



TOWN OF ROXBURY CONNECTICUT

Historic District Commission

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

ROXBURY HISTORIC DISTRICT COMMISSION REGULAR MEETING JANUARY 15, 2014

MINUTES

CALL TO ORDER

The meeting was called to order at 7:35 PM.

Present: C. Haver, M. Jonker, G. Miller C. Raymond, W. Walker

APPROVAL OF MINUTES

Regular Meeting – December 18, 2013

The minutes of the 18 December meeting were accepted as submitted.

BUSINESS

Budget

Last year's budget amount was \$675. G. Miller made a motion to requested \$675 for fiscal year 2014-25; C. Raymond seconded. The motion was passed unanimously. G. Miller will get the paperwork to K. Baron.

Blight ordinance

C. Raymond presented a rough draft outlining the HDC's position on a proposed ordinance. Suggestions included using concrete examples, e.g. the Leavenworth House, to illustrate the HDC's concerns. Members will work on the draft and review at next meeting.

PA 3-181

G. Miller has not yet heard from the CT Trust re: attending one of our meetings to explain the legislation. B. Henry would also like to attend.

ADJOURNMENT

The meeting was adjourned at 8:30 PM.

Respectfully Submitted,

Georgette Miller

Georgette Miller, Clerk

The next meeting of the HDC is:

Wednesday 19 February 7:30 pm Roxbury Town Hall



TOWN OF ROXBURY CONNECTICUT

Historic District Commission

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

ROXBURY HISTORIC DISTRICT COMMISSION REGULAR MEETING FEBRUARY 19, 2014

MINUTES

CALL TO ORDER

The meeting was called to order at 7:32 PM.

Present: J. Huber, G. Miller, C. Raymond, W. Walker

APPROVAL OF MINUTES

The minutes of the 15 January meeting were accepted as submitted.

BUSINESS

Solar

There is a move to install solar panels in Roxbury; several informational meetings have been held here and in Washington. The last time solar panels were proposed, town and the Congregational Church came to the HDC for guidance on locating the panels. The two historic structures involved were the barns on South Street and the Church. In both cases, the recommendation was not to attach the panels to the historic structure: for the Church, the site was the addition; for the barns, the site was free standing panels on the ground. The company promoting the solar soon folded so there was not further discussion or recommendations from the HDC. At this time, the HDC would recommend for **all** historic houses in Roxbury that owners avoid using the historic house and attach the panels to auxiliary buildings. This recommendation will be posted on the website and in the next Selectman's newsletter. Other items will include information on "permanent" paint (the Litchfield Historic Society reported on the damage caused and the removal difficulty on the Tapping Reeve Law School) and call attention to the Ct Trust's website on how to make an old house more energy efficient without compromising the historic character.

Roxbury Station

The Conservation Commission asked W. Walker if the HDC had any suggestions for uses for the building. W. Walker reviewed the HDC's involvement and thought that Arenthus Farm in Litchfield might be contacted and urged to establish an ice cream parlor in the building. The HDC enthusiastically supported the suggestion. W. Walker will attend a CC meeting on 08 March.

Blight Ordinance

C. Raymond researched the New Milford ordinance and outlined the provisions. All agreed if such an ordinance had been in force in Roxbury, the Leavenworth House might have been saved and it would provide the means to safeguard antique barns which are more seriously threatened. C. Raymond will e-mail the ordinance to the HDC and W. Walker will work on the cover letter and distribute to members.

Market sign

W. Walker has had no word from the owners.

Stationery

J. Huber will present examples at the next meeting.

Senior Center

B. Henry has noticed that the cedar post for the lamps have rotted and requests the HDC to make a recommendation. The library and town hall have black metal posts and using pressure treated wood would have

extended their life. W. Walker will take photos of these lamps. The HDC noted that the new posts should remain the same height as they are now.

Membership

It was proposed that R. Stevenson be replaced by Liz Lacy, who has a background in preservation, worked with HDC and Ct Trust to stabilize and renovate the Charles Glover Homestead barns on her property and has expressed interest in joining the HDC. The HDC members agreed. W. Walker will speak to B. Henry.

ADJOURNMENT

The meeting was adjourned at 8:40 PM.

