

Village of Antioch Historic Preservation Commission

Monday, October 4, 2021

7:00 p.m. Village Hall 874 Main Street Antioch, IL 60002

Chairperson Wonderling called the October 4, 2021 regular meeting of the Historic Preservation Commission to order at 6:59 p.m. Upon Roll call, Ainsley Wonderling, Kelly Nawrocki, David Cornes, Margaret Cole, Kacey Stevens, Community Development Director, Michael Garrigan, and Secretary Rachel Alcozer were present. No members were absent.

Director Garrigan asked the committee to approve the minutes from the September 7, 2021 meeting. All members present approved the meeting minutes as presented.

Director Garrigan began the discussion of the – **The Review of Historic Survey Form**. Director Garrigan brought up the Granike survey done in Antioch in 2006. Each property that the Commission would evaluate on the Antioch survey, would contain at least a present picture, property address, Date of when the property was constructed, type of architecture, and any significant history about the property history. The property would also be classified as contributing, non-contributing, or significant.

Director Garrigan explained that a non-contributing home, would be one that is considered a modern home, with no historical significance. A contributing home would be a historic home that has undergone changes over the years, and the owners have used modern materials, or changed the original style of the home. A significant home is a home that is obviously a historic home where the exterior of the home has not been modified, and it has kept its original visual integrity.

Director Garrigan said that the survey would take a considerable time to do. Especially research of each property to find out the original date the building was constructed, as well as if the property has any significant historical residents.

Member Nawrocki mentioned that they would need to use the Lake County Plat records to possibly find out date of original construction. Chairperson Wonderling said that you need to watch that though because in some of those records, there are little black dots, which she thought were structures. Director Garrigan said that the plat maps should have structures on them. He also said that members could reference Sandborne maps to gather information.

Director Garrigan said that each property would have a form for Commission members to fill out. He will make the form available online. Once members have begun the leg work gathering information, the commission will review that information, and make determinations as to which properties are historically significant. Member Nawrocki asked if they would be reviewing the surveys a street at a time, or are they waiting until everything is done, and then reviewing them to make determinations as to what is historically significant? Member Cole said she thinks it should be one street at a time, because it could take a long time to fully complete the entire area. The commission members all agreed that that would be best.

Director Garrigan did say that there are two Historically significant buildings that he would like to start with. The old schoolhouse where the Historical society is housed, and the meeting house. He said that

they could start with those buildings and get the Village Board excited about what they are doing. Declare them as Historic Landmarks, get plaques, and that may get the ball rolling and create interest from residents about possibly making their own properties historic landmarks.

Member Nawrocki mentioned that maybe people who have reached out to the Historical Society to gather information on their homes would be interested in making their property a historic landmark?

Director Garrigan said that during the November meeting, the commission should divide the map to determine who is doing what for the survey. He will be sending the commission members the updated map, and he asked each member to identify which area of the map they would be most interested in taking to start collecting data. Chairperson Wonderling asked Mr. Garrigan to get the form online, so the Historic Society could put any historic pictures they may have of properties on the Survey forms. As an example, the Historical Society, has the history, and historical pictures of the home where the Dragonfly Inn is located.

Member Stevens asked if Director Garrigan could also put the Survey in an Excel spreadsheet in Google Docs, or Google Sheets? She stated that it would be easier to then use the information to import into other documents, and it would also be easily searchable. That way all information would be in one master document that they could all share and edit. Director Garrigan said that he thought that was a good idea, and he could easily put that together for them. He would have it all set up by the November meeting.

Director Garrigan then went on to item # 6 **Historic Preservation Commission Guidelines-** Mr. Garrigan continued review of the H.P.C. Guidelines that he has been going over at each meeting. The purpose of the guidelines is to decide on set standards and explain different architectural elements. Example, what are Dental moldings? What are columns? This will make sure that everything decided is fair and unbiased. Member Stevens asked about the Granike survey, and didn't they do that already? Mr. Garrigan said that they had, however, they only did commercial properties, and Victoria Street.

Director Garrigan also explained to the commission that when someone who lives in a historic home comes in to apply to do a renovation, the village could use the Historic Preservation Guide as a reference for residents. To help educate them, if they have a prairie style house, and they want to replace something, the Village could refer them to the guide to show them what a prairie style door looks like, or what banded windows look like. The goal is to always replace with original materials. A homeowner could use vinyl siding on a Victorian home. It would still look nice, and look historically accurate, but it would not qualify as a historic landmark because they have used modern materials.

Director Garrigan began by talking about Chimneys – They should have clay or stone caps. If someone wants to restore a chimney, but would like to use vinyl siding, we should discourage that because it is not historically accurate.

