

ALGONQUIN HISTORIC COMMISSION  
MINUTES OF REGULAR MEETING

AUGUST 14, 2013 – 7:00 P.M.

CALL TO ORDER – ESTABLISH QUORUM:

PRESENT:

Chairman Jolitz. Members: Purn, Mudra, Nee, Zange, Koeppel

APPROVE MINUTES OF REGULAR MEETING OF JULY 10 AND WORKSHOP MEETING OF JULY 20, 2013  
(THERE WAS NO WORKSHOP ON JULY 27 DUE TO FOUNDERD DAYS PARADE)

Moved by Member Zange to approve above Minutes. Seconded by Member Mudra.

Voice Vote: All Ayes

PUBLIC HEARING FOR CONSIDERATION OF A MAJOR IMPROVEMENT IN THE OLD TOWN DISTRICT CASE  
NO. PC13-03 – 32 JAYNE ST. FOR ROOF ALTERATION AND DORMER ADDITION. PETITIONERS: Jim and  
Lisa Abbott.

PRESENT: Chairman Jolitz. Members: Purn, Mudra, Nee, Zange, Koeppel. Village: Ben Mason

Mr. Mason informed the Commission that Petitioners are seeking a COA to add a dormer addition to the rear of the house in order to add more space to the second floor. The pitch of the dormer roof will match the slope of the roof over the side porch. New shingles will match those of the existing roof. Three double hung windows will be centered above existing double hung units on the first floor. Wood clapboard siding on the dormer will match the siding on the house.

Overall, this proposal is compatible with the design of the home. Roofline, double hung windows and siding are all consistent with the home's current exterior appearance. Staff recommends approval of the COA with the following conditions: 1. The owner shall obtain a building permit and comply with all applicable building code requirements. 2. Exterior siding on the dormer shall match existing siding on the home. 3. New window units shall be double hung to match windows on the rear of the home.

During discussion by the Commission, Chairman Jolitz pointed out the fact that the addition has little visibility from the street. It was also pointed out that a rear dormer is a very common feature of Cape Cod style of architecture such as this house.. After further discussion Member Mudra moved to recommend the building Commissioner issue a Certificate of Appropriateness for a roof alteration and dormer addition at 32 Jayne St. consistent with Petitioner's submittal and conditions listed in the August 14<sup>th</sup> 2013 staff report Case No PC13-03. Motion seconded by Member Purn.

Roll Call: Members Nee aye, Purn aye, Koeppel aye Zange aye, Mudra aye. Chairman Jolitz Aye.

further stated that the purpose of tonight's Hearing was solely to focus on the matter of the demolition of three buildings and the architectural design of the proposed new buildings.

The Petitioner was not present so Chairman Jolitz asked the Architect Mr. Kasprak if he had anything to add to Mr. Mason's presentation. He stated that he did not but would be happy to answer any questions regarding the new buildings.

The audience consisted of 10 persons including 3 couples -- Mr. & Mrs. Jason Brooks of 71 N. River Road, Gary & Paulette Ryg of 705 N. River Rd and another couple from 121 N. Hubbard St. There were four other individuals including Mrs. Costello 11 N. Hubbard St., Ms. Patty Thompson 315 LaFox River Drive and two others.. Chairman Jolitz asked if anyone wished to comment on the proposed demolition or design. One neighbor( Costello ) asked if it wouldn't be possible to salvage the residence because of its age. "It seems as if everything old is being torn down lately". Another neighbor was concerned about the parking for the cider brewery and how that would affect the adjacent homes. It was pointed out that for decades when the marina was active, cars with boat trailers would park all up and down the hillside on the east side of the road.

Chairman Jolitz and Member Zange stated they understood the comment and concern over the number of structures demolished over the last 20 years or so. Chairman Jolitz asked Mrs Costello if she had any interest in undertaking the restoration of this home. She said she did not. Chairman Jolitz asked Mr. Mason if anyone had expressed such an interest. Mr. Mason stated that the property has been vacant and for sale for a number of years, with no one coming forward with any such desire to his knowledge.

One neighbor asked if the setback and side and rear easements of the restaurant were compliant with code requirements. He could not understand how there was room for an 8,000 S.F.. restaurant on the space between the river and road. The architect stated the restaurant building was on two levels, each level being 4,100 S.F. so the footprint was only 4,100 SF, not over 8,000 At this time Katie Parkhurst put up a large "site plan map" on display for residents to see the placement of the buildings as to "footprints", setbacks, etc Mrs. Brooks stated she was concerned about the proposed rooftop bar and eating area and the noise it would generate.. The Arcitect stated there was no rooftop bar area. There was an outdoor area along the river front side (like Pt Edwards)He also indicated that the flat top area behind the hipped roof area was to hide the visibility of rooftop HVAC equipment and was not a rooftop bar area.

One resident asked if there were basements. Mr Kasprak stated no, not in the restaurant. There is in the cidery for storage of product and equipment. One resident indicated that the Cidery was a "manufacturing plant" and should not be allowed.

Chairman Jolitz reminded the audience that the purpose of the hearing tonight was for consideration of the demolition proposal and the design of the new buildings, and to comment on these two topics only. Mr Ryg asked what was the height of the restaurant. D Kasprak stated just under 35 ft., stating that many of the buildings in Old Towne are in the range of 30-35 feet in height including many homes. Several of the residents thought that indeed they were nice looking buildings, Its just that the business property is too close to the residential property."

AUDIENCE PARTICIPATION:

None

OLD BUSINESS: Interview Project – Status Report:

A. Interview Project – Status report:

Several candidates are being considered for September.

B. Display Cases at Library and Village Hall

The display case has been removed. Mr Mason stated this case was very old and did not move well.

It was suggested that a new case be considered for Village Hall. For the Main- Library we must come up with a name for the display. This will be worked on during the next meeting.

APPROVE BILLS FOR PAYMENT:

None

NEW BUSINESS:

A. Historic Website Development:

Mr. Mason reported that due to the construction of the Bypass, internet reception has been interrupted at HVH but he will bring in some hard copies of sample website layout for review and discussion during next month's meeting.


CORRESPONDENCE, COMMENTS OR OTHER BUSINESS:

Member Purn reported that the Conservation District will hold a hearing tomorrow at Hidden Valley about Camp Algonquin regarding the demolition of all buildings on the property.


A list of maintenance items for the historic village hall has been given to Mr Mason as he requested the Commission to compile since we utilize the building on a regular basis.

ADJOURNMENT:

Moved by Member Zange to adjourn. Motion seconded by Member Mudra. Meeting adjourned at 8:15



Secretary



Date Approved