

ALGONQUIN HISTORIC COMMISSION

MINUTES FOR REGULAR MEETING

FEBRUARY 14, 2024

7:00 PM

Held at Historic Village Hall – 2 South Main Street – Algonquin

CALL TO ORDER – ESTABLISH QUORUM

Present: Chairman Jolitz and Members Dombrowski, Donahue, Lewis, Teuber, and Thompson.

**APPROVE MINUTES OF REGULAR BUSINESS MEETING OF JANUARY 10, 2024,
AND WORKSHOP MEETINGS OF JANUARY 20 AND 27, 2024**

Moved Member Donahue; Seconded Member Dombrowski.

Voice Vote: All Ayes. Minutes Approved.

PUBLIC COMMENT – AUDIENCE PARTICIPATION

None.

MOTION REGARDING ORDER OF PUBLIC HEARINGS

Chairman Jolitz moved, and Member Dombrowski seconded, that the Public Hearings scheduled to be heard on the agenda for tonight’s meeting be reordered and heard in the following order: (1) Case No. HC-02-24; (2) Case No. HC-03-24; and (3) Case No. HC-01-24. Voice Vote: All Ayes. Motion Approved.

PUBLIC HEARING

Public Hearing for Consideration of a Major Improvement in the Old Town District; Case No. HC-02-24, 14 North River Road for new rear deck railing and new rear sliding doors. Applicant: Bonnie Miske:

Staff Presentation: Patrick Knapp, Village Senior Planner, presented the case on behalf of Village Staff. Mr. Knapp reported that Bonnie Miske, the Applicant and owner of the Subject Property, applied for a Certificate of Appropriateness to modify the deck, add exterior stairs, and add two sliding glass doors to the dwelling located on the Subject Property at 14 N. River Road. The proposed modifications would be in public view, are considered a “major improvement” under the Old Town District Preservation Code, and must be reviewed by the Historic Commission at a Public Hearing prior to the issuance of a Certificate of Appropriateness and Building Permit.

Mr. Knapp and the Village Staff Report explained that the existing deck on the Subject property is in a deteriorated condition and does not comply with minimal building code standards, and the Applicant proposes to replace it with a pressure-treated wood deck and

vertical railings, and also install a stairway that provides access from the upper deck to the ground level. The Applicant also proposes to replace the steel door on the lower level with two sliding glass doors that would match the doors on the upper level. Mr. Knapp and the Staff Report also observed that the Old Town Survey notes that this dwelling structure is not considered architecturally significant due to the original structure having undergone extensive remodeling in the past, which significantly altered its size, design, and exterior.

Staff Recommendation: Village Staff recommends approval of the Certificate of Appropriateness as submitted with the conditions that the Applicant comply with all applicable Building Code requirements and obtain all needed building permits prior to beginning any construction.

Petitioner's Comments

Petitioner concurred with the Village Staff presentation.

Commission Discussion

Chairman Jolitz relayed some history regarding the Subject Property and remarked that the proposed alterations are straightforward and appropriate.

Motion

Motion by Member Donahue, seconded by Member Dombrowski, that the Building Commissioner issue the requested Certificate of Appropriateness for Case No. HC-02-24, 14 North River Road for new rear deck railing and new rear sliding doors as presented. Chairman Jolitz asked if there were any further questions or discussion needed on the project. There being none, a Roll Call Vote was taken. Roll Call Vote: All Ayes.

PUBLIC HEARING

Public Hearing for Consideration of a Major Improvement in the Old Town District; Case No. HC-03-24, 219 South Main Street for exterior remodel and new doors and windows. Applicant: Paul Kopetsky:

Staff Presentation: Patrick Knapp, Village Senior Planner, presented the case on behalf of Village Staff. Mr. Knapp reported that Paul Kopetsky, the Applicant, and the Village of Algonquin, the owner of the Subject Property, applied for a Certificate of Appropriateness to remodel the former Algonquin State Bank building on the Subject Property at 221 S. Main Street. The proposed modifications would be in public view, are considered a “major improvement” under the Old Town District Preservation Code, and must be reviewed by the Historic Commission at a Public Hearing prior to the issuance of a Certificate of Appropriateness and Building Permit.

Mr. Knapp and the Village Staff Report explained that the existing vacant bank building on the subject property was originally built in 1955 to replace the former bank building at that location, which had been constructed in 1910. Extensive remodeling of the 1955 building was then undertaken in 1976, including plate glass windows and exterior detailing

that was modern at the time. A drive-thru structure in the rear of the building on the site of the former Washington School gymnasium was also constructed in 1970, and was recently demolished. Mr. Knapp explained that the Applicant proposes to remodel the remaining vacant bank building to create two tenant spaces, and also proposes to replace the building's mansard roof facade with additional brick, install additional windows and doors, and add an outdoor seating area in the rear of the building.

