

**CITY OF WOODSTOCK  
HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES  
October 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, October 27, 2014 in Council Chambers at City Hall.

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

**COMMISSION MEMBERS ABSENT:** None

**STAFF PRESENT:** City Planner Nancy Baker

**OTHERS PRESENT:** None

**II. APPROVAL OF MINUTES**

**MINUTES OF SEPTEMBER 8, 2014**

R. Paglialong moved to approve the minutes of the September 8, 2014 meeting with the following corrections:

Page 4, 3<sup>rd</sup> paragraph, first sentence should read: *A. Stebbins questioned if the decorative arch above the windows on the Main Street side will be retained.*

Page 4, last paragraph, second sentence, replace “and” with “an”.

Page 6, top paragraph, second line, change “lessons” to “lessens”.

Page 9, 4<sup>th</sup> paragraph, last sentence, change “conceded” to “concurrent.”

Page 10, 3<sup>rd</sup> paragraph, last sentence, change “stuff” to “product”.

E. Wilson seconded the motion. Ayes: Jodie Kurtz-Osborne, Rodney Paglialong, Chairman Stebbins, Erica Wilson. Nays: None. Abstentions: None. Motion carried.

**MINUTES OF OCTOBER 6, 2014**

R. Paglialong moved to approve the minutes of October 6, 2014. J. Kurtz-Osborne seconded. Ayes: Jodie Kurtz-Osborne, Rodney Paglialong, Chairman Stebbins, Erica Wilson. Nays: None. Abstentions: None. Motion carried.

**III. PUBLIC COMMENT**

There were no comments from the public.

#### **IV. GENERAL BUSINESS**

##### **A. Presentation Regarding Historic Preservation Tax Credit and Incentives**

A Stebbins presented an overview of the historic preservation tax credit workshop hosted by Landmarks Illinois. A 20% tax federal tax credit is available to property owners who make a significant investment (at least 100 percent of the building's adjusted basis) to property listed on the national register as a landmark or a contributing structure in a historic district, or to a local "certified" historic building. The program is administered by the Illinois Historic Preservation Agency. Stebbins suggested that the Commission or staff should start looking at pre-certifying buildings in the local historic district.

A 10% rehabilitation tax credit may be claimed for commercial buildings constructed prior to 1936 that are not on the National Register, or are non-contributing in a National Register district. This tax credit is administered by the IRS. Property owners often overlook this tax credit.

There is also a 50% Disabled Access Tax Credit for small businesses that make accessibility improvements. The program is administered by the IRS. A maximum of credit of \$5,000 per year is allowed.

The IHPA administers a Property Tax Assessment Freeze program for owner-occupied residences listed on the National Register or residences which are local landmarks or located in a local historic district.

The second part of the workshop focused on the benefits of a State Historic Tax Credit. There are 36 states that offer this incentive. Illinois is the only state in the region that does not have a state preservation tax credit and developers are opting to look at projects in surrounding states rather than investing in Illinois historic projects.

Illinois does have a pilot program limited to 5 rivers' edge zones. The program will expire in 2016. A report on the economic benefits of the Illinois Historic Preservation Tax Credit pilot projects is available at [www.landmarks.org](http://www.landmarks.org).

R. Paglialong asked if A. Stebbins would present this information to the City Council. He said he would be willing to do so if invited.

##### **B. COA request for restoration of window opening at 101 N. Johnson Street**

City Planner N. Baker requested approval of a COA on behalf of the City of Woodstock for the restoration of the original brick window opening on the ground floor of the east side of the courthouse. The window is located in the present day bar area. The City proposes to remove the brick which was probably installed in the early 1950's and replace the small window with a new temporary plate glass single pane window. It is not possible to obtain new appropriate double hung windows in a time frame that will not disrupt the Public House. Baker noted that there are several other windows in the building that will also need to be replaced and an overall window project will be put together during the coming year.

A Stebbins questioned how to ensure that the temporary window does not become permanent and asked if a time limit be placed on the Certificate of Appropriateness.