Respectfully Submitted,

Georgette Miller

Georgette Miller, Clerk

The next meeting of the HDC is:

Wednesday 19 March 7:30 PM Roxbury Town Hall



TOWN OF ROXBURY CONNECTICUT

Historic District Commission

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

ROXBURY HISTORIC DISTRICT COMMISSION REGULAR MEETING MARCH 19, 2014

MINUTES

CALL TO ORDER

The meeting was called to order at 7:32 PM.

Present: C. Haver, J. Huber, M. Jonker, L. Lacy, G. Miller, C. Raymond, W. Walker

APPROVAL OF MINUTES

Regular Meeting – February 19, 2014

The minutes of the 19 February were accepted with clerical error corrected.

BUSINESS

New member

The HDC welcomed Liz Lacy to the commission. She has a background in architecture and design as well as practical experience restoring the antique barn on her property.

Smart Growth

G. Miller, chair of the study group, distributed a copy of one of the recommendations: a small house/small lot subdivision. The group now formed to prepare zoning regulations is focusing on condominiums. The intent of the SG2 in proposing SH/SL was to provide access to housing in Roxbury for families just starting out and with small children, and to reintroduce a housing stock that has disappeared in town. G. Miller asked if each member would read the recommendation and attend any public hearings on the matter.

John Lewis House

There was a fire at the address: it consumed the modern rear addition and fortunately did not touch the original house.

Blight ordinance

B. Henry requested the HDC to formulate an ordinance. The HDC does not have the expertise, so decided to endorse the idea of a blight ordinance. Using the example of the ordinance enacted in New Milford, a letter was composed. W. Walker read the letter and the enclosure to the commission. C. Raymond made a motion confirming the HDC's approval of the letter; G. Miller seconded. The motion was passed unanimously.

Market sign

The HDC has had no word from the owners.

Stationery

J. Huber designed a new letterhead. The HDC gave its approval to the new typeface.

PA 13-181

The Alliance Review printed an article outlining the new state act that permits a preservation commission to oversee properties on the State and National Registers. The CT Trust is holding workshops on this but the three planned are too far away; it is hoped that they will have one closer to us. Jane Montenegro of the CT Trust plans to attend an HDC meeting. Now that the weather is breaking, she may be able to schedule a trip to Roxbury.

Conservation commission

W. Walker attended a meeting re: Roxbury Railroad Station House. One use suggested for the building was an ice cream parlor. W. Walker reviewed the efforts of the HDC to preserve the property, including site visits for other town commissions and research and paperwork for listing on the National Register of Historic Places. She offered the HDC's help for this cause.

ADJOURNMENT

The meeting was adjourned at 8:45 PM.

Respectfully Submitted,

Georgette Miller

Georgette Miller, Clerk

The next meeting of the HDC is:

Wednesday 16 April 7:30 PM at Roxbury Town Hall



TOWN OF ROXBURY CONNECTICUT

Historic District Commission

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

ROXBURY HISTORIC DISTRICT COMMISSION REGULAR MEETING APRIL 16, 2014

MINUTES

CALL TO ORDER

The meeting was called to order at 7:32 PM.

Present: C. Haver, L. Lacy, G. Miller, C. Raymond, W. Walker; L. Bedini

APPROVAL OF MINUTES

The minutes of the 19 March meeting were accepted with clerical errors corrected.

BUSINESS

Pre-hearings

St. Patrick's Church would like to reconfigure the front steps. W. Walker passed around a picture of the existing steps. L. Bedini is proposing to regularize the treads and risers (risers now vary from 9-11") to 12" treads and 5" risers adding 2-3' more to the length. The steps would be granite and the parapet would be extended to the steps end. There is a metal railing that would be extended. The HDC was unsure of the visual impact of an extended stone parapet and requested a sketch with dimensions and a plot plan showing the proposed length of the steps. L. Bedini will contact B. Henry to submit an application for a hearing on 21 May.

Hat Shop

The owner would like to erect a picket fence on the east and west sides of the house. The application included a materials list and a photo of the proposed fence. The HDC felt that the drawing was unclear and that the pickets of the fence should be straight across the top. W. Walker will contact J. Krizan.

Grant Training Sessions

Since there is no immediate project, the HDC will pass on this session.

Blight Ordinance

The HDC has not had a response from B. Henry to the letter. Since a statewide blight ordinance is expected in 2014, it may provide a template.

