

MINUTES
HISTORIC PRESERVATION COMMISSION
February 22, 2016
City Council Chambers

I. CALL TO ORDER:

The meeting of the Historic Preservation Commission of the City of Woodstock was called to order by Chairman Kyle McCoy at 7:00 p.m. on Monday, February 22, 2016 in the Council Chambers at City Hall.

A Roll Call was taken.

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

HISTORIC PRESERVATION COMMISSION MEMBERS ABSENT: Jerry Furlano.

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

OTHERS PRESENT: David Florent, 1105 Moraine Drive, Woodstock.

K. McCoy mentioned that he will be going through the Open Meetings Act and taking the test in the next week or so.

II. INTRODUCTIONS AND ANNOUNCEMENTS:

III. APPROVAL OF MINUTES

Motion by R. Paglialong, second by E. Wilson, to approve the Minutes from the January 25, 2016 meeting with the changes below. Ayes: Marti Dejon, Rodney Paglialong, Erica Wilson and Chairman Kyle McCoy. Nays: None. Absentees: Jerry Furlano. Abstentions: None. Motion passed.

NOTE: to Minutes from last month's meetings:

Page 3, 3rd paragraph. E. Wilson voiced her concern that the Minutes from the January 25, 2016 meeting had a tone that the house at 315 W. Judd Street is unrepairable, partly because the foundation is deteriorated, which is incorrect. Actually, it appears that one corner of the foundation is in bad shape. But, the entire foundation is not deteriorated. N. Baker added that while it is true that one can see daylight in several spots since the sill plate is rotted; a structural engineer has not inspected / evaluated the building. K. McCoy reiterated that these items were observed, but the foundation was not evaluated. R. Paglialong said that during last month's conversation it was clear that a structural evaluation had not been completed.

E. Wilson added that, while many of these items may look horrible, a lot of them are cosmetic and not beyond repair. Also, exchange the word 'stuff' with dirt & debris with regard to what needs to be cleaned out of the house prior to any renovation getting started. Also, a correction is needed on Page 2, 1st paragraph, 4th line, add "the", "No one has tried to get the title to it."

IV. PUBLIC COMMENT: None

V. GENERAL BUSINESS

A. 140 Cass Street – Approval to remove awning on the front of the former Elks Lodge, 140 Cass Street.

David Florent, 1105 Moraine Drive, Woodstock, is in attendance. The packet includes photos from the Elks building at 140 Cass Street. David owns the building, along with Mark Bezick, and Paul Roder. K. McCoy noticed that there's some historical information about this building. David said when they purchased the building they had hoped to bring another banquet facility to Woodstock. They gutted the building took down the dropped ceilings, removed asbestos; similar to what was done at The Starline Factory in Harvard. They'd like to bring the building back to its original appearance. They still need to have someone saw-cut the windows that are bricked over. They recently cleaned all the interior brick, back to its original condition and removed the smoke damage. The building is a shell right now. Being investors, the owners don't want to do a build-out; they're not in it to just flip it. These partners have completed many remodels; DC Cobbs, Benton & Street Tap, just to name a few. David is a Realtor. This group bought purchased this building about two years ago. They started with the interior of the facility. They still want to remove the white exterior paint and remove the brick awning because it has some issues. The plan is to cut back the awning and patch the wall so that it matches. It's believed that this would be a quick fix and would resolve the safety issue, which is one more step to their final goal. The owners want to completely restore the outside of the building. David showed Commission members where the bricked-over windows are located. K. McCoy stated the awning looks dangerous. David believes the Elks built the awning in the 1970's. N. Baker thought it was built in the 1950's. K. McCoy said the awning almost appears that it was built as a balcony. David said they hope to patch the area back to its original condition. The owners have saved as much of the original brick as possible for patching. R. Paglialong asked if they would still be able to use the original brick for all patching. Does the original match up with what's remaining intact? David answered, yes, that's correct. E. Wilson reiterated that David wants to remove the brick awning along with the steel structure. David will return to the Commission again for further requests regarding removing brick from windows. E. Wilson asked if a Certificate is necessary to remove the paint. It appears that the brick is face brick, so they don't want to sandblast and ruin the brick. David said they've done some test patches to be certain that the brick isn't damaged. R. Paglialong asked about lead laws, renovating on commercial properties; that could be a red flag. He suggested that David's group check on current laws. Returning the building to its original façade is preferred. This would be a positive impact on the Square, the historic district, and for Woodstock. R. Paglialong suggested that the Commission approves the Certificate of Appropriateness allowing for the removal of the awning on the front of the former Elks Lodge building located at 140 Cass Street. Motion was made by M. Dejon, second by R. Paglialong. Ayes: Marti Dejon, Rodney Paglialong, Erica Wilson and Chairman Kyle McCoy. Nays: None. Absentees: Jerry Furlano. Abstentions: None. Motion passed.

B. 315 W. Judd – Discussion re: finding new owner to rehab property

K. McCoy said after last month he located 5 contractors that may be interested in purchasing and renovating the house at 315 W. Judd Street. They all had interest in this project. Two of the 5 were very eager; they were familiar with the home. At the price point of \$1.00, many are interested in this type of investment. M. Dejon asked if the City has acquired the deed to the property yet. N. Baker said the judge set a 30 day clock for anyone to come forward that may have interest in the home. Once the City has the title, sometime mid-March, the 3 months shouldn't be a problem. We'll have to see how quickly information can get out to the public to see if there's interest. R. Paglialong asked if the Commission can get the ball rolling now; perhaps a pre-Request for

Proposal, of sorts. N. Baker said a-site visit can't be done until the Judge says so. N. Baker can send out a Dropbox link to the photos to anyone interested. R. Paglialong talked about creating a buzz on the street to raise awareness. M. Dejon said she spoke to someone who is interested in taking on this project. E. Wilson also knows someone that is interested in the renovation. R. Paglialong knows that one of the neighbors wants to purchase the home to demolish it and build a garage on the lot. N. Baker asked the Commission to give her names of interested persons, that way she can create a contact list. K. McCoy said some of the folks may not be qualified to take on such a project. M. Dejon said she understands N. Baker's point, that at this point the Commission should just get the word out there.

