

Woodstock Historic District Commission
Regular Meeting via Zoom
Wednesday, February 23, 2022, 6:30 p.m.
Minutes

1. Call to Order: 6:39 p.m. by Chairperson Gail Usher. Present: Commission Members Gail Usher, Pat Mule, Stan Swanson, Harold Bishop, and Karen Olah; members of the public Margaret Back, and George McColgan.
2. Appointment of alternates: Pat Mule was appointed as a regular member for the meeting.
3. Public Hearings: Public hearing for 556 Route 169, Roseland Cottage, Woodstock, CT for changes to the front entrance, and for 435 Route 169 for replacing roof shingles. After the legal notice was read, Margaret Back presented the proposed project to add a hand rail to the front entrance , along with wooden steps that would be added to the side of the granite steps. Without the changes, the steps are difficult for many people to use when entering Roseland Cottage. Margaret Back showed pictures of the proposed changes. The hand rail will be three or four inches from the wall and will be either bronze or stainless steel made to look like bronze. It will be attached to the Cottage with two escutcheons. The wooden steps will overlay the left side of the granite steps, and will be made of African Mahogany, which is a very heavy wood. The steps will not be attached to the granite steps, and will be removed seasonally. The wooden steps will not be visible from the road. It is anticipated that the steps will have to be replaced every eight to ten years. Discussion took place concerning possible issues with water, and Margaret confirmed that they will be closely monitored. Both the railing and overlay steps should significantly enhance visitor safety. The Commission thanked Margaret Back for her presentation. Harold Bishop moved to close the public hearing; Pat Mule seconded; approved unanimously. A brief discussion took place among Commission members. Before the vote on the project, Gail Usher recused herself. Stan Swanson moved to approve the project as presented; Pat Mule seconded; approved unanimously.

435 Route 169 for re-roofing. George McColgan presented the proposed re-roofing and provided several slides showing the property. Also a sample of the new shingles was provided to the Commission. The property is a two family residence. The second floor tenant notified the owner of leaks after rain. The owner attempted to have repairs made, but the leaking continued so replacement became necessary. The old roof was three tab shingles, but they could not be obtained so Owens- Corning Chateau Green architectural shingles were used, similar in color to the original shingles. The new roof was installed on November 30, 2021, prior to submission of the application. No other changes were made that were visible. New leading was placed at the chimney, and some faulty roof wood was replaced. Karen Olah moved to close the public hearing; Pat Mule seconded; approved unanimously. After brief discussion by the Commission, Stan Swanson moved to approve the application as submitted; Harold Bishop seconded; approved unanimously.
4. Review of Minutes of Regular Meeting of January 26, 2022. Stan Swanson moved to approve the January minutes; Harold Bishop seconded; unanimous approval.

5. Correspondence: Gail Usher received correspondence related to the two public hearings. No other correspondence.

6. Public Comment: None.

7. Project Consultations: None.

8. Old Business:

Commission membership: Harold Bishop will submit a request to Gail Usher to change from a regular member to an alternate member; Pat Mule will submit a request to Gail Usher to change from an alternate member to a regular member. Upon receipt, Gail Usher will submit the requests to the Town Selectmen.

Rusty Relic property: There was a long discussion by the Commission outlining the outstanding issues with this property, which include the porch, the ramp, the rain garden, plant screening in front of the ramp, large decorative items installed on the buildings, and gates. The discussion focused on what is the best strategy to bring the property into compliance with historic district regulations. In an effort to establish a working relationship with the owners Pat Mule has offered to meet with the owners and attempt to re-establish lines of communication.

Other: Issues still remain with the property that installed an above ground pool and with Woodstock Academy plantings. These will be addressed in future meetings.

9. New Business: None

10. Adjournment: Motion to adjourn by Stan Swanson; seconded by Harold Bishop. Unanimous approval at 7:54 p.m.

Respectfully submitted by Earl Manz, Acting Clerk.

These minutes may be published but the Commission does not approve them until the next regular meeting. The link to the Zoom meeting is