

**CITY OF WOODSTOCK
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
August 4, 2015
Second Floor Conference Room**

I. CALL TO ORDER

The rescheduled regular meeting of the Woodstock Historic Preservation Commission was called to order at 6:00 p.m. by Rodney Paglialong on Tuesday, August 4, 2015 in the second floor conference room in City Hall.

COMMISSION MEMBERS PRESENT: Jodie Kurtz-Osborne, Rodney Paglialong, Jerry Furlano. Erica Wilson arrived at 6:05 p.m.

COMMISSION MEMBERS ABSENT: None

STAFF PRESENT: City Planner Nancy Baker

OTHERS PRESENT: None

II. APPROVAL OF MINUTES

MINUTES OF January 26, 2015

R. Paglialong noted that the first paragraph on page 2 should be revised to read: *...as numbers 21 and 32 and are considered "contributing."*

Vice Chairman Erica Wilson joined the meeting.

E. Wilson moved to approve the minutes with the correction noted above. J. Kurtz-Osborne seconded. Ayes: Jodie Kurtz-Osborne, Rodney Paglialong, Jerry Furlano, Erica Wilson. Nays: None. Abstentions: None. Motion carried.

III. PUBLIC COMMENT

There were no comments from the public.

IV. ELECTION OF VICE CHAIRMAN

J.Kurtz-Osborne moved to elect Erica Wilson as Vice Chairman. J. Furlano seconded. There being no other nominations, the Commission unanimously elected Erica Wilson as Vice Chairman.

V. GENERAL BUSINESS

A. Certificate of Appropriateness Request for Sheriff's House Window Project

City Planner Nancy Baker explained that there are three main components to the project—restoration of the wood double hung windows in the Sheriff's House, replacement of the steel windows in the Jail, and window restoration in the basement. With regard to the jail

windows, the bars on the inside will remain in place. The basement window bars on the outside and will need to be removed to repair the masonry. They can be re-installed later, but as a decorative measure.

Baker reported that the bid opening for the project was held on August 4th and the one bid was received. The cost was significantly higher than anticipated. Baker asked the Commission to consider approval of aluminum windows to replace the jail windows rather than steel.

Questions and discussion followed regarding the project specifications. Commission members agreed that the steel windows and window openings are deteriorated enough to warrant removal and replacement. N. Baker confirmed that the proposed steel windows are true divided lite windows and will duplicate the proportions of the existing windows.

Commission members concurred that they are willing to consider aluminum windows but felt they needed additional information before voting on aluminum windows. Members raised concerns regarding strength, durability, energy efficiency, cost, appearance, and impact on historic preservation tax credits and compliance with Dept. of the Interior Standards for Rehabilitation.

N. Baker noted that visually, the aluminum windows are simulated divided lites and that profile of the aluminum for the awning does not replicate the profile of the steel windows. Without the awnings, the simulated divided lites look very similar to the steel windows. She asked the Commission if they would prefer aluminum windows without awnings. Commission members felt that operable awnings would be very beneficial.

Rodney Paglialong moved to approve the restoration of the wood windows as proposed. Jodi Kurtz-Osborne seconded. All voted aye; motion carried.

Rodney Paglialong moved to approve the removal of the existing jail windows and replacement with steel replica windows as presented. J. Furlano seconded. All voted aye; motion carried.

B. UPDATES

N. Baker reported the following:

The City Council has authorized the City Attorney to proceed with acquisition of the abandoned house at 315 W. Judd which is located in the historic district.

The City Council will be discussing the recommendations from the Urban Land Institute's Technical Assistance Panel (TAP) for the Old Courthouse and Sheriff's House at the City Council meeting at their August 4th meeting.

The Façade Project at 112 Cass Street (transom window restoration, lower sash replacement) has been completed. The façade project at 100 N. Benton (new storefronts) will begin soon.

R. Paglialong commented that the recent decision regarding 217-219 N. Benton Street causes him to question the value of the historic preservation ordinance. It appears that as a community we don't cherish the old. The decision not only devalues the ordinance but the work of property owners who follow the ordinance and the work of the citizens worked to preserve buildings such as the train station and the Opera House years ago. J. Kurtz-Osborne stated that it would have been nice to have sat down with the City Council regarding issues like this.

V. ADJOURNMENT:

Motion by R. Paglialong, second by E. Wilson to adjourn the meeting of the Woodstock Historic Preservation Commission. Ayes: Jodie Kurtz-Osborne, Jerry Furlano, Rodney Paglialong, Vice Chairman Erica Wilson. Nays: None. Abstentions: None. Motion carried.

Meeting adjourned at 7:05 p.m.

Respectfully submitted,

Nancy Baker, City Planner