26 South Street

A prospective owner called W. Walker to find out what restrictions are imposed on the house by the National Register designation. W. Walker explained the provisions and provided some examples of possible additions to house that would respect its integrity.

ADJOURNMENT

The meeting was adjourned at 8:50 PM.

Respectfully submitted.

Georgette Miller

Georgette Miller, Clerk

The next meeting of the HDC: Wednesday 21 May 7:30 PM Roxbury Town Hall



TOWN OF ROXBURY CONNECTICUT

Historic District Commission

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

ROXBURY HISTORIC DISTRICT COMMISSION REGULAR MEETING MAY 21, 2014

AGENDA

CALL TO ORDER

The meeting was called to order at 7:35 PM. C. Haver chaired.
Present: C. Haver, J. Huber, M. Jonker, L. Lacy, G. Miller; J. Krizan

APPROVAL OF MINUTES

Regular Meeting – April 16, 2014

The minutes of the 16 April meeting were accepted as submitted.

PUBLIC HEARING

Hat Shop

The owner proposed to erect a picket fence in the front to the west and east of the Lathrop Hat shop. (C. Haver and G. Miller stepped down are abutting and adjacent neighbors; J. Huber chaired the public hearing for this application.) J. Krizan presented the application which includes a gate on the west side of the scalloped fence and a more precise plot plan. J. Krizan noted that the cedar fence was well made by a New Hampshire company. L. Lacy remarked that the scallop was not in keeping with the HD, it seems too modern and would prefer a spindle or slat fence. J. Krizan said he had walked around and looked at fences in the HD and didn't notice any consistency. J. Huber asked to further questions or comments. As there were now, the next application was presented.

St. Patrick's Church

The next application was from St. Patrick's to rebuild the entry steps increasing the number to 8 and extending the parapet. As there was no one representing the church, C. Haver read the application (G. Miller also returned) which includes new wrought iron railings. The extension of the parapet would step down half the existing parapet's height and reach to the end of the last step. C. Haver asked for further questions or comments. As there were none, the public hearing was closed.

BUSINESS

Hat Shop

The HDC considered the Hat Shop application. (C. Haver and G. Miller stepped down.) J. Huber distributed photos of fences in the HD and around old houses Roxbury. He noted that there are no scalloped fences and mentioned that fence companies tend to create "heavy" fences and posts and these local examples are graceful and narrow. L. Lacy agreed and believed there were enough examples for J. Krizan from which to model his fence. J. Huber made a motion to accept the application with the stipulation that the fence be a 36" high straight picket fence with a scalloped gate. L. Lacy seconded. J. Huber called to a vote; Aye – Huber, Jonker, Lacy; Nay – none. The motion was passed unanimously.

St. Patrick's Church

The HDC discussed the application from St. Patrick's. L. Bedini, at the pre-hearing, explained the process of bring the steps up to code and the use of natural stone instead of concrete. The mass of the parapet remains an issue. G. Miller suggested that the parapet remain as it is, revealing the new stone steps, with new railing on both sides. G. Miller made a motion to accept the application with the stipulation that the parapet not be enlarged so the new stone steps would be visible and a new railing be installed on both sides of the step. C. Haver seconded. C. Haver called for a vote: Aye – Haver, Huber, Jonker, Lacy, Miller; Nay – none. The motion was passed unanimously.

Cell Tower

A new cell tower is proposed on a site off Rte. 47 that is in Roxbury. Comments re: effect on historic houses was requested. The topographic map shows that the tower will be high up a steep hill accessed by a switchback road. There are two vintage houses across the way, but neither will see the tower. Since there is no impact, the HDC need not reply.

Barn Site Visit

The HDC at the request of the Building Department visited a barn at 5 Carriage Lane that the owner was told would need to be demolished. J. Huber, L. Lacy, G. Miller and W. Walker went to the site and looked at the structure. A wall is buckling out but can be economically repaired. The HDC recommended a repair of the bowed wall instead of removal. C. Mulberry was pleased since she prefers preservation. In a follow-up, J. Huber reported that a contractor had suggested reconfiguring another barn by relocating the garage doors (along with earth removal) to provide the needed space for cars and access instead of demolition and construction of a new structure.

ADJOURNMENT

The meeting was adjourned at 8:45 PM.