Mr. Knapp also reported that Village Staff have been working with the Applicant to refine the submitted building elevations and find no issue with the current proposal. Mr. Knapp and the Village Staff Report further advised that there will be a separate Public Hearing at the Planning and Zoning Commission to consider the submitted building elevations, a zoning map amendment, re-subdivision, and proposed special uses.

Staff Recommendation: Village Staff recommends approval of the Certificate of Appropriateness as submitted with the conditions that the Applicant comply with all applicable Building Code requirements and obtain all needed building permits prior to beginning any construction.

Petitioner's Comments

Petitioner concurred with the Village Staff presentation and also explained that the property currently has a large brick box shape, which the project designers hope to remodel in an attractive way both to fit in with Old Town downtown architecture and attract business owners. In Petitioner's view, the current proposal is their best effort to meet those objectives. Petitioner added that he has been able to match the 1954 brick used on the original 1955 bank building, and that matching brick will be used in the upcoming remodel.

Commission Discussion

Chairman Jolitz noted that all three exposed sides of the building are in the public view, and the design team has divided the exterior front into two separate buildings or "storefronts," by using different materials above the windows of the respective storefronts (brick above one and Hardie Board Paneling above the other). Commissioners questioned whether these two storefronts will have inset doors on Main Street, and Petitioner explained that true inset doors would be a difficult addition because they would require their own foundations. He further explained that the wing wall on the north side of the building would be retained, but the wing wall on the south side no longer exists, so matching wing walls are also unavailable to create the appearance of inset doors. Petitioner therefore believes that the best substitute for inset doors is through the use of steel awnings above the storefronts to create at least some impression of inset doors.

Regarding the side of the building facing Washington Street, Petitioner clarified that the entrance to the restaurant in the southern storefront will now be on Main Street, not Washington Street. Petitioner further clarified that the Washington Street side of the building will also have Hardie Board Paneling accents like those on the Main Street side.

Regarding the rear of the building, Petitioner clarified that the south set of doors will be surrounded by Hardie Board Paneling (not glass). Chairman Jolitz noted that the center rear doors are currently surrounded by glass (not brick, as indicated in the application renderings), which Petitioner committed to retain. Petitioner also explained that the glass overhead door indicated in the application renderings on the rear north side of the building is being replaced with a pair of double doors surrounded with Hardie Board paneling matching those proposed for the south rear side of the building. After discussion, Petitioner also agreed to replace the adjacent plain steel service door with a decorative service door subject to Building Commissioner review.

Motion

Motion by Member Dombrowski, seconded by Member Donahue, that the Building Commissioner issue the requested Certificate of Appropriateness for Case No. HC-03-24, 219 South Main Street for exterior remodel and new doors and windows, with the following conditions: (1) the glass surrounding the rear center doors will be retained (not replaced with a brick surround); (2) the glass overhead door previously proposed for the rear north side of the building will be replaced with glass double doors and a Hardie Board Paneling surround matching those proposed for the south rear side of the building; and (3) the rear north side service door will be replaced with a decorative service door (other than a plain steel slab service door) subject to Building Commissioner review. Chairman Jolitz asked if there were any further questions or discussion needed on the project. There being none, a Roll Call Vote was taken. Roll Call Vote: All Ayes.

PUBLIC HEARING

Public Hearing for Consideration of a Major Improvement in the Old Town District; Case No. HC-01-24, 8 Madison Street for garage siding and exterior remodel, including alteration of doors and windows. Applicant: Spencer Hubert:

Staff Presentation: Patrick Knapp, Village Senior Planner, presented the case on behalf of Village Staff. Mr. Knapp reported that Spencer Hubert, the Applicant and owner of the Subject Property, applied for a Certificate of Appropriateness to modify the exterior of the dwelling and garage on the Subject Property at 8 Madison Street. The proposed modifications would be in the public view, are considered a “major improvement” under the Old Town District Preservation Code, and must be reviewed by the Historic Commission at a Public Hearing prior to the issuance of a Certificate of Appropriateness and Building Permit.

Mr. Knapp and the Village Staff Report explained that the Applicant proposes to (1) eliminate two exterior doors and two windows, (2) add one window in front of the house, (3) add one window on the southwest corner of the house, (4) replace other windows as needed, and (4) replace the garage siding. The Applicant also plans to make significant interior renovations, including repairing framing and updating plumbing and electrical systems. Mr. Knapp and the Staff Report also observed that the Old Town Survey notes that this dwelling is significant due to its age and not its style.

Staff Recommendation: Village Staff recommends approval of the Certificate of Appropriateness as submitted with the conditions that the Applicant comply with all applicable Building Code requirements and obtain all needed building permits prior to beginning any construction.

Petitioner's Comments

Petitioner concurred with the Village Staff presentation.

