



Memorandum

To: Historic Preservation Commission Members
From: Jill Osth, Planner
McHenry County Department of Planning
Date: January 6, 1992
Re: First Meeting

November 1991, the McHenry County Board appointed you to the McHenry County Historic Preservation Commission. Now that the new year has begun, it seems appropriate to schedule the first meeting of the Commission. The first meeting has been scheduled for *Tuesday, January 21, 1992* at 7:00 p.m. The meeting will be held in the Government Center *Annex Building* down in the first floor conference room. This meeting date has been set, because it is consistent with the former schedule of the Historic Preservation Study Committee. The Commission will be able to decide on future meeting dates which will fit your schedules better. If you have a conflict with this date, please contact the Planning Department, (815) 338-2040 ext. 4540, so your schedule can be considered during this discussion at the first meeting.

This meeting will be more of an ice-breaker than anything else. Three of the new Commission members were members of the Study Committee. A good discussion of the goals of the Historic Preservation Ordinance should be a key to this meeting. A copy of the Historic Preservation Ordinance is enclosed for your review. Bring your questions to the meeting.

And finally, a note of welcome to all. You will be joined by:

John Dalton, Marengo
Al Kramka, Woodstock *
Gloria Mack, Ringwood *
Richard McGrath, Crystal Lake
Donna Spicer, McHenry
Nancy Welch, Cary
Jim Keefe, Woodstock
Robert Luebbe, Crystal Lake
David Weide, Johnsburg *

(* indicates Study Committee Member)

I look forward to working with you. The Study Committee has given the Commission some challenging goals. It is time to address these goals and begin the down the path toward achieving them.

See you on the 21st.



DEPARTMENT OF PLANNING AND DEVELOPMENT

McHENRY COUNTY GOVERNMENT CENTER - ANNEX BUILDING A
2200 NORTH SEMINARY AVENUE
WOODSTOCK, IL 60098
815/334-4580 FAX# 815/337-3720

McHENRY COUNTY HISTORIC PRESERVATION COMMISSION

MEETING DATES FOR 1992

January 21, 1992	July 17, 1992 Survey Committee
February 18, 1992	July 21, 1992
March 24, 1992	August 1, 1992 Survey Committee
April 21, 1992	August 11, 1992 Strategic Plan Sub-committee
May 7, 1992 Strategic Plan Sub-committee	August 18, 1992
May 19, 1992	September 15, 1992
May 30, 1992 Survey Committee	October 3, 1992 Survey Committee
June 11, 1992 Strategic Plan Sub-committee	October 20, 1992
June 13, 1992 Survey Committee	November 17, 1992
June 16, 1992	December 1, 1992 Strategic Plan Sub-committee
July 11, 1992 Survey Committee	December 15, 1992

HISTORIC PRESERVATION COMMISSION
Minutes
January 21, 1992

Present

John Dalton
Jim Keefe
Al Kramka
Bob Luebbe
Gloria Mack
Rick McGrath
Donna Spicer
David Weide
Nancy Welch

Absent

Staff

Jill Osth

The meeting was called to order at 7:15 p.m. Roll was taken and the commissioners and staff were introduced. **The Commissioners will send a short biography of themselves to share. This will give all insight into each others' specialties and interests in preservation.** Jill Osth will complete the list of Commission members, addresses, and phone numbers and distribute them.

OFFICERS

It was announced that Gloria Mack will be appointed by the County Board as Chairman to the Commission. This appointment will be finalized at the February 18, 1992 County Board Meeting. The positions of Vice-chairman and Secretary needed to be filled by vote of the Commission. Jill Osth pointed out that the duties of these positions are established in the Preservation Ordinance.

MOTION BY GLORIA MACK, SECONDED BY JIM KEEFE, FOR AL KRAMKA TO FILL THE POSITION OF VICE-CHAIRMAN. ALL AYE. MOTION CARRIED.

MOTION BY JOHN DALTON, SECONDED BY DAVID WEIDE, FOR BOB LUEBBE TO FILL THE POSITION OF SECRETARY. ALL AYE. MOTION CARRIED.

These individuals will begin acting in these capacities immediately.

Chairman:	Gloria Mack
Vice-Chairman:	Al Kramka
Secretary:	Bob Luebbe

BY-LAWS

It was determined that by-laws detailing rules and procedures for the Commission should be established. **The Commission will return at the next regular scheduled meeting with their thoughts on this subject.**

NEW BUSINESS

Meeting Dates: The Commission scheduled their regular meeting dates on the third

Tuesday of the month to begin at 7:30 p.m.. **The next meeting is February 18, 1992.** These dates will be determined and will be published and posted in conjunction with the open meetings act.

Planning Commission: For the Commission's information Jill Osth noted that the McHenry County Regional Planning Commission will be addressing Historic Preservation at their next working session meeting on February 20, 1992 at 7:00 p.m. in the Government Center Annex Building (same as the Commission's meeting place). It was the general consensus of the Commission they attend to introduce themselves to the Planning Commission and establish a working relationship as well as hear the presentation to further their education in preservation planning.

Staggering of Terms: The Commission noted that the ordinance requirements for staggered terms of the initial members of the Commission has not been addressed. Jill will notify Ann Hughes of the oversight and attempt to remedy the situation at the same time as the Chairman appointment is confirmed during the February County Board Meeting.

Liability and Defense: The Commissioners expressed concern about their liability, individually as well as collectively, while fulfilling their duties as Commissioners. The method of defense in the case of an appeal to a Commission decision was also discussed. The Commission directed Jill Osth to obtain the State's Attorney's opinion on both of these topics.

COMMITTEE DISCUSSION

The Commission discussed the necessity and timeliness of committee establishment. John Dalton noted the importance of establishing a committee which will be responsible for monitoring and following through on the annual/periodic responsibilities the Preservation Ordinance requires. Discussion continued in many directions as the Commission got a feel for the Preservation Ordinance requirements and time frame. It was finally determined to create two initial committees: Survey & Research and Preservation Plan. These two committees best address the ordinance requirements of planning and surveying. The remaining goals of the ordinance will be included within the plan and will be addressed at completion. The Commissioner's volunteered as follows:

Survey and Research

Dave Weide
Jim Keefe
Nancy Welch
Al Kramka

Preservation Plan

Gloria Mack
Donna Spicer
Rick McGrath
Bob Luebbe
John Dalton

The Committees decided to hold their first meetings at the Woodstock Public Library. Gloria Mack volunteered to call the library and reserve rooms for the committees. The following dates were set for the committees:

Preservation Plan:	Tuesday, February 4 @ 7:30 p.m.
Survey and Research:	Wednesday, February 12 @ 7:30 p.m.

The committees will bring their ideas and findings to the next scheduled meeting.

Misc: Jill Osth noted that she will begin keeping a resource list. As names of contacts are brought up, she will note them and add them to the list. Rick McGrath mentioned John Dahlquist of Elgin as a preservation architect. The Commission will (please) try to note

any names or organizations they know and bring them to the meetings.

ADJOURNMENT

MOTION BY DAVE WEIDE, SECONDED BY NANCY WELCH TO ADJOURN.
ALL AYE. MOTION CARRIED.

The meeting was adjourned at 9:00 p.m.

THE NEXT REGULAR MEETING IS FEBRUARY 18, 1992 AT 7:30 P.M. SEE YOU
THERE. Please contact Jill Osth at (815) 338-2040 if you will not be able to attend.
Thank you.

HISTORIC PRESERVATION COMMISSION

Minutes

February 18, 1992

Present

John Dalton
Jim Keefe
Al Kramka
Gloria Mack
Rick McGrath
Donna Spicer
David Weide
Nancy Welch
Glen VonBergen, MCCD

Absent

Bob Luebbe

Staff

Jill Osth

The meeting was called to order at 7:40 p.m. Roll was taken. Five biographies were received. Upon receipt of all the biographies, Jill will distribute the completed paper to the Commissioners.

