

**CITY OF WOODSTOCK  
HISTORIC PRESERVATION COMMISSION**

May 5, 2014

City Council Chambers

**I. CALL TO ORDER**

The special meeting of the Woodstock Historic Preservation Commission was called to order at 7:12 PM by Chairman Allen Stebbins on Monday, May 5, 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, Economic Development Director Cort Carlson

**OTHERS PRESENT:** City Clerk Dianne Mitchell

**II. APPROVAL OF MINUTES:**

Motion by R. Paglialong, second by J. Kurtz-Osborne to approve the February 24, 2014 minutes of the Woodstock Historic Preservation Commission as submitted. Ayes: Chairman Stebbins, R. Paglialong, J. Kurtz-Osborne. Nays: None. Absentees: E. Wilson. Abstentions: None. Motion carried.

**III. PUBLIC COMMENT**

No comments from public.

**IV. GENERAL BUSINESS**

**A. 200 E. Judd St.—Pre-application discussion of possible façade changes**

Jeff Pankow stated that he and his wife are the interested party in purchasing 200 E. Judd St. He reported that their plan is to open a winery at the location. He stated that they are excited about what it will bring to the community as well as it being a benefit for tourism and bringing in added tax dollars. He stated that it is his passion and it is something he has been trying to do for a number of years.

J. Pankow reported that the building needs some work and advised that they have been looking around the Square to get ideas on how best to revitalize the location. He stated that it looks like it has been put together in a number of additions and they would like take those additions and celebrate them and make them look like four individual buildings in the area. He stated that they would like to incorporate stone and older style wood trim with a mix of stucco or some other type of front façade.

J. Pankow stated that they don't want the clapboards because they are vinyl and they don't think they work with the City's historic standards. He advised that they want to update the windows with the appropriate materials. He advised that they are not planning on changing much of the way the buildings look other than the big shed area. He stated that the front right now has false walls which that they want to remove. He stated that these are things that they hope will improve the site and make it pleasing for what they are trying to do. He stated that right now it says lumber yard and they want it to look more like a winery. He advised that they are trying to give the Commission a feel for what they will be doing and get their input.

A. Stebbins thanked him for even considering doing this in this property and noted that he thinks it is an exciting project for the community. He stated that this is a pre-application discussion so the

Commission is throwing out ideas for him. He advised that the Commission would want him to be aware that there could potentially be some historic tax credits available; especially the federal tax credit and potentially the City Façade Improvement Program. He advised that with the federal historic tax credit, one of the things the federal government looks at is that he follows the Secretary of Interior's Standards for Rehabilitation. He stated that they are incorporated into the City's local design guidelines, which he can get from N. Baker. He strongly suggested that J. Pankow talk to his tax advisor regarding historic tax credits and if he is looking at ADA compliance there could be potential incentives or grants associated with it.

R. Paglialong asked if there will be any demolition on the outside. J. Pankow stated that they will be taking off the false walls on the shed portion and noted that to put any type of new façade on the front would include having to pull off the existing front. R. Paglialong questioned if he intends to build it to look like the image on the submitted document and J. Pankow advised that it is a rough facsimile noting that they are working with an architect.

J. Kurtz-Osborne commended him for taking on the project. She thinks it will be very exciting for the community to have such a venue. J. Pankow stated that he thinks it will be a nice draw and fit for the community. He reported that they do have a vineyard just south of Hebron with 7 ½ acres planted grapes with plans for expansion; however, right now the winery is his focus. He feels that the property being approximately an acre will allow for a wine garden and they will be offering tours. He stated that there is area for meetings for social groups or businesses. He stated that they are trying to make it a tourist attraction but also functioning for the community to use as another venue. J. Kurtz-Osborne questioned if he will do some of the production there and J. Pankow advised that they will do all of the production there.

