

**CITY OF WOODSTOCK  
HISTORIC PRESERVATION COMMISSION**

November 24, 2014  
City Council Chambers

**I. CALL TO ORDER**

The regular meeting of the Woodstock Historic Preservation Commission was called to order at 7:04 PM by Chairman Allen Stebbins on Monday, November 24, 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:** Deputy City Clerk Amy Weber

**II. APPROVAL OF MINUTES:**

**MINUTES OF October 27, 2014**

E. Wilson moved to approve the minutes of the October 27, 2014 meeting with the following corrections:

Page 2, first paragraph, second sentence, strike "*at least 100 percent of the building's adjusted basis*".

Page 2, first paragraph, second sentence insert "*national*" and "*in a local district*".

Page 2, second paragraph, first sentence change "*or are non-contributing*" to "*not in a*".

Page 4, first paragraph, last sentence change "*successful*" to "*successfully*".

Page 4, second paragraph, first sentence change "*approved*" to "*approve*".

Page 4, seventh paragraph, last sentence insert "*a property within*" between "*on*" and "*the*".

Page 4, eighth paragraph, second sentence insert "*are deteriorated*" between "*sashes*" and "*then*".

Page 5, fourth paragraph, second sentence change "*warranted*" to *warranty*".

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

**III. PUBLIC COMMENT**

No comments from the public.

**IV. GENERAL BUSINESS**

**A. 101 S. Benton Street---Certificate of Appropriateness to construct new entrance**

Kenneth Williams, Project Manager representing BMO Harris Bank, 200 W. Madison Street, Ste. 2000 appeared before the Commission seeking approval for the installation of a new storefront entry utilizing an existing window opening for the proposed new automated teller machine (ATM). K. Williams stated that the proposed changes are to the northwest corner of the existing bank located at 101 S. Benton Street, Woodstock, IL on the 1<sup>st</sup> floor.

K. Williams indicated existing elevations: 3 existing window openings on both the North and West elevations. BMO Harris proposes to replace an existing window and base planter on the West side with aluminum framing and a 3-foot wide door to create an entry to the vestibule. Indicating BMO brand, vinyl graphics will be installed on the inside of the transom window over the door.

A. Stebbins asked if there would be any change in size of the opening vestibule. K. Williams stated that the width and height of the opening will not change.

E. Wilson asked if the BMO logo is applied to existing glass. K. Williams stated that it is applied to existing glass.

K. Williams stated that a window on the North side actually falls within the ATM secure room and he is contemplating whether to use a window shade grey vinyl on the entire window, or construct a wall behind the window.

E. Wilson asked if the exterior is private. K. Williams replied correct.

A. Stebbins asked if grey or dark vinyl would be applied to the E. Jackson Street side of the building. K. Williams replied "yes".

A. Stebbins stated that his preference is like what was done at the movie theater with dark tinted glass built to obscure the wall behind it. E. Wilson agreed and stated that it's less obtrusive.

E. Wilson asked if putting a film on the interior glass gives the same surface reflection as the rest of glass. K. Wilson replied "yes" and stated that if necessary they will do dark vinyl film on the interior E Jackson glass.

A. Stebbins asked the Commission if they agreed with Nancy Baker's response in the findings of fact. The Commission agreed.

K. Williams asked if it's necessary that it's vinyl instead of a room darkening shade.

A. Stebbins stated that a window darkening treatment such as vinyl film is preferred on the E Jackson St. window if security requires it.

The Commission reviewed and completed the Certificate of Appropriate Findings.

R. Paglialong moved to approve a Certificate of Appropriateness for the work as described with the stipulation that a film on the window or a room darkening shade be used if a security wall becomes necessary or instead of a security wall. E. Wilson seconded. All members voted aye and the motion was approved.

**B. 100-102 N. Benton---Certificate of Appropriateness for storefront improvements**

Jim Prindiville of 214 W. Judd Street appeared before the Commission requesting approval to make the following changes to 100 and 102 N. Benton: restore an original window opening on the south side of the building, replace two windows on the south side, and remodel the store front entrances including new awnings. J. Prindiville stated that he would like to make changes to the building by adding an entrance and modifying another entrance. J. Prindiville showed a photo of the building to the Council to clarify the location of entrances and other storefront details including windows, bricks and knee walls. J. Prindiville stated that one entry will have a sidelight however the other storefront has a brick wall which makes installing a sidelight difficult.

A. Stebbins asked if there is any way to salvage the brick because the Illinois Historic Preservation Agency identified brick as having historical significance. J. Prindiville replied that there is but his mason told him that it would be very difficult to remove the mortar and very time consuming, thus expensive.

J. Prindiville also clarified that nothing structural is being altered, the rhythm of the storefronts will be maintained and retractable awnings will match existing awnings.

J. Prindiville also clarified the plans for the windows and confirmed that the sills will match the first three sills and that there are no plans to restore other brick openings.

A. Stebbins asked if J. Prindiville intends to apply for façade improvement funds and advised that the deadline to apply is February 1, 2015.

The Commission reviewed and completed the Certificate of Appropriate Findings.

R. Paglialong moved to approve a Certificate of Appropriateness for the work as described. E. Wilson seconded. All members voted aye and the motion was approved.

**V. Other Updates**

N. Baker stated she will be meeting with an architect regarding storefronts on two buildings on North Benton Street. She also updated the commission on the courthouse stair project. The stair project is moving slowly. She displayed a picture of the project and stated one of the goals was to try and save as much of the stone walls as possible.

E. Wilson asked what the estimated completion date was.

N. Baker replied that it would be a couple of weeks late and they will probably be constructing a temporary shelter to hold in heat so the mortar can set. The timing has been frustrating, but

they will finish the courthouse, then do the work on the Creperie. They had hoped to get this all done by Thanksgiving, but now it looks like it will be early 2015.

R. Paglialong asked about the opening for the Public House.

N. Baker was unsure when they will be able to serve inside, hopefully soon after thanksgiving or early December.

R. Paglialong also asked about the fireplace and why that needed to come to the HPC. The commissioners and Baker discussed the fireplace installation and patio work, both of which were considered landscaping and necessitated HPC approval.

A. Stebbins asked about the banners by Seasons by Peg. N. Baker was unsure if they had come down yet. The city's enforcement officer who was handling the sign no longer works for the City of Woodstock.

**VI. ADJOURNMENT:**

Motion by A. Stebbins, second by R. Paglialong, 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 8:05 PM.

Respectfully submitted,

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Amy Weber – Deputy City Clerk