SURVEY AND RESEARCH COMMITTEE

The committee met and discussed approaches to begin their work. The committee would like to focus on areas with the most potential for losing resources such as McHenry and Nunda Townships. Copies of the McHenry County Historic Structure Survey Summary were distributed. Included with this were copies of the survey photos of the "significant structures" which were outlined in the summary. The committee also began discussing the criteria to be used for landmark designation. Al Kramka supplied the Commission with copies of the criteria the McHenry County Historical Society uses. Copies of the Kane County "Built for Farming" book were distributed. **Jill will order four more copies for the Commissioners who are interested in purchasing the publication. This committee will meet again on March 16th at 7:30 p.m. at Jim Keefe's office in Woodstock.**

STRATEGIC PRESERVATION PLAN COMMITTEE

This committee discussed the scope and direction of the plan. Some confusion existed in terms of how this plan relates to the McHenry County Land Use Plan: Year 2005 Update and the McHenry County Zoning Ordinance. It was determined that the plan should address each of the duties and goals as outlined in the Historic Preservation Ordinance. This will include ways to address potential changes to the Land Use Plan: Year 2005 Update and the Zoning Ordinance. To clarify terms, it was the consensus of the Commission to refer to the preservation plan as the strategic preservation plan. **This committee will meet again on March 10th at 7:30 p.m. at Gloria Mack's home in Ringwood.**

OLD BUSINESS

CHAIRMAN: Ann Hughes was contacted regarding Gloria Mack's appointment to the Chairmanship. Mrs. Hughes confirmed that she was appointed during the January 21, 1992 County Board meeting.

STAGGERING TERMS: Mrs. Hughes also directed the Commission to determine their own terms of appointment. Numbers were drawn and the following terms were established:

Rick McGrath	1 year	Donna Spicer	1 year
David Weide	2 years	Gloria Mack	2 years
Al Kramka	3 years	John Dalton	3 years
Bob Luebbe	4 years	Jim Keefe	4 years
Nancy Welch	5 years		

BY-LAWS: John Dalton brought samples of by-laws used by other organizations. He also sighted examples of specific rules including officer election procedures and nomination forms and procedures. Al Kramka noted that addressing the by-laws at a methodical pace may be the approach for this Commission. **A By-law committee was formed including John Dalton, Gloria Mack, and David Weide. This committee will not be meeting immediately.** The Commission will be focusing on the survey and plan.

STATE'S ATTORNEY REPLY: The State's Attorney has not replied. Jill will try to find out why and when a reply may be forthcoming.

MEETING DATE PUBLICATION: This was completed. John Dalton requested a copy of the open meetings act to check for compliance of the sub-committee meetings.

PLANNING COMMISSION MEETING: Jill reminded the Commission that the Planning Commission will address Historic Preservation at the February 20, 1992 meeting.

NEW BUSINESS

MAILING LIST: A list of the Commission membership was sent to the members.

RESOURCE LIST: Jill noted that she began keeping a resource list. Rick McGrath presented numerous names of individuals in the preservation field as well as publications which focus on preservation issues. These will be invaluable to the Commission.

SEMINARS: Rick McGrath also presented the Commission with information for seminars which will be coming up in March. One is organized by Restorations of Kane County. This may be a good networking opportunity for the Commission.

FIKE LETTER: The Commission was presented with a letter to be sent to Nancy Fike. It is a formal invitation to Nancy to attend the Commission meetings.

MOTION BY AL KRAMKA, SECONDED BY DONNA SPICER, TO APPROVE THE LETTER AND AUTHORIZE THE CHAIRMAN TO SIGN. ALL AYE. MOTION CARRIED.

CERTIFIED LOCAL GOVERNMENT: Jill will contact Mike Ward of the Illinois Historic Preservation Agency. He is the local government contact for the IHPA. A determination will be made of the Commission's qualifications for a Certified Local Government designation.

NEXT MEETING: The Commission changed the meeting date from March 17, 1992 to March 24, 1992 due to election day duties. Jill will look into publication requirements.

ADJOURNMENT

MOTION BY DAVE WEIDE, SECONDED BY AL KRAMKA TO ADJOURN. ALL AYE. MOTION CARRIED.

The meeting was adjourned at 9:00 p.m.

THE NEXT REGULAR MEETING IS MARCH 24, 1992 AT 7:30 P.M. SEE YOU THERE. Please contact Jill Osth at (815) 338-2040 if you will not be able to attend. Thank you.

HISTORIC PRESERVATION COMMISSION

Minutes
March 24, 1992

Present

John Dalton
Jim Keefe
Al Kramka
Bob Luebbe
Gloria Mack
Rick McGrath
Donna Spicer
David Weide

Absent

Nancy Welch

Staff

Jill Osth

The meeting was called to order at 7:35 p.m. Roll was taken.

MOTION BY JOHN DALTON, SECONDED BY JIM KEEFE TO APPROVE MINUTES OF FEBRUARY 18, 1992, WITH THE ADDITION OF THE NOTATION OF APPROVAL OF JANUARY 21, 1992 MINUTES. ALL AYE. MOTION CARRIED.

SURVEY AND RESEARCH COMMITTEE

The Survey and Research Committee met and discussed the problem of where they are going to start. The southeastern portion of the county is generally out of the Commission's jurisdiction. It was determined that the focus should be on areas with more potential. The unincorporated village of Greenwood was named as an example. Justification of designation of a district would be required. Other possibilities would be to focus on Historical Society designated property. The Ridgefield Presbyterian Church is an example of one from this list. This committee will be scouting the county for potential landmarks.

PLAN COMMITTEE

The committee was unable to meet prior to this meeting.

Gloria suggested the a meeting with the mayors and managers of the municipalities. Discussion continues on getting the municipalities involved. The mayor of Batavia may be helpful in gaining insight into the reasoning of municipality officials. It was also noted that Huntley is interested in establishing a district which would save the last remaining brick paved road in the town. In response to this discussion, a **Public Relations Committee was created. The following commissioners will sit on this committee: Rick McGrath, Jim Keefe, and Al Kramka.**

The commission also agreed to formally invited the County Board members to the Commission meetings. Jill will discuss the progress of the Commission with the Planning and Development Committee at their next meeting. The Commissioners will receive Planning and Development Committee meeting schedules. (Generally they meet on the first and third Friday of each month at the County Board Room.) The minutes of the Commission meetings are distributed to the County Board members.

OLD BUSINESS

STATE'S ATTORNEY REPLY: The State's Attorney has not replied. Jill will try to find out why and when a reply may be forthcoming.

MEETING DATE PUBLICATION: The members were sent memos regarding the changing of meeting dates and the required notification.

RESOURCE LIST: Nothing new.

KANE COUNTY PUBLICATION: The four copies of the "Built for Farming" were distributed and fifty dollars was collected. Forty will go to Kane County and ten will be put into a kitty.

BIOGRAPHIES: The biographies were distributed.

NEW BUSINESS

PATRICK ARCHAEOLOGY: Jill presented the Commission with information on archaeological surveys. The Commission requested that the McHenry County Conservation District be invited to address their archaeological programs and how they may fit into the Commissions role.

THE COMMISSIONER: Jill inquired about the Commissioners receipt of THE COMMISSIONER, a publication of the Illinois Historic Preservation Agency. She will be sending the IHPA an other copy of the Commissioners' addresses.

HISTORIC ILLINOIS/PAPER: Jill will get copies of the paper on different preservation techniques to the Commission. Historic Illinois was presented for your information.

RICK McGRATH: Rick discussed Restorations of Kane County activities. He is interested in starting an "Old-Home Home Owners Group". This may help develop a constituency. He also discussed the upcoming Batavia Seminar and the need to develop a relationship with a preservation architect. So far none can be found in McHenry County. There are two in Kane and John Dalton noted that the wife of one of his partners is a preservation architect. The Commission decided to request Mr. Dixon come before the Commission to explain this role in preservation. And Rick noted that the College of Lake County offers programs in preservation. The Commission may wish to solicit MCC to determine their interest in offering the same. MCC is conducting a bus tour on June 6.

ADJOURNMENT

MOTION BY BOB LUEBBE, SECONDED BY DAVE WEIDE TO ADJOURN. ALL AYE. MOTION CARRIED.

