



TOWN OF ROXBURY CONNECTICUT

Historic District Commission

29 North Street • P.O. Box 203 • Roxbury, CT 06783-0203

ROXBURY HISTORIC DISTRICT COMMISSION SPECIAL MEETING MARCH 28, 2018 MINUTES

CALL TO ORDER

The meeting was called to order at 7:32 p.m.

Present: C. Haver, J. Huber, E. Lacy, G. Miller, C. Raymond, W. Walker, K. Yovan; A. Daly, M. Daly, J. Murphy

APPROVAL OF MINUTES

The minutes of the 21 February meeting were accepted with a corrected date.

PUBLIC HEARING

The owner of the Orlando Lewis Homestead proposes to enclose a screened porch with windows and clapboard. (W. Walker stepped down as an adjacent neighbor.) C. Raymond read the application with its particulars: 32" x 52" windows with drip cap - two on the south side, three on the east - the same as on the house, cedar clapboards with the same reveal as the house, existing door on porch will have mulleins, decorative corner boards will be incorporated. C. Haver asked if the siding would be behind the post. It will. The roof pitch will be the same as existing. C. Raymond asked if the tops of the windows will align with those of the house. They will. E. Lacy remarked on the appreciation of the irregular spacing of the windows on the house which was repeated on the porch. As there were no further comments or questions, the public hearing was closed.

The HDC reviewed the application which addressed the concern and questions raised at the pre-hearing. C. Raymond made a motion to approve the application as submitted; G. Miller seconded. The HDC voted:

- Aye - Haver, Huber, Lacy, Miller, Raymond, Yovan
- Nay - none.

The motion passed unanimously.

Following the public hearing, W. Walker suggested that in the future, the HDC should cite specific guidelines in the Design Criteria when reviewing an application. G. Miller noted that several of these Guidelines were cited in the prehearing. It was agreed that in the future, HDC members would cite specific guidelines when voting on an application.

BUSINESS

George Hurlburt House

The house is experiencing renovations that alter its Greek Revival appearance. Although it is not in the HD, W. Walker suggested the HDC that it would be a valuable exercise for the HDC to review how the Design Criteria would address such renovations if they were within the HD. New 4 pane windows have been installed. C. Haver noticed that they are casement windows not double hung as were the originals. The later bay windows, which were not part of the original design, have been retained. C. Raymond remarked on the addition of two cupolas. It was noted that the renovation changes the original style and character of the house. The HDC reviewed the portions of the Design Criteria which would address these types of alterations if proposed within the HD.

Preservation Ordinance letter

J. Huber will work on the wording of the will-do-will-not-do enclosure.

Design Criteria

J. Huber distributed copies of the final draft. W. Walker will proof and then it will be put on the website replacing the existing DC.

Rte. 199 Development

E. Lacy reported on the Inland/Wetlands public hearing. The many discrepancies and resulting confusion of the maps were highlighted by professionals who questioned the feasibility of building on such prime aquifer land. The public was to be continued but the application was withdrawn. No one assumes that this is the end of the issue.

Barn on Good Hill

C. Raymond sent a letter and photos of the damage to the roof to the owner in NYC. His inspection revealed that the structure is still in good shape. No response as yet. He and W. Walker also mentioned that the large barn at the Squire's has a hole in its roof.

Bank Sign

W. Walker sent a letter to the manager pointing out that the sign is in violation. No answer yet.

Vacancy

M. Jonker does not feel able to continue her membership. D. Antone had attended a HDC meeting a while ago when he expressed interest. W. Walker had a lunch interview with him to gauge his continuing interest. The HDC discussed his participation in the commission. W. Walker asked for a vote to invite D. Antone to join.

The decision of the HDC was a unanimous "Aye". W. Walker will contact M. Jonker for a resignation letter to the Selectmen and will ask them to appoint D. Antone in her place.

ADJOURNMENT

The meeting was adjourned at 9 p.m.

Respectfully Submitted,

Georgette Miller

Georgette Miller, Clerk

The next meeting of the HDC is:

Wednesday 18 April 7:30 p.m. Roxbury Town Hall