Respectfully Submitted,

Georgette Miller

Georgette Miller, Clerk

The next meeting of the HDC is:

Wednesday 18 June 7:30 pm Roxbury Town Hall



TOWN OF ROXBURY CONNECTICUT

Historic District Commission

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

ROXBURY HISTORIC DISTRICT COMMISSION REGULAR MEETING JUNE 18, 2014

MINUTES

CALL TO ORDER

The meeting was called to order at 7:38 PM.

Present: J. Huber, M. Jonker, E. Lacy, G. Miller, C. Raymond, W. Walker

APPROVAL OF MINUTES

Regular Meeting – May 21, 2014

The minutes of the 21 May meeting were accepted with clerical errors corrected.

BUSINESS

Budget

The fiscal year ends 30 June and to date the HDC has spent \$429.49 or 63% of the budget.

Barn Book

J. Huber spoke to W. Ferris of the Roxbury market who would like to sell the book. E. Lacy offered to take charge of making the arrangements. She will also contact River Bank Farm at the gas station. She and W. Walker will visit Maple Bank Farm to collect the money owed.

Historic barn

The Morse Leavenworth barn on Painter Hill Road is in serious disrepair: the roof on the roadside has collapsed due to an unrepaired hole in the roof. The Building department called W. Walker to advise the HDC that the owners were considering demolishing the barn. If they did apply for the demolition permit, the 90-day demolition delay would be overridden by J. Blaney because of a public safety factor. Three years ago, the owners applied to the ZBA for a variance to convert the barn into an in-law house, however they did not file the permit. W. Walker spoke to the owner to explore options to save the structure including filing for the permit now. If the barn is totally demolished, according to the zoning regulations, it cannot be re-erected on the same footprint. Other options include checking the homeowners insurance, contacting the CT Trust Circuit Rider and getting someone local to look at the barn to make an assessment. C. Raymond volunteered.

Zoning Rules

The rules regarding demolished structures as above requires a reconstruction within a year of demolition if it is to follow the original footprint. If 25% of the structure is left remaining, the construction can be considered a restoration on the same location. This rule has significance for all the town's historic barns, but most significantly for one in the HD which, according to these regulations, cannot be reconstructed as original. The Leavenworth barn also emphasizes the need for a blight ordinance, which if it has been on the books would have permitted the building official to order a tarp to cover the hole in the roof before the damage became so severe.

Headstone

A broken section of a headstone of Lydia Bronson Died 1862 wife of Butler Bronson was found on a property on Ranney Hill. The owner contacted the HDC to offer it for preservation. W. Walker took pictures of the headstone and will contact P. Hurlbut to see if he can identify it. G. Miller spoke to M. Frohme of Hodge Library and Museum who would be happy to have it as part of the collection.

ADJOURNMENT

The meeting was adjourned at 8:35 PM.

Respectfully Submitted,

Georgette Miller

Georgette Miller, Clerk

The next meeting of the HDC is:

Wednesday 16 July 7:30 pm Roxbury Town Hall



TOWN OF ROXBURY CONNECTICUT

Historic District Commission

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

ROXBURY HISTORIC DISTRICT COMMISSION REGULAR MEETING JULY 16, 2014

MINUTES

CALL TO ORDER

The meeting was called to order at 7:35 PM.

Present: E. Lacy, G. Miller, C. Raymond

APPROVAL OF MINUTES

Regular Meeting – June 18, 2014

The minutes of the 18 June meeting were accepted as submitted.

BUSINESS

Barn Visit

G. Miller and C. Raymond, at the request of the Building Dept., met with F. Hodge at 379 South Street as a demolition permit had been requested. The structure is in poor but not unredeemable. There is some rot and rafters on the addition are failing. The recommendation stated in a letter to J. Blaney was for minimal shoring up and cleaning out of the all the debris would preserve the barn for the future buyer to decide what to do with it. For the ultimate restoration, the west addition, concrete block chimney and north lean-to could be removed. Additionally, if the structure were torn down nothing could be built in its place since it is nonconforming.

CT Trust grant

The HDC and the Conservation Commission are co-writing a grant proposal for the assistance of professionals to determine uses for the railroad station.

St. Patrick's

The stone steps are complete and are attractive.

ADJOURNMENT

The meeting was adjourned at 8:15 PM.