The meeting adjourned at 9:15 p.m.

THE NEXT REGULAR MEETING IS APRIL 21, 1992 AT 7:30 P.M. SEE YOU THERE. Please contact Jill Osth at (815) 338-2040 if you will not be able to attend. Thank you.

HISTORIC PRESERVATION COMMISSION
Minutes
April 21, 1992

Present

John Dalton
Al Kramka
Gloria Mack
Donna Spicer
Nancy Welch

Jim Keefe
Bob Luebbe
Rick McGrath
David Weide

Absent

Staff

Jill Osth

The meeting was called to order at 7:35 p.m. Roll was taken.

MOTION BY JIM KEEFE, SECONDED BY DAVID WEIDE TO APPROVE MINUTES OF MARCH 24, 1992. ALL AYE. MOTION CARRIED.

SURVEY AND RESEARCH COMMITTEE

The Survey and Research Committee met and toured the Solon Mills and Greenwood areas. They visited the Gardener home, the post office, the Overton Barn, Kotner's octagonal barn and first upright silo and the Richardson site. They continued in to Greenwood. A discussion of the potential of these sites as individual landmarks and districts continued. The committee will continue their touring of the county.

PLAN COMMITTEE

The Strategic Plan Committee met and discussed the possibility of landmarking the Old Mill Inn. The consensus of the commission was positive. But it was noted that the criteria and application procedure must be established prior to any landmarking activity. Discussion on this topic continued.

NEW BUSINESS

Mike Dixon, a preservation architect from St. Charles, attended the meeting at the request of Rick McGrath. The Commission invited him to take the floor and discuss some of the activities and responsibilities of architects in the preservation field. He provided the Commission with credentials, examples of his work, and examples of other preservation programs in communities. He was very informative and helpful.

OLD BUSINESS

The Commission opted to postpone the remainder of the agenda material until the next general meeting in May.

ADJOURNMENT

MOTION BY DAVID WEIDE, SECONDED BY NANCY WELCH TO CONTINUE THE MEETING TO THE SUBCOMMITTEE MEETING ON THURSDAY, MAY 7, 1992 AT 7:30 P.M. AT GLORIA MACK'S RESIDENCE. ALL AYE. MOTION CARRIED.

The meeting closed at 9:15 p.m.

THE NEXT REGULAR MEETING IS MAY 19, 1992 AT 7:30 P.M. SEE YOU THERE. Please contact Jill Osth at (815) 338-2040 if you will not be able to attend. Thank you.

**Minutes of Historic Preservation Commission;
Strategic Plan Sub-committee**

May 7, 1992

7:30 p.m.

Gloria Mack, hosting

Present

Gloria Mack, Chairman
John Dalton
Bob Luebbe
Rick McGrath

Absent

Donna Spicer
Nancy Welch

Staff

Jill Osth

The Meeting was called to order at 7:40 p.m.

Discussion began with a review of the plan outline. John Dalton noted the following areas he felt should be addressed in the Strategic Plan:

- * Specify the nominating procedure for nominating structures to National Register
- * Outline county staff technical background.
- * Specify the procedures for monitoring demolition by neglect of landmarks
- * Make provisions for the required annual report

A discussion ensued regarding potential funding of the Commission's activities. In particular, the discussion focused on lobbying the County Board for monetary support. The consensus of the committee was to hold off on a full blown request until the Commission has some headway in some of the goals of the ordinance.

The committee reviewed Rick McGrath's outline for the plan. The committee decided to mesh the staff general outline with Rick's detailed outline. Rick will present his work at the next full Commission meeting.

**MOTION BY JOHN DALTON, SECONDED BY BOB LUEBEE, TO ADJOURN.
ALL AYE. MOTION CARRIED.**

The meeting adjourned at 9:05 p.m.

HISTORIC PRESERVATION COMMISSION

Minutes
May 19, 1992

<u>Present</u>	<u>Absent</u>	<u>Staff</u>
John Dalton Jim Keefe Al Kramka Gloria Mack Rick McGrath Nancy Welch	Bob Luebbe Donna Spicer David Weide Tom McArthur, MCCD	Jill Osth

The meeting was called to order at 7:45 p.m. Roll was taken.

MOTION BY JOHN DALTON, SECONDED BY JIM KEEFE TO APPROVE MINUTES OF APRIL 21, 1992. ALL AYE. MOTION CARRIED.

SURVEY AND RESEARCH COMMITTEE

The Robert Peterson Estate, 4112 West McCullom Lake Road, is interested in preserving their farmstead intact. There are no related heirs involved and Mr. Peterson has been making inquiries into the best way possible to make provisions that their home remains.

MOTION BY NANCY WELCH, SECONDED BY JOHN DALTON, TO RESEARCH THE SITUATION AND DETERMINE THE POTENTIAL OF THIS SITE. ALL AYE. MOTION CARRIED.

Jill will contact the Garfield Farmstead organization in Kane County. This is an example of an income producer and educational enhancer and will offer insight into the feasibility of this type of project in relation to the Peterson Farm. Jill will also write a letter to Mr. Peterson telling him of the Commission's interest in helping preserve his site. Al Kramka will contact Mr. Peterson directly to reinforce this interest.

STRATEGIC PRESERVATION PLAN COMMITTEE

The plan is being typed by Rick McGrath. He will send it in as soon as he has finished, and then it will be distributed to the entire Commission. The supporting text will be handled by the following:

Al Kramka & Jim Keefe	History of the County	
Gloria Mack	Protect major resources	Cultivate public knowledge
John Dalton	Foster municipal participation	Strat.: Lobby for legislation
Rick McGrath	Strat.: Education programs	Strat.: Seminars
	Strat.: Preservation library	Strat.: Resource list
Nancy Welch	Strat.: Landmark, Survey, and protect	Strat.: Networking

PUBLIC RELATIONS

Molly Walsh, from McHenry County College, sent copies of their flier for the Historic Architecture Tour. She said she would be happy to distribute the Commission's flier for the "Old-Home Owners" group. She also inquired about the Commission's willingness to co-sponsor workshops this fall at MCC. Jill will be contacting Molly to begin work on the workshops.

A tentative meeting date for the first meeting of the "Old-Home Owners" group was set for Wednesday, June 25, 1992 at the County Complex. Jill will reserve a room through the

County Board Secretary. This date is subject to change.

BY-LAWS

John Dalton has finished a first draft, and it is being typed. Copies will be distributed as soon as they come in to the office.

(Membership Review

This was covered in the strategic plan discussion. Everyone will be helping complete the plan.)

OLD BUSINESS

State's Attorney will represent the Commission just as they do any other Commission of the County.

Any presentation of archeological information will be postponed. The Commission has more than enough to concentrate on currently.

The Commissioner newsletter should be received by the Commission members: The addresses were sent.

The public response pamphlets, "Old-Home Owners Group) are being distributed by Rick McGrath.

NEW BUSINESS

Nancy Fike contacted Jill prior to the last meeting regarding a proactive approach to destruction of historic resources. Gloria Mack will write a letter offering help in solving the problems developers have with old buildings. Jill will round up developer addresses and send them out.

Rick McGrath announced that the state IHPA conference will be held on June 4, 5, and 6 in Joliet. He will be attending if he can.

ANNOUNCEMENT

The next meeting will be held at Glacier Park (MCCD site) at Weidrick Barn at 7:30 p.m. And the July meeting will be held at the McHenry County Historical Society in Union.

ADJOURNMENT

MOTION BY JOHN DALTON, SECONDED BY JIM KEEFE TO CONTINUE THE MEETING TO THE SUBCOMMITTEE MEETING ON THURSDAY, JUNE 11, 1992 AT 7:30 P.M. AT RICK McGRATH'S RESIDENCE AND THEN TO THE NEXT REGULARLY SCHEDULED MEETING AT GLACIER PARK ON JUNE 16, 1992. ALL AYE. MOTION CARRIED.

The meeting closed at 9:15 p.m.

THE NEXT REGULAR MEETING IS MAY 19, 1992 AT 7:30 P.M. SEE YOU THERE. Please contact Jill Osth at (815) 338-2040 if you will not be able to attend. Thank you.

