

# **ALGONQUIN HISTORIC COMMISSION**

## **MINUTES OF REGULAR MEETING**

**AUGUST 12, 2015 – 7:00 P.M.**

### **CALL TO ORDER – ESTABLISH QUORUM**

Present: Chairman Jolitz, Member Zange, Member Koeppel, Member Purn, Member Adler, Member Thompson and Member Nee

Not Present: None

### **APPROVAL MINUTES OF REGULAR MEETING OF JULY 8<sup>TH</sup> AND JULY 18<sup>TH</sup> 2015**

Moved by: Member Zange. Motion seconded by: Member Nee, Vote: All Ayes Minutes approved

### **PUBLIC HEARING – 408 S. MAIN STREET FOR CONSIDERATION OF A MAJOR IMPROVEMENT IN THE OLD TOWN DISTRICT CASE NO. PC15-02, 408 S. MAIN ST. FOR RE-SIDING, WINDOW REPLACEMENT AND PORCH ALTERATIONS.**

**Petitioner:** Laverne Brancamp

**Village:** Ben Mason

Mr. Brancamp is requesting a Certificate of Appropriateness for porch, siding and window alterations to his home in the Old Town District. Petitioner, Laverne Brancamp, has submitted an application to the Village requesting permission to make several modifications to his property, including residing the exterior of the structure, replacing several windows and repairing the front porch. As these are considered major improvements to a historical property, they require approval from the Algonquin Historical Commission ("Commission"). Mr. Brancamp is proposing that the fiber cement siding currently encompassing the exterior of the building be removed and replaced with double 4" inch siding, preferably woodgrain siding. The windows on the first and second floors are to be removed and replaced with new windows of the same size and design. It is the Petitioner's intention to retain the picture window currently located on the front of the building.

CHAIRMAN JOLITZ: Chairman Jolitz asked that Village if it had any comments regarding the petition. Mr. Mason responded that it is the Village's opinion that the proposed improvements will increase the value of the property and enhance the curb appeal of the property. Mr. Mason further stated that the Village supports the proposed alterations (to the exterior siding and windows) and recommends their approval by the Commission.

CHAIRMAN JOLITZ: Chairman Jolitz then asked the Petitioner if he had any additional comments regarding the petition. Petitioner provided the Commission with a hand drawn diagram reflecting the layout and measurements of the porch. The diagram reflected the proposed repairs to the porch. According to the Petitioner there is a possibility that some of the wood on the porch may need to be replaced. Mr. Mason stated that the Village recommends that the alterations to the porch be considered by the Commission.

At this time the floor was opened to the public; no comments were made.

At this time, Chairman Jolitz opened the floor to Commission members.

CHAIRMAN JOLITZ: Chairman Jolitz questioned Petitioner regarding the design of the windows. Petitioner responded that the windows would be double hung single pane windows to allow for easier cleaning and maintenance. Chairman Jolitz agreed that as the house is from the 1870's the double hung style would be true to design. Chairman Jolitz then questioned Petitioner regarding the possible installation of Header trim over the windows. Petitioner responded that he would keep the ones located on windows above the picture window, in addition the ruby glass, front picture window trim, and all wooden fancy gable end decoration. Petitioner had no intention of adding header trim to the other existing front windows. Chairman Jolitz responded that the upper windows may not originally have had headers or hoods due to their location just under the eaves and that the windows may have terminated at the fascia board. He then stated that the Commission would like to see the headers above the upper windows retained. Chairman Jolitz recommended that the vintage picture window NOT be removed and should be retained with all trim when the new siding is installed and the other windows are replaced.

MEMBER NEE: Member Nee inquired about a comment in the Old Town Survey regarding incompatible windows; if the windows on the south side of the building needed to be extended in order to match the original design. Chairman Jolitz responded that the shortening of the kitchen windows was a modification done years ago. He further stated that the installation of the new siding would resolve the issue with the shorter kitchen windows, covering the plywood "fill in" currently showing below these window frames and improving the appearance and curb appeal.

CHAIRMAN JOLITZ: Chairman Jolitz asked Petitioner if the original clapboard siding is located underneath the current siding and Petitioner responded that it is. Petitioner then stated the cement fiberboard would need to be removed prior to the new siding being installed. Petitioner will attempt to save the clapboard and have it retained. Petitioner stated he is required to hire a special company to remove the current siding as it is thought to contain asbestos.

Petitioner will be having the entire building resided, including all required soffits and corner boards. Chairman Jolitz stated that in keeping with the Preservation Code the Commission has been requesting a full fascia board, 10" -14" inches wide under the eaves around the entire roofline and also full 4" – 6" inch corner boards on homes of this type and vintage. Chairman Jolitz informed the Petitioner that the Commission has sample documentation showing wide corner board and can provide the location of several local buildings with such in vinyl materials. Petitioner provided the Commission with a sample of the preferred color of the new siding, sandstone. Although it was noted that color selection was up to the petitioner to select.

