

**MINUTES**  
**HISTORIC PRESERVATION COMMISSION**  
August 8, 2016  
City Council Chambers

**I. CALL TO ORDER:**

The Special Meeting of the Historic Preservation Commission of the City of Woodstock was called to order by Chairman Kyle McCoy at 7:03 PM on Monday, August 8, 2016 in the Council Chambers at City Hall.

A Roll Call was taken.

**HISTORIC PRESERVATION COMMISSION MEMBERS PRESENT:** Marti Dejon, Erica Wilson and Chairman Kyle McCoy.

**HISTORIC PRESERVATION COMMISSION MEMBERS ABSENT:** Rodney Paglialong and Jerry Furlano.

**STAFF PRESENT:** Liaison City Planner Nancy Baker and Chief Deputy City Clerk Jane Howie.

**OTHERS PRESENT:** Jim DeWane, DeWane Studio, 221 N. Benton Street.

**II. APPROVAL OF MINUTES:**

Motion by M. Dejon, second by E. Wilson, to approve the Minutes from the June 27, 2016, meeting. Ayes: M. Dejon, E. Wilson, and Chair K. McCoy. Nays: None. Absentees: R. Paglialong and J. Furlano. Abstentions: None. Minutes approved.

**III. PUBLIC COMMENT:** None.

**IV. GENERAL BUSINESS:**

A. 221 N. Benton – COA to replace second story brick façade

Some of the brick on the building is bowing out ever since the building next door was worked on. The building owners wish to have the problem repaired. Spitson Masonry supplied samples of bricks to share with the Commission; however J. DeWane is not fond of the samples presented as he would prefer more of a brown color for above the awning. He believed the area near the awning and above it needs to be replaced. You can see bricks sticking out approximately ½ - ¾ inch compared to the nearby buildings. Tuck-pointing was done on the Main Street side of the building about 5 years ago. The brick that is currently in place is no longer manufactured.

J. DeWane informed the Commission that the building suffered a fire in 1992. Prior to the fire the interior walls of his building were plaster; drywall was installed after the fire. The roof was also re-done at that time. E. Wilson said the fire may have slightly changed the color of the brick. Is it possible that the fire, or the heat from the fire, could have damaged the brick and/or mortar? E. Wilson doesn't believe the current brick shown is all original. Mortar joints are popping out which can happen when the mortar is not appropriate for the brick used. Has there been any water damage over the years; freeze & thaw? E. Wilson discussed roofing & flashing and explained how water damage could occur as well as be prevented. It's difficult to explain why this issue has occurred.

E. Wilson said there could be many issues that have caused this problem. M. Dejon asked if the brick can be re-used after it's taken down and cleaned up. This could be a very costly repair. E. Wilson said the mortar joints appear to have been damaged which may have caused this problem. The structure needs to be thoroughly inspected for the extent of the damage. Once the brick is removed, the mason could inspect the brick to determine what caused this problem. K. McCoy said there are some unknown variables. Decisions can be made depending on what situation is uncovered. M. Dejon prefers that a portion is taken down and the area is inspected before removing all of the brick. The mason said when he was on the scaffolding and looked down, it looked pretty bad. E. Wilson believes there's an issue where the upper brick is, also. If everything is re-bricked, flashing must be installed behind everything. It is believed that the building was built in the early 1900s. K. McCoy believes the best bet is to make certain that the structural integrity is sound; repair the structure first. If only a small amount of brick needs to be replaced, perhaps have brick removed and cleaned, replaced and re-mortared.

Bowing problem is a structural issue, how far are the mortar joints sticking out? E. Wilson said it's also a matter of being historically sensitive. Be certain that an appropriate mortar is used for the brick being used. Be certain the mason is aware of this if they're not used to working on old buildings. J. DeWane said they do not care for the brick choices that were presented by the Mason.

Recommendation from Commission to DeWane Studio:

- 1) Remove bricks in localized area of damage.
- 2) Resolve structural issues; salvage and re-use bricks if possible; tuckpointing and clean façade.
- 3) If bricks cannot be salvaged, or damage is more extensive, replace bricks. All replacement bricks, mortar and materials should match style, color and configuration of existing appearance.
- 4) Make sure materials meet the standard, which can be approved by the City.

Motion by E. Wilson, second by M. Dejon to approve a Certificate of Appropriateness following the recommendations as listed above. Ayes: M. Dejon, E. Wilson, and Chair K. McCoy. Nays: None. Absentees: R. Paglialong and J. Furlano. Abstentions: None. Motion approved.

B. 101 N. Johnson – COA for replacement of two doors on the west side of the Old Courthouse

Replacement of two doors; one at the bottom of the stairwell, the other is the connector between two buildings. It is believed that the door at the bottom of the stairwell is not at the original location. The selections appear to be similar to the same style of doors from two different manufacturers. Project bids have been received (photo is circled in the handout shared with Commissioners). N. Baker discussed the door options, including a security door. K. McCoy asked about the difference in quality. Curries is more of a commercial door, the Waudena door is more of a residential door, which is more user friendly and appealing. The cost won't be that different and the life expectancy is similar, too. E. Wilson asked if there's a factory finish. K. McCoy read that there is a factory-like finish, which is preferred by the Commission. N. Baker said this would be a color rather than a fake wood finish. M. Dejon asked about the tan color. N. Baker said the green color scheme is being phased out. M. Dejon asked if the green was more historically correct? N. Baker said the green is a newer color, maybe from the 1980s. The beige / tan color is more historically correct.

Motion to approve, as presented, by M. Dejon, second by E. Wilson, to replace two rear doors, BDO3 and BDO6, at the Old Courthouse. Ayes: M. Dejon, E. Wilson, and Chair K. McCoy. Nays: None. Absentees: R. Paglialong and J. Furlano. Abstentions: None. Motion carried.

**V. STAFF UPDATES:**

N. Baker informed the Commissioners that the window bid was due on Thursday, August 4, 2016. The bid documents were sent to twenty-six people. The pre-bid meeting consisted of eleven people, which included general contractors and suppliers, along with some walk-throughs. Only one bid was received by a company from Rockford. Staff believes the City can proceed.

K. McCoy asked about the house on Judd Street. N. Baker said only one bid was received, but by a very reputable bidder. City Council approved the Bid for the house sale; the builder is ready to get started. The builder intends to remove the stucco before moving forward. This will reveal what's behind the stucco and allow for proper restoration and or repair. It is the builder's preference to remove the siding and install new siding.

Progress on Elk Lodge, 140 Cass Street: According to the building owner, they paid to have brick patched back in; however, nothing has been completed yet. N. Baker will again touch base with the owner to find out when the contractor will get this work done. It is believed that this will be completed in the next few weeks.

It was noted that the Commission may not get together for their regular meeting on August 22, 2016; but instead may schedule a Special Meeting in September to keep projects progressing.

**VI. DISCUSSION OF FUTURE AGENDA ITEMS:** None.

**VII. ADJOURNMENT:**

Motion made by E. Wilson, second by M. Dejon, to adjourn this Special Meeting of the Historic Preservation Commission. Ayes: M. Dejon, E. Wilson, and Chair K. McCoy. Nays: None. Absentees: R. Paglialong and J. Furlano. Abstentions: None. Motion carried. Meeting adjourned at 8:10 PM.

Respectfully submitted,

Jane Howie  
Chief Deputy City Clerk