

**CITY OF WOODSTOCK
HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING MINUTES
October 6, 2014
City Council Chambers**

I. CALL TO ORDER

The regular meeting of the Woodstock Historic Preservation Commission was called to order at 7:05 PM by Chairman Allen Stebbins on Monday, October 6, 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. PUBLIC COMMENT

There were no comments from the public.

III. GENERAL BUSINESS

A. COA request for installation of stone on front façade of 125 E. Calhoun Street

Jason Szmurlo, owner of 125 E Calhoun Street appeared before the Commission requesting approval to install stone on the front of his building. The stone will extend from the sidewalk up 36 inches and will be finished with a natural color limestone cap. A rotted board at the base of the wall on the east side will be removed and stone will be installed instead to give the look of a stone foundation. A sample of the proposed stone was provided.

R. Paglialong asked when the original façade was altered. N. Baker estimated the front was altered in the late 1980s or early 1990s. The east side was altered in 1996 and the west side occurred after that.

Chairman Stebbins questioned where the 36 inch height is measured. He stated that the sidewalk slopes from west to east. Mr. Szmurlo stated that the stone will be 36 inches high at the east end of the façade.

E. Wilson asked Mr. Szmurlo to clarify how far he intends to wrap the stone around the corners. Mr. Szmurlo stated it will just return the corner. He can purchase corner pieces or they can be cut in the field.

In response to a question from R. Paglialong, Mr. Szmurlo confirmed that the siding meets the sidewalk.

Chairman Stebbins noted that there were a variety of siding materials. Mr. Szmurlo stated Hardiboard was used on the front, aluminum siding on the east, and vinyl siding on the west. This is how the building was sided when he purchased the building.

Chairman Stebbins noted that the trim boards are flush with the windows and asked what will be done to prevent moisture from getting behind the stone. Mr. Szmurlo said that there will be a drip edge or channel installed to direct the water.

In response to a question from E. Wilson, Mr. Szmurlo said that stone sills will be installed under the windows.

R. Paglialong asked what the historic significance classification of the building is. N. Baker stated that it is classified as “non-contributing.”

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 the finished corner pieces be used for corner returns. E. Wilson seconded. All members voted aye and the motion was approved.

B. UPDATES

In response to a question from R. Paglialong regarding the safety of a second story window at 112 Cass Street, N. Baker stated that the property owner is removing the window and installing another sash temporarily in its place. The original sash will be kept until a decision has been made regarding the restoration or replacement of the windows.

Chairman Stebbins reported that he attended a workshop on historic tax credits and the subject of historic tax credits will included on the regular October HPC agenda.

IV. ADJOURNMENT:

Motion by E. Wilson, second by J. Kurtz-Osborne to adjourn the special 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 7:25 PM.

Respectfully submitted,

Nancy Baker, City Planner