**Minutes of Historic Preservation Commission:
Survey Committee
May 30, 1992**

Present

Jim Keefe
Al Kramka
Nancy Welch

Absent

David Weide

Staff

The meeting was called to order as 9:15 a.m.

ALDEN TOUR

The committee went to the Disbrow house, 1880, in Alden for outside viewing. It is an Italiante framehouse thought to be the residence of one of the original settlers of the Village of Alden. On the way there, they saw a house at 16222 Alden Road, owner A.M. Small. They will investigate this house further.

They then stopped at the Dan Larson property at 1614 Route 173 (1/4 mile east of Alden Rd.). This home has a stone foundation, original windows in front, and return cornice.

They discovered 9203 Alden Road, owned by Dave and Joanne Lonse, which has been lovingly cared for and has been partly restored recently. This home also has stone foundation, original windows, and return cornices. This was next to a "fish scale" cottage, small pyramid style with unusual Italiante brackets and ornamentation.

They then went by the old feed mill (Alden) and the old Alden school with stone foundation, belfry, and tin ceilings. The school was viewed internally also.

They then viewed the outside of the Charles Andrews house (1872). It is now owned by Martha and Henry Schmidt. It retains its original shutters, windows, hardware, woodwork, porch and pillars. It is an upright and wing style.

HARVARD TOUR

They visited with Loren Bowdish and his lovely wife, Lois at 19419 Route 173. The house was built in 1930. They have lived there since 1945. The former owner was a Dr. Maxom. At that time, the house was a summer cottage. It has been expanded greatly since then, but it retains the original stone fireplace. They donated the old telephones used in Alden, a diaper basket, a picture from Island School and a piece of the original wood from some school to the historical society. They gave them to them to take back, and entertained them with wonderful stories of the past in that area.

They took a quick look in town just for fun. They found 20 Garfield, a beautiful Victorian, built by a counterpart of Frank Lloyd Wright, a Mr. Hunt. This house was built in 1902/1903. They saw an other Victorian from the 1880's on Brown Street in Harvard.

Then they went back to work and went to the William Coventry Farm, 1855, now owned by Tom and Angela Beetstra. The house needs work especially tuck pointing.

They continued on to Rodollius Hutchinson farm, 1840, this being a Gothic Revival style home. The home is owned by the Marandy's. It is in excellent exterior condition. They did not view the inside. Mr. Marandy might not be opposed to landmark status. This home was plaqued by the McHenry County Historical Society in 1983. Each finial of the house's many gables is different.

They then viewed the Davidson homestead, 1876, on Pagles Road, Harvard. This house has a tin roof, bell on top of house for calling from fields, and original windows. This place was a great sight!!! It has been in the family for 98 years. The upright and wing Italiante farmhouse sits on a limestone foundation, believed to have been carried less than a mile from he farm. The original portion of the barn was constructed during the Civil War.

The last stop was the abandoned, deteriorating school near the Davidson farm on Pagles road. The only structure found to be constructed entirely of Dunham Twp. limestone.

The meeting continued to the Plan Committee at 12:45 p.m.

CAN WEE GET AN OFFICIAL MOTION FOR THE OPENING AND CONTINUING PLEASE.

**Minutes of Historic Preservation Commission;
Strategic Plan Sub-committee**

June 11, 1992

7:30 p.m.

Rick McGrath, hosting

Present

Rick McGrath
John Dalton

Absent

Gloria Mack, Chairman
Donna Spicer
Bob Luebbe

Staff

Jill Osth

The Meeting was called to order at 7:50 p.m.

The Committee discussed the latest proposed draft outline of the plan. One change was suggested. Letter "B" was manipulated. A new heading was added under letter "B" as follows:

- B. Obtain and Maintain Certified Local Government status
 - 1. Complete application and obtain designation and rights of a CLG
 - a. Contact appropriate agencies and secure all forms required for application
 - b. Secure contact name and phone number of resource person available to assist with any questions and other needs.
 - c. Develop an action plan to delegate responsibilities and time tables
 - 2. Complete an annual report for State Historic Preservation Officer
 - a. Document ordinance enforcement
 - b. Maintain qualified Commission
 - c. Report on Survey System
 - d. Report on Public Participation
 - e. Reviews National Register nominations
 - f. Report on representation at preservation meeting
 - g. Monitor proposed activity on historic sites
 - h. Notify ownership of property and provide hearing
 - i. Carry of CLG procedures

and

- F. Foster municipal participation
 - 1. Develop communication among the local governments and preservation organizations.....

The rest remains the same.

The Committee also discussed misc. information. John Dalton noted his progress on the By-laws. Rick McGrath noted his attendance at the State Preservation Conference. He found two individuals whose names should be added to the Resource list:

Nellie L. Longworth : lobbyist
Bradford J. White : preservation atty.

The committee also suggested compiling formal survey cards for the survey committee. It will be discussed at the general meeting.

The meeting ended at 9:10 p.m.

Minutes of Historic Preservation Commission:
Survey Committee
June 13, 1992

Present
Jim Keefe
Al Kramka
Nancy Welch

Absent
David Weide

Staff

They first stopped at the Seneca Town Hall, 1885, located in Franklinville and still used for voting. The building is owned by Seneca Township and has stone foundation and needs scraping and painting. We then went to the Franklinville Methodist/Episcopal Church, 1849, which is now a private residence owned by List Kelly. It is slowly being restored (roof has been redone) the building was used for church until quite recently. The original trim over the windows and cement block foundation can be viewed today. The steeple fell down in the 1920's.

River Road was a "gold mine", to quote Jim. That means they made several not on the list stops to look at what was present. 2200 River Road and Hawthorne is Limestone School, maybe National Register material. This building is owned by Angelo DeBonna of Marengo. He uses it for a storage building. They saw an other school house on River Road, 1014. It is marked "Standard School District 108; was a frame structure. The current owner current owner. They also went to the round barn, with cupola, at 25208 River Road, Marengo. It is the only remaining round barn in McHenry County. It is owned by Rudy and Jean Calzavara who run the "Top Hat" rodeo. The farm dates from 1897 and was built by Willard Brothers Construction, Belvidere for R.B. Willard. Joh Ward was the stone mason from Marengo. They also stopped at 24605 River Road. It is a white farm house next to the pig farm. The tenant will be sending a copy of a letter documenting the history of the house.

Next they stopped at a 1850 Greek Revival style brick homestead at 23918 River Road. It was built for Eliza Howe. It sold to Fleming and then to R.D. Watkins (2nd generation) at present residence). It needs tuck pointing. Other finds include:

24900 River Rd. - Brick Greek Revival upright and wing style
19010 River Rd. - Helpers- kupple foundation, 1900, upright
and wing
26006 River Rd. - Chambers- limestone block, Greek Revival
style

Tour ended.

HISTORIC PRESERVATION COMMISSION

Minutes

June 16, 1992

MCCD Glacial Park

Present

John Dalton
Al Kramka
Bob Luebbe
Gloria Mack
Rick McGrath
Donna Spicer

Absent

Jim Keefe
David Weide
Nancy Welch
Tom McArthy, MCCD

Staff

Jill Osth

The meeting was called to order at 8:00 p.m. Roll was taken.

MOTION BY DONNA SPICER, SECONDED BY AL KRAMKA TO APPROVE MINUTES OF MAY 19, 1992. ALL AYE. MOTION CARRIED.

SURVEY AND RESEARCH COMMITTEE

Al Kramka reported on his visit to the Robert Petersen Estate. The family is interested in getting protection for the property, and the property does appear to have historical significance. The family did not have any concrete documentation on the history of the property, but they were directed to do some research. Oral records place the date of construction at 1830's. Jill Osth noted that she had contacted MCCD and the Land Trust with the information of the estate. Jill talked to Virginia Peschke, County Board member, regarding this issue. Virginia reported that both MCCD and the Land Trust are actively pursuing the issue as well. This would appear to be a wonderful opportunity for some team work.

