

ALGONQUIN HISTORIC COMMISSION

MINUTES FOR REGULAR

MEETING

August 11, 2021

7:00 P.M.

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

Call to order - Establish Quorum –

Present: Mike Darrow, the interim Community Development Director; Patrick Knapp, Senior Planner for the Village of Algonquin; Chairman Jolitz; and Members Himes, Donahue, Dombrowski, Pawula, and Lewis.

Approve Minutes of Regular Business Meeting of July 14, 2021, and Workshop Meeting of July 17, 2021, (was not a workshop on July 24th due to Founders Parade).

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. HC-03-21, covering 203 South Main St., for Exterior Alteration /Repair, including Replacement of windows, doors, siding, trim, roof, and porch work. Applicant: Paul Kopetsky.

STAFF PRESENTATION:

Paul Kopetsky, the applicant and property owner, applied for a Certificate of Appropriateness for modifications to the building at 203 South Main Street. The proposed improvements are for exterior alterations/repairs and include significant modifications related to: architectural features, deck, door, material changes, paving, porch (major repair and reconstruction), roof, siding, and windows.

Overview of Proposed Improvements

The changes to the existing exterior include the following:

- The existing roof shingles will be removed and replaced with Architectural

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Overview of Proposed Improvements

The changes to the existing exterior include the following:

- The existing roof shingles will be removed and replaced with Architectural

Shadow Cut Shingle Roofing

- Cast iron decorative roof cresting will be added to the top of the roof
- Existing siding will be removed and replaced with 4" horizontal lap siding and 5" corner boards
- Upstairs window replacement with decorative muntin in upper sash of new double-hung window
- First floor window replacement with a multi-pane head and large picture window.
- Brackets and raised panels will be added below the window
- Existing 8"x 8" posts will be replaced with decorative 6"x 6" turned wood posts with side railings with turned spindles.

Recommendation

Staff believes this proposal will bring positive aesthetic improvements to the building that are compatible with the building's appearance and are consistent with the Preservation Code. Staff recommends approval of the Certificate of Appropriateness as submitted with the following condition:

1. The applicant shall obtain a building permit and comply with all applicable Village of Algonquin Building Code requirements.

COMMISSION DISCUSSION

The applicant brought Revised and amended architectural drawings dated 08/11/2021, for the Commission to review tonight. Chairman Jolitz would like to congratulate Mr. Kopetsky for the work he has done to renovate and working to restore buildings previously. He would also like to congratulate the applicant on this project for his desire in adding the decorative metal roof cresting along the ridge lines. It is a detail which was very prevalent in the Victorian area and used extensively on our Main Street structures. The building was originally a home and although the village does allow adaptive use, the building should still reflect its original design as much as possible. Although in this case, the Applicant is not returning it completely to its original form, mainly due to the fact that there are some modern architectural demands (such as the large cement ramp across the front) that prevent it from being its original design when it was a home. The project is nice because Applicant is adding some architectural details. Ideally there would be more but the applicant can add additional elements (such as decorative corbels, etc) in the future. Member Lewis asked why the windows in the drawings are shown in 2 or 3 different pane designs and configurations showing on the revised drawings. The applicant said that it was his architect's choice. Chairman Jolitz stated that the windows should be Double Hung type and consistent in one design and should reflect one of the four window designs that are typical and appropriate for the era of the home. The Commission then provided him examples Double Hung windows including 4 over 4, 2 over 2, 2 over 1, or 1 over 1, lite (pane) configuration and it was stated that all windows should be double hung type, except for the front picture

STAFF PRESENTATION:

Daniel Davis, the applicant and property owner, applied for a Certificate of Appropriateness to demolish the structure located at 26 Highland Avenue. The three-story structure is in disrepair and has numerous code violations that include holes in the floors/walls/ceilings, rotted floors throughout the house, water damage and all surfaces, black mold growth, unsafe electrical, and many other issues.

Overview of Proposed Demolition

Due to the condition and cost to repair the structure, demolition is the best option. A future single-family home is proposed, but no plans or drawings have been submitted at this time.

Recommendation

Staff believes this proposal to demolish the structure is necessary for the health, safety, and appearance of the surrounding neighborhood. Staff recommends approval of the Certificate of Appropriateness as submitted with the following conditions:

1. The applicant shall obtain a demolition permit and comply with all applicable Village of Algonquin Building Code requirements.
2. The two-year waiting period for the demolition permit be waived due to the condition of the structure and the non-historic nature of the building.

