

**ALGONQUIN HISTORIC COMMISSION**  
**MINUTES OF REGULAR MEETING**

January 13, 2016

7:00 P.M.

**CALL TO ORDER – ESTABLISH QUORUM**

PRESENT: Chairman Jolitz, Member Purn, Member Adler, Member Zange, Member Nee, and Member Koeppel.

ABSENT: Member Thompson.

**APPROVAL OF MINUTES OF REGULAR MEETING December 9<sup>TH</sup> AND WORKSHOP MINUTES OF DECEMBER 19<sup>TH</sup>:** Moved: Member Koeppel, Seconded: Member Purn Vote: All Ayes. Minutes Approved

**PUBLIC HEARING FOR CONSIDERATION OF A MAJOR IMPROVEMENT IN THE OLD TOWN DISTRICT – CASE NO. PC 15-08 RE: 20 S. HARRISON ST. – For Demolition of 2 buildings at south end of parcel .**

Petitioner: Village of Algonquin- Ben Mason

**PRESENTATION BY VILLAGE STAFF:**

The Village's intention is to demolish the two building located on the lot right along the creek, composed of a ranch home with a detached garage. The demolition is consider a major improvement and as such must be approved by AHC prior to issue of Certificate of Appropriateness. Future plans for the location are limited at this time to sodding and seeding the lot. There are currently no plans to redevelop the parcel. Staff emphasized that the proposed demolition does not include the main structure located on the adjacent property (103 Algonquin Road).

Staff noted that the two buildings ranked low on the Old Town Survey. Village staff stated that it is believed that the buildings do not contribute to the downtown area as they are of a modern vintage and have limited to no architecture or historical significance.

The current proposal is to clean up the property and assemble it with several of the other similar situated adjacent properties which have come before the AHC in the recent months with the hope of developing a consolidated redevelopment plan in the future

Staff feels a Certificate of Appropriateness to demolish the buildings in question is reasonable and meets the intent of the Preservation Code. Any proposed redevelopment of the parcels would be in accordance with the Preservation Code and would come before AHC for approval.

**PRESENTATION BY PETITIONER:**

Petitioners had nothing to add to the Village presentation.

## **DISCUSSION BY COMMISSION:**

Chairman Jolitz asked Member Zange if one of his relatives had built the buildings in questions. Member Zange responded that his uncle, Paul Zange, had built the garage over time to accommodate his needs. The garage building was mainly used as storage for his decorating business but that a small showroom was also present. Member Zange stated that the ranch house was built in the late 1940's or early 1950's was but for housing his uncles in-laws.

Member Purn asked about any proposed redevelopment plan. Mr. Mason responded that the Village previously had a plan for redevelopment but nothing is currently slated for the location. The Village purchased the lot in question and several of the other lots in the block in preparation of a possible redevelopment of this block in Old Town.

Member Nee inquired about the possibility of the building containing any items of historical significance. Staff and Member Zange independently confirmed that the building had been removed of all items of any possible value, historic or monetary.

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

Member Zange moved that Building Commissioner issue a Certificate of Appropriateness for the demolition of the outbuildings at 20 S. Harrison Street consistent with Petitioner's submittal and the conditions listed on the Village's report for Case No PC 15-08.

Seconded by Member Purn. Being no further questions, Chairman Jolitz called for a vote. Voice Vote: All Ayes.

## **PUBLIC HEARING FOR CONSIDERATION OF A MAJOR IMPROVEMENT IN THE OLD TOWN DISTRICT – CASE NO. PC 15-09 RE: 408 S. Main Street.**

Petitioner: Laverne Brancamp.

### **PRESENTATION BY VILLAGE STAFF: BenMason**

The proposed modification is the replacement of the front porch of the building located at 408 S. Main Street. The building at issue was built in the 1880's.

The Petitioner was before the AHC last summer when Petitioner request approve to modify the exterior of his house and perform other minor repairs. The Petitioner previously indicated he would be performing some minor repairs to the porch but did not indicate an intention to replace the porch. While doing certain repairs to the porch, Petitioner discovered several issues with the porch requiring the scope of the porch work to change to a rebuild of the porch from roof down.

