

ALGONQUIN HISTORIC COMMISSION  
MINUTES OF REGULAR MEETING  
FEBRUARY 12, 2014  
7:P.M.

CALL TO ORDER – ESTABLISH QUORUM:

PRESENT: Member Jolitz. . Members:Purn, Mudra, Thompson, Zange, Nee, Koepfel

APPROVE MINUTES OF REGULAR MEETING OF JANUARY 8 AND WORKSHOP MEETINGS OF JANUARY 18 AND 25, 2014:

Moved 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. PC14-01,. 3 DIVISION ST. FOR SIDING/WINDOW ALTERATION AND NEW SECOND FLOOR ADDITION. PETITIONER: STEVE COOPER.

PRESENT: Chairman Jolitz. Members: Purn, Mudra, Thompson, Zange, Nee, Koepfel. Village: Ben Mason, Jerry Kautz

Mr/ Mason walked the Commission through the request for a COA, stating that Petitioner is proposing to replace windows and siding on the house as well as construct a new second floor addition. Work was begun without review by the Historic Commission nor a building permit from the village. A Stop Work order was posted on the property in December of 2013. The Petitioner has since submitted drawings and material spec sheets for review.

Over the years this house has had several additions and modifications and the Petitioner is proposing to establish a more unified design. Drawings have been submitted by the Petitioner showing both the condition of the house prior to work being started as well as the proposed renovations.

The Petitioner is not proposing to expand the "footprint" but rather the addition will be constructed in areas above the existing first floor. A second story will be built above the enclosed front porch as well as over the rear portion of the house. The elevation is somewhat awkward. The hip on gable roof will be replaced with a traditional gambrel style roof. This will be repeated on the right side elevation over the home's rear addition. Dormer windows with gabled roofs and fish scale shingles will be incorporated in both right and left elevations which will break up the massing of the new addition. Also, the slope of the roof over the attached garage will be raised slightly to come up higher on the wall of the home.

The existing 8" aluminum siding will be removed and the brick pattern asphalt siding and the entire house will be re-sided with double 4 inch vinyl siding. New corner boards will be added and will be white to match the frieze board.

Lastly, the Petitioner is proposing to replace the home's other windows and doors to provide consistency as to size and style. In particular a combination of double-hung, fixed casement windows Will be installed on both the first and second stories. Also, the front and rear doors will be replaced with new models by Mastercraft.

Staff believes the above proposals will be compatible with the design of the home and also compatible with the surrounding neighborhood which predominantly consists of two story homes with gable or gambrel roofs. Staff recommends approval of the COA request as submitted – with the condition that the Petitioner obtain a building permit and comply with all applicable building code requirements.

Chairman Jolitz asked the Petitioner if he had anything to add to Mr. Mason's outline of the project. Petitioner indicated that the house was really "a wreck" and the only option was a complete restoration from the ground up including all mechanical systems as well as the structural elements being discussed tonight.

The audience was asked if anyone present wished to make a public comment on this project. Mr. Steve Ludwig, an adjacent property owner, stated the he had lived next door to this house since 2000 and he was in full support of the renovation project and felt it will be a great addition and improvement to the neighborhood.

Commission members commended the Petitioner for having taken on such a large task and giving the vintage home a renewed presence on the streetscape for many more years ahead. As to the proposed overall design plan submitted, the main design element that was questioned was the shed roof on the garage. The petitioner had indicated he was planning on increasing the pitch of the garage roof. Chairman Jolitz stated that this type of a shed roofline gives the impression of a "lean to" addition and such a design generally has not been included in final recommended approval on other properties in the district. Chairman Jolitz distributed two alternative roof designs for the garage roof which more closely copies other roof designs in the project, making the overall design more uniform in appearance. The first design has a hipped roof design which copies the hipped roof design of the overhang roof. The second design is a mansard style which copies the steep pitch of the lower section of the main gambrel roof of the home. It was also mentioned that these designs might create an option for attic storage over the garage. Both the petitioner and the commission commented they really liked the look of the hipped roof and thought that it greatly improved the street view of the front of the house.

Members Mudra and Nee questioned the use of the casement design windows for the 6 second floor windows located in the gambrel roof dormers because the casement design/look was not appropriate for the home and should be double hung design like the rest of the house

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The petitioner stated he selected the casement design for better egress from the upstairs in case of a fire. Commission members Nee, Purn and Thompson all stated if he was wishing to use casement design windows they must be of the ones manufactured with the style of a double hung that have a horizontal mullion across the center of the window so that they have the look of a traditional double hung window from the street view. Petitioner stated this would not be a problem for him to include, stating it would make the design more uniform looking overall.

Member Purn moved to recommend the issuance of a COA for the project at 3 Division St, case No.PC14-01 in accordance with the Petitioner's submittal and staff report of 2-12-14 with two design changes as discussed, including changing the garage roof to a hipped roof design and using casement windows with horizontal mullions in the design to look like double hung windows for the 6 dormer windows on the gambrel roof. Motion seconded by Member Zange.

Chairman Jolitz repeated the motion and opened the floor for further comments or debate. There being none, he called for a vote.