R. Paglialong asked if there are any county restrictions and J. Pankow stated that in the rural county there is an ordinance that they helped facilitate through the Liquor Commission which makes allowances for wineries. J. Pankow advised that he believes the City of Woodstock would supersede and have jurisdiction. He stated that they will be licensed by the Federal Government, the State Government and hold licenses in the City of Woodstock for retail.

In response to A. Stebbins question regarding the condition of the buildings, J. Pankow advised that the roofs are the best part. He reported that they are going to have the interior redone and brought up to code to comply with ADA. He advised that the current owners came to the City to make sure they were doing everything properly. He advised that they will have ample parking and they are looking to ask if they can turn the front area back into a parkway. A. Stebbins advised that in regard to the parkway and street, he will have to work with the City.

A. Stebbins referenced the vinyl siding and questioned if it known what is underneath it. N. Baker advised that no one knows. A. Stebbins stated that since the sheds are such large expanses, he would be concerned about all stucco facades on those. He stated that it would be large wall spaces and he asked J. Pankow to consider the idea of doing something to break up the façade maybe adding windows or using different materials as well as signage. J. Pankow agreed that it is one long wall and they want to break it up some way.

A. Stebbins referenced the area with the vinyl siding and advised that if they were to remove it and were looking for something more durable and permanent, the Commission has approved the use of a product called HardieBoard. He stated that having meeting rooms and inviting the public to come in, begs to have some windows on the facades.

R. Paglialong stated that it seems like J. Pankow has a clean slate with what they want to create. He questioned if the Commission would be opposed to the demolition of the shed. A. Stebbins stated that any improvement would be a good thing. N. Baker questioned if there is anything sacred on the buildings. A. Stebbins stated that the western office area is a nice feature with the roof line looking like its stepped back, there are dormer features and the clapboard siding. He stated, depending on the architect's recommendation, he likes the idea of the clapboard look but then break it up with something else.

R. Paglialong stated that it depends on what kind of feel he wants on the outside and suggested reclaimed barn wood. J. Pankow stated that the purpose of the meeting was to see what latitude they have. A. Stebbins stated that he isn't opposed to giving a lot of latitude on this project because it has been in bad shape for so long and he doesn't see any real strong features that have to be restored. J. Kurtz-Osborne agreed and stated that she likes the main building; the structure of it. She agreed that the walls are expansive and should be broken up.

J. Pankow advised that the shed area is where they plan on having the winery and noted that it does have skylights. He stated that they will have a wine garden, but since they front the railroad tracks there is cyclone fence right now and he questioned if there are other options. A. Stebbins advised that there is aluminum fencing options and suggested looking at Ortmann's who incorporated brick pillars and fencing. He suggested the idea of incorporating some landscaping which could help deaden the sound of passing trains. N. Baker stated that there are setback issues with the fencing.

A. Stebbins advised that J. Pankow will need a COA to move forward. In response to J. Pankow's question regarding time frames on the grants, Nancy Baker advised that it is a federal tax credit so some of it is at his own risk and suggested talking to the State sooner rather than later to see if he is eligible. She advised that he would not have to wait for approval to start work. A. Stebbins advised that it is a 20% income tax credit and stated that it sounds like his project will be sizable enough. He advised that there is a façade improvement program for the City noting that he would need to have his work approved before he starts. He stated that if there is something going along with the project where he needs to move faster the Commission could hold a special meeting.

## **B. Preservation Month**

### **1. Walking Tour of Square (Summary attached)**

A. Stebbins stated that N. Baker compiled everything to use on the tour on May 17th which will be about an hour long tour. He stated that if there are enough people they can split up into groups. N. Baker reviewed the walking tour slides. A. Stebbins stated that the group can use their judgment on what to discuss and can edit things out.

### **2. Preservation Month Proclamation**

N. Baker stated that she wasn't sure if the Commission still wanted to do the proclamation because by the time it goes to City Council it will be May 20<sup>th</sup> and most of the month will be over. The Commission decided to save it for next year; tabled until April 2015.