The Petitioner has come before the AHC with a proposal for a new porch. The new proposal attempted to meets the requirements of the Preservation Code and includes the use of square columns and spindles. The Village requests that the AHC review the proposed design of the porch and provide guidance regarding any required or recommend changes. Mr. Mason stated that the Petitioner has requested the use of Fypon Railing product so additional information regarding the proposed product is included in the AHC's packet. Petitioner is attempting to retain the period look of the home. Staff recommends the Petitioner be required to incorporate turned

spindles and columns instead of square design and that lattice work be placed under the porch instead of a solid looking enclosure proposed by Petitioner.

#### **PRESENTATION BY PETITIONER:**

Petitioner stated that the contractor replicated the original construction of the porch, modifying it only to increase the size of the center beams to better support the structure. Petitioner intends to remain true to the construction of the original porch and to replicate it as closely as possible.

Petitioner has updated the quality of the prior porch. The new decking is tongue and groove and has been made out of Douglas Fir, given a marine varnish to increase its durability. The columns used to support the roof of the porch are currently are square with rounded corners. The contractor stated that he has spoken with the property owner and stated he intends to recommend the use of turned spindles and columns designs. The contractor directed the AHC's attention to the gable end ornamentation on the front of the home reflected in the photos from Petitioner's packet, stating that Petitioner and he want to also place one on South end gable as was original to the home. The AHC stated that it supported the addition of the ornamentation on the south end gable, stating that it would be a welcomed restoration with the south gable being so visual.

Chairman Jolitz suggested that the Petitioner also consider putting crown molding on window headers where possible. The AHC expressed the opinion that a combination of the crown molding and the replicate end gable treatment on the south end of the building will accent the property and help unify the look of the whole house especially the front and south sides of this home given the buildings corner location.

#### **DISCUSSION BY COMMISSION:**

Chairman Jolitz stated that nothing in the Preservation Code prevents the use of the Fypon product. It simply requires that the appearance and design of the chosen materials be historically sensitive or accurate to the homes age and design.

Chairman Jolitz stated that the original skirting located around the underneath of the porch would have been ventilated, similar to lattice work, and would not have been solid board. The lattice work would have allowed for air ventilation and moisture removal.

Chairman Jolitz questioned the Petitioner regarding the design and placement of the hand rails and staircase. The Petitioner stated that hand rails would be included on both sides as required by the local building code. Chairman Jolitz stated that the AHC would prefer hand rails on both sides and agreed that the dual hand rails would be required as the porch is classified as new constructions under the building code as it is a replacement, not a repair. Chairman Jolitz stated that the Petitioner should be able to obtain all of the required items in matching turned design in the Fypon product/ The Petitioner stated that he will review the Fypon catalog to locate the proper materials. Chairman Jolitz recommended that a round ball cap be used for the handrail newel posts as opposed to a flat cap. Other Commission members stated they agreed.

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

Member Nee moved that Building Commissioner issue a Certificate of Appropriateness for Case No. PC15-09, at 408 S. Main Street, for front porch replacement consistent with the conditions listed on the Village's report including a "turned design" posts and spindles, and the additional requirement that the railings be included on both sides of the porch steps with rounded ball caps on the newel posts and that the skirting around the base of the porch be ventilated in the style of lattice work or decorative sawn cut-outs in design.

Motion was seconded by member Purn.

Chairman Jolitz re-opened the floor for additional questions, discussion, or clarifications:

Mr. Mason requested that the Petitioner confirm that he would be able to remove the square posts currently installed and replace them with turned posts. The Petitioner's contractor confirmed he would indeed be able to do this.

The Petitioner inquired about the open area located to the right of the porch steps. He stated that wind moves into this opening and causes the floor of the entry to be cold. Petitioner was interested in possibly closing that area off with solid flat slats similar to those previously proposed for under the porch. Petitioner was concerned that using lattice work would not help with the cold floor in the entry vestibule. Chairman Jolitz inquired about the possibility of building a false wall, just under the small entry floor, behind the lattice work and paint the false wall black so it will not be very visible. With lattice installed in front of it, the look would make it match visually with the rest of the porch to solve the issue with wind and air under the entry floor. Petitioner's contractor agreed that this would resolve the issue and maintain the curb appeal and consistency of the look of the front of the property.

Being no further comments or questions Chairman Jolitz called for a vote. Voice Vote: All Ayes.

