

**ALGONQUIN HISTORIC COMMISSION
MINUTES OF REGULAR MEETING
January 11, 2017
7:00 P.M.**

CALL TO ORDER - ESTABLISH QUORUM

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

**APPROVAL OF MINUTES OF REGULAR MEETING OF DECEMBER 14, 2016 AND
WORKSHOP MINUTES OF DECEMBER 17, 2016**

Moved: Member Zange; Seconded: Member Himes.

Voice Vote: All Ayes. Minutes Approved.

AUDIENCE PARTICIPATION – PUBLIC COMMENT

None.

**PUBLIC HEARING FOR CONSIDERATION OF A MAJOR IMPROVEMENT IN THE
OLD TOWN DISTRICT – Case No. PC-16-10, 508 S. HUBBARD ST.**

VILLAGE STAFF PRESENTATION:

Ben Mason presented the case on behalf of the Village. Mr. Mason explained that Richard Kennedy, on behalf of property owner Shauna Kennedy, has submitted a building permit application for re-siding the home located at 508 S. Hubbard Street. Petitioner proposes to remove and replace the existing siding. A portion of the old siding around a second floor dormer was already removed last year, and the exterior wall underneath has remained exposed since that time.

Staff recommends that the replacement siding be 6-8" wide, in order to be compatible with the Cape Cod/Colonial design of the home as that style has existed in the Algonquin Historic District. Such homes in the Algonquin Historic District, constructed in the 1940's thru 1970's have typically featured 6-8" wide clapboard siding when built. Staff thus recommends that the Commission approve Petitioner's re-siding project with the following conditions:

- 1) The siding shall be 6-8" wide.
- 2) The owner shall submit a spec sheet of the proposed siding material.
- 3) The applicant shall sign the COA application.

ADDITIONAL COMMENTS FROM PETITIONER:

Petitioner circulated a spec sheet and explained that the siding he will use will be slate grey. Chairman Jolitz explained that the Commission does not regulate material color choices, so that choice would be up to Petitioner.

Petitioner explained that he had previously obtained a permit to re-side the house using 4" siding, and that he purchased 4" siding based on that permit, but was then unable to start the project (due to work travel) before the permit expired. Petitioner now understands that the Preservation Code and Village would require a 6-8" siding for a Cape Cod style home built in Algonquin during the time 1940's – 1960's, as it has required of other applicants in the past, and as Staff recommends now. Petitioner advised that he had researched what type of siding has historically been used on Cape Cod style homes, in the east coast including Cape Cod, Massachusetts. He reported that he found out that most original Cape Cod style homes in the East (built from 1600's & 1700's) were commonly clad in 4" Clapboard siding or Shingle siding. Petitioner also stated his view that 4" siding is a better choice for the structure at issue here, because it has a small appearance in the front.

Petitioner requests he would like to proceed with the project using the siding he already owns, for which the purchase was based on a Permit issued to him previously. He therefore asks that he be allowed to use 4" siding, as opposed to the 6-8" that Staff now recommends.

PUBLIC COMMENTS:

None.

COMMISSION DISCUSSION:

Chairman Jolitz explained that Algonquin's Preservation Code requires maintaining the architectural style and design elements of a structure as it originally existed in Algonquin's Old Town District at the time the structure was constructed, not Cape Cod, Massachusetts; or from a different time. Cape Cod style homes in Algonquin's Old Town District built in the 1940's thru 1960's have traditionally displayed 6-8" siding, which is why the Commission has required other applicants to use 6 or 8" siding on Cape Cod style homes within the Old Town District.

Member Zange noted, however, that some of other homes in the same neighborhood where Petitioner's property is located, are not all Cape Code style, but some have been re-sided 4" siding over the years, and that Petitioner's property would likely blend in with those homes. Member Lewis also observed that re-siding Petitioner's home would vastly improve the appearance of the home, particularly with some of the old siding already having been removed, even if 4" siding is used, since the petitioner had purchased it based on the prior issuance of a Permit by the village, for which No Public Hearing was held.

Member Purn stated his view that approval of 4" siding would be appropriate only if Petitioner had previously obtained a permit for the use of that siding. Member Thompson agreed that "grandfathering" the use of 4" siding would be appropriate and asked Petitioner if he had any objection to that condition. Petitioner stated that he believed he could locate his previous permit and therefore had no objection to that condition.

MOTION:

Motion by Member Purn to recommend that the Building Commissioner issue a Certificate of Appropriateness for Case No. PC-16-10 for re-siding the property located at 508 S. Hubbard Street consistent with the conditions listed in the Village Staff January 11, 2017 Memorandum, with the exception that the petitioner may use 4" siding rather than the 6-8" siding recommended by Village Staff, subject to verification that Petitioner previously obtained a permit for the installation of 4" siding. In the event that no such permit was obtained, Petitioner will be required to follow Staff recommendation of using 6-8" siding. Seconded Member Himes. Being no further discussion/questions, Roll call Vote: All Ayes.

PUBLIC HEARING FOR CONSIDERATION OF A MAJOR IMPROVEMENT IN THE OLD TOWN DISTRICT – Case No. PC-16-11, 214 N. MAIN ST.