COMMISSION DISCUSSION:

Members inquired whether the house was vacant. The applicant said it was. He originally bought it to renovate but it he found out it was a non-compliant three flat and could not be renovated. Chairman Jolitz felt and stated that it was not a property that had any historical value and was currently an eyesore and a danger, so he has no objections to the demolition. He was concerned with regard to the fact that this was a request for a demolition with no concrete redevelopment plans. He would like to make sure that the applicant does a complete demolition and would hope that the demolition that does not leave cement steps, foundation basement, driveway, etc. and that the site would be kept free of weeds , etc while it is an empty lot. Other commissioner expressed similar thoughts, no one felt the structure was worth saving given its current state of decay. The Applicant stated, that at some point in the future he would like to see about building a new home on the parcel given the fact that the property has homes on both sides and to the rear currently.

MOTION:

Motion by Member Himes, seconded by Member Dombrowski, that the Building Commissioner issue the requested Certificate of Appropriateness for

window. Member Dombrowski asked about the landscaping on the sides and back of the building. The applicant stated that the Village owns the alley way and that he only has control of 6" of the alley, so it is up to the village. The applicant indicated he was not going to add any additional architectural more decorative details (like brackets etc) at this time (beyond the ones in the Revised plans) because potential tenants may have signage and things they want to add. Chairman Jolitz asked about rear doors. Applicant said that he wanted to concentrate on the front of the building and had not thought about it. Chairman Jolitz informed the applicant that since everything in this building is in " Public View " on the structure, the rear windows, doors, and porch details have to be consistent with the design of the building and period appropriate with turned porch post and railings that match the ones being used on the front. Also rear doors with raised door panels and that should have some type of glass window(s) in the door (a design like the doors on front would be fine) not simply an inexpensive or cheaply made slab door or windowless panel door from a big box home improvement store. Chairman Jolitz indicated he felt that given the improvements in the project plans as reflected in the Applicants new latest designs presented tonight, and the Applicants willingness to add consistent and appropriate door and window, and porch designs, to the plans presented tonight he would be in favor of the project and lauded the applicant for his efforts in beautifying our downtown. Other Commissioner agreed and all are very happy to see that the Revised Drawings dated Aug 11, 2021 included the addition of important design elements like full 8"-12" wide frieze boards at the top of all the walls under the eaves and at gable ends, some decorative shingles in the gable ends instead of just the clapboard siding , and the full 6" nominal corner boards and water table drip edge board around the bottom of the walls.

MOTION:

Motion by Member Dombrowski, seconded by Member Himes, that the Building Commissioner issue the requested Certificate of Appropriateness for Case No. HC-03-21, covering 203 South Main St., for Exterior Alteration /Repair, including Replacement of windows, door, siding, trim, roof, and porch work based on the revised drawings dated Aug 11, 2021 and with the stipulation that all windows and doors , and both front and rear porches have a consistent design and are period appropriate as examples given to the Applicant tonight. Chairman Jolitz repeated the Motion and asked of there was any further discussion or questions needed about the project. Being none, he asked for a vote. Roll Call Vote; All Ayes.

PUBLIC HEARING:

Public Hearing for Consideration of a Major Improvement in the Old Town District; Case No. HC-04-21, covering 26 Highland Avenue for Demolition of home. Applicant: Daniel Davis.

Case No. HC-04-21, covering 26 Highland Avenue for Demolition of home.
Roll Call Voice Vote: All Ayes.

OLD BUSINESS:

- a. New Exhibit for case in Village Hall Lobby – We need to finish up the new exhibit and get it installed.
- b. Report on July 28, 100th Birthday -Time Capsule event at Library.
Member Donahue will represent the Commission and give a speech.

APPROVAL OF BILLS FOR PAYMENT:

None

NEW BUSINESS:

- a. Volunteer Opportunities – Member Dombrowski's neighbor would like to volunteer, Member Donahue also has a lead on a volunteer. We need to have volunteers do a variety of activities.

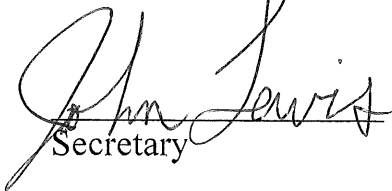
CORRESPONDENCE, COMMENTS, AND OTHER BUSINESS:

- a. The library asked whether the commission would be interested in providing walking tours next month. In light of the construction in old town with sidewalks and street work, the Commissioners felt that tours should be delayed.
- b. Chairman Jolitz got an email from someone on S. River Drive , asking who she should turn to about paint colors on a neighbors' house. Chairman Jolitz said that paint colors are not the purview of the commission. It is not a permanent alteration to a structure and not something covered by the Preservation Code .

ADJOURNMENT

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

Voice Vote: All Ayes. Meeting adjourned at 8:10 pm.


Secretary

Date Approved