

**ALGONQUIN HISTORIC COMMISSION**  
**MINUTES OF REGULAR MEETING**  
**August 10, 2016**  
**7:00 P.M.**

**CALL TO ORDER - ESTABLISH QUORUM**

Present: Chairman Jolitz and Members Himes, Koeppel, Purn, Thompson, and Zange.

**APPROVAL OF MINUTES OF REGULAR MEETING OF JULY 13, 2016 AND  
WORKSHOP MINUTES OF JULY 16 AND 23, 2016**

Moved: Member Zange; Seconded: Member Himes.

Voice Vote: All Ayes. Minutes Approved.

**PUBLIC HEARING FOR CONSIDERATION OF MAJOR IMPROVEMENT IN THE  
OLD TOWN DISTRICT—CASE NO. PC16-05, 315 S. MAIN STREET.**

**VILLAGE STAFF PRESENTATION:**

Ben Mason presented the case on behalf of the Village Staff. Mr. Mason explained that Mark Pacana, property owner of 315 S. Main Street, has applied for a Certificate of Appropriateness for re-siding the detached garage building and replacing the existing garage doors with a single overhead unit. The detached garage is setback from Main Street, but the front and north sides of the building still have limited visibility from the public right-of-way. The garage was formerly a barn, which the property owner is proposing to improve in order to maintain it as a viable structure. The proposed improvements include replacing the worn wood siding with matching double 4" horizontal vinyl siding with a cedar-wood grain appearance. Village Staff supports the proposed re-siding, which differs from the unique design of the wood siding on the main house on the property.

The improvements also include replacing the existing pair of 8-foot wide overhead doors with a new, single 16-foot wide overhead door. Village Staff will require the petitioner to provide a plan drawing to show the removal of the center pillar, and proposed framing to support the new door prior to issuance of a building permit.

Lastly, the owner will replace two boarded-up window/door openings on the upper-level of the structure with new horizontal siding consistent with the rest of the garage building. A new double-hung window, compatible in design with the windows on the principal structure, will be installed in the lower-level window opening that had been boarded-up.

Overall, Village Staff believes the improvements are compatible with the structure and consistent with the Preservation Code and recommends approval of the Certificate of Appropriateness with the above conditions regarding siding width, a framing plan, and the new window being a double-hung design.

### **ADDITIONAL COMMENTS FROM PETITIONERS:**

None.

### **PUBLIC COMMENTS:**

None.

### **COMMISSION DISCUSSION:**

Chairman Jolitz asked if the old siding on the garage will be removed, and Petitioner explained that the old siding will remain and be sided over. Petitioner also confirmed that all corner boards and pieces will be in widths of 4" -6" matching those underneath.

Chairman Jolitz explained that the garage is called a "Town Barn," because it was a barn originally, and is one of few remaining in town. Moreover, this particular town barn retains its hayloft and other features of the original barn design.

Member Zange said he would like to see the hayloft door remain, and Petitioner was amenable to that. Member Purn similarly expressed an interest in retaining the diamond shape window on the north end second floor also, though not necessarily as a functioning window at least the framing and opening. The original window was a stationary window and had 4 diamond shape panes (lites). Window provided light to hayloft and interior stairs to hayloft. Petitioner was open to retaining it with either glass or plexiglass (as a stationary window) or a solid covering as is currently, but retaining its design framing and not to be sided over.

Chairman Jolitz also recommended installing a carriage house design door, to retain the barn appearance, as opposed to a traditional garage door. Chairman Jolitz explained that other garages in the neighborhood have installed such carriage house doors on their garages with great effect and there are designs available that are a wide double door size, but the design makes the door look as it is two separate doors. The Petitioner was very pleased with the photos of this type of "carriage house" door design and amenable to that project modification; as well stating he thought it would look great on the building and be the focal point of the barn.

### **MOTION:**

Motion by Member Purn to recommend the Building Commissioner issue a Certificate of Appropriateness for Case No. PC16-05 for garage re-siding, new overhead door, and replacement window at 315 S. Main Street, consistent with the Petitioners' submittal, but with the modifications of utilizing a carriage-house-style door, retaining the hayloft door, and retaining the diamond shape window opening design. Seconded: Member Zange. Chairman Jolitz repeated motion and asked if there were any additional comments or questions, being none he called for a vote. Roll Call Vote: All Ayes.

**PUBLIC HEARING FOR CONSIDERATION OF MAJOR IMPROVEMENT IN THE OLD TOWN DISTRICT—CASE NO. PC16-06, 408 S. MAIN STREET.**

Ben Mason presented the case on behalf of the Village Staff. Mr. Mason explained that Laverne Brancamp, property owner of 408 S. Main Street, has applied for a Certificate of Appropriateness for replacing the rear stairway on the house located on the property. The property is located on the west side of Main Street, at the intersection with Railroad Street. The stairway extends straight down from the second floor apartment, and does not meet current code, which requires a landing and switch-back design. The current proposal contemplates a turn design that would meet current code requirements.