### **3. Preservation Awards**

N. Baker reported that the last awards given were in 2009 and advised that her suggestion is to deal with the top group of recommended awards as noted in meeting packet document. The Commission agreed with the award listing as presented.

Motion by J. Kurtz-Osborne, second by R. Paglialong to approve the list of recommended awards to be presented at the May 20<sup>th</sup> City Council meeting. Ayes: Chairman Stebbins, R. Paglialong, J. Kurtz-Osborne. Nays: None. Absentees: E. Wilson. Abstentions: None. Motion carried.

A. Stebbins suggested forwarding the information for the City Manager's newsletter.

**C. 315 W. Judd St. building deterioration—discussion**

A. Stebbins reported that he took a walk by the building and was alarmed at how badly it has deteriorated. He read the item in N. Baker's report that states, "We urge the Commission to hold off on discussions of demolition by neglect but instead provide Staff with input regarding potential window and siding replacement to be passed on to the owners" and questioned the meaning of "discussions of demolition by neglect."

N. Baker stated that he had said that he wanted to talk about it under that terminology. A. Stebbins affirmed and stated that he wanted to have it on the public record and alert the City Council that the purpose of the discussion is to prevent the demolition of this property due to neglect and find out what steps need to be taken.

N. Baker reported that there was a foreclosure filed in October, there was a judgment granted in January and there is a sale date set at the County courthouse for June 17<sup>th</sup>. She stated that the City believes that BMO Harris has control of it and that is who they have been attempting to contact. J. Kurtz-Osborne stated that she saw the owners moving stuff out just a couple of weeks ago.

A. Stebbins referenced passing information along to the owners and questioned if it means passing it along to the banks or whoever buys it on June 17<sup>th</sup>. N. Baker stated that they would try to get the bank to do something sooner rather than later. She stated that it would be the bank if they ever get a hold of them. She advised that the notice the City sent them advised that they had to clean up the property and fix the house which is in the historic district.

R. Paglialong questioned the new maintenance ordinance and N. Baker stated that is the approach she is suggesting to try first rather than getting into a true demolition by neglect situation. She stated that procedurally they are similar but there are clearer standards to go with the new ordinance and the City can take them through the administrative adjudication process. She advised that the City has never done a demolition by neglect so there aren't absolute procedures and standards.

A. Stebbins stated that this ordinance has been in effect since 1996 and for the City to not have procedures in place for prevention of demolition due to neglect is shocking to him. N. Baker stated that the ordinance is pretty open. A. Stebbins stated that he is shocked because the language says "to proceed under public safety and housing codes," and the City doesn't have procedures that apply specifically to it.

A. Stebbins stated that Gunnar Gitlin, who is an attorney that lives across the street from the property, did forward to him his email threads he had with the City Manager, who said he would pass the information along to Donovan Day. He reported that D. Day responded saying that Harris Bank had been notified of the violations under the new ordinance and that they need to make corrections by April 28<sup>th</sup>; however that has not been done to date. He questioned what the procedure would be from this point forward to prevent this building from having to be demolished because it has been neglected.

N. Baker stated that it is obviously heading in that direction and advised that when you look at the photos from a couple of years ago there was some stucco off and now there has been a huge amount of deterioration in the last six months. She stated that it is getting to the point where we need to worry about a demolition resulting if something doesn't happen. She stated that there is a window still and she noted that the ownership is still a little ambiguous because there isn't a recorded deed that says it belongs to the bank. She advised that there is a foreclosure notice that has been published but there isn't a transfer that happened after the foreclosure proceeding. She stated that there is a judgment that was found but then it is going to be put up for sale so until after June, when there is a sale or the date has passed, she doesn't think they will be able to find anybody until the owner comes forward.

