

**MEETING MINUTES**  
VILLAGE OF WOODSTOCK  
VILLAGE DESIGN ADVISORY COMMITTEE  
31 The Green  
Woodstock, VT 05091

The Village Design Advisory Committee held a public meeting on September 20, 2022, to conduct the following business:

Members In Attendance: Bev Humpstone, Phillip Neuberg, Jack Rossi, and Ellen Soroka  
Others present: Mollie Parent, and Thaila Tringo

**Call to Order:**

Phil Neuberg called the meeting to order at 4:00 PM.

**Hearings:**

**A. V-3736-22 – Andrew Heyward:**

Based upon additional information provided by the applicant, and with assurance that the character defining second floor porch railing is to remain in place, board members expressed general satisfaction with the design of the proposed new front lawn fence.

Phil Neuberg moved to recommend the design for approval as submitted.  
Bev Humpstone seconded the motion.

**VOTE: 4-0. Approved.**

**B. AD-V-3678-22 – 4 Mechanic St.:**

Various questions were raised relative to the design, use, siting, and proposed surface finish(es) for this structure which has been erected prior to VDAC review. Again, without the applicant present to answer questions and others, it was impossible for the VDAC to make a recommendation.

Bev Humpstone moved to table the discussion for formal review until such time as the applicant can be present in person or on-line to address the concerns and questions.  
Phil Nueberg seconded the motion.

**VOTE: 4-0. Motion Approved.**

**C. V-3737-22 – Thalia Tringo:**

Thalia Tringo presented the project as a restoration of the façade based upon photo documentation. The proposed door is a custom replacement single, 4'-00 unit to approximate the overall configuration, stiles, rails and panels shown in the pair of what were likely 2'0" leaves (shown in the photograph) While glass is proposed for the bottom panels, Tringo agreed

to the request to replace the lower panels with solid wood panels and use tempered glass only above the middle rail, which would appear mor period appropriate.

Tringo further explained that she has been working closely with Kara Kettenbach (the owner of the adjoining property at 21 Central) so that the entire faced of the block will appear unified. For example, the same craftsmen are repairing the original windows on both properties and these windows will then be dressed in custom storm windows to both provide greater energy conservation and proportion to the newly painted wood sash.

She is working with the VT State Office of Historic Preservation to secure federal tax credits for this income producing project. Mr. Neuberg explained that this will ensure the VDAC that all work shall meet the Secretary of the Interior's Standards. The board members each expressed satisfaction with the proposed changes.

Phil Neuberg moved to recommend the design for approval as submitted.

Jack Rossi seconded the motion.

**VOTE: 4-0. Approved.**