C. 101 N. Johnson St. – PowerPoint presentation and discussion regarding Old Courthouse windows and courtroom ceiling

N. Baker shared a PowerPoint presentation with the Commission regarding Old Courthouse windows and courtroom ceiling. The purpose for the presentation is mainly to receive input from Commission members at this time. There are three different areas, primarily windows, but also a door and the courtroom ceiling. Gary W. Anderson architects will prepare bid plans and specifications which will be similar to what was prepared for the Sheriff's House and Jail. It is the hope that the windows can be restored / replaced to look like the originals. The majority of the original sash is gone; much of the sash needs to be replaced. Much of the window frames are partially rotted, some glass is broken and taped in many places. K. McCoy commented that many of the windows appear to be barely held together. R. Paglialong asked when this work could begin. N. Baker said they are hoping for this to begin in FY16/17. The City's Building & Zoning Department included \$450,000 in their budget request; however, this will likely be reduced. It appears that the east side of the building is the primary façade. They are hoping those windows could go back to original appearance. N. Baker said if the windows are restored back to 1905 appearance, they'd have to be replaced. M. Dejon asked if there could be a standardized window, or would all the windows look slightly different because of the condition. N. Baker said they believe that all the windows never matched. K. McCoy said if they made all the windows the same style it wouldn't be accurate to the historic nature of the building. M. Dejon asked about the phases of the project and what will they begin with. N. Baker said it will have to be a combination of things concerning safety issues first and tenant coordination. They have to determine what pieces can be re-used, and then prepare those items for construction. R. Paglialong said although it may not be historically original, it will be nice to see it look more uniform. K. McCoy feels conflicted; he's like the windows to match for aesthetic appeal but he'd also want it to be historically correct. M. Dejon asked if it's possible to get all the windows to match if money wasn't an object. N. Baker said new sash would have to be custom made to match exactly. Individual panes of glass are made too perfect these days and many of the other parts of the window and structure aren't made same way they used to be, so it would be difficult to get it historically perfect. R. Paglialong said he knows people that do restoration & they manufacture windows by salvaging what they can. E. Wilson asked if the City can select the items that could be restored, such as, if there's an 1850's window that is in decent share, could someone try to restore it instead of having that one replaced. E. Wilson said the windows don't need to be uniform throughout because they never were. Perhaps they could have all the windows on the front match, for appearances. R. Paglialong asked if Gary Anderson is going to assess every window, every sash, every rail, etc. It's possible that some windows might become parts for other windows. She'd like to see pieces salvaged; it's a priority to preserve as many items as possible. Perhaps start by taking an inventory of what's available. It's not yet known how much money will be allocated to this project. We'll have to go point by point and prioritize

the list before spending any money. The project will have a fixed amount of money. N. Baker said, typically, when there's a project that everyone agrees on and the right approach is in place, there's a better chance of getting approval from City Council. Other than the windows, there are also other critical building issues. R. Paglialong said the Commission is looking forward to reviewing Gary Anderson's report and finding out his approach.

N. Baker pointed out some issues with the building's external doors on the west side. Repairs and/or replacement will be necessary.

N. Baker's PowerPoint presentation also included some photos of the old courtroom's ceiling, which had been a plaster ceiling. A lot of water has poured through the ceiling, especially on the east side. N. Baker said the green section is canvas that was painted green. The ceiling has pulled away from the joists. Anthony Rubano, from IHPA, said they could let the ceiling continue to sag and bolt it to the joists above. E. Wilson asked if this sort of repair would show up somewhere. N. Baker they would use a heavy duty system. R. Paglialong asked if possibly workers had stepped between the joists and caused the ceiling to fail. N. Baker said there had been several tons of bird waste up there, which has been removed, but that may have caused part of the problem. R. Paglialong asked if the ceiling could temporarily be fastened so that some community groups could get some use out of the space. Perhaps someone could restore the building and get back to the rounded cornices. N. Baker said at this time the City won't let anyone use the space as it's unsafe. These are things to start thinking about though. Should the ceiling finish go back to a wood ceiling, or plaster? R. Paglialong said if the City thinks about restoring the ceiling, he'd like to see it go back to plaster. E. Wilson asked if there's any way of knowing when the changes occurred. N. Baker hasn't been able to find info on ceiling changes.

The Commission members thanked N. Baker for all her work on this project.

VI. STAFF UPDATES: None.

VII. DISCUSSION OF FUTURE AGENDA ITEMS: None.

VIII. ADJOURNMENT:

Motion made by R. Paglialong , second by E. Wilson, to adjourn this meeting of the Historic Preservation Commission to the next meeting at 7:00 p.m. on March 28, 2016. Ayes: Marti Dejon, Rodney Paglialong, Erica Wilson and Chairman Kyle McCoy. Nays: None. Absentees: Jerry Furlano. Abstentions: None. Motion carried. Meeting adjourned at 8:25 p.m.

Respectfully submitted,

Jane Howie
Chief Deputy Clerk