

ALGONQUIN HISTORIC COMMISSION

MINUTES FOR REGULAR MEETING

December 12, 2018

7:00 P.M.

Held at Historic Village Hall - 2 South Main St. — Algonquin

Call to order – Establish Quorum

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

Approval Minutes of Minutes Regular Business November 14, and Workshop Meeting of November 17, 2018.

Moved: Member Zange; Seconded: Member Himes

Voice Vote: All Ayes. Minutes Approved.

AUDIENCE PARTICIPATION – PUBLIC COMMENT

None

PUBLIC HEARING:

Public Hearing for Consideration of a Major Improvement in the old Town District Case No. PC18-07, 215 S. Main Street for Façade Alteration; Petitioner: Cassandra Thuneman.

VILLAGE STAFF PRESENTATION

The petitioner has been making improvements to the exterior of the building this fall, including tuck-pointing and brick repairs. The original intent was to retain the horizontal limestone band across the front façade, however it was severely eroded and the contractor started replacing it with brick in a color to match the façade.

Staff Recommendation

Staff recommends the commission ask any questions of the petitioner and /or their contractor at the meeting and consider the following:

- 1) The proposed brick decorative pattern, while not original to the building, may not be inconsistent with the design of the structure with the color of new brick matching the other existing brick material.
- 2) It's possible a comparable projected banding could be constructed out of a different material, such as wood or hardie board, and painted to match the cement details on the building's cornice. It is typically the preference of the commission to retain the appearance of the building. However, Staff has no recommendation.

COMMISSION DISCUSSION

Chairman Jolitz asked the petitioner if they had any additional comments. Petitioner deferred to contractor. The contractor had nothing to add. Chairman Jolitz stated, and members agreed that this structure is the only vintage building of this Design and Architectural details in our village. The Contractor said that the limestone was merely a “water table” feature and the architect did not take into account that the limestone would retain water and become damaged by the elements over time. Commission members advised (and showed in vintage photos) that the Limestone ledge/band was actually designed accent the façade and also to protect signage across the front of building and as an enhancement to the signage. Contractor felt that a proper design for a wall is not to have anything project outward from a wall, otherwise the wall could degrade. As such the Contractor felt that such a projection (limestone or other material) would be a liability to the building.

Chairman Jolitz read from the Code, which clearly states that the façade work should have to adhere to the code requirements including such that work is done in a manner that “distinguishing original qualities or character of a building, structure, or its environment shall not be destroyed.” Contractor demurred, saying that in his opinion it is a poor design. Chairman Jolitz stated that the code is what it is and many other property owners have adhered to the Villages Preservation Code when doing work on their structures. Furthermore, almost all of the vintage wooden structures in town have projections/ledges above every window and door that are made of wood molding’s or sawn work that is purely decorative in nature, which are also exposed to rain and snow sitting upon them, but property-owners maintain them, and they significantly add to the design of the structures. Members Himes, Zange, & Purn said they agreed and voiced similar comments. Chairman Jolitz showed the petitioner and contractor photographic examples of how some other property owners have been required to maintain the original architectural features of their buildings when doing work, including a replacement of a decorative false front on a business structure. Chairman Jolitz suggested ordering replacement limestone ledge with a slightly tapered edge to let water flow off and away from the building.

Originally Ben Mason had thought that the contractor was just tuck-pointing, not removing limestone band/ledge across the front of the building. However, the contractor had advised the petitioner, he felt it should be removed for the future maintenance reasons etc. as he has stated. Apparently, there was a disconnect between the contractor and the village which led the contractor to believe that he did not need permission to remove the ledge and infill with brick. Member Himes mentioned requirements she encountered when wanting to work on her own building, and that the code guidelines apply to all property owners in the Old Town District – business and residential alike. Chairman Jolitz stated that with the code, if you are just doing repairs/maintaining something – like with tuckpointing, painting, etc. it is fine, however if you decide to remove and not replace such architectural details, the work has to comply with the code requirements and preserve the original building details.

The stained-glass transom windows across the front of the “Cucina Bella” building (were restored and several sections custom duplicated) when the building owner removed the 1970 mansard roof that had been added above the storefront windows, was one of the examples cited. For this current project, Casandra Thuneman the property owner stated that she had no problem with having the work done in a manner to adhere to the Code or any of the Commission’s recommendations regarding the façade. She stated she realized the building was located in the area covered by the Preservation Code when she purchased it, and re-located from rental property across the street, but she was really not completely familiar with the requirements of the code when the work was being done.

MOTION:

Motion by Member Lewis, seconded by Member Purn, that the Building Commissioner issue the requested Certificate of Appropriateness Case No. PC18-07, 215 South Main St, for Façade Alteration, to replace the decorative limestone band in kind with a new limestone band to replicate the original design on the building (and may add a slight slope to the top of the new ledge design if desired to enhance water draining off). Chairman Jolitz repeated the motion and asked if there was any further discussion. The contractor spoke and indicated to the petitioner and commission members that he could order new limestone elements if that’s what the code really required. Being no further comments Chairman Jolitz requested for a Roll Call vote: All Ayes.

OLD BUSINESS:

- a. Continuing Main Street work and work around HVH. – Bridge is still closed. Coffee with the Contactor has ended and may not begin again as was done to keep lines of communication to businesses. Members stated they felt residents need to be kept informed in the same manner when work is done on other streets and in front of their homes.
- b. Activities and Schedule changes for year-end Holidays. – Only one workshop in December, December 15.
- c. Order for Archival supplies & storage boxes. – Order was given to Ben Mason, one box was discontinued. We were able to use a 20% coupon, so far the total was \$780.23, for items placed on order . We will look for an alternate for the discontinued item.

APPROVAL OF BILLS FOR PAYMENT:

None

NEW BUSINESS:

- a. Budget for next fiscal year May 2019 thru April 2020. Budget will be put in at the end of January, so we must figure out any possible expenses for the next year.

- b. Nancy Chandler, former head of PTO at Eastview has expressed interest in the Commission vacancy – (time remaining from Kendra Fierk resignation).
- c. Member Purn would like the Algonquin Arts Commission to consider history when creating exhibits.
- d. Historic Commission is pursuing booth space for the Chamber of Commerce's Winterfest Expo on 2/23.

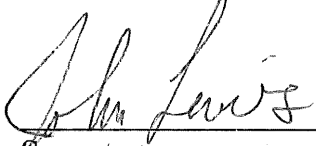
CORRESPONDENCE, COMMENTS, AND OTHER BUSINESS:

Member Purn has purchased another and CDV of Phoebe Dunn. He is also bidding on a couple of Algonquin postcards.

ADJOURNMENT:

Member Zange moved and Pawula seconded, that the meeting be adjourned.

Voice Vote: All Ayes. Meeting adjourned at 8:05 pm.


Secretary


Date Approved