

ALGONQUIN HISTORIC COMMISSION

MINUTES FOR REGULAR MEETING

September 11, 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 Dombrowski, Himes, Pawula, Purn, Zange, and Lewis

Approve Minutes of Regular Meeting of August 14, 2019 and Workshop Meetings of August 17 & 24, 2019 Moved: Member Zange Seconded: Member Dombrowski

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. PC19-08, 314 LaFox River Drive, for Window Alteration
Petitioner: Ms. Cara Teuber.

STAFF PRESENTATION

The petitioner is proposing to replace the windows in the home's front dormer which were installed a few years ago, but are "fixed windows" that do not open to provide any ventilation to the attic. There are currently four windows on the front and all four dormers, each with mullions that provide the appearance of eight pane window units.

The owner is proposing to replace the existing window units with a three-pane installation, consisting of a fixed center window and slider windows on each side. The petitioner has provided a packet of information on the history of similar Sears catalog homes, including a rendering of this style of bungalow from the 1910s that consisted of a three-pane dormer window that did not include a grid pattern.

Staff believes the design of this home's existing front dormer is more consistent with the hipped roofline style of the Starlight homes from the 1930s which did feature a grid window pattern. The earlier versions of the Starlight homes' front dormer roofline – long, flatter-sloped roof overhang in the 1910s – is not present on this particular house.

Staff therefore would support the homeowner's proposed slider windows, provided they incorporate a 6 or 8 pane grid pattern on each unit consistent with the rendering of the Starlight drawing dated 1932, that portrays a similar hipped roof dormer on the front of the home.

Recommendation

Staff recommends approval of the Certificate of Appropriateness for the proposed window replacement at 314 LaFox River Drive, subject to the following conditions:

1. The proposed slider and fixed window unit installation shall include mullions in a 6 or 8 pane design for each window.
2. The petitioner shall be required to obtain a building permit from the Algonquin Community Development Department prior to starting construction.

COMMISSION DISCUSSION

Chairman Jolitz stated that the home, as far as the commission knows, is not actually a "Sears home", (in a "Sears Kit Home" the parts are generally numbered). Petitioner advised they have also looked all over home, incl attic, and they have not to be able to find any numbers, etc. either. Members agreed that it is indeed important to have attic windows that open. Dormers are meant to open. The previous homeowner installed fixed windows that do not open. The original windows were hinged windows that opened to the inside with a full screen on the outside on all four of the Dormers. It was also noted that the current replacement windows on the main floor of the house were installed a year or two before the Preservation Code existed. The current double hung windows have a "one over one light" and the originals were a "four over one light" double hung window (which was very popular from 1910 thru 1920's). The commission would like to see the new Dormer window with an insert/mullions in a 6 or 8 pane design. One member asked whether the petitioner had thought about a casement window in the dormers. Chairman Jolitz stated that casement windows can be a problem when it rains, with wind, and especially with trapping bugs between screen and glass when you close them. Members thought in general, that as long as the new window the petitioner was looking to install has mullions for the look of 6 to 8 panes (lights) it will be representative of the original.

MOTION:

Motion by Member Dombrowski, seconded by Member Lewis, that the Building Commissioner issue the requested Certificate of Appropriateness for the proposed window replacement at 314 LaFox River Drive, consistent with petitioner's submittal and the conditions listed in the September 11, 2019 Village Staff memorandum. Roll call Vote: All Ayes.

PUBLIC HEARING:

Public Hearing for Consideration of a Major Improvement in the Old Town District; Case No. PC19-09, 109 Washington St., for Door Replacement
Petitioner: Mr. Robert Benjamin for the Congregational Church of Algonquin.

STAFF PRESENTATION

The petitioner is proposing to replace the church's main entrance doors at the intersection of Washington and S. Harrison Street, as well as the side entrance doors further west along Washington Street. At right are current photographs of both sets of entrance doors.

The church undertook significant efforts to locate a manufacturer and installer of decorative French doors with religious-inspired stained glass window panes that would be appropriate for the historic church building. Enclosed is a spec sheet, as well as photograph of the actual doors selected by the church that would be installed for the building's entrances. The size of the openings would remain the same as existing and Staff believes the proposed entrance doors are consistent with the building's use as a place of worship and will further enhance its visual appeal at a highly visible intersection in downtown.