Al Kramka reported on the Survey Committee's activities. They toured Alden and noted structures with potential. For a detailed discussion of this tour, see the Survey Committee minutes.

The Committee also toured River Rd. west of Marengo. They were quite surprised at the resources on this road. They found two school houses, two red brick Greek Revival homes, a limestone house, the round barn, and a Greek Revival with two wings. The condition of these buildings varied, but all have potential.

The Survey Committee will receive examples of survey cards and compile a final format which will be used as the formal survey cards for any buildings the committee finds significant. This organization of the survey activity will aid in obtaining and maintaining Certified Local Government status.

STRATEGIC PLAN COMMITTEE

The Plan Committee met and discussed the current status of the plan. A change was made in the outline under letter "B". A separate section was made for Certified Local Government activities and Municipal Participation was moved to letter "F". Other than that one change, the consensus was that the outline is ready for text.

John Dalton noted that he will be asking for additional information from the Commission to aid in his work on CLG status. He will need resume information from each member. Jill will copy and send out the form for this.

PUBLIC RELATIONS

The Commission discussed the need for the Commissioners to have identification cards of some sort. It is difficult to convince some people that the people at the door have sincere intentions. Jill will look into this.

It would also be beneficial to start compiling information pamphlets on the Commission, landmarking, preservation, etc. to distribute.

The first meeting of the "Old-home owners" group is scheduled for June 24, 1992 at 7:30 p.m. at the Government Center in Woodstock. This is just a general meeting to get the ball rolling.

Gloria Mack composed a letter to be sent to the municipal leaders. Rick McGrath said he would like to add information about other communities' programs to the letter. Elgin's and Evanston's facade programs are good examples which would be graphic representations to the local governments and would hopefully entice them to find out more. Rick will work on the final packet to be sent.

John Dalton also composed a letter. This one will be distributed to local developers. An article highlighting an Orland Park project will be included, again, for a graphic example of what can be done.

BY-LAWS

John Dalton has finished a first draft, however, he will now be incorporating the information from the state on CLG status. As soon as this step is complete, copies will be distributed.

OLD BUSINESS

(All discussed within committee reports)

NEW BUSINESS

A copy of the county's Statement of Economic Interests will be distributed to the Commission. Please complete them and return them at the next meeting or by mail. Thank you.

The Valley Hi cemetery is in sad shape. The Commission agreed that researching and acquiring a memorial plaque for those buried would be an excellent activity. The potential of this project includes networking with local organizations to help fund the project.

John Dalton noted that MCCD is an ex-officio member for a reason, and their attendance at the meetings is important.

MOTION BY JOHN DALTON, SECONDED BY BOB LUEBBE, TO DIRECT THE COMMISSION CHAIR TO COMPOSE A LETTER TO MCCD WHICH EMPHASIZES THE IMPORTANCE OF THEIR ATTENDANCE AND REQUESTS THAT THEY BEGIN SENDING A DELEGATE ON A REGULAR BASIS. ALL AYE MOTION CARRIED.

ANNOUNCEMENT

The next meeting will be held at the McHenry County Historical Museum in Union at 7:30 p.m.

ADJOURNMENT

MOTION BY BOB LUEBBE, SECONDED BY AL KRAMKA TO CONTINUE THE MEETING TO THE SUBCOMMITTEE MEETING ON THURSDAY, JULY 16, 1992 AT 7:30 P.M. AT GLORIA MACK'S RESIDENCE AND THEN TO THE NEXT REGULARLY SCHEDULED MEETING AT HISTORICAL MUSEUM IN UNION JULY 21, 1992. ALL AYE. MOTION CARRIED.

The Survey Committee has tentatively scheduled their next tour for July 11, 1992.

The meeting closed at 9:15 p.m.

**Minutes of Historic Preservation Commission:
Survey Committee
July 11, 1992**

Present

Al Kramka
Nancy Welch

Absent

Jim Keefe
David Weide

Staff

Riley

The Riley Methodist Church dates from 1890's. It had curved pews long before they were popular. This building plaqued by Historical Society as was the Riley Town Hall. The town hall dates from 1868 and is the oldest one in McHenry County.

S.R. Morris Home on Harmony Rd., #17907, is owned by Sherri and Fred Matoznik. The previous owners, Mr. and Mrs. Charles Hill, now live across the road. The Morris Home has a rubble foundation (cement now covers it). It is a Greek Revival and has the original siding, door trim, and cornice (mostly original). It also has the original freeze board with the windows. The home dates from 1854. They talked to Mr. and Mrs. Hill about the Morris property when they lived there and Al was trusted with some photographs of the home for copying. The Hills were very informative, helpful, and interested in preservation.

The Prescott Whitemare House, 13520 Marengo Rd., is Gothic carpenter, limestone with limestone foundation and filigree trim. The Borharts own the farmstead now. She invited them in to see the home and told about Bea Peterson who worked the farm originally. The farmstead also has an older turn of the century barn on limestone foundation. The original barn burned down and the current one stands on the original's foundation.

9600 Harmony Hill Road, Marengo, the Harmony Hill Farm date from 1882 and was the former home of Chapin Wilcox of Union. This farmstead includes a Second Empire house in excellent condition, a barn on a fieldstone foundation, and a tile silo. It is an awesome sight. It is unique in that it is one of two Second Empire homes found in rural McHenry County. The owners told Al it was once a Victorian, and had much activity during Prohibition. They intend to make an appointment with the owner as they are interested, but had no time during this visit. It is highly recommended that action be taken on this structure based on its uniqueness and condition.

Don and Anette Malaker: 815-923-4369

Beck Rd.. W.K. Szeskie residence off of Huntley-Harmony Road. An Italiante with rubble foundation and Hemmer house, a Victorian, should both be researched further.

Minutes of Strategic Plan Committee Meeting

July 17, 1992

The meeting was held at the home of Gloria Mack. The meeting was called to order at 7:45 pm. The members present were:

Gloria Mack

Rick McGrath

Donna Spicer

The resignation of Bob Lubbee was discussed. It was determined that a letter would be sent from the commission commending Bob for his contribution. Gloria Mack will compose the letter and present it to the entire Commission at the July 21st meeting.

Progress on the strategic plan was addressed. Gloria Mack suggested that date be set for completion of the plan. Rick McGrath thought that August was a realistic date. Gloria Mack and Donna Spicer concurred. Gloria Mack suggested we should get as much as our information to Jill as possible to prevent her from being buried with all sections of the plan at the same time.

Gloria Mack contacted Alderman Larry Skipper of Marengo. He stated that their Zoning Plan was in their "Legal Department" and if it met with their approval it would be adopted as is. He agreed to send us a copy of the agreement and I consented to send him a copy of County Historic Preservation Ordinance. He requested that it be sent to Betty Struckmeyer (sp ?) at the Marengo City Hall. He also asked that we include a note instructing Betty to provide copies to all the alderman.

Rick McGrath expressed concerns that with all the organizations "plaguing" how will we prevent doubling up. It was also discussed that

it would be beneficial if a representative of the Historic Society report on their activities and in turn report to them on our activities.

Rick McGrath reported that he is working on a package to present to Mayors regarding the economic advantages of preservation.

The meeting was adjourned at 9:30 pm.

HISTORIC PRESERVATION COMMISSION
Minutes
July 21, 1992
McHenry County Historical Society
Union, Illinois

Present

John Dalton
Jim Keefe
Al Kramka
Gloria Mack
Rick McGrath
Steve Gulgren, MCCD

Absent

Donna Spicer
David Weide
Nancy Welch

Staff

Jill Osth

The meeting was called to order at 7:45 p.m. Roll was taken.

MOTION BY JIM KEEFE, SECONDED BY RICK MCGRATH TO APPROVE MINUTES OF JUNE 16, 1992. ALL AYE. MOTION CARRIED.

SURVEY AND RESEARCH COMMITTEE

The subcommittee minutes of July 11, 1992 were distributed. Al Kramka noted they attempted to use the Illinois Survey Cards. They need a little alteration to be appropriate for the Commission's purposes. Rick McGrath noted that the categories listed for the residential structures is quite limited in scope. The Commission suggested adding an "other" category to the list to allow for more flexibility.