N. Baker advised that this isn't a typical situation and noted that they don't have the bank calling back saying they are going to get on it. She stated that she believes the Commission needs to sit on it for a month. She advised that there are two issues, the lot has to be cleaned up, which isn't a big financial investment, and the second is that the stucco is falling off and determining what the City looking is for the owner to do. She stated that she doesn't believe that the house would have originally been stucco and would have been clapboard or brick. She questioned if that would be an acceptable alternative or does somebody need to take the stucco off and put new stucco on.

R. Paglialong stated that his idea is to get twenty volunteers and a dumpster and spend a few hours on a Saturday morning; he would be happy to do that. He stated that we have until to June 17<sup>th</sup> until the auction and quite frankly he doesn't know who would want to buy it. N. Baker stated that it can't stay unclean until then.

A. Stebbins questioned how the Commission can make recommendations about what they would like to see done to the property to fix it when the City doesn't even know who has ownership of the property; it's a moot point right now. N. Baker questioned if it should matter who owns it. A. Stebbins believes the property needs to be stabilized to prevent further deterioration until ownership can be determined and a new plan for restoration of the property. N. Baker doesn't believe the stucco can be stabilized the way it is; the stucco is going to come off.

A. Stebbins recommended removing the stucco but then questioned what they should do and who is going to do it. N. Baker stating that having the wood lathe exposed is even worse. He questioned if they should ask the bank to temporarily patch the stucco, but questioned if it would even work. N. Baker asked if the Commission would consider suggesting that the bank get a bid on replacing it with HardieBoard siding. J. Kurtz-Osborne stated that there are obviously moisture issues and she feels that to cover it up would create more problems for the person who does buy it.

A. Stebbins stated that he would not be opposed to a clapboard type of approach with HardieBoard but he would want to see a plan from whoever is doing it. He wants to make the property weather tight to prevent further deterioration of the building. He referenced R. Paglialong's idea of a clean-up, and addressed the conversation he had with G. Gitlin who said that this is the tip of the iceberg to a larger problem. He advised that G. Gitlin wonders what sort of mechanisms are in place within the City to help someone that is having some sort of issues or distress.

A. Stebbins advised that G. Gitlin did mention that there are other properties in Woodstock where similar situations appear to be happening. He advised that G. Gitlin wondered if there is something that the City is doing with a community services type of agency to step in and work with these folks. He advised that maybe there are groups that will come in to help clean up. He stated that it is trying to identify these types of situations before they get to this point where the property is

literally falling down. He reported that G. Gitlin talked about the new ordinance and raised some valid questions with regards to the City's ability to respond to things like this.

N. Baker advised that D. Day has in the past arranged groups of people to volunteer their time to come in and help somebody that wants to be helped with cleaning up their property. She advised that this one is not one where they wanted help; they were very angry. A. Stebbins stated that that is the impression that he got from G. Gitlin. He stated that G. Gitlin advised that some communities have some sort of mechanisms where they can step in because in some instances there is a mental health issue going on and when it gets to this level it becomes a public safety issue and a property rights issue for the surrounding houses.

R. Paglialong questioned if the Commission wants to see action before June 17<sup>th</sup>. A. Stebbins stated that he is thinking of something to stabilize the property to prevent it from further weather infiltration. He wants to do something to try to prevent the demolition of this property due to neglect. He advised that if it is a very general statement to the owner prior to June 17<sup>th</sup> about siding and or windows and roofing giving Community and Development the discretion to do something to stabilize it. He would like to see a COA on anything further. He stated that he would like to the property on the June agenda.

N. Baker questioned if G. Gitlin or anyone has any knowledge of the interior. J. Kurtz-Osborne stated that it is not good noting that they had pets and it is very filthy. A. Stebbins advised that G. Gitlin indicated that the person who had more concern with this issue is Pier Anderson. N. Baker stated that she doesn't think their department has gotten any complaints besides from the Commission and J. Kurtz-Osborne's mom. N. Baker will have D. Day talk to Roscoe.

