

ALGONQUIN HISTORIC COMMISSION
MINUTES OF REGULAR MEETING
JANUARY 9, 2008

CALL TO ORDER – ESTABLISH QUORUM:

PRESENT: Chairman Jolitz. Members: Coleman, Purn, Zange, Nee, Koeppel

APPROVE MINUTES OF REGULAR MEETING OF DECEMBER 12 AND
WORKSHOP MEETING OF DECEMBER 15, 2008:

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

Voice Vote: All Ayes

PUBLIC HEARING FOR CONSIDERATION OF A MAJOR IMPROVEMENT IN
THE OLD TOWN DISTRICT CASE NO. PC 08-01, 445 LA FOX RIVER DRIVE FOR
WINDOW REPLACEMENT. PETITIONER: DON DOMANUS

PRESENT: Chairman Jolitz. Members: Coleman, Purn, Zange, Nee, Koeppel
Village: Ben Mason. Petitioner: Don Domanus of Mega Construction and Owner
Dave Zumbrunn.

Mr Mason reported to the Commission that Petitioner has applied for a Certificate Of
Appropriateness for the addition of new windows on the north side of the building
located at 445 La Fox River Drive.

The improvement involves adding two new windows on the north side of the house. A
bay window will be installed on the first level toward the front of the house to break up
the solid wall and allow more natural light to enter the home's dining room. This bay
will feature a hip roof that matches the pitch of the roof over the home's box bay
window. The roof will have shingles to match those on the main house.

Additionally, an octagon window for ventilation purposes will be added outside the
second floor bathroom. The window will be aligned with the existing octagon window
now located under the gable roof line. It was indicated that it was felt the addition of
these windows would enhance the livability of the house by increasing the amount of
light and air to the north side of the house.

The first discussions addressed the subject of the proposed octagon shape small window
to be added in the north gable end in the second story level. Chairman Jolitz stated that
many Victorian era homes had small novelty windows often in stairways, hallways and
closets and other small areas as a source of additional light. Most of these were in shapes
of arches, ovals or even circles. While the Commission members agreed that an octagon
Shape would not have been typical Victorian design, it was generally felt that because
this window was being located high up under the north end gable and given its small size
it would be permissible in this case for the Petitioner to match the existing octagonal
window already installed in an earlier remodeling in a nearby location on the house.

It was indicated by the Petitioner that the proposed octagon would be an exact match to the one already installed on the north side of the house.

The discussion then focused on the matter of the second window – the proposed half bay window unit consisting of a fixed picture window in the center and two casement style windows on either side.

The Petitioner was asked for the size of the projection of the proposed new bay window. Mr. Domanus indicated the window units projection would be about 21 inches. The Petitioner was shown numerous photos of “projecting” windows on historic homes of this period currently on homes in Algonquin’s Old Town area. These consisted of three types. 1. A three sided rectangular or box bay window. 2. A three sided angled bay window with two sides at 45 degrees and a straight flat center section. Both of these designs consisted of double hung windows and were floor to ceiling bay windows with full foundations to the ground matching the home’s foundations. The third type of “projection” window prominent within homes in the neighborhood is a “stick out” picture window which consists of a fixed picture window and accented by stained or leaded glass panels across the top and often down the sides of the picture window. There is one of these windows on the front of the Petitioner’s home with its original Victorian details, including decorative brackets and trim. These stick out windows usually have a projection of 8 inches to 10 inches and have decorative support brackets underneath.

Commission members pointed out that this front room on the first floor of this home was the home’s parlor and it did have additional windows when the home was constructed but that windows on the home’s north and south sides had been removed over the years during previous owners remodeling projects, including the enclosing of the front porch. It was discussed that these now missing original windows were double hung windows which provided the room with the additional light and ventilation the current home owner stated they were seeking to add to the room.