Doors – Again, they should be historically accurate. No prairie style door on a Victorian style home. Side lights and transoms should remain the same. Member Cornes, then mentioned, yes, but a custom door could cost \$5,000.00 compared to a door you get at home depot that costs \$500.00. The less expensive door could look historically accurate, but it is made from modern material. We need to be conscience of our demographic here in Antioch. Chairperson Wonderling then asked if there was some middle

ground? We could encourage people to buy the less expensive door as long as it looks historic and is appropriate looking for the type of architecture, and time period? Mr. Garrigan said that residents could apply for a C.O.H. – Certificate of Hardship, or the commission could adopt less stringent parameters. Director Garrigan said that Wood doors, and windows are 4 times as expensive as vinyl. Member Cornes asked if we could put something in the guidelines offering choices? Mr. Garrigan said yes. He would just need suggestions from the commission.

Member Stevens asked if they could change the language to say something to the effect of “If Possible, original materials should be used. If original materials cannot be used, here is what we would recommend.” Everyone seemed to support giving residents an option that would keep the home looking historic, but perhaps with modern materials.

Director Garrigan said that not only the doors themselves, but what about the hardware? The issue is that hardware on a door will wear out. It will break, most of the hardware materials are no longer being made. What do you do then? Chairperson Wonderling mentioned Restoration Hardware. Member Cornes mentioned salvage companies in the city. However, most of the larger ones have closed.

Director Garrigan then moved on to Foundations – They should not be altered, they should be exposed, and not altered. Member Cornes said that was a tough one, because people are buying these homes, and then they are lifting them and digging out the basements to make them deeper. When they are done. The foundations, which were once stone, are now concrete. Mr. Garrigan then asked how much of a purist attitude did the commission believe Antioch was ready for? Consensus was that Antioch is not ready for that. At this point, Mr. Garrigan said we would start with Carriage houses at the next meeting.

Director Garrigan moved on to agenda item #7 **Main Street Façade Projects** –

900 Main Street – Formerly known as the Canton Tea Garden. The building was purchased 3-4 months ago. The new owner is requesting modifications to the exterior. The Colors/tile on the building is original. (we think based on 1939 newspaper article when building built) Director Garrigan, and others met with the new owners and did talk to them about not modifying the façade. Director Garrigan said that he mentioned a possible façade grant, and the new owners were very receptive to that, as well as going along with the Village’s recommendations. Member Narwrocki asked if the new owners could update the sign, add an awning, or change the door frame, but leave the terra cotta tiles? Member Cornes, said that there is a business located in Crystal Lake that he believes is called Terra Cotta, and they might be able to help restore the areas that need attention. At this time, the owners have not submitted a façade grant application.

939 Main Street – Commonly known as the Best Pets building. Originally, the owner Mark Scarpelli was going to do a Stucco over the brick, when the work began, some of the façade brick started to crumble. The original brick had to be removed, and it revealed 3 windows that no one knew were there. Mr. Scarpelli’s plan is to use dryvit. That is the same material that was used on the South East portion of the property. Chairperson Wonderling said that she would make sure to give Mr. Scarpelli some Historical pictures so he can possibly use them to decide to restore the original façade since we have not seen any concept drawings from him.

817 Main Street – Historical Society. Old School building. Director Garrigan said that he believes the School District no longer wants to be custodian of this building. The Historical Society has been leasing the building from the School District since the 1970's for \$1.00 a year. However, a few years ago, there was a substantial leak in the roof, and it was very difficult to figure out who would pay for repairs. There are several repairs that need to be done to the building including new windows, and new doors. The Village, the Historical Society, and the School District are having a meeting on the 14th of October to discuss the future ownership of the property. Once that has been decided, there may be an opportunity to apply for façade grant to repair what needs repairing.

875 Main Street – The building has new owners. The plan is for the building to house 2 businesses. A bookstore, and a spa. The spa will be using the back half of the space, as well as the basement. The spa will have a separate entrance in the back of the building. Currently, they have no plans for exterior modifications. Asked for \$20,000.00 building grant for the Bookstore part.

925 Main Street- Bath Works building. Director Garrigan has been talking to the owners about a façade grant. Gave them an application but has not gotten anything back from them. Mr. Garrigan would like to get it restored within the next year.

Director Garrigan said he is getting a lot of interest in 986 Main Street which was the old Mrs. Peddlers building.

Director Garrigan wanted everyone to be aware that we are kicking off our Scavenger Hunt on October 15th and encouraged everyone to participate.

Meeting was adjourned at 8:15 p.m.

Chairperson Ainsley Wonderling

Secretary, Rachel Alcozer