

**CITY OF WOODSTOCK  
HISTORIC PRESERVATION COMMISSION**

January 27, 2014  
City Council Chambers

**I. CALL TO ORDER**

The regular meeting of the Woodstock Historic Preservation Commission was called to order at 7:00 PM by Chairman Allen Stebbins on Monday, January 27, 2014 in Council Chambers at City Hall.

**COMMISSION MEMBERS PRESENT:** Jodie Kurtz-Osborne, Rodney Paglialong, Chairman Allen Stebbins

**COMMISSION MEMBERS ABSENT:** Erica Wilson

**STAFF PRESENT:** City Planner Nancy Baker

**OTHERS PRESENT:** City Clerk Dianne Mitchell

**II. APPROVAL OF MINUTES:**

Motion by R. Paglialong, second by J. Kurtz-Osborne to approve the November 25, 2013 minutes of the Woodstock Historic Preservation Commission with the following changes:

R. Paglialong: Eighth line down under APPROVAL OF MINUTES, Space missing between "Page" and "1".

R. Paglialong: The header date is wrong throughout the document.

Ayes: Chairman Stebbins, R. Paglialong, J. Kurtz-Osborne. Nays: None. Absentees: E. Wilson. Abstentions: None. Motion carried.

Motion by R. Paglialong, second by J. Kurtz-Osborne to approve the December 9, 2013 minutes as presented. Ayes: Chairman Stebbins, R. Paglialong, J. Kurtz-Osborne. Nays: None. Absentees: E. Wilson. Abstentions: None. Motion carried.

**II. PUBLIC COMMENT**

No comments from the public.

**III. GENERAL BUSINESS**

**A. Sign Variation: 101 N. Johnson Street—Public Hearing**

Motion by J. Kurtz-Osborne, second by R. Paglialong to open the Public Hearing at 7:04 PM. Ayes: Chairman Stebbins, R. Paglialong, J. Kurtz-Osborne. Nays: None. Absentees: E. Wilson. Abstentions: None. Motion carried.

A. Stebbins advised that the petitioner is the City of Woodstock with Nancy Baker as the representative. He questioned the materials that will be used and how the signs will be affixed to the building. N. Baker advised that the signs will be a heavy vinyl material and they will have grommets. She stated that the sign maker will provide instructions on how to anchor them but noted that typically they place nails into the mortar joints.

A. Stebbins questioned if there will be any signs on the Throop Street side. N. Baker advised that there is so much going on the back side with the construction and they didn't think signs would be effective and would add to the clutter. She advised that at this point the City is just worried about the Johnson Street side.

A. Stebbins questioned when the signs will go up and N. Baker advised that it could possibly go to City Council for approval next Tuesday, then it will take a week or so to fabricate them and then Public Works will do the installation when it is warm enough and the snow stops.

A. Stebbins stated that the variance is asking to have the signs displayed for 90 days. N. Baker advised that there are three parts to the variation, one is the 90 days instead of 60 days, the other is to install three signs instead of two and the last one is the height. She stated that they did look at doing something at ground level and combining the lettering on two signs but she advised that they looked messy and they didn't make a statement for the building. She stated that if there is going to be a tenant in the restaurant space, having the signs at that height would be confusing. She reported that the more they looked at the vertical idea the more they liked it. She advised that to accomplish it meant they had to make the [www.woodstockcourthouse.org](http://www.woodstockcourthouse.org) a separate sign. N. Baker advised that "landmark buildings, limitless potential" is the slogan the City is using to promote the RFP.

R. Paglialong stated that he doesn't like the idea but noted that he doesn't have another option. He believes it is better than having a "For Sale" sign out in front. J. Kurtz-Osborne agreed with R. Paglialong and advised that she tried doing some research but she was unable to find anything. She stated that she thought of having a banner on the fence area like the ones used for the art shows but she wasn't sure if it would look as clean as signage in the entryway. She questioned if there is much traffic from people that would be interested. She questioned if the signs would go up more towards the summer months when there will be more traffic.

N. Baker stated that the signs will hopefully go up mid February. A. Stebbins advised that the deadline for the RFP's is May 15, 2014. N. Baker stated that the signs are not just for the RFP but are also to get people to pay attention to what is going on. She advised that the RFP, the video, the history and information about the projects are all on the web site. She stated that hopefully the signs will fulfill an informational purpose as well as help to promote the RFP.