The discussion then turned to the proposed porch renovations. Petitioner stated that he is interested in just replacing the bad wood and does not intend to make any modifications to the design or layout. Chairman Jolitz stated that the proposed action is similar to maintenance, not a full replacement and as such does not require approval from the Commission. Chairman Jolitz cautioned Petitioner that if he changed the scope of the porch repairs to full replacement of railings, etc he should contact Ben Mason to see if another Hearing might be required.

Being no further comments, Chairman Jolitz called for a vote.

Member Thompson moved that the Commission issue a Certificate of Appropriateness regarding the proposed residing and window replacement consistent with Petitioners submittal and indicating that: (1) full 10" – 14" inch fascia board under all the eaves and 4" – 6" corner boards will be used, (2) single pane (1 over 1 lite) double hung design windows will be installed, and (3) the ruby glass and all other architectural features & decorative trim on the picture windows and second story windows will be retained as are the wooden sawn decorative gable decorations.

The motion was seconded by Member Zange.

Roll Call Members: Chairman Jolitz, Member Zange, Member Koeppel, Member Purn, Member Adler, Member Thompson and Member Nee.

Motion passed unanimously to recommend approval of Petitioner's application and issuance of a Certificate of Appropriateness.

**PUBLIC HEARING FOR CONSIDERATION OF A MAJOR IMPROVEMENT IN OLD TOWN DISTRICT CASE NO. PC15-03, 5 S. MAIN ST. FOR DEMOLITION OF EXISTING BUILDING.**

**Petitioner:** Village of Algonquin.

**Representative of Petitioner:** Ben Mason

The Village is requesting the Commission's approval to demolish the building located at 5 S. Main Street.

Mr. Mason opened this hearing by informing the Commission that the Village purchased the property earlier in 2015 with the intention of demolishing the building. The improvement proposed for this property consists of demolishing the existing structure and then sodding and seeding the entire property. Mr. Mason stated that any plans to redevelop the site would be brought before the Commission.

Mr. Mason stated that the building in question is a common structure made out of common design materials and has little to no historical significance. He further stated that the property has been vacant for a number of years and is quite dilapidated. The Village believes that the most cost efficient plan would be to tear down the building.

At this time the floor was opened to the public; no comments were made.

At this time, Chairman Jolitz opened the floor to Commission members.

**MEMBER ZANGE:** Member Zange asked about the demolition of the parking lot, noting that the demolition had already started and that area was cordoned off.

**CHAIRMAN JOLITZ:** Chairman Jolitz discussed the history of the site stating that in addition to the Dry Goods store, the car lot had also been used for square dancing during past Founder Day's events during the 1960's & 1970's.

Being no further comments, Chairman Jolitz called for a vote.

Member Nee moved that a Certificate of Appropriateness for demolition be issued consistent with Petitioner's submittal and the conditions listed in the August 12<sup>th</sup> memorandum from the Village's Community Development Department.

The motion was seconded by Member Thompson.

Roll Call Members: Chairman Jolitz, Member Zange, Member Koeppel, Member Purn, Member Adler, Member Thompson and Member Nee.

Motion passed unanimously to recommend approval of Petitioner's application and issuance of a Certificate of Appropriateness.

**PUBLIC HEARING FOR CONSIDERATION OF A MAJOR IMPROVEMENT IN OLD TOWN DISTRICT CASE NO. PC15-04, 115 W. MAIN ST. FOR DEMOLITION OF EXISTING BUILDING.**

**Petitioner:** Village of Algonquin.

**Representative of Petitioner:** Ben Mason

The Village is requesting the Commission's approval to demolish the building located at 115 W. Main Street.

Mr. Mason opened this hearing by informing the Commission that the Village purchased the property earlier in 2015 with the intention of demolishing the building. The building currently located on the property was previously a dry cleaner business. The improvement proposed for this property consists of demolishing the existing structure and then sodding and seeding the entire property. It is the intention of the Village to consolidate the redevelopment of the site with that of the adjacent properties. Mr. Mason stated that any plans to redevelop the site would be brought before the Commission.

Mr. Mason stated that the building in question ranked high on the Old Town Survey but that the property has had significant modifications made to the original structure. The original design was a saltbox design, representative of residential properties in the 1800's. *Note: The photograph included in the August 12<sup>th</sup> memorandum from the Village's Community Development Department is incorrect as it reflects the wrong building.* Modifications to the property are of varied design and are not consistent with the original style.

The Village feels that the property is severely blighted and has a negative impact on the appearance of Old Town and the Village corridor. Per Mr. Mason, there is water damage to the building as well as the presence of mold and asbestos. The Village Staff believes that the prospect of returning the structure to viable use is quite costly and is not cost effective. The Village feels that the parcel has very limited commercial use or other prospects due to its location and as the site of the sole entry/exit for the property is located off of a very busy road, Algonquin Road.

At this time the floor was opened to the public; no comments were made.

At this time, Chairman Jolitz opened the floor to Commission members.