E. Wilson asked when the work needs to be accomplished. Kathryn Lopprino, Public House owner, described the coordination required for other interior restaurant remodeling including cutting out a portion of the dropped ceiling, installation of paneling, and a booth.

E. Wilson moved to approve a Certificate of Appropriateness to restore the window opening and install a temporary window with the condition that the temporary window is replaced with appropriate windows within 24 months, and should the building be sold prior to the installation of new windows, the restoration of double hung windows should be a condition of the sale and redevelopment of the building. The motion was seconded by J. Kurtz-Osborne. Ayes: Jodie Kurtz-Osborne, Rodney Paglialong, Chairman Stebbins, Erica Wilson. Nays: None. Abstentions: None. Motion carried.

### **C. COA request for installation entrance features at 101 N. Johnson Street**

Kathryn Lopprino, owner of the Public House of Woodstock, appeared before the Commission seeking approval and direction for entranceway improvements. Ms. Lopprino submitted a drawing showing an arched copper canopy over the doorway and the installation of wood trim around the door opening and said they were very open to ideas from the Commission but need to make a decision for the canopy.

In response to questions from the Commission, Ms. Lopprino stated the canopy will be constructed of wood and wrapped in copper with lights installed under the canopy. They are also considering low “up-lighting.” The underside of the canopy will be flat.

A discussion followed regarding mounting the canopy and wood trim to the building. E. Wilson stated that the method with the least impact to the building would be to install a free standing canopy supported by posts. Where the canopy meets the building, the space would be caulked. A. Stebbins suggested wrought iron posts.

Further discussion resulted in a consensus that they liked the copper canopy and that the support structure should be clean and simple, free standing, and removable. Commission members suggested a couple concepts for canopy supports.

R. Paglialong moved to approve the copper covered awning with the understanding that Ms. Lopprino will submit the design for the support structure for future review and approval. Commission members reviewed the findings of fact for granting the Certificate of Appropriateness. J. Kurtz-Osborne seconded. Ayes: Jodie Kurtz-Osborne, Rodney Paglialong, Chairman Stebbins, Erica Wilson. Nays: None. Abstentions: None. Motion carried.

### **D. COA request for entryway surfacing at 116-120 N. Benton and 103 and 107-109 Van Buren**

Cary Cook appeared before the Commission requesting approval to utilize a charcoal colored concrete surfacing material at the entranceways. The entrances are currently surfaced with a variety of materials including terrazzo, tile, wood, and concrete. The proposed surface will be easy to maintain and will not be slippery. Mr. Cook provided a sample of the material.

In response to questions, Mr. Cook stated that they plan to cover the existing terrazzo, not remove it. The cracks can be incorporated into the pattern of the new surface. The entrance to 107 VanBuren has wood under the carpet which will need to be removed and a new concrete slab will be installed. The proposed work will not impact the cast iron at the base of the building. If salt is allowed to pile up, the surface will discolor but it can be touched up and re-colored. Cracks are also easily repaired also. The material has been successful used outdoors.

R. Paglialong moved to approved the resurfacing of entrances at 116-120 N. Benton and at 103, and 107-109 VanBuren as proposed, with the condition that the ramp at 103 VanBuren may not be resurfaced until ownership of the ramp is determined. Ayes: Jodie Kurtz-Osborne, Rodney Paglialong, Chairman Stebbins, Erica Wilson. Nays: None. Abstentions: None. Motion carried.

At 8:50 p.m., R. Paglialong moved to adjourn the meeting to 112 Cass Street. J. Kurtz-Osborne seconded. Ayes: Jodie Kurtz-Osborne, Rodney Paglialong, Chairman Stebbins, Erica Wilson. Nays: None. Abstentions: None. Motion carried.

Chairman Stebbins reconvened the meeting at 9:05 p.m. in the second story former hotel at 112 Cass Street. All Commission members were present. Also present were City Planner Nancy Baker, property owner Alex Gountanis, and general contractor Cary Cook.

Commission members viewed the windows on both the Cass Street and Main Street sides of the building. Mr. Cook summarized the condition of the windows and noted that water has infiltrated thru the rotted sill into the back side of the brick and eventually runs into the real estate office below. Some of the windows have interior storm windows.