#### **AUDIENCE PARTICIPATION:**

##### **A. Participation by Jonathon Thomas:**

Mr. Thomas emailed the AHC a week ago. He is interested in building out on 438 La Fox to accommodate his growing family. He wishes to move quickly and asked what the steps are regarding modifications. Chairman Jolitz stated that he would need to speak to Ben Mason. Chairman Jolitz stated that his family members previously owned the home and that he is familiar with the home.

Chairman Jolitz stated that there are 6 – 8 homes in that area that have been similarly modified over the years. Chairman Jolitz offered to walk him around and show him prior projects and explain what had been allowed previously and what has not. Chairman Jolitz asked if interested in mirroring lines (going back over the kitchen) or exploding. Mr. Thomas stated that he wanted to also go south, removing the back porch and expanding outwards. They need a bit more space and do not want to move. Chairman Jolitz commented that the lot is an odd size but provides lots of space.

Chairman Jolitz stated that Mr. Thomas will have to get an application from the Village and meet with Mr. Mason to discuss the code requirements. Additionally, he would be required to

provide basic drawings of the proposed modifications to Ben Mason for Holding Public Hearing before the AHC. Chairman Jolitz explained that in accordance to the Guidelines of the Preservation Code Mr. Thomas would be required to stay consistent with the current home design, window design, rooflines, exterior trim & decorative features, etc . Chairman Jolitz stated that AHC has extensive library regarding home designs, and even reproduction building elements that are available and that the AHC is here twice a month for workshop meetings if he wanted to stop by and explore some possible design ideas we would happy to help him gather information.

**B. Participation by Sue Bazdor:**

Sue Bazdor- formerly of the Algonquin Founders Day Committee came by and dropped off two boxes, one tub and one bag full of information, documentation, and materials related to the Founder's organization history (was started in 1960). She was involved with the Founder's Organization until recently and wanted to donate the materials to the Commission.

**OLD BUSINESS**

A. Interview Project – Status Report: Member Purn has not contacted anyone due to the recent holidays. Member Purn is still in the process of scheduling the Treadwell interview. Mr. Treadwell wants to do it on a Wednesday at his house with two (2) of his brothers in January or February. Additionally, the AHC received a completed questionnaire from Michelle Tarosas.

**B. Preparation of Budget For Fiscal Year - May 2016 to April 2017**

- a. Chairman Jolitz met with Ben and Mike regarding the possible replacement of AHC's laptop. Additional research is to be conducted by Kevin Crook on the matter for Budget purposes.
- b. Chairman Jolitz advised that at the meeting with Ben & Mike, Mike had suggested the possibility of the AHC taking one of the Village's current digital camera's for our use, rather than going out to purchase a new one. Member Zange stated that the camera Mike proposed, would meet the AHC's needs. Mr. Mason stated that the Village would give the camera to the AHC and the Village will purchase a new one for their needs. Ben Mason or Mike Kumbera . to provide follow up information on this.
- c. Member Zange stated that the AHC would require a UV filter for the camera
- d. MR. Mason stated that there is a possibility that the AHC can use certain funds remaining in the AHC budge to purchase an external hard-drive
- e. Member Purn inquired about obtaining an external memory card reader for any new laptop.

**APPROVAL OF BILLS FOR PAYMENT:**

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

**NEW BUSINESS**

A. Research for New Display at Library

- a. Chairman Jolitz and Member Purn performed some additional research into the background of the local business. They found information regarding the dates of operation.
- b. Chairman Jolitz located a vast trove of information on the Naylor business. He wishes to do more research in to this topic for a display later in the year.

**CORRESPONDENCE, COMMENTS, OTHER BUSINESS**

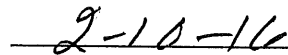
Member Purn went through the AHC's collections of photos, many of which are duplicates. Member Purn would like to sit down with Member Zange and decided what to do with the duplicates (keep, give away or throw away). Member Purn stated that the AHC also has a lot of negatives and that the AHC needs to decide what to do with them and how to store them.

**ADJOURNMENT**

Member Zange moved that the meeting be adjourned. The motion was seconded by Member Nee. Voice Vote: All Ayes.

Time of adjournment: 8:36 p.m.

  
Secretary

  
Date Approved