Roll Call: Member Purn aye, Mudra aye, Thompson aye, Zange aye, Nee aye, Koeppel aye, Chairman Jolitz aye

PUBLIC HEARING FOR CONSIDERATION OF A MAJOR IMPROVEMENT IN THE OLD TOWN DISTRICT CASE NO. PC 14-02 – 415-417 N. MAIN FOR WINDOW REPLACEMENT:

PETITIONER: ANDY LOWISZ

PRESENT: Chairman Jolitz. Members: Purn, Mudra, Thompson, Zange, Nee, Koeppel. Village: Ben Mason. Petitioner: Andy Lowisz

Mr. Mason informed the Commission that the improvement proposed consists of replacing 16 windows, all double hung on the second floor. The replacement windows will match the existing openings with the exception of two bedroom windows which will need to provide a full opening for access in case of fire or other emergencies. The casement windows will have a sash to give the appearance of a double hung unit. Staff feels the proposal is compatible with the design of the home and recommends approval of a COA with the condition that the owner will obtain a building permit and comply with all applicable building code requirements.

Mr Mason and Petitioner commented that there was one additional design change in the windows that the petitioner would like to add which would be to select double hung windows that have the top sash divided into four long narrow sections like the two original front windows on the second floor of the home

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The Commission commented that the "4 over 1 light" design was a very popular and commonly used in Prairie Architecture such as this home. Everyone felt this would be a wonderful design for the replacement windows and would go a long way to bringing back the original look of the home.

After further conversation, Member Mudra recommended that permission be given for a COA to be approved on property located at 415-417 N. Main St – Case No. PC14-02 with the change to include the 4 over 1 light design double hung windows with the understanding that a building permit be obtained and that petitioner abide by all applicable building codes. Motion seconded by Member Nee. Chairman Jolitz opened the floor for further discussion. None was forthcoming so the vote was called.

Roll Call: Members Purn aye, Mudra aye, Thompson aye, Zange aye, Nee aye, Koepfel aye, Chairman Jolitz aye.

AUDIENCE PARTICIPATION:

None

OLD BUSINESS:

*A. Interview Project – Status Report:*

*A discussion ensued on locating candidates to interview. Additional names suggested included Bill or Steve Treadwell among others. These people will be contacted.*

*B. Report on Jan 30<sup>th</sup> "Post Card History" presented at the Library. Thanks to Member Purn and Chairman Jolitz the evening turned out to be a very interesting evening and was well received by all in attendance.*

*C. Report On February 4<sup>th</sup> Cub Scout Pack 153 to HVH:*

*This meeting is to be rescheduled for February 21<sup>st</sup>.*

*D. Budget For Fiscal Year 2014-2015:*

*The Budget has been turned in and funds included for the "Past Perfect" software.*

APPROVE BILLS FOR PAYMENT:

*A BILL HAS BEEN RECEIVED FROM The Ruschke Clock Co. for the repair of our Antique Regulator Wall Clock which involved ultrasonically cleaning and disassembling the movement, repairing ratchet drive, replace mainspring, assembly, lubricate, shop test and supply new key. Cost: \$260.00. This clock has a long history in the village. It hung in the Columbus Hall Building – The Meat Market for 105 years- from 1893 to 1998. Was recently donated by Dan Knabush the last owner of the business.*

NEW BUSINESS:

A. *Display Cases At Library And Village Hall:*

*Member Nee suggested a display of post cards in the display case at the library. Part of the displays in the library will be moved to the display cases in the lobby of the Village Hall*

B. *Visit To Col Palmer's house in Crystal Lake for demonstrations of "Past Perfect" Museum software.:*

*People were called that we are coming this Saturday following Workshop meeting. If there is any problem they will call us to reschedule*

C. *Event 2014:*

*This subject was discussed with the Commission. Mr. Mason added to this discussion that this year Harvest Day will host a 5K Run on October 11<sup>th</sup> starting at 7:30 or 8:00. There may be a few vendors in the park. The village is planning on activities for next year if the bypass work is completed. The idea is to promote the downtown business people. They are starting to think about activities that would promote our image downtown. They want to do something with the downtown businesses and property owners. Also next year the village will be 125 years since its incorporation in 1890 and something should be done to honor this date. It was suggested that a committee be formed consisting of all the clubs and organizations in town. Mr Mason would like to see the Commission take part. Also this will be the 10<sup>th</sup> anniversary of the Arts Program. Something should be done along the lines of showing off Algonquin.*

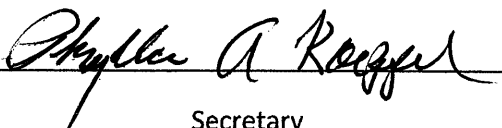
CORRESPONDENCE, COMMENTS OR OTHER BUSINESS:

*Members Thompson and Nee reported that Hauchen Bindry can repair our book – "1885 History Of McHenry County"*

ADJOURNMENT:

Moved by Member Nee to adjourn. Motion seconded by Member Purn. Voice Vote: All Ayes

Meeting adjourned at 8:45 p.m.

  
Secretary

3-12-14  
Date Approved