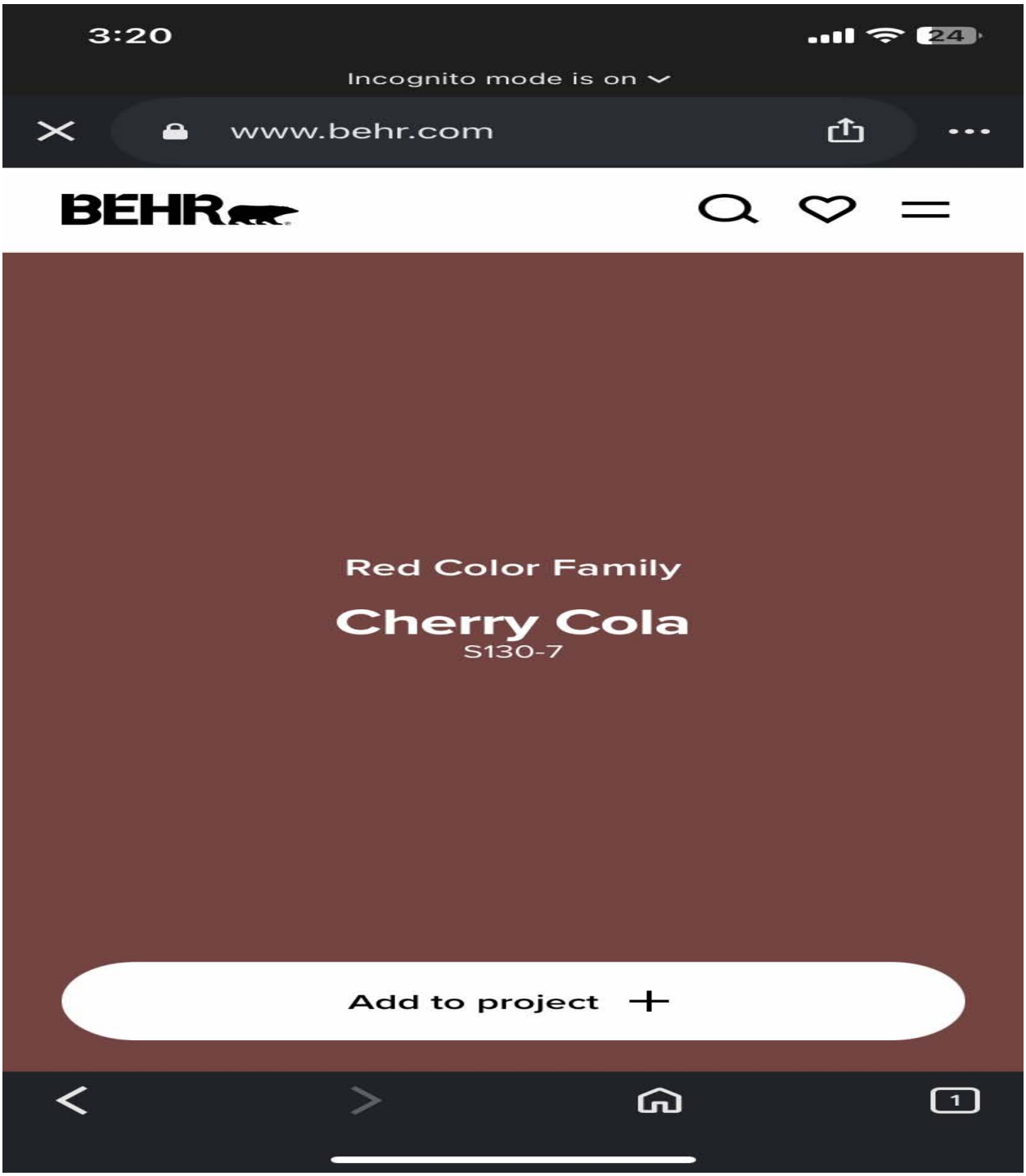


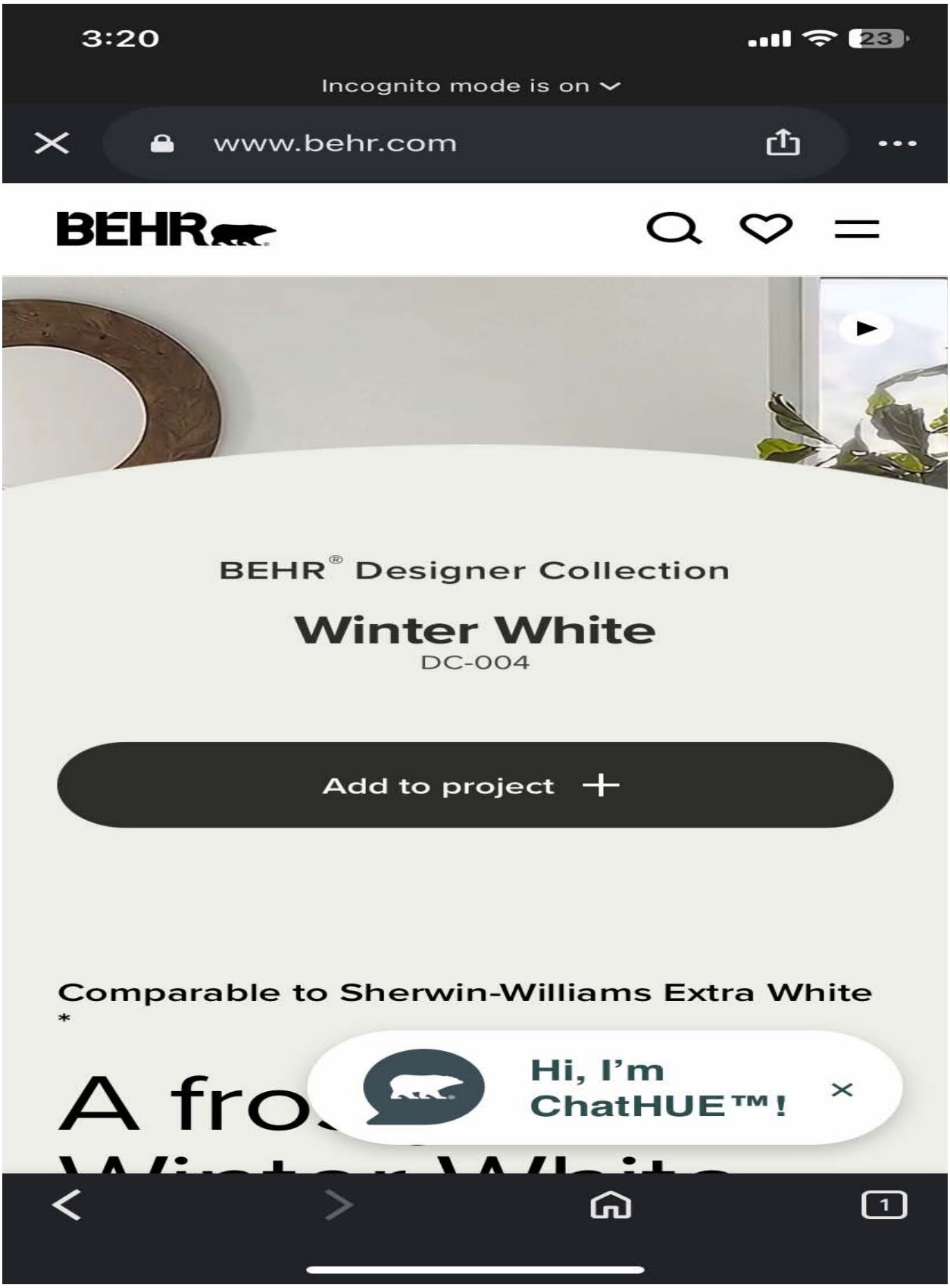
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