

ALGONQUIN HISTORIC COMMISSION

MINUTES FOR REGULAR MEETING

September 9, 2020

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, Zange, Donahue, and Lewis.

Approve Minutes of Regular Business Meeting of August 12, 2020 and Workshop Meetings of August 15 and 22, 2020.

Moved: Member Donahue; 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.PC20-02, 409 S. Main St, for Major Exterior Modifications.

Petitioner: Rafal Mikowajski

STAFF PRESENTATION

The changes are related to adding amenities to the upstairs apartment and converting the main level to a deli, coffee and ice cream shop.

Overview of Proposed Changes

The changes to the existing exterior are substantial and include the following:
Front Elevation: Addition of a large front deck; Removal of two windows and the single doorway on the main floor (including the stoop canopy), and replacement with two, double sets of patio doors; Removal of the center window on the 2nd story and replacement with double doors and a “Juliette” balcony.
Side (North) Elevation: Removal of two of the four side windows on the main floor.
Rear (East) Elevation: Removal of the small gable and extended porch roof over the single-story rear section; Replacement with a second-story deck with extended patio roof; Removal of a 2nd story window and replacement with a door.
South Side Elevation: Removal of a window to be replaced with a single door.

History of the Structure

This is the Christ Pinnow home constructed in 1890 in the vernacular style. Decorative trusses on the eaves and details on the windows and door trim and bay window remain intact. This structure is listed as Contributory on the 1995 Old Town Survey, and was rated a 6 at that time.

Recommendation

Staff had discussed the plans and ideas conceptually with the applicants a couple of times before they made a formal application. While the use is exciting and staff feels that their proposal would be very successful, the implementation falls very short of upholding the intent of the Old Town Historic District. There are many improvements that could be made to the proposal with just a handful of changes. For example, there is no need for two sets of double doors on the front of the building, the existing doorway could remain and if needed, the far left window could be converted to a matching door. All of the trim can be retained or duplicated to remain consistent with the existing trim on the building. The center door on the second story should be deleted and the window retained. These are just a few suggestions. Commission input is recommended.

In terms of proceeding, it would be Staff's recommendation to continue this hearing to October 14, to allow the applicant to change or update his plans based upon the Commission's input of changes. Staff would also encourage the applicant to attend the September 19 or 26 Historic Commission workshop to get more input on details from the Commission.

PETITIONER'S COMMENTS

None

COMMISSION DISCUSSION

Chairman Jolitz wants to reiterate that the Commission members did not write the ordinance, it is an ordinance of the Village of Algonquin. Member Himes did some research and noticed that the iron fence design as proposed is not period sensitive. The original front porch or an awning would be better. 1890 homes had gabled rooflines and often had turrets or towers. She would love to see a wrap around porch. She does not find the proposed flat roof would be an appropriate change. She asked about the rental apartment. The petitioner said that they would not be renting it out and that the back deck was designed to provide an entrance to the upstairs because they were removing the interior stairs. Members asked whether a side or rear entrance was considered. Petitioner stated that they could make a fence around the deck. They could make it in the Victorian style with some ornamental details. Chairman Jolitz stated the Commission review is based on the requirements outlined in the Code, the Code is by Village Ordinance and has been followed for hundreds of projects for over 22 years. The flat roof, the removal of windows are all contrary to the code. Member Dombrowski said that the architect should have done more research. The drawings are beautiful but the whole architectural style and scope of the alterations change the very character of the building. These changes are severe. Petitioner stated that they do not need the balcony. They felt they need the double doors so that the customers see the business and it is inviting. They just want to change it to look like all of the businesses

downtown. Chairman Jolitz stated that those buildings (in the 200 block) were built as businesses with large windows etc. on the front. The petitioner must retain the architecture of the home. The premise of the code is that all buildings retain their original character of the building. Within all fairness over 300 hundred people have followed this code. Member Zange felt the double doors are problematic, and that we need to maintain the character of building. Jolitz stated that only Anthony's Barber Shop has double doors. Member Dombrowski cited the first paragraph of code. The commission is trying preserve the integrity of the historical buildings. Russ Farnum said that Chairman Jolitz came up with some ideas for the petitioner. Chairman Jolitz said based on changes which occurred over the years, he has some ideas. The code is very strict on the front of the structure, based on the code the only allowable change is the removal of the current front entry gable over the door (added about 1960) and the restoration of the front porch. As far as the back of the building goes, the removal of the back gable is also problematic. The whole building is in the public view and as such the entire building is subject to the code. An alternative would be to extend the roof to match the roof line of the main part of the building. You would gain one more room. You could then add an exterior rear staircase and put your HVAC units under the staircase. The staircase would have to have turned spindles and be stained or painted. The code does require that all windows are retained. There are some things you can do to maintain the look of the building. A bike rack would be useful. On the side of the house there were 2 windows originally, but about 2 years before the code came into being, they removed a window and moved the interior stairs. If the petitioner wants to add an additional door on the south side, they could use that now closed window opening to put in a south side door. Petitioner asked about set back requirements for reconstruction of a front porch. Could it go to the sidewalk? Jolitz told the petitioner to check with Farnum. He also recommended adding an awning on the southside rear of the building. The proposed roofline (shed roof over a new deck) on the southside of the building would also be against the code. A colored awning would be an eye catcher and draw people to the building. Petitioner would really like to do a front porch. Any consideration of the green area? That is not purview of the commission. He asked whether they would have to go before the commission for a decorative pergola. As long as it the style of the main building they would likely not have a problem adding one to the side yard area, as long as it meets building codes as it is new construction. The petitioner asked if he could send altered plans before another meeting. Russ Farnum said yes. The petitioner asked if the porch needed to be open railing style. According to the code yes, it should be an open porch and not enclosed with glass windows, however some drop down clear shades could be added for use on rainy days.