Al continued with discussion on the homes the committee visited. There are a couple of excellent specimen on Harmony Hill Road. Both are reported in their July 11, 1992 minutes.

The committee still has many places to visit and complete reports. The Anson and Orson Rogers homes for example need to be reported. John Dalton suggested that more commercial buildings be addressed. In response, Al noted that most of the commercial buildings are found within corporate limits.

STRATEGIC PLAN COMMITTEE

The minutes of the July 16, 1992 committee meeting were distributed for review. The first draft of the first section of the plan were distributed by Al Kramka and Jim Keefe. The Commission decided to make references within an appendix at the end of the final plan document acknowledging the sources of information contained within the plan. **First drafts of the rest of the plan sections will be due at the next Plan committee meeting in August.**

PUBLIC RELATIONS

Rick submitted a packet of floor plans which offer facades reflecting historic styles. This packet will be distributed to communities; so, they will be aware that developers do have style options are compatible with the surrounding area.

The Old Home Support Group will meet on Wednesday, July 22, 1992 at the County again. (Pease join us).

Jill is still working with MCC on the September 23, 1992 seminar on researching your home.

Rick also suggested that the Commission begin active networking with the local preservation organizations. Put a report of activities on the agenda each month and try to get on the mailing lists of the organizations. Jill will put together a list of the local organizations. (attached)

ADJOURNMENT

MOTION BY JIM KEEFE, SECONDED BY JOHN DALTON TO CONTINUE THE MEETING TO THE PLAN SUBCOMMITTEE MEETING ON TUESDAY, AUGUST 11, 1992 AT 7:30 P.M. AT GOVERNMENT CENTER. ALL AYE. MOTION CARRIED.

The Survey Committee has tentatively scheduled their next tour for August 1, 1992.

The meeting closed at 9:12 p.m.

**Minutes of Historic Preservation Commission:
Survey Committee
August 1, 1992**

Present

Al Kramka
Nancy Welch
Jim Keefe

Absent

David Weide

Staff

13630 Nichols Rd.
Hebron, IL
Phone: 648-2830

Mr. and Mrs. Johnson are interested in preservation and very graciously gave considerable time to the committee. They brought out pictures, gave a tour through the house and outbuildings, and will be filling out forms from the Historical Society.

Steve Johnson residence and farmstead, 164 acres, was the Brigham Farm. It dates back to the 1830's, and the homestead dates to approximately 1836. The original log cabin was across the road from where the present house stands and was moved over and became part of the existing structure. This can be seen from the basement. The house is primarily heated by the original huge wood burning furnace still in use. The Johnson's have supplemental heat, but report the house is comfortably fueled by the old wood burner. We spent over two hours on the farmstead viewing the house and barns inside and out. The cement silo has a redwood silo inside for the grain storage. The barn was built in approximately 1852 with wood brought from Kenoda, WI by oxen train. The out buildings are rich in unusual equipment, for example, a rendering operation was conducted in a shed style building for the purpose of producing mink feed by the early owner. Mr. Brigham also is reported to have dug and dammed the farm's good size pond himself. The house now has asbestos siding (pre WW II type).

Mr. Johnson's mother, Ruth Johnson, stopped over and invited the committee to her home at 10206 Johnson Road. This home is Greek Revival style with an active bell cupola for calling farmhands and grandchildren. This home dates from 1853 (about the same as the Gardner's). In the past, the house had a captain's walk. In general, the home has experienced some outside changes. Mr. and Mrs. Lawrence Johnson want to know if the home is worthy of plaquing.

Next meeting August 15, 8:00 a.m. at Jim Keefe's office.

MINUTES OF THE STRATEGIC PLAN SUB-COMMITTEE OF AUGUST 11, 1992

The meeting was held at the court house annex. It was called to order at 7:30 pm. Those present were Jill Osth, Gloria Mack and Donna Spicer. Rick McGrath telephoned that he would not be able to attend and John Dalton left a message that he was tied up on the Kennedy.

Jill informed us that she had spoken to Ann Hughes and that there were several highly qualified applicants for the vacancy caused by Bob Lubbees resignation. One person was a member of the Arts Commission and was an expert on historic landscape design. Another applicant was a licensed architect. It was discussed that a licensed architect would be of real value to the commission and would also comply with the requirements of the ordinance. We regreted having to surpass Gail Drabant but hoped that we would be able to persuade her to apply again.

The composition of the plan was discussed and Donna mentioned she needed some additional information to complete her section. Jill was able to provide her with some resource information that she had recently acquired.

The meeting was adjourned at 8:30 pm

HISTORIC PRESERVATION COMMISSION
"Minutes"
August 18, 1992
McHenry County Government Center
Woodstock, Illinois

Present

Al Kramka
Gloria Mack
Donna Spicer
David Weide
Steve Gulgren, MCCD

Absent

John Dalton
Jim Keefe
Rick McGrath
Nancy Welch

Staff

Jill Osth

QUORUM WAS NOT PRESENT, THE FOLLOWING IS GENERAL DISCUSSION.

Survey and Research

Al Kramka discussed the recent tours the committee has done. The Bringham Farm, as per Survey Committee Minutes from August 1, 1992, has great potential for landmarking. Vander Kar Road was the destination for the August 15 tour. There were approximately three homes with potential within one mile of each other. The Weisner and Stewart places were particularly nice. Fleming Road boasts the Rider Home.

Plan

The minutes were distributed and briefly discussed. The Commission is falling behind on finishing the plan.

Public Relations

On August 20, 1992 there will be an other meeting of the Old Home Owners Support Group. And the September 23, 1992 seminar on researching your old home is moving along. Fliers were distributed to members.

By-laws

No discussion

Old Business

Al will start using the Peterson farm for a trial run of the draft nomination form. This will allow for activity on the Peterson farm as well as testing the form to see what is missing or needed.

Receipts of the Statements of Economic Interest were given to those present

Pauper Cemetery: no discussion

A new member was appointed today. His name is John Jurewicz. He is an architect from Wonder Lake. Jill will be sending him a letter of welcome as well as sending letters to the other three nominees to encourage their continued participation.

Misc. discussion.... Every one left at 8:30 p.m.

MOTION BY JOHN DALTON, SECONDED BY JIM KEEFE TO APPROVE MINUTES OF APRIL 21, 1992. ALL AYE. MOTION CARRIED.

SURVEY AND RESEARCH COMMITTEE

The Robert Peterson Estate, 4112 West McCullom Lake Road, is interested in preserving their farmstead intact. There are no related heirs involved and Mr. Peterson has been making inquiries into the best way possible to make provisions that their home remains.

MOTION BY NANCY WELCH, SECONDED BY JOHN DALTON, TO RESEARCH THE SITUATION AND DETERMINE THE POTENTIAL OF THIS SITE. ALL AYE. MOTION CARRIED.

Jill will contact the Garfield Farmstead organization in Kane County. This is an example of an income producer and educational enhancer and will offer insight into the feasibility of this type of project in relation to the Peterson Farm. Jill will also write a letter to Mr. Peterson telling him of the Commission's interest in helping preserve his site. Al Kramka will contact Mr. Peterson directly to reinforce this interest.

STRATEGIC PRESERVATION PLAN COMMITTEE

The plan is being typed by Rick McGrath. He will send it in as soon as he has finished, and then it will be distributed to the entire Commission. The supporting text will be handled by the following:

Al Kramka & Jim Keefe	History of the County	
Gloria Mack	Protect major resources	Cultivate public knowledge
John Dalton	Foster municipal participation	Strat.: Lobby for legislation
Rick McGrath	Strat.: Education programs	Strat.: Seminars
	Strat.: Preservation library	Strat.: Resource list
Nancy Welch	Strat.: Landmark, Survey, and protect	Maintain existing character
		Strat.: Networking

PUBLIC RELATIONS

Molly Walsh, from McHenry County College, sent copies of their flier for the Historic Architecture Tour. She said she would be happy to distribute the Commission's flier for the "Old-Home Owners" group. She also inquired about the Commission's willingness to co-sponsor workshops this fall at MCC. Jill will be contacting Molly to begin work on the

HISTORIC PRESERVATION COMMISSION
Minutes
September 15, 1992
McHenry County Government Center
Woodstock, Illinois

Present

John Dalton
John Jurewicz
Jim Keefe
Al Kramka
Gloria Mack
Rick McGrath
Nancy Welch
Steve Gulgren, MCCD

Absent

Donna Spicer
David Weide

Staff

Jill Osth

The meeting was called to order at 7:45 p.m.

