

ALGONQUIN HISTORIC COMMISSION

MINUTES FOR REGULAR MEETING

May 12, 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,
Chairman Jolitz and Members Himes, Dombrowski, Pawula, and Lewis.

Approve Minutes of Regular Business Meeting of April 14, 2020 and Workshop Meeting of April 17 and 24, 2021.

Moved: Member Dombrowski; 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. PC21-01, 15 Washington St., for replacement of siding & trim, attic windows, and new porch railings. Petitioners: Dave & Paula Anderson.

STAFF PRESENTATION

Paula and Dave Anderson have submitted a Certificate for Appropriateness for modifications to the property at 15 Washington Street. The changes are exterior alterations/repairs and include modifications to the: architectural features (decorative ornamentation on eaves), porch (repair wood, windows, and railing), siding (remove and replace siding), and windows (replacement of three attic windows). The contractor, Kara Kush of KMK KONSTRUCTION LLC, has provided additional details for the application.

Overview of Proposed Changes

The changes to the existing exterior include the following:

- Siding:
 - The existing siding (aluminum) will be removed along with any existing Tyvek wrap or additional siding layers. Entire home will be wrapped in Tyvek paper sealing all seams with DOW Brand all weather tape. Any windows and seams will be sealed at or around the windows. Any and all rotted wood will be fixed in place and not removed to preserve all original integrity.

- Installation of LP Smart Side siding with a James Hardie stone apron accent (on front porch) to continue approximately 6 inches from foundation base.
 - Colors are neutral tones: White, pewter and steel gray (respectively). Brand names are subject to change, but colors are the same.
- Windows:
 - Windows will be re-glazed in place. Three windows in the attic will be replaced with exact size replacements, low e-glass.
- Stairs:
 - Installation of vinyl/wood stair rails on front concrete stairs. Covering front concrete stairs with epoxy coating.
- Garage:
 - Remove and replace rotted boards and paint.
 - Garage paint color will be custom matched to siding.
- Other:
 - Adding gable architecture accents in white (shape and size to be determined).
 - Dumpster will be on site until completion. Siding project estimated at 7-10 working days. Project completion is subject to change based on weather and material availability.

Recommendation

Staff believes this proposal will bring positive aesthetic improvements to the home and will not alter the original character in any negative way. Staff recommends approval of the Certificate of Appropriateness for the proposed improvements.

COMMISSION DISCUSSION

Chairman Jolitz explained to petitioners the mission and role of the Commission in the project review process, and the fact that the Commission did not write the Preservation Ordinance & code, it was adopted by the Village Board nearly 25 years ago. The Commission only reviews the proposed projects to make sure the requirements and intent ordinance is followed as it applies for proposed projects in the Old Town District. Chairman Jolitz quoted several lines of the ordinance. Commission members discussed the decorative stick out front window with original wooden ornamentation and asked the petitioner what their plans are for it. The petitioners plan to keep as is, but only may change the color scheme. The petitioner stated that they are replacing the attic windows because they are tired of nailing the screens in every summer. They are removing the shutters. Member Dombrowski asked them whether they were going to have full corner boards, like the original. And if the rest of Windows will remain as they are (Double Hung). Member Himes asked what the size of the siding will be, will it

3 or 4 inch exposure. The petitioner said they were unsure of the size but it would be historically appropriate either 3" or 4". Chairman Jolitz stated that the siding should have frieze board (8-12 inch) at the top of all walls - both at gable ends and all along under the eaves, and full corner boards (4 – 6 inch nominal). Chairman Jolitz showed the petitioner decorative elements which were used with flat roofs. This is not part of the project, but giving the petitioner information if they should choose to add it for decorative flair. Chairman Jolitz gave copies to Petitioners, and everyone present of a number of pictures of other houses in our old town, many of which were built by the same carpenter / builder as their home (Mr Kublank) to show them decorative details used by their homes builder on other homes so they could see what their house probably looked like. Chairman Jolitz's own home was built by the same builder just a year before the petitioner's and has much of the same decorative details as their home had before the present aluminum siding was added. Chairman Jolitz stated that like with all other similar projects over the years since the Preservation Code, the Commission would typically be looking for them to restore both the frieze board and full 6" nominal corner boards as part of their current siding project, just as dozens of others have done in accordance with the guidelines and intent of the code over the years. The work is supposed to be reflective of the character of the time the building was built. If they want to use 4 inch siding that would be okay in this case, but anything wider would not be appropriate.

Commission members also told petitioners, that once the current nearly 50 year old aluminum siding is removed, they will very likely have a much better idea of the original exterior siding and other features as usually siding contractors just went over the top of the original wooden elements whenever possible as they applied aluminum or vinyl siding. Commissioner Himes asked whether they intended to keep the decorative headers over doors and windows, and the petitioner said they would. Petitioner asked whether they could use a straight rectangular shake instead of a "fish scale" shape shingle in the end gable ornamentation. Members said that a straight shingle is one of the shapes "historically used" in end gable decoration, usually, but not always, with a different shape as well, with each shape often painted in a different color. Commissioner Lewis asked whether they intended to put on a water table/drip edge board around the bottom of the siding. Petitioner said that they planned to add it. Chairman Jolitz asked what the railing on the stairs would look like. He stated that based on the design of this home, the spindles and posts need to be of a turned design rather than square style as would be used for a mission or craftsman style home – which this is not. It was stated they can be wood or vinyl if they are "turned" in design. The petitioner stated that a turned design / style, is their plan and they plan to put in a railing just like, other homeowners in the neighborhood have done.

