

ALGONQUIN HISTORIC COMMISSION
MINUTES OF REGULAR MEETING
NOVEMBER 13, 2013
7:00 P.M.

CALL TO ORDER – ESTABLISH QUORUM:

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

APPROVE MINUTES OF REGULAR MEETING OF OCTOBER 9 AND WORKSHOP MEETINGS OF OCTOBER 19 AND 20, 2013:

Moved by Member Nee to approve above Minutes. Motion seconded by Member Zange
Voice Votes: All Ayes

PUBLIC HEARING FOR CONSIDERATION OF A MAJOR IMPROVEMENT IN THE OLD TOWN DISTRICT CASE NO;PC13-05 – 421 S. MAIN ST. FOR WINDOW AND DOOR ALTERATIONS.:

PETITIONERS: Jim and Donna Jendreczek

Mr Mason opened this session by informing the Commission that above Petitioners purchased this property earlier this year and the initial intentions are to use the upper floor to display several antique show cars. They are considering a door and window arrangement to increase the entrance size to accommodate the antique vehicles. The existing door does not meet building code as it opens inward. The Petitioner will be required to obtain a building permit to comply with code. The new door and window unit is compatible with the existing opening and will remain consistent with the scale of the front façade's other set of storefront windows.

Staff feels the proposed improvement is compatible with the design of the building which is a utilitarian exterior with limited architectural significance. Staff also feels that it is important that the building does not "turn its back" on Main Street.

The Petitioners have offered some of the front windows for community display along with the Historic Commission's displays. No more than 50% of the window space will be allowed. Staff is also requiring that the owner make several property maintenance improvements and repaint the rear service doors, replace/repair fences, removal of old sign and base, etc.

After further discussion for clarification among Commission members, Member Purn moved to recommend approval of a request for a Certificate of Appropriateness for exterior alteration and repairs on property located at 421 S. Main St. – Case No.PC13-05 with the understanding that Petitioners carry through with Staff's recommendations as outlined in this Hearing. Motion seconded by Member Nee.
Roll Call: Members Purn aye, Zange aye, Nee aye, Koeppel aye, Chairman Jolitz aye.

PUBLIC HEARING FOR CONSIDERATION OF A DEMOLITION PETITION IN THE OLD TOWN DISTRICT
CASE NO.PC 13-06 – 126 S. HARRISON ST
PETITIONER: VILLAGE OF ALGONQUIN – MR. BEN MASON REPRESENTING PETITIONER

Mr Mason informed the Commission that the Village of Algonquin recently purchased 126 S. Harrison with the intent of demolishing the residential building located on the property in accordance with Section 10.07 C-3-e of the Old Town Preservation Code. This is considered a "Major Improvement" and must be reviewed by the Historic Commission at a public meeting prior to the issuance of a Certificate of Appropriateness or building permit.

The improvement proposed on the property consists of demolishing the house which is vacant and has not been occupied on a consistent basis since the beginning of 2011. There are no immediate plans for the site other than to remove the blighted structure and sod/seed the property. Any plans to redevelop the site or construct a new building would have to come back before the Commission for review in the future. The Preservation Code includes specific guidelines and standards for review of a Certificate of Appropriateness that includes demolition. Following are Staffs comment

Demolition of this house would not affect the esthetic cohesiveness of the Old Town District. The house is currently vacant and has no desirability as a commercial building. The property and surrounding parcels are all zoned B-1 business. Converting the structure for viable business use would be very unlikely, given the cost involved and abundance of existing commercial buildings with available space downtown. The building Commissioner finds that the building has deteriorated to the point where the cost to repair the structure exceeds its replacement

The cost effective course of action for the future use of the property is to identify a future use for the site according to a unified plan that would be more complimentary to the nature of the surrounding business uses.

During the Commission's discussions Member Nee wondered why this property couldn't be turned into part of the parking lot. Mr Mason stated that sometime ago it was recommended joining areas into one large parking lot; however, the funeral home is privately owned and would not allow their property to be connected with any part of the proposed parking area.

After further discussion, Member Mudra moved to recommend that the Building Commissioner issue a Certificate of Appropriateness for the demolition of the building at 126 S. Harrison St consistent with the Petitioner's submittal and the conditions listed in the November 13, 2013 staff report. Motion seconded by Member Zange.

Roll Call Member Purn aye, Mudra aye, Zange aye, Koeppel aye, Nee abstain, Chairman Jolitz aye.

Due to time restrictions, Mr Mason requested giving his report at this time.

Mr Mason stated he would like to give an update on the repair work to HVC. These repairs have been divided into two sections – immediate repairs and other repairs to be put on hold due to the budget. Immediate Repairs: Clean carpeting – install motion sensors in both bathrooms on both floors – replace or repair exterior doors. Any further work will be budgeted for next year, including a different lock for the front door.

Mr Mason reminded the Commission that other groups use the main room on the second floor and if the Commission needs this room we must email Michelle or Katie for scheduling in advance.

There will be no Christmas Parade this year, but for kids to meet with Santa they will be picked up at HVH and transported to Pioneer Park where they will meet with Santa and returned to HVH. This will occur December 7th at 1 or 1:30.

OLD BUSINESS:

A. Interview project – Status Report:

Mr Ganek was scheduled but did not show for the Nov 7th Interview. He will be contacted

B. Primrose Photos & Negatives

There are hundreds of these negatives. It will take time to sort and separate these into “keepers”. Member Purn has found a source for developing for a \$1.00 per negative if large quantities are done at one time.

APPROVE BILLS FOR PAYMENT:

None

NEW BUSINESS:

A. Budget For Next Fiscal Year:

B. The Budget will soon be due. Member Purn asked if a book from 1885 needing rebinding could be included in this budget. He will get further information on this.

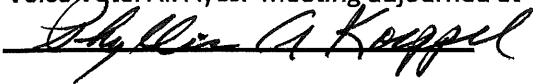
CORRESPONDENCE, COMMENTS OR OTHER BUSINESS:

Chairman Jolitz reminded the group that December Workshops are coming up Dec 21 and 28. It was decided to cancel the Dec 28th Workshop due to the holidays

ADJOURNMENT:

Moved by Member Purn to adjourn. Motion seconded by Member Koepfel

Voice Vote: All Ayes. Meeting adjourned at 8:45 p.m.



Secretary

12-11-13

Date Approved