

ALGONQUIN HISTORIC COMMISSION  
MINUTES OF REGULAR MEETING  
OCTOBER 10, 2007  
7:00 P.M.

CALL TO ORDER – ESTABLISH QUORUM:

PRESENT: Chairman Jolitz. Members: Coleman, Cole, Purn, Nee, Zange, Koeppel  
Village: Ben Mason, Craig Arps

APPROVE MINUTES OF REGULAR MEETING OF SEPTEMBER 12<sup>TH</sup> AND  
WORKSHOP MEETINGS OF SEPTEMBER 9-15-22, 2007:

Motion made by Member Zange to approve above Minutes. Motion seconded by Member Purn.

Voice Vote: All Ayes.

PUBLIC HEARING FOR CONSIDERATION OF A MAJOR IMPROVEMENT IN  
THE OLD TOWN DISTRICT CASE NO. PC 07-07, 215 NORTH MAIN STREET FOR  
RE-SIDING AND WINDOW REPLACEMENT.

PETITIONER: Tony Serpico, President, Builders, Inc..

PRESENT: Chairman Jolitz. Members: Coleman, Cole, Purn, Zange, Nee, Koeppel.  
Village: Ben Mason, Craig Arps. Petitioner: Tony Serpico

Mr. Mason pointed out to the Board that due to a recent fire all of the interior had to be brought up to specifications due to damage. The proposed exterior improvements involve upgrading and making repairs to the building which include addressing the windows and stucco finish. The structural integrity of the stucco located below the building's foundation line is in better condition than the rest of the exterior and it will likely be possible to preserve the stucco around the structure's foundation. A stucco-like finish will be placed along the base of the rear addition to match the stucco on the foundation of the original front section.

The Petitioner is proposing to re-side the remainder of the structure (including the upper two floors of the original 1922 portion of the building) with vinyl double 4 ½ inch horizontal dutch lap style siding. The Petitioner indicated a willingness to try to preserve additional exterior stucco areas, perhaps on the front if possible.

Exterior improvements to the structure include bringing the front porch and rear deck into compliance with the Village building code and ADA handicap-accessibility requirements. An access ramp to the second floor deck will be added on the south side of the building and code-compliant handrails and stairs will be added onto the structure's front porch

A new architectural shingle roof will be installed and all of the building's windows will be replaced with a combination of casement, double-hung and fixed. The size of some of the existing window frames will be modified and two new window openings will be added on the upper portion of the south side of the structure to allow more natural light to enter the second floor office area.

Staff recommends approval of the Certificate of Appropriateness for the proposed improvements with the following conditions:

1. Petitioner shall be required to preserve as much of the building's stucco walls as possible and identify whether there are opportunities for retaining more of the building's exterior stucco finish.
2. Six-Inch nominal corner boards shall be used on the building.
3. Petitioner shall submit a set of plans for building permit review and show all of the proposed improvements including those to the front porch.

The Petitioner Mr Serpico, was asked if he had any comments to add to what Mr. Mason had presented concerning the project. The Petitioner indicated that they were doing extensive work to the building's interior as a result of the recent fire and that the interior was being brought to current building code and ADA requirements. The Petitioner then presented samples of the vinyl siding and windows he proposed to use on the structure.

Commission then cited various sections of the Village Ordinance – Old Town District Preservation Code as it addressed elements of the proposed project. Member Coleman read the purpose of the Code which includes in part, to “preserve and maintain structures and sites for current and future residents by encouraging renovation and repairs that are consistent with their historic, architectural and aesthetic character.”

Chairman Jolitz and Commission members Nee, Purn and Cole referred to Section 10.04 of the Code which states that “any alterations or repairs shall be designed and constructed with essentially the same exterior appearance as the original structure.”

Member Nee took exception to the fact that the Petitioner's plans are to eliminate the arches on the front porch along with the stucco finish and exposed beams on the eaves, stating that the original 1922 portion of the building, which is essentially the entire portion visible from the street, is a classic Craftman's Bungalow style and the elimination of these elements destroys the original character of the building. She referred to the Code, Section 10.04 Item 2 – "the distinguishing original quality or character of a building, structure or site shall not be destroyed and" and Item 5, "distinctive features, finishes and construction techniques or examples of craftsmanship that characterizes a property shall be preserved."

