

MINUTES
HISTORIC PRESERVATION COMMISSION
June 27, 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 7:01 PM on Monday, June 27, 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: Gary Anderson, Architect

II. APPROVAL OF MINUTES: R. Paglialong pointed out an error on page 3, “K. McCoy feels conflicted; he’s like the windows to match for aesthetic appeal but he’d also want it to be historically correct.” Change he’s like the windows ... to **he’d** like the windows ...”

Motion by E. Wilson, second by R. Paglialong, to approve the Minutes from the February 22, 2016, meeting, with the above correction. Ayes: Marti Dejon, Rodney Paglialong, Erica Wilson, and Chairman Kyle McCoy. Nays: None. Absentees: Jerry Furlano. Abstentions: None. Minutes approved with noted correction.

III. PUBLIC COMMENT:

IV. GENERAL BUSINESS

A. 101 N. Johnson – COA for replacement of windows at Old Courthouse

Presentation by Architect Gary Anderson. G. Anderson explained that many of the windows are in extremely poor condition; irreparable in some cases. He explained some of the materials that were used and how there are safety concerns in some areas. As quoted, it would cost \$7800 per window to repair vs. \$5000-\$6500 to replace each window. Therefore, cost to repair may exceed cost to replace. The City must also be cognizant of the energy codes. It’s important to find a contractor with the proper tools and skill sets to perform this work. The City must consider what’s best for the building and its structural integrity going forward. The next phase should be considered before decisions are made.

G. Anderson displayed an example of a Marvin window as a replacement option; each window would be one entire unit. G. Anderson explained the different types of wood used and the advantages of product; consider the return in investment. He explained that the City will ask bidders to bid aluminum clad pine windows and also provide a cost for and aluminum clad mahogany alternate. Wood is not the same product as it was years / decades ago. R. Paglialong asked about comparisons with other brands. G. Anderson believes Marvin is one of the best products out there, given the structure and the size of window needed. Serviceability is

important, and Marvin has Repts all over. R. Paglialong would like to see the painted wood-grain back. These windows would be pre-fabricated. The sash would be removed, the window replaced, and the sash re-installed.

M. Dejon asked about the estimated time. G. Anderson said once decided upon and ordered, it would take five to six weeks for delivery. If the City gets the project out for bid this summer, the City Council could award it in August, and the project could be completed by November.

R. Paglialong asked about the warranty for these windows. G. Anderson said there's a one-year warranty and perhaps an additional warranty for a fee. The current budget allows for \$250,000 for the project this year. E. Wilson asked for clarification of the final decision about the style of windows. N. Baker said they are adhering to the 1905 appearance. N. Baker is hoping that the windows on the front would not be clad. The intention is to salvage much of the materials, if possible. Safety, efficiency and cost-effectiveness must be considered. R. Paglialong asked about the aesthetic of the wave-y glass. G. Anderson said it's very difficult when the panes are this large. R. Paglialong wanted to make sure that by using clad windows the City isn't disqualifying itself from possible grants in the future. G. Anderson assured the Commission that won't be a problem going forward. Wood sash and aluminum cladding have been accepted due to many issues with old windows and the associated cost.

E. Wilson asked if this project is eligible for tax credits. G. Anderson said this project isn't large enough for tax credits and there would have to be a long-term plan for the improvements. R. Paglialong asked about a non-profit corporation. A non-profit could turn it into a for-profit entity. There are ways to accomplish this. N. Baker said according to ULI (Urban Land Institute) it's not worth it to set up this building for a tax-credit because of the very high up front cost of establishing the tax credit. Gary Anderson noted that you couldn't sell the building for at least five years.

R. Paglialong mentioned that he was on the Commission when they recommended copper for the roof. That roof is going to last a very long time. That was a great decision. The remainder of the windows will be included in next year's budget.

N. Baker asked that G. Anderson talk about the doors so that the Commission can offer some guidance. G. Anderson showed plans for door replacement. We must find doors that can be used for commercial use that provides the appropriate style for the building. They come in wood frames, but adjustments would have to be made to the hinges, which is a concern. M. Dejon asked what the life expectancy of these doors would be. G. Anderson believes there's a 20-year life expectancy. N. Baker said the current doors are old, solid steel doors that are in poor shape. N. Baker would like to put a window in the doors for safety purposes when exiting the establishment. E. Wilson agrees that this is good idea.

N. Baker believes the Commission is agreeable to what has been presented here tonight and will bring back an official request for the doors at a future meeting.

Commission members completed the COA Project Findings; see attached.

Motion by R. Paglialong, second by M. Dejon, Ayes: All. Motion passed to accept the Certificate of Appropriateness for Old Courthouse Window Replacement based on the Bid Documents.

The Commission thanked G. Anderson for his time and expertise.

V. STAFF UPDATES:

N. Baker explained that there's a very specific notification process that must be followed when a municipality wants to sell a property. The City Council has to authorize the sale of the property and declare it as surplus property. There are a couple of parties interested in the house at 315 W. Judd Street; both do quality work and would greatly improve the house and the neighborhood.

K. McCoy asked about the former Elks building where the awning was removed. They were supposed to repair the masonry. N. Baker will contact them again to remind them. The owner is looking for a tenant.

The new windows were installed in the jail. The front windows are re-stored wood; the windows in the back are aluminum.

N. Baker said, although the Commission denied the new masonry façade at 217-219 N. Benton Street to update the façade, the City Council approved the work. That project will be done this summer.

The Old Courthouse & Sheriff's House Advisory Commission has a survey on the City's website; please take some time to complete this survey.

The Friends of the Old Courthouse has a window-funding campaign with their event this Saturday, July 2. There's information on the City's website about the event.

Two façade improvement projects were approved this year J. Prindiville is replacing gutters and removing the plywood storefront cornice of the Murphy Block Building and the historic Ray Wolf Jewelers neon sign and clock on Main Street will be restored.

VI. DISCUSSION OF FUTURE AGENDA ITEMS: Door for Old Courthouse.

VII. ADJOURNMENT:

Motion made by R. Paglialong, second by E. Wilson, to adjourn this meeting of the Historic Preservation Commission. Ayes: Marti Dejon, Rodney Paglialong, Erica Wilson, and Chairman Kyle McCoy. Nays: None. Absentees: J. Furlano. Abstentions: None. Motion carried. Meeting adjourned at 8:30 PM.

Respectfully submitted,

Jane Howie
Chief Deputy Clerk