Commission Discussion

Regarding the garage siding portion of the project, Chairman Jolitz proposed, and Petitioner agreed, that the garage siding be a clapboard type in the material of Petitioner's choosing (e.g., vinyl, aluminum, wood, cement board, etc.) with a 3-4-inch reveal; that 5-10-inch frieze boards, including on gables and under eaves, be retained; and that full-sized corner boards (e.g., 5-inch nominal, 4-6 inch actual) also be retained. In the event that Petitioner later replaces the roll-up and/or service doors on the garage, any new door should have windows and raised panels (e.g., a "carriage house" design for a roll-up door).

Regarding removal of the two doors on the house (one on the west side and one on the northeast side), Chairman Jolitz and some Members proposed that the door removed on the northeast side of the house be replaced with a double-hung window matching the size and height of the window in the adjacent east-facing bedroom. Petitioner agreed to add such a window. Regarding the door and adjacent windows being removed on the west side of the house, Petitioner confirmed that he will add a new window at that location (a pair of windows would also be acceptable), such window(s) to be double-hung and the same size and height as the existing double-hung windows on the lower west side of the house.

Regarding the two windows that Petitioner considered adding to the second floor on the west and south corner walls, Petitioner confirmed that both windows would be in a closet, and would be added solely to balance out the exterior walls on the upper exterior of the house. Petitioner stated, however, that he will delay adding windows to the second level of the house until re-siding of the house exterior can be undertaken. Chairman Jolitz and Member Dombrowski suggested adding a Victorian-styled accent window (e.g., round, oval, or diamond-shaped, stained-glass, etc.) on the upper level of the house. Chairman Jolitz also suggested adding a porch to the southwest corner of the house, with the accent window above the south side of the porch. Chairman Jolitz and Member Lewis also proposed that the existing windows on the south and west upper level of the house, and any to be added to the upper level, be enlarged to their original size of approximately 54-70 inches in height, and in keeping with the height of the first-floor windows, which are approximately 60 inches in height. Petitioner again stated that he will delay installing any windows on the upper level of the house until a later time, and therefore withdrew his request to add any windows to the upper level of the house. Members nevertheless approved the addition of a Victorian-styled accent window to the upper-level, if Petitioner opts to add one sooner.

Motion

Motion by Chairman Jolitz, seconded by Member Donahue, that the Building Commissioner issue the requested Certificate of Appropriateness for Case No. HC-01-24, 8 Madison Street for garage siding and exterior remodel, including alterations of doors and windows, with the following conditions: (1) when replacing garage siding, a clapboard-type siding with a 3-4-inch reveal will be used, 5-10-inch frieze boards (including on gables and under eaves) will be retained, and full-sized (5-inch nominal, 4-6-inch actual) corner boards also will be retained; (2) the exterior door on the northeast lower level of the house may be removed as proposed, but will be replaced with a double-hung window matching the size and height of the double-hung window currently in the adjacent east-facing lower-level bedroom; (3) the exterior door and adjacent windows on the northwest lower level of the house may also be removed as proposed, but will be replaced with at least one double-hung window matching the size and height of the other first floor windows on the west side of the house (adding a pair of such windows at this location would also be acceptable); and (4) Petitioner withdraws his request to add windows to the upper level of the house, but a Victorian-styled accent window may be added on the upper level of the house, at Petitioner's option. Chairman Jolitz asked if there were any further questions or discussion needed on the project. There being none, a Roll Call Vote was taken. Roll Call Vote: All Ayes.

OLD BUSINESS

Chairman Jolitz confirmed that the Commission's proposed annual budget has been submitted to Village Staff.

Members continued discussion of possible themes for new exhibits for the Commission's display case at the Harnish Library, including a display featuring photos, memorabilia, and advertisements from local restaurants in Algonquin's history, and/or a tribute to the soon-to-be prior Algonquin State Bank. This exhibit will be tackled during the March workshops.

Member Lewis further reported on the use of recently acquired software programs, and confirmed all appear to be working well.

APPROVAL OF BILLS FOR PAYMENT

None.

NEW BUSINESS

Members discussed the possibility of digitizing slides previously used for Commission presentations to compile a digital format for use in future presentations, as well as the equipment and/or supplies needed to do so.

Members discussed the logistics for Commission participation in the upcoming Cabin Fever Festival at Jacobs High School on February 24, 2024.

CORRESPONDENCE, COMMENTS, AND OTHER BUSINESS

Chairman Jolitz reminded that Statements of Economic Interest are due to McHenry County by May 1, 2024.

Chairman Jolitz relayed that Elgin Community College is offering a class on restoring a historic house.

Members were reminded of Commission Workshops on February 17 and 24, 2024.

ADJOURNMENT

Member Lewis moved, and Member Dombrowski seconded, that the meeting be adjourned. Meeting adjourned at 9:02 pm.

Secretary

Date Approved