#### **D. Continue review of historic district contributing and non-contributing buildings.**

#041: non-contributing

#045: contributing, example of 1940s industrial building

#122: contributing

#143: contributing, integrity fair to poor, condition poor

#144: contributing, integrity fair, condition good

#106: contributing, integrity poor, condition good

#110: contributing, integrity good, condition good

#129: contributing, integrity fair, condition good

#159: contributing, integrity fair, condition fair to poor

#098: contributing, integrity good, condition good

#067: contributing, integrity poor, condition poor

#224: 311 Washington church portion, contributing, integrity poor, condition poor

\*Requested current photos of the school addition

#225: School on Lincoln Ave.: contributing, integrity fair, condition good

School on Tryon St.: non-contributing, integrity poor, condition good

#### **E. Other updates**

N. Baker reviewed pictures of the dome restoration at the Courthouse. She advised that they have had series of change orders going to City Council to fix some of the items. She advised that the copper is going up and noted that they are having trouble getting a smooth bronze color so they are recommending that the City leave the copper unfinished.

A. Stebbins stated that the copper will age to the patina, but advised that the Commission had expressed concern about it looking like a shiny penny at first. He noted that the copper will

ultimately get to the point we want but it will take longer. N. Baker advised that it will lose the shiny look pretty quick. She stated that is the direction she is most comfortable with and the Commission agreed.

R. Paglialong questioned when the LED lights are going up and C. Carlson advised that he it will possibly be this summer noting that they are still doing some testing and figuring out what they need to do to retrofit the entire Square. R. Paglialong stated that he doesn't think it is going to go over very well and noted that he thinks the ones above Stage Left Café look awful. N. Baker stated that they are doing it to save energy and maintenance and advised that if they have concerns to talk to City Council.

A. Stebbins questioned if there is a different color to the white light that is offered in those types of LED's. N. Baker stated that usually there is a bright white and a soft white and advised that the Opera House is in charge of the project. A. Stebbins questioned if there is talk about looking at the potential of changing out the street lights to LED's. He noted that Ann Arbor, Michigan did it and it saved them tremendous amounts of money in lighting. He stated that you can't tell the difference between what Woodstock currently has and what Ann Arbor has as a LED.

A. Stebbins read from the Landmarks Illinois newsletter, "On February 26<sup>th</sup>, the chairman of the House Ways and Means Committee – U.S. Rep. Dave Camp (R-MI) – released a draft of his proposed Tax Reform Act of 2014 that calls for the elimination of the Federal Historic Tax Credit program. This program is the backbone of historic preservation efforts through the nation and our state. If eliminated, it would bring a virtual halt to historic rehabilitation projects in Illinois. In Illinois, since 2002 the FHTC has generated over \$2.3 billion in private development investment and helped create over 22,000 jobs. U.S. Rep. Danny Davis, U.S. Rep. Aaron Schock and U.S. Rep. Peter Roskam are Illinois members of the House Ways and Means Committee. Please contact your U.S. Representative and ask him/her to reach out to these Illinois members and to Chairman Camp to let them know that the Federal Historic Tax Credit Program is vital to the economic health of our cities, towns and neighborhoods."

A. Stebbins stated that if it is eliminated this will affect the Courthouse property directly. He stated that if the project is about \$4 or \$5 million dollars, you are talking about elimination of an \$800,000 – \$1 million dollar tax credit which could be extremely significant to any developer that may look at the property. He encouraged the Commission to recommend to the City Council that it reach out to Rep. Holtgren and have him reach out the representatives on the House Ways and Mean Committee to keep the Federal Historic Tax Credit and to identify how important it would be to our community. There was a consensus from the Commission.

#### **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, E. Wilson. Nays: None. Absentees: None. Abstentions: None. Motion carried.

Meeting adjourned at 9:38 PM.

Respectfully submitted,

---

Dianne Mitchell – City Clerk