VILLAGE STAFF PRESENTATION:

Ben Mason presented the case on behalf of the Village. Mr. Mason explained that Richard Janyia, on behalf of property owner Carrie Sypherd, submitted a building permit application for window replacement on the home located at 214 N. Main Street. Petitioner proposes to replace seven (7) windows on the home and intends to match the size of each window to the sizes of the existing windows. Because no additional information regarding the project was available, Staff invited Petitioner to address the following questions at the Commission meeting when the case was considered:

- 1) Where on the house are the windows subject to replacement located?
- 2) What is the style of the existing windows (double-hung, casement, etc)?
- 3) What is the proposed style of the new windows?

ADDITIONAL COMMENTS FROM PETITIONER:

Petitioner explained the need to replace the old windows; the old window frames (from 1980's window's) have cracked and the jams have bowed. Petitioner also confirmed that a Double Hung style, with "two over two lites (panes of glass)" (like original design & style as used on the house when built) and size windows would be used for each replacement. While Petitioner had previously ordered Andersen windows with the wrong number of lites, he has since arranged to return those windows in exchange for "2 over 2" double-hung windows (having two lites on the bottom and two lites on the top of each double-hung window).

PUBLIC COMMENTS:

None.

COMMISSION DISCUSSION:

Member Himes showed Petitioner some historic photos of the property, and inquired if any consideration was being given to replacing the top street-side window with the same style "2 over 2" double-hung window, as depicted in those photos. Petitioner said he would suggest that to the home owner.

Petitioner also confirmed that, although the new windows would be vinyl (consistent with the existing windows), the original wood trim around each window (which had rotted) would be replaced, and flashing and flex wrap would be replaced on each sill.

MOTION:

Motion by Member Himes to recommend that the Building Commissioner issue a Certificate of Appropriateness for Case No. PC-16-11 for window replacement at the property located at 214 N. Main Street, consistent with the discussion with Petitioner at the January 11, 2017 Historic Commission Meeting, including the conditions that Petitioner use "two over two" double-hung windows. The Commission also encourages Petitioner to include in the project replacing the top front home window with the same style "two over two" double-hung window, and recommends that the Building Commissioner issue a Certificate of Appropriateness for that replacement, as well. Seconded by Member Lewis. Being no further discussion or questions. A Roll Call Vote was taken : All Ayes.

OLD BUSINESS:

Interview Project – Status Report: No new interviews are currently scheduled, but several are being contemplated.

Budget – Fiscal year May 2017 thru April 2018: Chairman Jolitz reported that about \$400 remains from last year's budget, and any additional needs for next year's budget must be identified in time to include in the draft budget due to the Village next week. Possible inclusions discussed by the Commission included funding for (1) Village membership in the McHenry County Historical Society, the cost of which is \$500; (2) an external hard drive for the Commission's laptop; (3) reviving the Commission's historical structure identification signage program; and (4) printing additional walking tour brochures.

Creation of New Exhibits for Display Cases at the Main Library and Main Village Hall on Harnish Dr.: Chairman Jolitz reported on the updated "Made in Algonquin" exhibit that Chairman Jolitz, Member Zange, and Volunteer Pat Zange erected two weeks ago at the Main Village Hall on Harnish Drive. At the same time, they also erected a new exhibit entitled "Vintage Views of Algonquin" at the Main Library on Harnish Drive, which displays historic photos of Algonquin, along with antique cameras, on loan for use in the exhibit by Member Zange.

APPROVAL OF BILLS FOR PAYMENT:

None.

NEW BUSINESS:

Member Purn updated the Commission on arrangements for the Commission's booth at the Algonquin/LITH Chamber of Commerce WinterFest Home and Business Expo scheduled to be held at Jacobs High School on February 18, 2017, from 9 a.m. to 4 p.m. Since the event will take place on a Saturday that the Commission normally conducts a workshop, the workshop scheduled for that day will be canceled in lieu of participation at the Expo.

Members Purn and Himes also updated the Commission on their communications with Roberta Schroeder of Crystal Lake, contact for a local Cub Scout troop, to arrange a troop visit to the Commission at Historic Village Hall and/or a cemetery walk.

Chairman Jolitz and the Commission Members also voted to appoint Member Thompson as Commission Secretary, to replace former Member Phyllis Koeppel, who retired in December 2016.

CORRESPONDENCE, COMMENTS, AND OTHER BUSINESS:

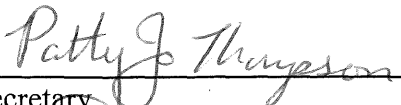
Chairman Jolitz reported that the Commission has received an email from Russ Farnum, Village Director of Community Development, indicating that the Village Board would like the Commission to suggest 2-3 possible locations for the permanent placement of the historic "Shooting Star" statue, if it were to be restored.


Mr. Mason updated the Commission on the positive feedback received by the Village regarding a news item and photographs appearing on the Village's Facebook page reporting on the presentation of Certificates of Appreciation to former Commission Member Phyllis Koeppel upon her recent retirement, which was recognized at the Commission's December 2016 Monthly meeting. Mr. Mason also invited the Commission to submit similar noteworthy news items, current events, etc. for inclusion on the Village's Facebook page in the future.

Chairman Jolitz reported on a thank-you letter received from Jennifer Frantik, an architecture student who visited the Commission in October 2016 to do research on HVH building for a college paper. Ms. Frantik's letter included a copy of her paper, and reported that her paper was well received by her professor and that she received an "A" grade.

ADJOURNMENT:

Member Thompson moved, and Member Himes seconded, that the meeting be adjourned. Voice Vote: All Ayes. Meeting adjourned at 8:40 p.m.


Secretary


Date Approved