

**MINUTES**  
**HISTORIC PRESERVATION COMMISSION**

October 24, 2016  
City Council Chambers

**I. CALL TO ORDER:**

The Special Meeting of the Historic Preservation Commission of the City of Woodstock was called to order by Chairman Kyle McCoy at 5:30 PM on Monday, October 24, 2016 in the Council Chambers at City Hall.

A Roll Call was taken.

**HISTORIC PRESERVATION COMMISSION MEMBERS PRESENT:** Erica Wilson  
Rodney Paglialong, Jerry Furlano and Chairman Kyle McCoy.

**HISTORIC PRESERVATION COMMISSION MEMBERS ABSENT:** Marti Dejon.

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

**OTHERS PRESENT:** Representatives from St. Mary Catholic Church: Jim Sieck, Dan Kusick, and Dan Cooney.

**II. ACCEPTANCE OF MINUTES:**

Motion by R. Paglialong, second by E. Wilson, to accept the Minutes from the August 8, 2016, meeting. Ayes: E. Wilson, R. Paglialong, J. Furlano and Chair K. McCoy. Nays: None. Absentees: M. Dejon. Abstentions: None. Minutes accepted.

**III. PUBLIC COMMENT:** None.

**IV. GENERAL BUSINESS:**

- A. 101 N. Johnson Street – Revised COA for replacement of two doors on the west side of the Old Courthouse

N. Baker said the steel doors on the west side of the Old Courthouse were already approved. The preferred selection has a single pane of glass in the door. She went on to explain further details of the door. G. Anderson informed staff that this is a decent door. It's a preferred brand of door which is guaranteed for commercial use. The Commissioners discussed option and details. N. Baker prefers the door with a window which will provide light in the stairwell.

R. Paglialong is concerned about having glass in this door. He doesn't care for the color of the door as presented. He asked if this door is used for deliveries. N. Baker said yes, that is correct; mainly food deliveries for the restaurant. E. Wilson asked if there were other color options. N. Baker showed color options for the trim and sash. Chair K. McCoy is open to approving as is with the option to have the door painted.

There was a motion made by R. Paglialong to approve the COA as specified with consideration to have the door painted, second by E. Wilson. All in favor. Motion passed.

- B. 346 Lincoln Avenue – COA for demolition of house (St. Mary’s Church Rectory). The applicant will present the request and then the Commission will recess the meeting and reconvene as soon as members arrive at 346 Lincoln Avenue for site visit.

Representatives from St. Mary Catholic Church presented information pertaining to the house at 346 Lincoln Avenue, which their parish priest lives in. The home is believed to be over 115 years old, located in Woodstock’s Historic District. The church purchased the home in 1993. The condition of the home has deteriorated over the years. There is a water leak in the basement, and they are unsure if the foundation is safe. The rooms in the house are very small and disconnected. It is the hope that the house can be demolished and a new home can be built on its footprint, with an additional 500 square feet of space.

KLM Builders was hired to draw up a preliminary floor plan. The Church is looking for permission to have the house demolished and re-built.

R. Paglialong asked if the home is on the Sanborn Fire Maps. N. Bakers said no; however, the building is contributing. E. Wilson asked if there was a maintenance plan for the home. The group is unsure about there being a maintenance plan in place. E. Wilson asked if they’ve considering having interior renovations done. The Church believes it would be smarter and a better financial decision to start with a clean slate. It is their desire to have a safe, healthy and decent residence for their parish priests as well as visiting priests.

E. Wilson asked is they’ve received a cost for demolition or remediation. D. Kusick said they believe that costs for interior renovations alone would be astronomical. They would probably have to pay \$10,000 to \$15,000 per year just for maintenance, which would not be a good use of money.

J. Sieck said the siding appears to be somewhat new. D. Cooney said there has been a mold issue in the basement for many years due to the water leak. One of their previous priests had to move out because of the mold issue. E. Wilson suggested that they locate where the water leak is coming from and repair it as well as cleaning away the mold. D. Cooney said they believe there is a natural spring under the property that is causing the problem.

Motion made by R. Paglialong at 6:00 PM to recess and go to the property for a tour of the home, second by E. Wilson. All present were in favor. Recess began.

Motion made by R. Paglialong at 6:05 PM to reconvene this meeting at 346 Lincoln Avenue, second by E. Wilson. All present were in favor. Meeting resumed.

Commissioners and church representatives inspected the outside of the house, and then entered the home for further inspection. E. Wilson asked to see the basement and the possible location where the water is coming in. The group noticed the basement to be mostly clear of mold, but did notice areas where water has come in. Chair K. McCoy said there was some mold on the basement ceiling, and the appearance suggests that areas have been wet in the past. E. Wilson added that no asbestos is present. Mr. Jim Andrews, St. Mary’s Maintenance Worker, explained that he periodically comes in to clean off the mold. He said there have been occasions when the basement has had several inches of standing water high enough to extinguish the pilot light on the furnace.

Chair K. McCoy explained that it is the intent of this Commission to preserve Historic buildings whenever possible. The water issue must be solved whether this home is torn down or repaired. The Commission would like estimates for demolish and re-build as well as estimates for repairs and restoration of the home. E. Wilson said the bones of the house are not that bad. It's important to explore all options prior to making decision. D. Cooney said this house would have to be totally gutted if the decision is made not to demolish and re-build. They would have to repair the foundation, replace all plumbing and electric, put on a new roof and more. Chair K. McCoy asked that the church representatives gather information and provide bullets point and narrative to share with this Commission. N. Baker said the Commission will review the information provided and will determine if there's a hardship and how best to proceed. This topic was tabled and will be further reviewed at the November 28, 2016 Historic Preservation Commission, if the information is available.

**V. FUTURE AGENDA ITEMS:** The Commission made a request for further information regarding the possibility of repairing and remodeling the house at 346 Lincoln Avenue.

**VI. ADJOURNMENT:**

Motion made by R. Paglialong, second by E. Wilson, to adjourn this Special Meeting of the Historic Preservation Commission. Ayes: E. Wilson, R. Paglialong, J. Furlano and Chair K. McCoy. Nays: None. Absentees: M. Dejon. Abstentions: None. Motion carried. Meeting adjourned at 7:00 PM.

Respectfully submitted,

Jane Howie  
Chief Deputy City Clerk