MOTION

No motion, petitioner will return next month.

Motion by Member Zange, seconded by Member Dombrowski, to table the motion for Consideration of a Major Improvement in the Old Town District; Case No.PC20-02, 409 S. Main St, for Major Exterior Modifications until next months meeting, or such time as a revised proposal is submitted to Russ Farnum.
Roll Call Vote: All Ayes.

PUBLIC HEARING:

Public Hearing for Consideration of a Major Improvement in the Old Town District; Case No.PC20-03, 26 Division St, for Siding and Window Replacement.

Petitioner: John Lewis. (As petitioner, Member Lewis stepped down from his position as a Commission Member for this Hearing).

STAFF PRESENTATION

Mr. John Lewis, owner of 26 Division Street, has petitioned for a Certificate of Appropriateness for siding and window replacement on the single family home. He has provided a complete list of materials, but no sketches of the details of placement on the dwelling. The proposed siding is fiber-cement, 4” lap siding, and the window replacements are proposed double-hung windows. The list of materials includes trim, cove, and other details that would appear to match the existing details on the home. However, it is unclear if this would be new/replacement trim, and/or how the placement will be detailed.

Background

The home at 26 Division is described in the Old Town Survey as a Cross Gable Design of transitional styles. With many decorative Queen Anne and Eastlake elements still intact, the home is rated an 8 in the survey, indicating it is significant to the Historic District.

Recommendation

By staff’s view, this could be a very nice project if the siding, window and trim placement are done as a “like-kind” replacement. The products selected are quality materials and it appears as though the right elements are there. Staff is concerned that the lack of clarity could create an “artificially old” look instead of something in keeping with the character of the home. Our recommendation is that the Historic Commission get assurances from the property owner that his approach will truly support the character of the home. Otherwise this project is in keeping with the Old Town Preservation Code and the Commission guidelines. Approval is recommended with the confirmations outlined above.

PETITIONER’S COMMENTS

The petitioner, John Lewis, plans to keep the 3” lap profile and decorative elements such as the trim and window bump out. Petitioner would also like to add a front door to the proposal which will restore the original size and character of the door. Additionally this will be a special project by the manufacture of the products – the first done utilizing a newly developed 3” wide clapboard. As such representatives from the company will be on site at times to supervise the project.

COMMISSION DISCUSSION

Chairman Jolitz asked the petitioner if they planned to keep the drip edge (flare out) between the floors. Petitioner stated that they will keep all architectural elements. The corner boards will be the same and the window trim will stay the same. Petitioner distributed a Drawing of the Front Door they would like to use. Members thought it to be much more appropriate that the current front door from a big box improvement store that was added previously by different owners.

MOTION:

Motion by Member Donahue, seconded by Member Dombrowski, that the Building Commissioner issue the requested Certificate of Appropriateness for Consideration of a Major Improvement in the Old Town District; Case No.PC20-03, 26 Division St, for Siding and Window Replacement including the replacement of front door returning the opening to the original size door. Roll Call Vote : All Ayes.

OLD BUSINESS:

a. New PC, Software, & Printer for Commission office. – Farnum said spoke to Kevin and he said that the PC and software had been purchased, but they have not purchased a printer yet because they did not know what kind of printer the commission wanted. Chairman Jolitz said that the commission would need a color laser printer.

APPROVAL OF BILLS FOR PAYMENT:

None

NEW BUSINESS:

a. Workshop Activities for remainder of 2020. It was announced that the Rotary Fall Harvest Day event has been canceled.

CORRESPONDENCE, COMMENTS, AND OTHER BUSINESS:

Village ribbon cutting for the bike trail will be at some point in October. An information kiosk with a touch screen will be installed there.

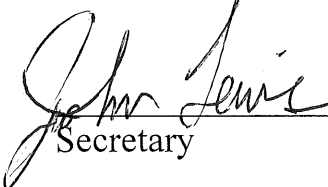
Village has some sort of plan for Christmas but will be unable to do a big thing with Santa. They will be doing the Elf on the Shelf event again.

Paul Kopetsky, owner of the building, in which Peace Offerings is located, will be visiting the Commission. He is considering the purchase of 210 S. Main and would like to stop for ideas on how to make the building better fit in with its surroundings.

ADJOURNMENT:

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

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


Secretary

10/14/2020
Date Approved