Member Purn said the Code (Section 10.04 Item 5) states that deteriorated architectural features shall be repaired rather than replaced." Chairman Jolitz added the Code further states that where replacement is required, the new installation "shall match the old in design, texture and other visual qualities."

All of the Commission members indicated that the proposed vinyl horizontal siding was NOT an appropriate replacement for the original stucco finish exterior. Member Coleman added that this was a 1920's building and that the use of corner boards was no longer being done by this time – which is why the Stucco was wrapped around the corners with no corner boards of any size.

Member Cole asked if the ramp could be configured differently or if a chair lift could be installed so that the ramp did not extend all the way to the front of the House. Craig Arps indicated that the placement and design of the ramp was due to the slope of the property, which was high in the front and slopes down to the back of the lot.

Commission members felt the square style of the posts and spindles on the ramp railings were appropriate for a Craftman's style rather than a turned spindle.

Chairman Jolitz asked why the Petitioner felt that so much of the stucco siding had to be removed. Petitioner stated they were intending on reframing and changing the opening sizes of the windows and adding additional windows on the second floor for more light and all these window changes would damage the stucco finish in the process.

Photos were reviewed of the current (original window openings) and the proposed enlarged/changed openings and additional windows.

Chairman Jolitz and Member Nee asked the Petitioner if he had considered adding skylights on top of the dormer or on the back slope of the roof where the skylights would not be "street visible" but still add extra light to the second floor. Member Zange stated he felt the window openings, stucco finish and front porch with its arches define the building's character and should remain, along with the exposed roof beams in the open eaves. The Petitioner stated he had to change the front porch to make the stairs and railing height compliant with the current building code. Member Nee said the elimination of the arches on the porch was certainly not a requirement of the current building code and should be preserved. Chairman Jolitz indicated that other vintage structures in town have been adapted to meet code and ADA compliance by retaining the original railing and extending the height of the railing by adding an iron hand rail above the vintage railing.

At this time the Petitioner presented an alternate plan for the front porch – keeping the existing stucco porch railings and adding an additional railing feature to increase the height to meet current requirements; however, the Petitioner's "revised porch plan" still eliminated the stucco arches and stucco "sidewall railings" at the stairs, replaced by "post and spindle design" railings. All of the Commission members still indicated the arches should be retained and also, the sidewalls next to the new front steps could be constructed with a stucco finish and made higher if necessary so that a single iron handrail could be attached. The iron handrail would hardly be noticeable and the stucco sidewalls at the stairs would maintain the original design feature.

Regarding the windows, Commission members stated they thought the grouping of the three narrow double hung windows that were broken out in the fire could be replaced with two wider double hung windows within the same overall window opening. As long as the new windows were either 6 over 1 or 9 over 1 light double hung design, they would still be within the style of "Craftsman architecture." Also, by allowing the Petitioner to use the wider two sets of windows in the same opening where there were three narrower windows,

The Petitioner indicated he would be able to still use the more energy efficient double hung windows currently available and he stated they were available for a Craftsman 6 over 1 light style in a 40/60% type sash configuration as are the originals where the top (divided light) sash of the double hung is smaller than the bottom (single light) sash.

Chairman Jolitz stated that the Algonquin Lake-In-The-Hills fire Department had done their part to save this building and that the guidelines set forth in the Village Preservation Code should be followed to ensure this building is preserved in its original "Craftsman Bungalow style" for future generations as outlined in the Code.

Chairman Jolitz asked if there were any further comments or questions regarding this project. There were none.

Member Purn moved to recommend approval of the request for a Certificate Of Appropriateness on property located at 215 North Main Street, Case No. PC07-07 for re-siding and window replacement with the following stipulations covering this project:

Regarding the original stucco Craftsman Bungalow portion of the building:

1. Additional windows or modifications to the original window opening sizes are not acceptable, unless additional second floor windows are required by building code.
2. The use of 6 over 1 lights or 9 over 1 lights (Craftsman style), double hung and other original configurations shall remain, with the exception of the original set of 3 smaller double hung windows which may be replaced by 2 larger double hung windows that fill the same opening.
3. Open style eaves on roof and bay window with exposed beams shall remain and not be enclosed.