Members Coleman, Nee, Purn and Zange referred to Section 10.04 of the Old Town Preservation Code which clearly defines that “any new alterations shall be designed and constructed with essentially the same exterior appearance as was the previous or original...”. They each stated they felt this hanging bay window with its picture window and two casement windows and NO foundation was very contemporary and the design was not appropriate for this house.

All the Commission members felt it was fine to add windows back to this room since they had been removed over the years; however, the Commission members strongly felt the windows should be traditional, full size, double hung windows, either one or two and either installed separately or together side by side to match what is currently on the front of the home.

Mr. Domanus asked, "what about using two double hung windows on the sides of the picture window instead of the casement style windows?" He indicated the unit could be ordered that way. Members Purn, Nee and Zange all stated they felt the "drop in" bay window was not appropriate for this house and the new windows should be double hung windows, either one or two window units could be installed whichever number the home owner preferred.

Chairman Jolitz stated the Preservation Code also states "owners are to consult the Guidelines for rehabilitating historic structures published by the National Park Service" for information and guidelines on the appropriateness of proposed improvements. Chairman Jolitz referenced the section of this publication regarding the type of windows and read the following excerpts, "NOT recommended....new windows that do not convey the same visual appearance (as the original) or installing new windows that are incompatible with the building's historic appearance." Chairman Jolitz and Member Koeppel agreed with the comments of the other Commission members that the new windows should be traditional double hung in design.

Member Purn motioned to recommend the issuance of a Certificate Of Appropriateness for Case No. PC 08-01 for window additions to the home at 445 La Fox River Drive with the following stipulations:

1. That installation of the octagon window in the proposed location of the second floor north end gable is allowable, provided it matches the existing octagon window.
2. 2. An additional 1 or 2 windows may be added to the north wall of the front room of the house but they must be full sized, double hung windows that may be grouped together or separated and finished in trim that matches the other double hung windows on the home currently.

Motion seconded by Member Zange.

Chairman Jolitz opened the floor for further discussion. Mr. Domanus asked for clarification of what the Commission meant by "full sized" double hung windows. Members Purn, Zange and Nee indicated that they should be similar in size to the original double hung windows on the front of the home which are approximately five feet in overall length. Chairman Jolitz indicated the bay window unit proposed by the Petitioner does not meet the intent of the Preservation Code regarding design guidelines for projects such as this which are so close to the street

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and clearly visible within the "public view".

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

Chairman Jolitz informed the Petitioner that the Code provides for an appeal process and the Petitioner can consult the building department for more information if he so desires.

AUDIENCE PARTICIPATION:

None

OLD BUSINESS:

A. Interview Project – Status Report

Mr. Gene Unruh will be interviewed for the Senior Citizen Project on January 12

B. Chamber Expo January 26-27 – Jacobs H.S.

The Commission will have a Booth at this event on both days.

APPROVE BILLS FOR PAYMENT:

None

NEW BUSINESS:

A. Budget for Fiscal Year Starting May 2008:

This is being finalized.

CORRESPONDENCE, COMMENTS OR OTHER BUSINESS:

Member Purn reported on a Scout meeting on January 5. 12 Scouts attended. The new Booklet worked out very well. A tour was taken through the downtown and Main Street area.

Member Purn stated a donation has been received from Ed Urban consisting of a Police shirt, badges and a bullet proof vest.

ADJOURNMENT:

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

Voice Vote: All Ayes

JANUARY WORKSHOP MEETINGS:

NOTE: Workshop meetings will take place on the second floor of the Historic Village Hall at 2 S. Main Street (Rt 31)

JANUARY 12 Workshop will be a Senior Citizen Interview Session. No other business will be conducted at this time.

JANUARY 19TH Workshop 8:30-12:00 Noon. This Workshop will focus upon general duties, i.e., filing, sorting, research and working on projects.

JANUARY 26TH Workshop cancelled due to Commission's participation in the Chamber of Commerce Expo being held January 26-27 at Jacobs H.S. Please visit us at our Booth at the Expo


Secretary

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Date Approved