

**CITY OF WOODSTOCK  
HISTORIC PRESERVATION COMMISSION**

February 24, 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, February 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:** City Clerk Dianne Mitchell

**II. APPROVAL OF MINUTES:**

Motion by R. Paglialong, second by J. Kurtz-Osborne to approve the January 27, 2014 minutes of the Woodstock Historic Preservation Commission with the following changes:

Per J. Kurtz-Osborne: Page 1 under General Business, need to add “Osborne” after J. Kurtz.

Per A. Stebbins: Page 4, first line of 4<sup>th</sup> paragraph, should be “during” not “doing.”

Ayes: Chairman Stebbins, R. Paglialong, J. Kurtz-Osborne, E. Wilson. Nays: None. Absentees: None. Abstentions: None. Motion carried.

**II. PUBLIC COMMENT**

No comments from the public.

**III. GENERAL BUSINESS**

**A. Sign Variation: 126 Benton Street—Public Hearing**

Motion by E. Wilson, second by R. Paglialong to open the Public Hearing at 7:04 PM. Ayes: Chairman Stebbins, R. Paglialong, J. Kurtz-Osborne, E. Wilson. Nays: None. Absentees: None. Abstentions: None. Motion carried.

Fred Bruchsaler, one of the owners of Liquid Blues, stated that they are trying to clean up the whole general area, which has been neglected in his opinion. He reported that he has been coming to the City quite a bit asking how to do it correctly. He advised that one of the problems that the business has had is no signage. He stated that there is a sign on the back of the building but he really wants something on the front.

F. Bruchsaler reported that there had always been a sign off the corner when it was Uncle Dan’s and noted that the brackets are already there. He stated that to put another bracket system up there is thousands of dollars. He wants to use what is up there which is solid steel and already has the electric. He referenced the photos he submitted and pointed out the bracket which he will use to hang a two-sided sign that can be seen

from all different directions from that corner. He advised that it will be lit up since everything is there.

F. Bruchsaler stated that the sign is supposed to be at 90 degrees from the building; however, the original bracket is 45 degrees noting that the prior sign hung there for seventeen years. He is asking for a variance to put the sign back originally where it was historically and to help the business since you would be able to see it from all angles. He stated that if he puts it at 90 degrees he loses a lot of exposure. He advised that size of the sign meets all the codes and he stated that it be secured with chains. He stated that it will be constructed with outdoor material.

A. Stebbins questioned the sign material and F. Bruchsaler advised that it is an MDO which is made for outdoor use. He stated that it is a pressed, composite board that is made with resins in it so it doesn't break down from moisture.

R. Paglialong questioned if the sign will be painted and F. Bruchsaler advised that it is an adhesive outdoor label that is UV protected. He stated that the edges will be sealed with paint. A. Stebbins questioned the lighting and F. Bruchsaler stated that right now there are halogen lights and noted that there might be a chance he may have to change them or replace them, but it won't be different then what is there.

E. Wilson stated that she likes the idea of the having the sign on the corner because otherwise you would need two signs which would make it look cluttered. J. Kurtz-Osborne thanked him for caring about his property.

A. Stebbins noted that no one was in attendance at the meeting for public comment and advised that public hearing notices were mailed to adjoining properties.

Motion by R. Paglialong, second E. Wilson to close the public hearing at 7:12 P.M. Ayes: Chairman Stebbins, R. Paglialong, J. Kurtz-Osborne, E. Wilson. Nays: None. Absentees: None. Abstentions: None. Motion carried.

Motion by E. Wilson, second by J. Kurtz-Osborne to approve the sign variance request for 126 Benton Street. Ayes: Chairman Stebbins, R. Paglialong, J. Kurtz-Osborne, E. Wilson. Nays: None. Absentees: None. Abstentions: None. Motion carried.

**A. 101 N. Johnson Street Certificate of Appropriateness to allow installation of crenellation at top of dome**

A. Stebbins stated that the crenellation would be a nice restoration on the dome and then questioned if the widows walk will be done in the future. N. Baker advised that it isn't something they are currently planning right now.

R. Paglialong questioned if the flagpole will not be going up and N. Baker affirmed. She stated that the lightening protection in the bid for the dome was really expensive and noted that they have asked the contractor to come back with an alternative. She stated that they came back considerably lower but advised that she is thinking that it

would be nice to have a small, decorative spire up there. She stated that she can bring it back to HPC if and when she finds something.

The Commission went through the COA checklist and conceded that the request met the requirements.

Motion by R. Paglialong, second by J. Kurtz-Osborne to approve the 101 N. Johnson Street Certificate of Appropriateness to allow installation of crenellation at top of dome. Ayes: Chairman Stebbins, R. Paglialong, J. Kurtz-Osborne, E. Wilson. Nays: None. Absentees: None. Abstentions: None. Motion carried.