Mr. Cook presented three different window options. Option 1 replaces all windows (including the transoms) with aluminum clad wood windows. New transoms could be constructed with a similar pattern to the existing windows. Prices ranged from \$43,000 to \$63,000. Option 2 replaces all of the windows with aluminum clad wood windows except for the transoms on the Cass Street side which would be restored. Prices ranged from \$46,800 to \$63,800. Option 3 is a full restoration of the existing windows. Prices ranged from \$60,100 to \$90,000. In all three options, the arched feature above the windows on the Main Street side will be retained.

Commission members offered opinions on the age and condition of the existing windows. Chairman Stebbins commented that the property is in the National Register District and the windows are fairly original. The arches above the windows must be retained and preserved in place. The building has two primary faces, though the one facing the square is most significant. He said he was reluctant to approve the removal of original or historic windows on the National Register, especially since these windows are one of a few remaining examples.

R. Paglialong said that the transoms don't look bad. If the bottom of the double hung sashes then the bottom and side rails will also have to be replaced. He observed that several panes of glass are cracked so the glass will not be preserved. J. Kurtz-Osborne felt that without exterior storms, restoration will be needed again in 10 years. E. Wilson stated that with yearly maintenance, the windows will not need a much restoration in the future and the condition of the windows is not that bad. Maintenance has been lacking.

Owner Alex Gountanis stated that the noise from the street has been a problem for hotel guests in the past and said he thought new windows will provide more soundproofing.

J. Kurtz-Osborne stated that there is a significant difference in the cost between replacement and restoration.

Cary Cook stated that the top transoms could be preserved and sash underneath replaced without any change in the size of the openings. The appearance from the ground wouldn't change. Discussion followed regarding aluminum cladding and how it will impact the appearance of the windows.

Alex Gountanis stated that there is a big difference in cost and return on investment between the two options. In addition, restoration gives a 10 year warranty; replacement gives 15+ years for a lot less cost.

Commission members completed the Certificate of Appropriateness findings of fact. Commission members were split on whether or not the Main Street windows are original.

Chairman Stebbins suggested preserving the transoms, but not cladding them, and allowing the other windows to be replaced. E. Wilson stated that if the decision is ultimately to allow the transoms to be replaced, transoms should have an interior piece between the glass panes as well as exterior strips on both sides to give the appearance of full divided lites.

R. Paglialong and J. Kurtz-Osborne expressed concern about the financial burden of restoring the existing windows and keeping them maintained. E. Wilson responded that the owner knew he was buying a historic building in the historic district and has the responsibility to maintain it. It is the Commission's job to preserve things that are irreplaceable.

Alex Gountanis said he is concerned that restoration won't guarantee that problems such as water infiltration will be taken care of and that he doesn't want to have to do things over. E. Wilson suggested phasing the project. Mr. Gountanis responded that he needs to take care of the windows so the space can be rented and not disrupt future tenants.

In response to a question from Chairman Stebbins, no members of the commission indicated support for Option 1; Paglialong, Kurtz-Osborne, and Stebbins supported Option 2, and Wilson favored Option 3.

R. Paglialong moved to grant a Certificate of Appropriateness for the work outlined in Option 2 which includes the restoration of the transoms on the Cass Street side of the building, but not wrapping them in aluminum, and the replacement of the windows below and on the Main Street side of the building, with the decorative arched features above the Main Street windows to be preserved and not wrapped in aluminum. J. Kurtz-Osborne seconded. Ayes: Jodie Kurtz-Osborne, Rodney Paglialong, Chairman Stebbins, Nays: Erica Wilson. Abstentions: None. Motion carried.

**E. UPDATES**

N. Baker provided a status report regarding the work on the Old Courthouse Stairs.

In response to a question from the Commission, N. Baker stated that the banners above the Seasons By Peg storefront do not comply with the City's sign regulations and the City's Code Enforcement Officer said he would have them removed.

**V. ADJOURNMENT:**

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

Meeting adjourned at 10:50.

Respectfully submitted,

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Nancy Baker, City Planner