4. Front Porch design shall remain with original arches left in place.

5. Front porch, including steps and railings, to remain in stucco style, but height only may need to be raised or modified, such as adding a higher hand rail, if required by building code.

6. Original 1922 section shall retain its stucco finish appearance and without corner boards, by repair or replacement of existing stucco with similar finish materials.

Regarding the wooden rear addition on the structure, the Petitioner plans new siding including soffit and fascia and replacement windows and doors and the addition of a ramp are acceptable as per the design and product samples submitted or as required by building code.

Motion seconded by Member Zange.

Chairman Jolitz asked Commission members if they were clear on the above stipulations that Member Purn had indicated in his Motion and repeated the points of the Motion. The Commission members all indicated they understood the Motion as presented. Members Purn, Zange, Cole and Nee all confirmed their feeling that the stucco finish, windows, exposed beams and front porch design were all key elements required to maintain this structure's original "Craftsman Bungalow" Design style. Chairman Jolitz indicated that the Village has a very limited number of vintage stucco structures remaining.

Being no further discussion, Chairman Jolitz called for the Vote:

Roll Call: Members Purn aye, Cole aye, Coleman aye, Zange aye, Nee aye, Koeppel aye, Chairman Jolitz aye.

Building Commissioner Craig Arps asked for a further clarification from the Commission on its recommendation as it pertained to keeping the "stucco finish appearance" on the exterior. He asked if alternate products could be used instead of the original "wooden lath and stucco" on the exterior but would still have the "look of a stucco finish". Commission members unanimously indicated that they felt the use of the new products currently available would be acceptable as long as the result was the look and texture of a

10-10-07

traditional stucco finish without corner boards on the exterior of the original 1922 portion of the building.

Chairman Jolitz informed the Petitioner that included in the Preservation Code is the right to appeal any of the Commission's recommendations to the Village Board if he so desires.

AUDIENCE PARTICIPATION:

None

OLD BUSINESS:

A: Interview Project Status: The October 13<sup>th</sup> Interview was not held due to the Cemetery Walk.

B. 5<sup>th</sup> Annual Cemetery Walk October 13: All those involved in the Cemetery Walk were asked to report to the Cemetery at 10 A.M..

C. Report On September 25<sup>th</sup> Joint Council Meeting: Members Nee, Koepfel, Purn and Jolitz attended this meeting. Topic: County 2030 Land Use Plan. Many members throughout the County were present and intake of information was gathered.

D. 2008 Village Calendar: All information has been forwarded to the Village for the Historic Commission page.

APPROVE BILLS FOR PAYMENT:

Two bills were presented for payment. A bill for \$83.89 was presented by Member Purn for the purchase of 10 Photos. A bill for \$252.60 was presented from Light Impressions for supplies. Moved by Member Purn to approve the above expenditures. Motion seconded by Member Nee. Voice Vote: All Ayes

NEW BUSINESS:

A. October 16 Presentation and Lecture at Eastgate Library: Member Nee Offered to assist Member Purn during this Presentation..

10-10-07

B. Scout Troops & Children's Visits: Chairman Jolitz reported that in the last two weeks he has met with 3 scout troops. The new hand-out material was well received.

CORRESPONDENCE, COMMUNITIES AND OTHER BUSINESS:

None

ADJOURNMENT:

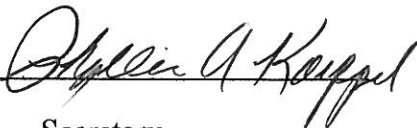
Moved by Member Purn to adjourn. Motion seconded by Member Koepfel

OCTOBER WORKSHOP MEETINGS will take place on the second floor of the Historic Village Hall at 2 S. Main St (Rt 31)

October 20-27 Workshop Sessions – 8:30 – 12:00 Noon:

These Sessions will focus on general duties, i.e, filing, sorting, research, meeting the public and working on current projects.

NOTE: Visitors are encouraged and welcomed to attend the regular workshop meetings and experience our local history "hands on" researching Algonquin's past.

  
Secretary

11-7-07  
Date Approved