

ALGONQUIN HISTORIC COMMISSION
MINUTES OF THE REGULAR MEETING
OCTOBER 14, 2009
7:00 P.M.

CALL TO ORDER – ESTABLISH QUORUM:

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

APPROVAL OF MINUTES OF REGULAR MEETING OF SEPTEMBER 9 AND
WORKSHOP MINUTES OF SEPTEMBER 12, 19 AND 26, 2009:

Moved by Member Zange to approve above Minutes. Motion seconded by Member Nee
Voice Vote: All Ayes

PUBLIC HEARING FOR CONSIDERATION OF MAJOR IMPROVEMENT IN THE
OLD TOWN DISTRICT CASE NO. PC09-08 103 WEST ALGONQUIN ROAD FOR
WINDOW REPLACEMENT.

PETITIONER: FRANK TAN

PRESENT: Chairman Jolitz. Members Coleman, Cole, Purn, Zange, Nee, Koeppel.
Village: Craig Arps. Attorney Wm Hellyer representing Petitioner Tan.

Mr. Arps reported to the Commission that Petitioner applied for a Certificate of Appropriateness for window alterations on the property in question. This proposal is considered a major improvement and subject to review by the Historic Commission prior to issuance of a COA.

Mr Arps further stated that earlier this year the Petitioner made alterations to two windows in the building without a building permit or review by the Historic Commission. Mr Tan installed two picture windows one on the east side of the building and one on the front of the building, replacing double hung style windows which are traditional to this type of architecture. Staff recommends that the Historic Commission deny the request for a Certificate Of Appropriateness until Petitioner replaces the fixed windows with double hung units. Petitioner shall also obtain a building permit for the replacing of the original windows.

Mr Hellyer asked Mr Arps for clarification as to if a building permit was always required for window replacement in town. Mr Arps indicated that in other areas of town outside the Old Town District generally a permit was not required as long as there were no structural changes in the size of the windows, but in the Old Town District replacement of windows and frames visible from the street that alter the design is considered a major improvement and required a Preservation Code Hearing and building permit.

Mr. Hellyer indicated that the property owner Tony Sperandeo resided in Florida and Mr. Tan was taking care of the property and perhaps he did not know a building permit was required. Mr. Hellyer indicated that the occupant of the building had moved in from the building next door, having resided there for eleven years.

Several Commission members indicated they felt that after having lived and having a business in the Old Town District for this length of time, the residents should have been aware they were within the designated Old Town District and should have made a specific inquiry to the Building Dept as to what might be required prior to doing such work. The Village has provided much information regarding the Old Town District in the news media and in the Village Newsletter as well as other mailings and on its website.

Chairman Jolitz indicated and Members Zange and other Commission members confirmed the fact that since the inception of the Old Town District Code in 1998, few projects have brought such an immediate attention and response from the public as these window replacements. The work was done less than 24 hours when members of the Commission started being questioned by the public that were upset by these window replacements.

Members Coleman, Cole and Nee indicated that the primary window design of the structure is clearly double hung and the Petitioner reduced the opening adding "filler boards" still visible as unpainted raw wood and then replaced the double hung design with fixed picture windows on two of the four groups of double hung windows on the porch. This is clearly not compatible with the original design style of the structure.

Mr. Hellyer indicated that the area in question is an enclosed front porch and that the double hung windows are not original to the structure anyway since the structure most likely had an open front porch when it was built in 1911. Members Zange and Purn indicated that the Petitioner could present a plan to eliminate all the windows on the porch if they wanted and restore it to an open porch as an option, since the Preservation Code encourages such types of restoration and it was expressed that there are several fine examples of front porch restorations in the Old Town District that have already taken place.

Member Koeppel stated, "the question here is whether these window replacements are compatible or not" and she did not feel that they were compatible with the design of the structure or the guidelines set forth in the Code Sections 10.04 and 10.05.

Chairman Jolitz stated that the Old Town District Preservation Code Section 10.04 Item 11 further addresses the question of "appropriateness" since work should be evaluated also by consulting the Guidelines for Rehabilitating Historic Buildings or Structures published by the U.S. Dept of the Interior – National Park Service. Chairman Jolitz read part of the standard from this publication which indicated "installing new windows including frames, sash, muntins and mullions that are incompatible with the building's historic appearance is NOT recommended.

Attorney Hellyer asked if the possibility of manufacturing some type of mullion that would simulate a divided window could be considered. He stated this would be a lot more cost effective for the Petitioner. He also stated that the three sets of mini-blinds the Petitioner had on the window "somewhat gives the illusion of three double hung windows from a distance." Mr Arps indicated that in one project on Washington St. the owner of an apartment building was granted permission to use custom built windows throughout the entire building that featured false mullions built into the windows that gave the appearance of 2 over 2 double hung windows. Chairman Jolitz and members Cole, Purn and Zange indicated that in this case the mullions were an integral part of the windows, constructed into the window between the two panes of glass and could not be removed by an occupant of the building.