Respectfully Submitted,

Georgette Miller

Georgette Miller, Clerk

The next meeting of the HDC is:

Wednesday 20 August 7:30 pm Roxbury Town Hall



TOWN OF ROXBURY CONNECTICUT

Historic District Commission

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

ROXBURY HISTORIC DISTRICT COMMISSION REGULAR MEETING AUGUST 20, 2014

MINUTES

CALL TO ORDER

The meeting was called to order at 7:35 PM.

Present: C. Haver, M. Jonker, E. Lacy, G. Miller, W. Walker

APPROVAL OF MINUTES

Regular Meeting – July 16, 2014

The minutes of the 16 July meeting were accepted as submitted.

BUSINESS

Jane Montanaro from the Ct Trust will come to our September meeting to explain PA 13-181 and the sample ordinances that the Trust has written. B. Henry will also attend the meeting. Copies of sample ordinances will be e-mailed to members before the meeting.

Leavenworth Barn

C. Raymond and W. Walker met with the owner to carefully inspect the barn to determine what can be saved. Several contractors have submitted bids to take down the structure and to reroof. All were expensive and it was suggested that bids from other contractors might be more reasonable. The derelict portion of the barn with the hole in the roof which abuts the roadside has collapsed. On closer inspection, this was due in part to a sistering job to create the shed-like extension which increased the weight on the rafters. The rafters themselves are in good shape. The HDC suggested that the money required to demolish the barn could be better used to shore it up. Two other elements of the barn, both later additions, could be removed to create a 2 bay barn. W. Walker will provide the owners with a list of contractors.

Squire Barn

Phone calls to the owners have not been answered. It was agreed that a face-to-face meeting to explain why the demolition delay was enacted. Labor Day weekend was chosen as a good time to try to catch the owners at the house.

Gasoline Sign

The owners of the Roxbury Market cite the expense of repair for wanting to remove the sign. The HDC had sent a letter to R. Berman about the matter but had received no response. The deli owner has offered to split the cost of repair. C. Haver suggested that repairing the sign would be more cost effective than removing it, especially since the size of a replacement, as per Zoning Regulations, would be considerably smaller and would require a C of A from the HDC. R. Berman's wife is a realtor and W. Walker will call her to get his phone number.

Blight Ordinance

Although the HDC has not gotten any response from the letter supporting such an ordinance, the HDC agreed to continue to lobby for its passage. The matter will be brought up with B. Henry when she attends the September meeting.

Grant for RR station

The grant was denied.

Barn Books

E. lacy and W. Walker will get together to review the receipts to determine money owed.

OTHER BUSINESS

W. Walker distributed a list for contractors and asked for additional suggestions. Scott Keller and Chris Steers were added to the list.

ADJOURNMENT

The meeting was adjourned at 8:40 PM.

Respectfully Submitted,

Georgette Miller

Georgette Miller, Clerk

The next meeting of the HDC is:

Wednesday 17 September 7:30 PM Roxbury Town Hall



TOWN OF ROXBURY CONNECTICUT

Historic District Commission

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

ROXBURY HISTORIC DISTRICT COMMISSION REGULAR MEETING SEPTEMBER 17, 2014

MINUTES

CALL TO ORDER

The meeting was called to order at 7:31 pm.

Present: C. Haver, M. Jonker E. Lacy, G. Miller, C. Raymond, W. Walker; D. Lincicome, J. Wintercorn

APPROVAL OF MINUTES

Regular Meeting – August 20, 2014

The minutes of the 20 August meeting were accepted as submitted.

PUBLIC HEARING

Sheldon Smith House

The application proposed changes to the Sheldon Smith house: a handicapped ramp on the south side of the secondary house. The ramp will extend to the south 5' from the porch, take a right turn to the east before ending 5' further. An outer railing will be a 3'10" spindle picket fence as exists on the property with a handrail affixed to the inside. The existing gravel walkway will lead to the ramp which will be wood 3'6" wide as per code. W. Walker had taken a picture of the house to be included with the documentation. W. Walker asked for further comments or questions. As there were none, the public hearing was closed.