It was stated by Commissioners that the simple siding repairs of the wood siding

and painting, that the petitioners have planned for their original Town Barn/Garage, are routine maintenance type of work. Things that are indeed encouraged and required by Property Maintenance Code, but do not require Commission review since they are not destructive in nature and not an alteration to the structure. Also, it was pointed out that the code makes no requirements as to what colors petitioners choose to use for the new siding & trim.

MOTION:

Motion by Member Himes, seconded by Member Dombrowski, that the Building Commissioner issue the requested Certificate of Appropriateness for Case No. PC21-01, 15 Washington St., for replacement of siding & trim, attic windows, and new porch railings pursuant to the following conditions: the petitioner will restore the full 5-6" wide corner boards, the 8"-12" wide frieze boards along the top of all walls and the drip edge/water table boards along the bottom of the walls at the foundation, and the new railing spindles and newel posts be turned not square in design. The only windows replaced are the attic windows. Chairman Jolitz repeated the motion and asked if there was any more discussion or questions, being none he asked for a Role Call Vote. Vote was taken All Ayes. Motion passed.

PUBLIC HEARING:

Public Hearing for Consideration of a Major Improvement in the Old Town District; Case No. PC21-02, 215 S. Main St., for Façade renovations and window replacement. Petitioner: Cassandra Thuneman.

STAFF PRESENTATION:

Cassandra Thuneman has submitted a Certificate for Appropriateness for modifications to the property at 215 S. Main Street. The changes are exterior alterations/repairs and include modifications related to architectural features, signs, and windows.

Overview of Proposed Changes

As the applicant describes in their application, the proposed changes to the existing exterior include the following:

- Façade: Remove awning and shaker single exterior façade to expose/restore textured glass windows above currently visible picture windows.
- Windows: Replace all five current picture windows at sidewalk level with high efficiency, double-pane, low-e tempered glass. Size and style will match the existing. All visible trim will be painted black.
- Above the beaded glass windows: Install new aluminum and acrylic sign above beaded glass windows, attached to the brick façade below the limestone drip edge. Duckbill lighting will be installed over the top of the sign for illumination in the dark.

- Above the front door: Install a locally crafted custom stained-glass window (approx. 36" x 36") with a musical theme. The building previously had a transom fan which is now missing.
- Repair mortar joints on façade via tuck pointing, as well as repair concrete caps along the parapet wall and in front of the building.
- Paint and trim around all windows will be satin black to accent stone and brick building materials.

Recommendation

Staff views the proposed alterations as positive aesthetic improvements that will help to restore the building to appear closer in character to its original design. These exterior alterations, in addition to the near-complete remodel of the interior of the building, will benefit Main Street and fit in well with other recent improvements to the corridor. Staff recommends approval of the Certificate of Appropriateness for the proposed improvements.

COMMISSION DISCUSSION

Member Chairman Jolitz praised the petitioner for her diligence in restoring the building to its former glory. It is one of the very few buildings in town with the limestone details, and clearly the best example remaining. He said it is one of the few buildings he has ever seen with a glass transom made from this unusual style of patterned glass. Chairman Jolitz and all the other commissioners think the proposal is "spot on". He then presented a vintage photo he had located in our archives from the Trumble family, that was a closeup view featuring part of the front of the building, the decorative pattern glass transom above the front windows, also the area below the windows, and the front door – taken as Evelyn Trumble was exiting the building ca 1940's. Petitioner and members indicated the vintage photo was a wonderful visual aid and added much to understanding and appreciating the original look of the building.

MOTION:

Motion by Member Dombrowski, seconded by Member Himes, that the Building Commissioner issue the requested Certificate of Appropriateness for Case No. PC21-02, 215 S. Main St., for façade renovations and window replacement as per the petitioner's proposal. Chairman Jolitz repeated the Motion and asked if any further discussion was needed. Being none, he asked for a Roll Call vote. Vote was taken: All Ayes. Motion passed .

OLD BUSINESS:

- a. New Exhibit in Library – "Once Upon A Library...The first 100 years of the Algonquin Public Library." – exhibit is in. It has been in the library for 2 weeks. Exhibit has lots of items and Photos from the Commissions collection.
- b. Member Training activity May 22nd. – Starts at 11 am will focus on Algonquin architecture, events, and background stories of structures and people.

APPROVAL OF BILLS FOR PAYMENT:

None

NEW BUSINESS:

- a. New Exhibit for case in Village Hall Lobby. – We have to create a new exhibit for the case which currently has vintage Algonquin Baseball teams items.

CORRESPONDENCE, COMMENTS, AND OTHER BUSINESS:

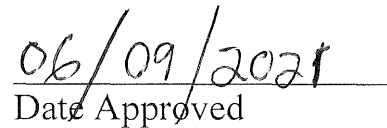
Chairman Jolitz received an email from Brent Davidson who has researched the Geister family. He is sending an addendum to the Geister family which contains the story of Christoph and Maria Willbrandt.

ADJOURNMENT:

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

Voice Vote: All Ayes. Meeting adjourned at 8:22 pm.


Secretary


Date Approved