New member, John Jurewicz, was introduced briefly to the Commission.

MOTION BY JIM KEEFE, SECONDED BY JOHN DALTON TO APPROVE THE MINUTES OF JULY 21, 1992. ALL AYE. MOTION CARRIED.

MOTION BY AL KRAMKA, SECONDED BY JIM KEEFE TO ACCEPT THE NOTES OF THE NON-MEETING OF AUGUST 18, 1992. ALL AYE. MOTION CARRIED.

SURVEY AND RESEARCH

Pictures of past tours were passed among the Commissioners: Vander Karr Road. The apparent interest of that community was reiterated. The Survey Committee did not meet since the last meeting. They will be going out again on October 3, 1992. They will meet at Jim Keefe's office in Woodstock at 8:00 a.m..

PLAN COMMITTEE

The Plan Committee did not meet either. But **THEY WILL HAVE A DRAFT OF THE PLAN DISTRIBUTED TO THE ENTIRE COMMISSION BEFORE THE NEXT MEETING, SO, IT CAN BE DISCUSSED AT THE NEXT REGULAR MEETING.**

PUBLIC RELATIONS

The "Research Your Old Home" Seminar is all set and will be held as scheduled on September 23, at 7:00 p.m. at MCC in the Conference Center. No one wanted to volunteer to moderate so Jill will be forced into public speaking that evening.

The Old Home Support Group will have its first educational meeting September 17, 1992, at 7:30 p.m. Mr. John Roberson, architect, will be speaking to the group about the priorities of preservation of a home. Lisa Kelley, a member of the group, is a freelance writer for the Star newspapers. She will hopefully be writing an article on the group and the Commission for the paper. With any luck, this should substantially add to the Commission's visibility.

Rick McGrath spoke with Mike Ward from the Illinois Historic Preservation Agency. Mr. Ward is very interested in the Commission's activities and would be willing to host a educational seminar for the Commission. It was also discussed that this could be more regional in nature with Kane and Boone County's participating. MCC was suggested for a

a Holiday dinner/meeting. More discussion next month.

MOTION BY JOHN DALTON, SECONDED BY AL KRAMKA, TO CONTINUE THIS MEETING UNTIL 7:00 P.M. ON OCTOBER 20, 1992 AT THE GOVERNMENT CENTER. ALL AYE MOTION CARRIED.

The meeting closed at 9:05 p.m.

NOTE: THE NEXT MEETING WILL MEET AT 7:00 P.M. THERE IS A LOT OF BUSINESS TO COVER. BE PREPARED.

The survey committee will be touring on October 3, 1992 at 8:00 a.m. They meet at Jim Keefe's office in Woodstock.

The plan committee meeting is tentatively set for October 13, 1992 at 7:30 at Rick McGrath's house in Crystal Lake.

**Minutes of Historic Preservation Commission:
Survey Committee
October 3, 1992**

Present

Absent

Staff

Al Kramka
Nancy Welch
Jim Keefe
John Jurewicz

Welcome to John Jurewicz. He will be a very valuable addition to the survey committee.

2110 Country Club Road
Simon Wheeler House

This home was built in 1867. The home was constructed of local brick and is Greek Revival style. The home is now owned by Bev and Bill Meikel and has been plaqued. The property has a wooden chapel in a separate building complete with a steeple and pews. It was built for the Wheeler's daughter to be married in.

6310 Crystal Springs Road
Crystal Lake
The Holcombville School

This school was constructed in 1858. Records state it was converted to a single family residence. We need to find out if this is in the county or Bull Valley jurisdiction. It was plaqued in 1978 by the Polly Crandall Questers. This one has definite potential.

8909 McConnell Road
The Ormsby House

This house was built by the Ormsby family and was added to by the Stark (Stark piano factory) family. This Greek Revival home was built in approximately 1861. It could be the first swimming pool in McHenry County which was installed in the 1940's. The house is presently on the market for \$650,000. We spoke at length with the present owners, the Martinek's. They gave a gracious tour of the inside of the property. Parts of the exterior have been renovated and restored in keeping with the original character of the property.

2809 Country Club Road
The Walkup House

This house is Italiante. The home has a rubble foundation, and is in excellent condition. The property was purchased in 1836 and an addition in 1869. This a tastefully maintained home that has stayed close to original design. This has definite landmark potential.

HISTORIC PRESERVATION COMMISSION
Minutes
October 20, 1992
McHenry County Government Center
Woodstock, Illinois

Present
John Dalton
John Jurewicz
Jim Keefe
Al Kramka
Gloria Mack
Rick McGrath
Donna Spicer
Nancy Welch
Steve Gulgren, MCCD

Absent

Staff
Jill Osth

The meeting was called to order at 7:05 p.m.

MOTION BY JIM KEEFE, SECONDED BY AL KRAMKA TO APPROVE THE MINUTES OF SEPTEMBER 15, 1992. ALL AYE. MOTION CARRIED.

SURVEY AND RESEARCH

The minutes of their last tour have been submitted. They toured Country Club Road, Crystal Springs Road and Walk Up Road. Some of the buildings added to the survey included the Simon Wheeler home, the Ormsby home, the Walkup House, and the Holcombville School. They feel that this tour contained some of the best examples of potential landmarks yet.

PLAN COMMITTEE

A very rough draft of the goals were distributed during the meeting and discussed. For the most part, the Commission was in agreement with goals and text. A better draft will be completed and distributed prior to the next meeting, this is a promise.

PUBLIC RELATIONS

The "Research Your Old Home" Seminar went well last month. The speakers were very well spoken and the turn out was good, about 40 people.

The Old Home Support Group is going well too. The last meeting had a low turn out, believe to be due to the presidential debates. But a steady following is building, and the interest is there.

BY-LAWS

John Dalton distributed the draft copy of the by-laws, all 23 pages of them. The Commission began their review of the draft, but will continue review until next month's meeting after the Commissioners have a chance to read the document thoroughly over the next month.

OLD BUSINESS

The Peterson Estate was discussed at length. Al Kramka went to visit the family again. They gave him a copy of their legal description for the nomination form. Al used the nomination form for a brief review of the estate. The weighting system of appendix D was discussed.

Something is not working and the results will either come out extremely high or low. Jill will call Kane County and ask how it is done. Al will bring in a copy of the McHenry County Historical Society system, you know it's not a shlacko group! Jill will run an aerial map of the estate for the Petersons.

The pauper cemetery was not discussed.

The nomination form was distributed and will be discussed next month.

The "Meyer" letter has been dropped. Nancy Welch got in touch with the man and he was just grasping at straws to get rid of the property.

NEW BUSINESS

Betty Thomas has been appointed to the vacated position of David Weide. Mr. Weide resigned last month. Ms. Thomas will be at the next regularly scheduled meeting in November.

MOTION BY JOHN DALTON, SECONDED BY AL KRAMKA, TO ADJOURN. ALL AYE. MOTION CARRIED.

The meeting closed at 8:50 p.m.

NOTE: THE NEXT MEETING WILL MEET AT 7:00 P.M. THERE IS A LOT OF BUSINESS TO COVER. BE PREPARED.

The survey committee will be touring on October 31, 1992. They meet at Jim Keefe's office in Woodstock.

HISTORIC PRESERVATION COMMISSION
Minutes
November 17, 1992
McHenry County Government Center
Woodstock, Illinois

Present

John Dalton
John Jurewicz
Jim Keefe
Al Kramka
Gloria Mack
Rick McGrath
Donna Spicer
Nancy Welch

Absent

Betty Thomas
Steve Gulgren, MCCD

Staff

Jill Osth

The meeting was called to order at 7:15 p.m.