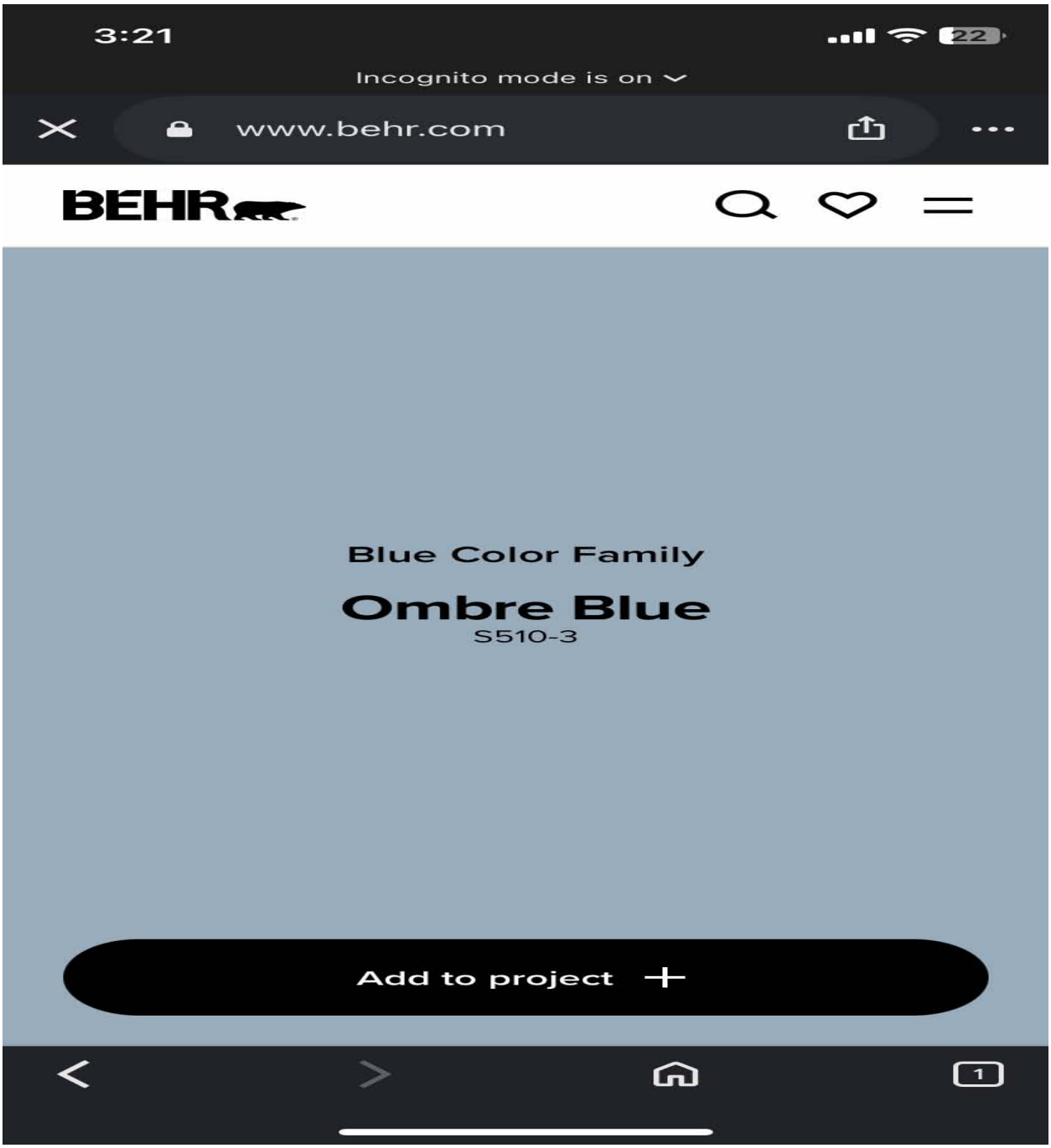
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Front porch



Front steps



Existing rear door



Side porch



Exterior rear siding



Existing exterior front door