## **B. Discussion of Historic Walking Tour as part of Historic Preservation Month and Woodstock Celebrates Orson Welles weekend**

A. Stebbins stated that the Commission needs to come up with a time to do the tour which he can then forward on to Kathleen Spaltro who is putting together the calendar of events for the festival. He suggested that he can put together, based on the walking tour, a brief synopsis of properties that they would want to feature. He stated that he would forward it to Nancy to make sure it is correct. He is hoping that by April the Commission can meet outside and do a quick walk-around and go through it.

A. Stebbins suggested doing the tour that Saturday at 1:00 p.m. He stated that he believes there is a break in their events around 12:30 p.m. or 1 p.m. and they aren't reconvening until 2 p.m. He stated that the 1:00 p.m. timeframe on a Saturday is good because it is about the time the Farmers Market is ending and they might potentially get more people to show up to the tour. He stated that he thought it would be an hour tour. He stated that hopefully there will be enough people so that the Commission members can split up and take smaller groups. He advised that if there isn't a large group, then they could all go together and take turns discussing the properties around the Square. He noted that they can point out the Old Courthouse and pepper the walking tour with Welles facts along with any other movie types of things.

J. Kurtz-Osborne stated that she has concerns with the whole organization and how it is going to pan out and the interest. A. Stebbins stated that the way he is approaching this with K. Spaltro is that the Commission is not part of the festival but are offering it as part of National Historic Preservation Month. He suggested promoting it in the Independent and through the Joint Council. He advised that he shares her concerns.

R. Paglialong questioned how they will proceed and A. Stebbins stated that if the time frame of that Saturday at 1:00 p.m. works then they will start publicizing it. He stated that the Joint Council is next month and they will be asking for events for their calendar for Preservation Month. He noted that they can put it in the City Manager's letter, in the Independent and send a press release to the Northwest Herald.

A. Stebbins stated that by next month he will have a draft for the Commission to review. N. Baker questioned if they will set a rain date and the Commission decided they would just cancel it. A. Stebbins stated that they would meet on the steps of the

Opera House. He advised that he will draft the tour and send it to N. Baker. The Commission conceded that the day and time will work for the tour.

### **C. Updates**

A. Stebbins advised that he talked to N. Baker about the cracked window at the Thoughtfulness Shop which has been covered up with plywood since homecoming. N. Baker advised that the owners found that it is more complicated than it originally seemed and it has taken them awhile to get it figured out. She noted that they aren't planning on replacing it until the weather is better. A. Stebbins stated that he wanted to raise the issue because it has been five months. He questioned the boarded up window above the smoke shop and N. Baker advised that she approved a COA for Marvin aluminum clad wood windows. She advised that they will be replacing both windows on the upper floor.

A. Stebbins questioned the status of the potential digital sign by the Opera House and N. Baker advised that she talked to Roscoe Stelford who advised that the City Council did not like any of the recommendations from the consultant. She stated that the Opera House Advisory board is doing the first review and once they have new recommendations they will bring them forward.

A. Stebbins stated that the March meeting falls during spring break and the Commission picked March 17, 2014 as the alternate date for the March meeting.

N. Baker reported that Kelsey Shipton, the intern that did the survey, is now working for U.S. Heritage Group which does masonry work. She advised that the owner, Mario, is willing to do some public speaking and K. Shipton was wondering if HPC would be interested in having him come out to do a workshop. N. Baker stated that she will work through K. Shipton and noted that she doesn't want to do anything too soon because she wants to promote it well, invite the Joint Council and try to get the word out to building owners in Woodstock.

A. Stebbins questioned if it is something that could be offered during May. N. Baker advised that they haven't talked timing and A. Stebbins suggested throwing out the idea of May. A. Stebbins questioned if they would do it in the community room of the Opera House or at the library and N. Baker stated they could do it at City Hall or the library community room.

### **D. Continue review of historic district contributing and non-contributing buildings starting with site 214**

214: non-contributing, integrity poor, condition good

215: agree

216: agree

219-222: agree

223: contributing, poor, poor

224: requested more information on when the addition was put on

225: N. Baker will research further

226-228: agree

229: contributing, integrity fair, condition good

230: contributing, integrity fair, condition good  
231: agree  
232: agree  
233: non-contributing, integrity N/A, condition good  
234: non-contributing, integrity N/A, condition good  
235: non-contributing, integrity N/A, condition fair  
236: non-contributing, integrity N/A, condition good

**V. ADJOURNMENT:**

Motion by E. Wilson, 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 8:07 PM.

Respectfully submitted,

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Dianne Mitchell – City Clerk