Commission members felt an external wooden grid outside of the glass would look like an after-the-fact quick fix and could easily be removed at anytime by any resident or future owner of the structure.

Members indicated there were many types of double hung window designs available that could be ordered to any size at a reasonable cost in metal or vinyl. Although wood windows would be encouraged, members felt lower cost metal or vinyl frame windows would be fine as long as the traditional double hung design was used to match the rest of the building and the other windows on the porch.

After further discussion, Member Coleman moved to recommend denial of the request for a Certificate of Appropriateness for window alterations on a building located at 103 W. Algonquin Rd. due to incompatibility with the design of the building. The Petitioner shall obtain a building permit for re-establishing double hung windows to match the size of the original window openings as depicted in Figures A and B attached to the Community Development Dept. staff report dated October 14, 2009 and diligently proceed with the installation of the double hung units. Motion seconded by Member Zange.

Chairman Jolitz repeated the motion and opened the floor for additional discussion. All the members again indicated they felt the project was indeed inappropriate for the design of the house.. Although the work may not have been done without the required permit intentionally, members felt the Code should be followed according to guidelines set forth by the Village when established to preserve the historic character of the structures within the Old Town District. The residents who live in the home have lived in the Old Town District for eleven years and should have asked about requirements for work in the Old Town District if they did not know them. There has been plenty of newspaper coverage and village publications about projects in the District over the last eleven years and this building was even the subject of an award from the Village which was given to the then owner in recognition for the outstanding example of "Adaptive Use" after the conversion from residential to business use, while maintaining the architectural integrity and historic character of the structure.

Furthermore, the Commission members felt it would not be fair to all the many residents and business owners within the Old Town District that have followed the design guidelines of the Old Town District Preservation Code if these windows were approved. Members agreed with staff recommendations that these fixed picture windows are not consistent with the double hung windows that were removed and are the primary window design throughout the rest of the structure. These two picture windows should be removed and replaced with groups of double hung windows in accordance with the guidelines of the Preservation Code.

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

AUDIENCE PARTICIPATION:
None

OLD BUSINESS:

A. Interview Project and Status Report:

Frances Newberg a long time resident was interviewed on Sept. 12th.

B.Report On Sept.19th Event – "It's Our River Day"

Chairman Jolitz ended up being the Main Event which was held in Cornish Park. He spoke about the significance of the Fox River and the role it played in the river communities..

B. Report on Sept 23rd Joint Council Meeting Of Historic Groups.

Member Purn and Chairman Jolitz attended this meeting at the Methodist Church in Riley. The meeting focused on the various historic groups reporting their activities.

- C. Report On October 10th Cemetery Walk:
- D. Approximately 140 people attended and \$130.00 was collected in donations. The Commission was very pleased with the turnout, inspite of the cold and misty Weather. The bus took 58 riders but only picked up 8 people from this building. It was suggested that cones be used to reserve the bus parking and pickup area. Member Zange has a tape on all speakers during the Cemetery Walk.

APPROVE BILLS FOR PAYMENT:

Member Purn submitted bills for bifold flyers and yellow paper in the amount of \$52.14 and an ink cartridge in the amount of \$89.98. Total: \$142.12.

Motion made by member Zange to approve above expenditures. Motion seconded by Member Nee.

Voice Vote: All Ayes

NEW BUSINESS:

A. Display Case – Algonquin Harnish Library:

Member Nee reported that the case has arrived.

CORRESPONDENCE, COMMENTS OR OTHER BUSINESS:

Member Purn announced the 2010 Algonquin/LITH Home and Business Expo will be held January 30th. The event has changed to one day. The Commission discussed this and a final decision as to whether or not we will enter will be decided at the next meeting.

Chairman Jolitz reported that the Budget is due Dec. 15 . He asked all members to put in their requests for supplies, etc.

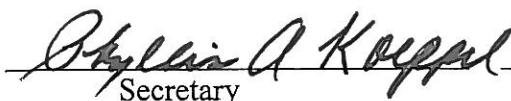
Mr Purn stated the Girl Scout group checked in and requested a meeting at the Cemetery. They were told this was not feasible and that they would be met at the Village Hall.

Chairman Jolitz announced that the Village Of Algonquin has officially retired the Indian Chief Seal of 1890. This will be replaced with a Village Hall Logo. The Village has donated the Seal to the Commission

ADJOURNMENT

Moved by Member Purn to adjourn. Motion seconded bvt Membe Koepfel.

Voice Vote: All Ayes


Secretary


Date Approved