Recommendation

Staff recommends approval of the Certificate of Appropriateness for the proposed entrance door replacement on the Congregational Church of Algonquin at 109 Washington Street, subject to the following conditions:

1. The petitioner shall be required to obtain a building permit from the Algonquin Community Development Department prior to starting construction.

COMMISSION DISCUSSION

Petitioner stated that it took a year of research to find a suitable door in design and quality, with the same look inside and out but with panic bars and a removable post. Chairman Jolitz stated that he would like to give the church members kudos for doing their homework and doing the project right. Chairman Jolitz asked about a timeframe for the replacement. The petitioner stated that it would be 6 to 8 weeks. All the Member indicated they were impressed with the design and look of the proposed new doors and thought them to be an excellent complement to the architecture of the building.

MOTION:

Motion by Member Himes, seconded by Member Pawula, that the Building Commissioner issue the requested Certificate of Appropriateness for the proposed entrance door replacement at 109 Washington Street, consistent with petitioner's submittal and the conditions listed in the September 11, 2019 Village Staff memorandum. Roll Call Vote: All Ayes.

PUBLIC HEARING:

Public Hearing for Consideration of a Major Improvement in the Old Town District; Case No. PC19-10, 314 S Harrison St., for Window Replacement
Petitioner: Robert Benjamin for the Congregational Church of Algonquin.

STAFF PRESENTATION

The petitioner is proposing to replace the home's windows, with the same size and style as existing windows. The majority of the windows are double-hung in style and attached please find spec sheets provided by the applicant. The square / Leaded Glass window to the right of the front door is the only window not to be replaced. Typically, straightforward window replacement – like-for-like size and style – simply requires a building permit. Due to the fact this petitioner – Congregational Church of Algonquin – was already going to be appearing at Wednesday evening's meeting, and because the replacement project will be quite large and involve the replacement of almost 40 windows, Staff recommended the petitioner present the project to the commission.

Recommendation

Staff recommends approval of the Certificate of Appropriateness for the proposed window replacement on the parsonage house located at 314 South Harrison Street, subject to the following conditions:

1. The petitioner shall be required to obtain a building permit from the Algonquin Community Development Department prior to starting construction.

COMMISSION DISCUSSION

Chairman Jolitz stated that the home was originally Gothic style and showed pictures of the home which was later remodeled to the present Georgian style about 1950. He stated that this was the third set of windows for the building and congratulated the petitioner for doing things right and keeping almost all the windows in a double hung design (except for 2 in the kitchen area of home and keeping the lead glass window next to the front door).

MOTION:

Motion by Member Pawula, seconded by Member Himes, that the Building Commissioner issue the requested Certificate of Appropriateness for the proposed window replacement at 314 S. Harrison Street, consistent with petitioner's submittal and the conditions listed in the September 11, 2019 Village Staff memorandum. Roll Call Vote: All Ayes.

OLD BUSINESS:

- a. Commission's participation in Sept 21, 2019 Harvest Day event in Towne Park. Member Purn will get information about setting up for the event. Member Dombrowski will see about getting a reusable vinyl hanging sign made for the back of the tent with Commissions name, etc (under \$50) .

APPROVAL OF BILLS FOR PAYMENT:

None

NEW BUSINESS:

- a. Fall meeting of McHenry County Joint Council of Historic Groups on 9/18. Member Himes may be going.

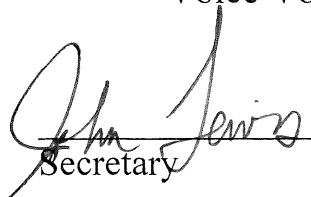
CORRESPONDENCE, COMMENTS, AND OTHER BUSINESS:

- a. No Correspondence.
- b. Ben Mason advised that the previously approved for demolition of the properties at 120 N. River Road will commence shortly.
- c. Commission still needs to try to investigate a suitable fire suppression system for the archives that will not cause the extensive damage of a water system.
- d. Member Purn indicated that he has asked again when construction / renovation in the Mineral Spring area will begin. He said he was advised that it has now been now been removed from Phase 2 of the Downtown project

ADJOURNMENT:

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

Voice Vote: All Ayes. Meeting adjourned at 8:15 pm.


Secretary

10/09/19
Date Approved