J. Kurtz-Osborne questioned if they would consider canvas over vinyl since it holds up better and looks a little nicer, but then stated that they will only be up for 90 days not ten years. N. Baker advised that she has been talking with Hartman Signs who suggested using a heavier grade vinyl that should be plenty durable for that length of time. She stated that she can talk to him about the canvas option. J. Kurtz-Osborne stated that for 90 days she can understand why the City wouldn't want to make an investment. A. Stebbins advised that canvas would possibly have to be a silk screen process which could drive the cost up.

J. Kurtz-Osborne questioned if they considered doing black and white lettering or if the maroon was used to blend with the brick. N. Baker stated that they wanted the signs to look different than a typical promotional banner and noted that they thought the maroon would be a little more upscale and conservative looking.

J. Kurtz-Osborne stated that the signs are not only for people interested in possibly purchasing the building but for the community to know what is going on. R. Paglialong stated that he thinks having that awareness is important. He stated that he doesn't know what else can be done and J. Kurtz-Osborne noted that there weren't many options.

A. Stebbins stated that he understands their concerns and he agrees, but advised that he looks at it as a request for temporary signage and as long as there is a limit of no more than 90 days; putting it somewhere around May 1st which is before activity starts picking up on the Square. He stated that this is the best solution to a troubling problem that the City has. He thinks that putting up a "For Sale" sign on the lawn somewhere which would be at least a 4' x 4' sign is kind of tacky. He stated that he thinks the banner across the fence would be confusing. He thinks this is the best solution for a very temporary type of installation.

R. Paglialong stated that he doesn't mean to discredit the process N. Baker went through to think of the signs, but noted that his first reaction was that he didn't like it. He agreed that it is temporary and he doesn't want to impede the promotion of the building. J. Kurtz-Osborne stated that it also is community knowledge and she agrees with the fact that they are temporary. A. Stebbins questioned if the Commission could request a condition that the banners come down by the due date of the RFP's. N. Baker stated that it would be a reasonable time frame.

A. Stebbins stated that the report indicated the surrounding businesses that received a certificate of direct notification and noted that no one was in attendance at the meeting to speak during the public portion.

Motion by R. Paglialong, second J. Kurtz-Osborne to close the public hearing at 7:19 P.M. Ayes: Chairman Stebbins, R. Paglialong, J. Kurtz-Osborne. Nays: None. Absentees: E. Wilson. Abstentions: None. Motion carried.

Motion by J. Kurtz-Osborne, second by R. Paglialong to approve the sign variance request for the temporary banners at 101 N. Johnson Street to be displayed for a total of 90 days or until the RFP deadline; whichever occurs first. Ayes: Chairman Stebbins, R. Paglialong, J. Kurtz-Osborne. Nays: None. Absentees: E. Wilson. Abstentions: None. Motion carried.

## **B. Discussion of participation in Woodstock Celebrates Orson Welles commemoration events and/or Historic Preservation Month**

A. Stebbins reported that he spoke with Kathy Spaltro about the potential for the Commission to be involved in the event. He stated that he suggested to her that since the event is taking place in May, which is Historic Preservation Month nationally, that perhaps the Commission might entertain the idea of doing a historic walking tour for one day of the event. He advised that it would be around the Square and could be based

off of the historic walking tour brochure and pepper in some facts about Orson Welles and other movie type related things that occurred in Woodstock. He stated that he also mentioned to N. Baker that the Commission has not done recognitions for people that have done preservation projects in the district and noted that he believes this may be an appropriate time to ask the Council if they can be recognized sometime during May.

Kathleen Spaltro, 143 Lawrence Ave, Woodstock stated that about nine years ago she became interested in the subject of the relationship of Woodstock to the life and career of Orson Welles. She provided background information on a book she read about Welles and stated that she tried to organize a festival recognizing Welles' relationship to Woodstock and the Todd School as well as Roger Hill. She stated that she got sidetracked by the fight to save Grace Hall which was the building on the Todd campus where Welles had lived. She stated that she went back to her original idea of the festival and then managed to form Woodstock Celebrates, which has been incorporated as an IL non-profit for about a year and a half.

K. Spaltro reported that they have been planning an event for May 16<sup>th</sup> and 17<sup>th</sup> of 2014 because in 1934 Welles returned to Woodstock and created a theatrical festival at the Opera House and she thought that they could commemorate the 80<sup>th</sup> anniversary in 2014. She referenced the handout about the event and reviewed the events that will take place on Friday and Saturday. She reviewed the concurrent events that will take place during the event including book signings, photographic exhibits, a pub crawl and the possible historic walking tours offered by HPC.