Betty Thomas sent a note of apology for not being able to attend this meeting. She had previous commitments. Steve Gulgren also sent apology for his absence.

MOTION BY JIM KEEFE, SECONDED BY AL KRAMKA TO APPROVE THE MINUTES OF OCTOBER 20, 1992. ALL AYE. MOTION CARRIED.

SURVEY AND RESEARCH

No minutes were submitted, but the Committee did meet.

The Committee visited the Kennedy Station. This house has been plaqued by the McHenry County Historical Society. This house has excellent potential for landmark status.

The Committee did tour other sites, but they were not note worthy, incorporated, or the owner expressed intense offense at the presence of the Committee.

The Committee also discussed the Somers/Krohme (sp.) house. The property was not viewed by the Committee, but interest in landmark status was conveyed by the owner of the property. It is possible this home sits on the site of the old Harvard Brickyard. The Committee will do some follow up on this expressed interest.

The Commission discussed the Evaluation Criteria. Jill explained how Kane County's worked, based on a phone call to Chris Poll, Kane County's Preservation Planner. This system is subjective although it involves the use of objective numbers. The Commission was adamant in expressing their feelings on the use of such a tool. They made it perfectly clear that this is just a a tool used to aid in the decision making process. All of the information presented in a nomination must be considered. A rating system can not possibly reflect an accurate cut off point for those sites to be considered for landmarking and those not to be considered.

MOTION BY JIM KEEFE, SECONDED BY DONNA SPICER, TO ADOPT KANE COUNTY'S RATING SYSTEM OF EVALUATION OF HISTORIC STRUCTURES AS THE MCHENRY COUNTY'S HISTORIC PRESERVATION COMMISSION RATING SYSTEM. ALL AYE. MOTION CARRIED.

The Commission discussed the submitted draft of the Nomination Form. Corrections were made.

MOTION BY JIM KEEFE, SECONDED BY NANCY WELCH, TO ADOPT THE NOMINATION FORM AS CORRECTED. ALL AYE. MOTION CARRIED.

PRESERVATION PLAN

The Committee did not meet, but copies of a plan draft were distributed by mail. The Commission discussed the plan at length and the changes will be reflected in the next draft of the plan.

During this Committee report, the Commission addressed a top priority from the plan, the demolition process. Jill contends that a demolition permit is only required when the demolished building will not be replaced by a new structure. This comment was based on a conversation with one of the inspectors. The Commission will begin meeting with Jeff Thompson, Director of Planning and Development, to work toward cooperation from the permit division of the Department to allow for review of demolition permits and develop new policy for demolition permit requirements.

PUBLIC RELATIONS

The Commission commended Rick McGrath on his efforts with the Old Home Support Group. They whole-heartedly support this program as it is a key to gaining public understanding and involvement in preservation efforts. This program will undoubtedly influence many more people than the landmark program will.

BY-LAWS

The By-law discussion was tabled until next month due to lack of time.

OLD BUSINESS

The Peterson Estate and the pauper cemetery were not discussed.

Mike Ward will be in town in January for the Old Home Support Group. The Commission briefly discussed the possibility of organizing a seminar for regional preservation groups at this time. Rick McGrath explained that based on conversations with Mike, the ball is in his court for any additional activities during his visit.

John Dalton reported that the Certified Local Government nomination is moving along and he hopes to be able to submit by next spring ('93).

The Commission flier was distributed by mail. The typo has been corrected in Steve Gulgren's title. (sorry)

NEW BUSINESS

The Annual Report will be completed for the January meeting.

Jill announced that the McHenry County Regional Planning Commission has requested the Commission submit information on historic communities in the County to be designated on the Plan Map as areas which will require sensitive development design.

MOTION BY JOHN DALTON, SECONDED BY GLORIA MACK, TO DIRECT THE SURVEY COMMITTEE TO DESIGNATE HISTORIC AREAS TO BE REPRESENTED ON THE LAND USE PLAN MAP. ALL AYE. MOTION CARRIED.

Jule Hahn contacted Jill regarding the William Wingate property located along Walkup at the covered bridge. Mr. Wingate is interested in landmark status. The Survey Committee has taken the lead and will follow through.

ADJOURN

MOTION BY JOHN DALTON, SECONDED BY JIM KEEFE, TO ADJOURN. ALL AYE. MOTION CARRIED.

The meeting adjourned at 9:45 p.m.

NOTE: THE NEXT MEETING WILL MEET AT 7:00 P.M. THERE IS STILL A LOT OF BUSINESS TO COVER. BE PREPARED.

ALSO, SINCE THIS MEETING WILL OCCUR DURING THE CHRISTMAS SEASON, DO NOT FORGET TO BE IN A FESTIVE MOOD. SOME OF YOU HAVE VOLUNTEERED TO BRING FOOD!!! ENJOY.....

MINUTES OF DECEMBER 1, 1992 STRATEGIC PLAN SUB-COMMITTEE

.The meeting was called to order at 7:30 pm.

.Those present: Gloria Mack John Dalton Rich McGrath.

Gloria Mack reviewed the IAHP request for a liaison and requested John Daltons permission to put his name in nomination for the aforementioned liaison at the next regular meeting. He concurred.

The pending newsletter was discussed. Rich McGrath brought a copy of a Belvedere newsletter for our review. Gloria Mack suggested that we contact all the preservation organizations and ask them to submit information for the newsletter. It was mutually concluded that at this point in time that a quarterly newsletter would be adequate.

Gloria Mack suggested that Donna Spicer might be interested in serving on the newsletter committee. She will be contacted for her input. Rich McGrath agreed to be on the newsletter committee as well. His knowledge of the organizations and other preservation groups will be invaluable.

John Dalton advised that we make it clear to Jeff Thompson (Director of the Planning Dept.) that a representative of the Planning Committee attend our meeting and serve as staff to the commission as outlined in the ordinance.

The meeting was adjourned at 8:30.

HISTORIC PRESERVATION COMMISSION
Minutes
December 15, 1992
McHenry County Government Center
Woodstock, Illinois

Present

John Dalton
Steve Gulgren
Jim Keefe
Al Kramka
Gloria Mack
Rick McGrath
Donna Spicer
Betty Thomas

Absent

John Jurewicz

Staff

Mary Ann Littleton

The meeting was called to order at 7:15 p.m.

A MOTION WAS MADE BY KEEFE, SECONDED BY KRAMKA TO APPROVE THE MINUTES OF NOVEMBER 17, 1992 WITH THE FOLLOWING CORRECTION: PAGE 2, PUBLIC RELATIONS - "...THEY WHOLE-HEARTEDLY SUPPORT..." VOTE: ALL AYE. MOTION CARRIED.

SURVEY AND RESEARCH

Jim Keefe reviewed the plan map designating areas requiring sensitive development design. This map was sent to the McHenry County Regional Planning Commission as requested.

John Dalton will be contacting Mike Ward regarding ordinance incentives and a copy of the enabling legislation to provide tax breaks for owners of landmarked property. These incentives would help offset the necessary restrictions placed on owners when their property is landmarked. The tax breaks would also ease the burden of retaining and restoring older buildings.

STRATEGIC PLAN

Many changes to The Plan were reviewed and noted.

A MOTION WAS MADE BY DALTON, AND SECONDED BY KEEFE TO ADOPT THE MCHENRY COUNTY PRESERVATION PLAN AS AMENDED. VOTE: ALL AYE. MOTION CARRIED.

The remaining topics on the agenda were tabled due to lack of time.

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HISTORIC PRESERVATION COMMISSION
DECEMBER 15, 1992
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ADJOURNMENT

The next meeting will be January 19, 1993 at 7:00 p.m. Staff will arrange to publish and post this meeting. Meeting dates for the balance of the year will be set at the next meeting and will be posted and published in accordance with the Open Meetings Act.

A MOTION WAS MADE BY DALTON, SECOND BY KEEFE TO ADJOURN. VOTE: ALL AYE. MOTION CARRIED.

Meeting adjourned at 9:20 p.m.