CHAIRMAN JOLITZ: The Commission has determined that the actual origin of the building is 1855 and that it is one of the five oldest buildings in Algonquin. The saltbox portion of the building is made from brick pulled from the hills of Algonquin. The original building is limited to the square triangle roof portion. The Commission was informed that railroad ties dating back to the construction of the local railroad are located in the basement of the building and are used as part of the original supports.

CHAIRMAN JOLITZ: Chairman Jolitz stated that he believes the building has historical significance.

MEMBER ZANGE: Member Zange stated that the building is in extremely bad and deplorable condition.

MEMBER NEE: Member Nee asked if it was possible to retain the original saltbox portion of the building or alternatively to move the building to a new location. Mr. Mason responded that the building's foundation is deteriorating and repairing it would be costly.

MEMBER THOMPSON: Member Thompson asked if, given the prior use of the site, any special tests or other considerations need to be taken. Mr. Mason responded that there are substantial environmental issues with the property and that there is dry cleaning equipment on the site that needs to be properly removed.

CHAIRMAN JOLITZ: Chairman Jolitz stated that dating back to 1855, the building was a saltbox with five (5) additions, some of which have already been removed. The building is very historically significant to the Village as it is made out of the local materials, is the only vintage saltbox design structure in Algonquin and is one of the five oldest structures in town. Chairman Jolitz inquired as to the viability of reducing the structure to just the original saltbox structure and/or moving it. Mr. Mason said it would be very costly to do so and that the condition of the building was not conducive to moving. Craig Arps stated that there is approximately five (5) feet of water in basement of the building.

Chairman Jolitz stated he felt that this is a case of demolition by neglect and that the Village has failed to protect the building and issue property maintenance citations over the years. Mr. Mason responded that the property has been for sale for several years with no interested buyers. Additionally, the Village's ability to force the property's prior owners was limited to encouragement or putative. Mr. Mason stated that he understands the weight and importance of the building but states that the location has limited appeal in commercial viability and development. The Village wants to stabilize the area and minimize the negative factors. Mr. Mason stated that the Village is attempting to mitigate the issues; especially the safety and welfare considerations. Mr. Mason recommends the building be demolished.

Being no further comments, Chairman Jolitz called for a vote.

Member Zange moved that a Certificate of Appropriateness for demolition be issued consistent with Petitioner's submittal and the conditions listed in the August 12<sup>th</sup> memorandum from the Village's Community Development Department.

The motion was seconded by Member Koeppel

Roll Call Members:

Ayes: Member Zange, Member Koeppel, Member Purn and Member Thompson.

Nays: Chairmen Jolitz and Member Adler

Abstains: Member Nee

Motion passed to recommend approval of Petitioner's application and issuance of a Certificate of Appropriateness.

### **AUDIENCE PARTICIPATION**

- A. Founder's Day: Per Craig Arps, the 2015 Founder's Day event was a success. And hopefully that the event may break-even this year. However, the new location did again result in decreased attendance from when it was downtown in Towne Park.

### **OLD BUSINESS**

- A. Interview Project – Status Report: There are no interviews currently scheduled. The Commission has been provided a majority of the dates on which the Commission may use Historic Village Hall (HVH) this Fall. The Commission is to be allowed to use HVH mainly on Wednesday mornings (Sept. – Dec.). Interviews will now be scheduled.
- B. "Fox Tales" Event: The Library is hosting a storytelling event with musical performers on August 30<sup>th</sup>, from 10:00 to 4:00 pm. The Commission received an email regarding setting up the Commission's booth. We will get a grassy area next to the path that leads from by the parking lot and beyond the Pergola on the way to the patio. The Commission will meet at the site at 8:30 a.m. – 9:00 to set up. The Library expects to have approx. 6 other organizations present at the event. The Commission will set up two (2) tables, one regarding local history and a second with old artifacts.

### **APPROVAL OF BILLS FOR PAYMENT:**

- A. No bills were presented for approval and/or payment.

### **NEW BUSINESS**

- A. Mineral Springs Enhancement Project: The Algonquin Garden Club is considering doing an enhancement project to the Mineral Springs and asked if the Commission is interested in participating or providing historical information. The Commission decided to wait to hear from the Garden Club as to the level of participating they expect from the Commission and the make a decision how to proceed. The Commission is in favor of the idea.

- B. Algonquin Chamber of Commerce Car Show: The ACC is hosting a car show on August 29<sup>th</sup> from 4:00 to 9:00 p.m. along S. Main Street. Main Street will be closed from Algonquin Rd to Washington St during the car show. The Commission discussed perhaps setting up a table and showing some photos from the Hill Climbs and the trophy and selling hill climb books if there are to be future events like this.

### **CORRESPONDENCE**

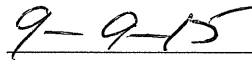
- A. No correspondence was received

### **ADJOURNMENT**

- A. Member Nee moved that the meeting be adjourned. The motion was seconded by Member Zange. Voice vote: All Ayes. Meeting Adjourned at 9:00 pm.



Secretary



Date Approved