

ALGONQUIN HISTORIC COMMISSION

MINUTES FOR REGULAR MEETING

March 13, 2019

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, Zange, Himes, Dombrowski, and Lewis

Approval Minutes of Minutes Regular Business Meeting of February 13, and Workshop Meeting of February 16, 2019. (The 02/23/19 Workshop was Cancelled due to participation in the Chamber of Commerce's "Expo" that day) .

Moved: Member Zange; Seconded: Member Himes

Voice Vote: All Ayes. Minutes Approved.

AUDIENCE PARTICIPATION – PUBLIC COMMENT

Greg Geigel from Bold American Fare came to the commission to seek guidance. Regarding his current building at 108 S. Main, he stated they will soon paint the new deck added last summer on Bold as promised , but he has another matter he is looking for help , suggestions, and guidance. He recently purchased the building at 103-111 South Main. He said that he was looking for an opinion / suggestion for looking into possible wheel chair accessibility for the building. He said it would be difficult on the front of building, as it would mean needing to raise the center door to be the same level as 2 other doors for accessibility. He didn't know if that is even possible without destroying some of the Terra Cotta details on front of building, and wanted to know what the Commission thought . Chairman Jolitz said that Ralph Abell was the architect of the building. He was part of the prominent Chicago architectural firm of "Wm Abell & Son Architects" , and that some of their buildings have been listed on the "National Register of Historic Structures and Places". Mr. Geigel also stated that he wants to paint the front roof tiles which are worn. Chariman Jolitz advised that if the decorative shingles are made of terra cotta, that a good quality Latex Exterior House Paint is what is recommended for painting.

Greg also indicated he would like to put doors on the north side of building to create an outdoor patio facing the future "creek walk" . He would like to know what kind of door would be allowable on the side of building (as far as design) under the Preservation Code. Chairman Jolitz said that door needed to match the architectural character and era of the building , such that something like a modern brushed Aluminum Door for example, would be out of place with the rest of this mid 1920's era building. Mr. Geigel would like to work out with the commission what it would be looking for before working with an architect in order to save cost with the architect re-doing anything later. He is also interested in old photos.

In addition he expressed interest in one of the Historical Identification signs the commission has sold in the past, for this building. Chairman Jolitz stated that he will add Greg to our wait list , until there are more orders for plaques (they need to be ordered with a 10 pc minimum order qty , for production costs considerations) .

PUBLIC HEARING:

Public Hearing for Consideration of a Major Improvement in the Old Town District; Case No. PC19-01, 214 South Main St, for Facade Alteration .
Petitioner: Darren Kopetsky

VILLAGE STAFF PRESENTATION

The petitioner is proposing to make several improvements to the commercial building's front façade, specifically the top / second floor portion of the front of the structure. Improvements include replacing the double-hung windows and new aluminum soffit and wood fascia.

Most notably, the petitioner is proposing to replace the existing 4" vinyl siding on the front of the building with a more durable fiber cement HardiePlank Siding material that would match the size of the original siding. Additionally, the petitioner is proposing to add a frieze board with decorative corbel elements below the building's roofline. In the front second floor windows which will be replaced with new double hung windows of the same size.

Staff has asked the petitioner to provide a drawing of the façade to show the proposed improvements, in particular the frieze board and decorative accents envisioned for the top of the façade. The drawing had not been submitted prior to this staff report being sent out, however staff will require the petitioner bring the plan with them to Wednesday's meeting.

Recommendation

Staff recommends approval of the Certificate of Appropriateness for the proposed improvements, subject to the following conditions:

1. The petitioner shall be required to obtain all necessary building permits from the Algonquin Community Development Department prior to starting construction.
2. The petitioner shall be required to submit a spec sheet for the new HardiePlank siding material as part of the building permit application. The siding shall have a 4" reveal and match the color of the existing vinyl siding.
3. The petitioner shall be required to comply with the Historic Commission's recommendations for the design and appearance of the frieze board and decorative corbels.

COMMISSION DISCUSSION

Chair Jolitz wanted assurances that the 6” nominal width Corner Boards are retained. Petitioner said yes. Jolitz recommended suggested looking at the corbels from Vintage Woodworks in Texas for ideas or a possible source. The Commission gave the petitioner vintage pictures of the building for reference and recommended that the petitioner also add the architectural elements over the windows as seen in the picture and order larger rather than smaller corbels for along the roofline. Petitioners would like some advice on paint colors for the building. Jolitz says that tradition Victorian paint scheme is that the trim is a shade darker than clapboard. Jolitz and Zange advised that using a light color or a “rough surface or wood textured “ clapboard would likely cause a need to clean / wash the front of the building more frequently. Jolitz said the scope of the project as proposed is what the code intended. Mason inquired if they plan to add the elements above the windows as the Commission has suggested (crown moldings or small corbels with a hood, etc). Petitioner said, after seeing the old photos that yes they will add that to the project. Petitioner asked whether TIF funds can be used for improvements to the building. Ben Mason stated that currently they are only being used for infrastructure

MOTION:

Motion by Member Pawula, seconded by Member Himes, that the Building Commissioner issue the requested Certificate of Appropriateness Case No. PC19-01, for Facade improvements at 214 S. Main Street, consistent with the petitioner’s submittal and the conditions listed in the March 13, 2019 Village Staff memorandum with the addition of decorative “ Header “ over the front second floor windows. Chairman Jolitz repeated Motion and being no additional comments – a roll call vote was taken , All Ayes

OLD BUSINESS:

- a. Continuing Main Street work and work around HVH.
- b. Report on participation in the Chamber “Winterfest” Expo, held on 02/23. Jolitz was surprised to find out that so few attendees were actually from Algonquin. Could it be lack of signage by the Chamber? Commission received a huge donation of WWII photos at the event from the Home of the Sparrow. Another person said that they would give commission some photos from Founders’ Days

APPROVAL OF BILLS FOR PAYMENT:

none

NEW BUSINESS:

- a. Archive assessment & Accessioning project – Images, Artifacts, Printed & Written materials, etc.. First phase – Images. Ben Mason stated that the Commission needs to review the archives and verify authenticity and undertake accessioning according to the village's Photograph Archive Policy. Village only wants pre-1923 images or images that have been deeded to the village and that are watermarked. Member Purn would also like us to also work on other actual physical items in our collection. It was stated that we first needed to focus on the images, then move on to other types of artifacts .

CORRESPONDENCE, COMMENTS, AND OTHER BUSINESS:

- a. Terms are up for 3 members of the Commission. Member Zange, Pawula, and Himes' terms are up in May and unless the members object they will be likely reappointed.
- b. Ben Mason will inform new Commissioner Nancy Dombrowski about the Economic Interest Statement filing and Open Meetings Act training requirements.
- c. Joint Council of Historic Groups of McHenry County Meeting in Crystal Lake on will be held March 20 at 7pm. at the Col Palmer House.
- d. A portion of the large weighing scale from the 1915 Railroad Depot was donated to the Commission.

ADJOURNMENT:

Member Lewis moved and Himes seconded, that the meeting be adjourned.

Voice Vote: All Ayes. Meeting adjourned at 8:16 pm.


Secretary

4/10/19
Date Approved