Members may recall that Petitioner's previous front porch project was before the Commission last January 2016, and the Village made it a condition of approval that the spindles and newel posts all be turned, not square. Staff recommends similarly that the spindles and newel posts on the proposed new rear stairway be turned, due to the vintage of the house (circa late-1800s Victorian era).

Staff believes that the proposed rear stairway replacement is compatible with the design of the home and consistent with the Preservation Code. Staff therefore recommends approval of the Certificate of Appropriateness with the above conditions regarding turned spindles, that the owner apply for a building permit, that the stairway meet all building code requirements, including such elements as proper railing and stair height. However, Ben Mason indicated and that another building permit will Not be issued for this property unless and until the current open Building Permit for front porch project is complete in accordance with the Historic Commission conditions of approval from January 13, 2016. Notably, the newel posts that were originally installed on the new porch stairs earlier this summer are erroneously square and shall be replaced with turned posts, the skirting around the porch needs to be installed per plans, and siding completed on north side of home.

**ADDITIONAL COMMENTS FROM PETITIONERS:**

None.

**PUBLIC COMMENTS:**

None.

**COMMISSION DISCUSSION:**

Petitioner discussed the use of square column-type posts with fluted details in the design cut into in the wood instead of using turn-style support posts (due to the height needed for the support posts) and the erection a 4-foot high partition/screen for storing lawn equipment and/or a bar-b-que at the base of the stairway to keep these items hidden from public view. Petitioner proposed this partition be comprised of a clap-board siding that matches the side of the home.

Petitioner also discussed with Commission and Mr. Mason the remaining elements of the front porch that are outstanding before the above project commences. All were in

agreement of the scope of the work that remains to be completed on the current open permit that needs to be finalized prior to issuance of any new or additional permit.

### **MOTION:**

Motion by Member to Thompson to recommend the Building Commissioner issue a Certificate of Appropriateness for Case No. PC16-06 for rear stairway modification at 408 S. Main Street, consistent with the Petitioner's submittal and the conditions listed in the August 10, 2016 Village Staff memorandum, with the additional modifications of using square columns with fluted details and molding in the design in place of turned Newell posts and a 4-foot partition/screen on the street side of the staircase for storage comprised of a siding material to match the main home, and the entire structure comprised of painted or stained wood and not to remain left as raw wood. Seconded by Member Himes.

Chairman Jolitz repeated motion and asked for additional questions or comments. Being none he called for a vote. Roll Call Vote: All Ayes.

### **OLD BUSINESS**

Interview Project - Status Report: Ellen (Green) Kouriglahaan interview was completed. Member Zange said it was a very good interview. It was great for Ellen to come for an interview since she now lives out of state.

Founders Days 2016 Participation: Chairman Jolitz and Member Purn reported that the Founders' Days Car Show was a great success, and the Commission's display tables and photo exhibits on Main Street adjacent to the Car Show received many visitors and significant interest.

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

None.

Chairman Jolitz reported that the Commission received a discount for its new nomenclature book for accessioning. The cost was reduced from \$115 to \$92, for a total of \$102.86 with tax and shipping and handling.

### **NEW BUSINESS**

Chairman Jolitz reported hearing again from Mary Riley, of Art Environments, Inc. in Lake Bluff, Illinois, who has been contracted to do interior design work at the Clarendale Senior Living Community. In connection with that project, she has expressed an interest in purchasing approximately 10-20 historic images for display at the facility. She needs these before the center opens work in October. We will set up a time to meet with Mary in August in the meantime, member Purn is sending her a sample of some of the images we have available for that type of purpose.

## CORRESPONDENCE, COMMENTS, AND OTHER BUSINESS

The Commission received word from the Village regarding any information to be submitted for the Village Newsletter. Submissions are due by August 26, for items pertaining to the time period October-December.

Member Purn has been in contact with Officer David Drosos in furtherance of his recent visit to one of the Commission's workshops. Member Purn sent him about 75 images, and he picked about 14 to use. Officer Drosos also borrowed the Commission's vintage first dashboard computer used in squad cars to put on display.

Member Zange reported observing water has started dripping once again from the pipe at Historic Mineral Springs in Towne Park ! This has not happened in a very a long time.

## ADJOURNMENT

Member Zange moved, and Member Thompson seconded, that the meeting be adjourned. Voice Vote: All Ayes. Meeting adjourned at 8:20 p.m.

Billy M. Keppel  
Secretary

9-14-16  
Date Approved