K. Spaltro offered a resource to the group, Patrick McGilligan in Milwaukee. She stated that she asked him if they wanted to do anything in Woodstock where would the sites be and he offered himself as a resource for places associated with Orson Welles. She stated that she believes it will be delightful for anything the HPC is willing to offer if they have the time to do it.

A. Stebbins asked the Commission if it something that they would be interested in doing. J. Kurtz-Osborne stated that she doesn't really have the knowledge and noted that it depends on how she would participate. A. Stebbins stated that the Commission could develop a script that everyone could familiarize themselves with. He stated that depending on the size of the groups they can possibly meet at 1:00 p.m. on Saturday and split up into smaller groups and go in different directions on the Square.

A. Stebbins advised that this could be something that the Commission could offer doing Historic Preservation Month and noted that they might get community members coming that want to know more about Woodstock. He stated that he sees it being mostly about the downtown area. He feels that it could be an opportunity to inform people about the Courthouse. He advised that if the Commission decides to do it then he would want to have a date and time in mind so that when the Joint Council meets again it can be put on their calendar. In response to R. Paglialong's question, A. Stebbins stated that ideally they will have so many people that the four of them would have to split up and take groups around the Square.

R. Paglialong stated that the Commission will need to meet to develop the script and a game plan. A. Stebbins stated that he doesn't think it is as hard to do as one might think and referenced the Main Street Initiative when the HPC was asked to give some tours. He advised that they can pull highlights out of the walking tour brochure. He noted that if there is only a half dozen people then the members will all go together.

N. Baker stated that she could work off of the walking tour brochure and pull some late 20's/early 30's building information to tie it to the time period that Woodstock Celebrates is focusing on. A. Stebbins affirmed but stated that he doesn't want to limit it just to that time period.

Motion by R. Paglialong, second J. Kurtz-Osborne by to conduct a historic walking tour the weekend of the Orson Welles festival. The script and tour date and time will be determined at a later date. Ayes: Chairman Stebbins, R. Paglialong, J. Kurtz-Osborne. Nays: None. Absentees: E. Wilson. Abstentions: None. Motion carried.

A. Stebbins asked the Commission to consider doing historic preservation project recognitions at the City Council meeting sometime in May. He suggested recognizing the Opera House for the doors, Michael Stanard, Willis Johnson, Jim Prindiville, the Dean Street house next to the bed and breakfast, Kevin Eldridge and the appliance place building. He advised that the group can review a list next month.

Motion by R. Paglialong, second by J. Kurtz-Osborne to ask the City Council to recognize completed historical preservation projects at one of the City Council meetings in May. Ayes: Chairman Stebbins, R. Paglialong, J. Kurtz-Osborne. Nays: None. Absentees: E. Wilson. Abstentions: None. Motion carried.

### **C. Updates**

N. Baker reported that the Old Courthouse RFP went out and noted that she has been mailing out flyers. She stated that she has a listing on the Landmarks Illinois web site and an advertisement on the National Trust real estate listings. She advised that the video is up on the web site and noted that she has heard some good things about it. R. Paglialong asked if there has been any traffic and N. Baker advised that she has had three inquiries.

In response to R. Paglialong's question regarding a pipe that burst, N. Baker advised that pipes burst in the women's bathroom noting that because of the windows they can't keep it heated up there. She reported that the water is off to the upstairs and advised that it did a little damage in the art gallery. She stated that Donovan is looking at some other heating options to get more heat in the building.

R. Paglialong asked if the restaurant is leased and N. Baker stated that it is not but a lease should go to City Council in February.

A. Stebbins advised that he had three Council members advise him that they are reviewing potential display signage for in front of the Opera House and then asked him if HPC has seen it yet. N. Baker stated that she will follow up with Roscoe Stelford.

**D. Continue review of historic district contributing and non-contributing buildings starting with site 214**

The Commission tabled this item to the next scheduled meeting.

**V. ADJOURNMENT:**

Motion by R. Paglialong, second by J. Kurtz-Osborne to adjourn to the next regular meeting of the Woodstock Historic Preservation Commission. Ayes: Chairman Stebbins, R. Paglialong, J. Kurtz-Osborne. Nays: None. Absentees: E. Wilson. Abstentions: None. Motion carried.

Meeting adjourned at 7:56 PM.

Respectfully submitted,

---

Dianne Mitchell – City Clerk