The HDC discussed the application. C. Raymond commented that it was one of the most attractive of the ramps presented to the commission. C. Haver noted that it could be undone if future owners did not require it. All remarked that the drawings and elevations were complete and clear. C. Raymond made a motion to accept the application as submitted. E. Lacy seconded. W. Walker called for a vote: Aye – Haver, Jonker, Lacy, Miller, Raymond, Walker; Nay – none. The motion was passed unanimously.

NEW BUSINESS

CT Trust

The meeting with the Ct Trust's J. Montanaro has been postponed until the October meeting. B. Henry had a conflict so the date was changed. W. Walker asked that any information on Blight ordinances that the Trust may have be brought to the meeting.

OLD BUSINESS

Leavenworth Barn

Despite inspection of the barn and conversations with the owner re: reconditioning the salvageable parts of the barn, the structure was demolished. The building department deemed the barn a public hazard. The HDC inspection agreed that the extension on the roadside needed to go, but in consultation with the owner, the two-bay section could have been preserved. It is unfortunate that the money spent destroying the barn could have been used to shore it up. If a Blight Ordinance had been in effect, there would have been a tool available so that when the hole in the rood first appeared, the owners would have been required at the least to throw a tarp on the roof to protect the barn from the ravages of the weather.

Squire Barn

W. Walker and G. Miller went back to the house and spoke to the daughter who would like to keep the barn but is outvoted by her brothers who were told that the house would sell easier without it. The HDC suggested doing the

minimal amount: closing up the barn doors with plywood. The proposal was offered to let the future owners deal with the barn. The family is willing to incur not insubstantial demolition costs, despite protests that no one wants to spend money. A suggestion to fund the plywood with an interest-free loan was also suggested. In addition, information for an online real estate listing site was provided in order to reach a larger market of preservationists who might be interested in the 1788 house and barns.

Gasoline Sign

The HDC has had no word from the owners. W. Walker will contact the ZEO re: status and inform him that the deli owner has offered to split the costs of repair.

ADJOURNMENT

The meeting was adjourned at 8:30 PM.

Respectfully Submitted,

Georgette Miller

Georgette Miller, Clerk

The next meeting of the HDC is:

Wednesday 15 October 7:30 pm Roxbury Town Hall



TOWN OF ROXBURY CONNECTICUT

Historic District Commission

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

ROXBURY HISTORIC DISTRICT COMMISSION REGULAR MEETING OCTOBER 15, 2014

MINUTES

CALL TO ORDER

The meeting was called to order at 7:30 PM.

Present: C. Haver, J. Huber, M. Jonker, E. Lacy, G. Miller, C. Raymond; P. Southworth, J. Montanaro, G. Farmer, B. Henry

APPROVAL OF MINUTES

The minutes of the 17 September meeting were accepted as submitted.

BUSINESS

Public Hearing

P. Southworth's application for the Myron Downs House was for an asphalt roof to replace the existing cedar shingle. A sample of the architectural grade material was presented and charcoal black was the indicated color. The gutters and the valleys will remain the same. C. Haver asked for further questions or comments. As there were none, the public hearing was closed.

The HDC discussed the application. C. Haver noted that although the preferred material for roofs in the HD is cedar, the reality is that it is expensive. C. Raymond remarked that the architectural roof material presents an attractive profile. C. Haver call for a vote: Aye – Haver, Huber, Jonker, Lacy, Miller, Raymond; Nay – none. The motion passed unanimously.

CT Trust

J. Montanaro and G. Farmer attended the meeting and brought materials for the HDC to review. PA 13-181 provides an opportunity for municipalities to experiment with different strategies for preservation. It provides a vehicle for protection for properties listed on the State and National Registers that are not in HDs. In Roxbury, the number of properties in the National Register District is equal to those in the HD. Unfortunately, the designation is basically an honorific. Three draft examples of ordinances were distributed, offering three levels of protection. Any option would require a town vote. B. Henry joined the discussion of the options for protecting these properties. G. Farmer suggested an overlaid software map of all the historic properties. Presently, the Building Department and the Assessor's Office have only lists of these properties.

Next for consideration is a Blight Ordinance as a tool to prevent demolition by neglect. The HDC had sent B. Henry a letter outlining some provisions. G. Farmer noted that some Connecticut towns are investigating tax abatements for structures such as barns which are prone to this type of destruction. The owner would be given abatement in exchange for proper maintenance of the structure.

Another option for the town to consider is listing properties of individual significance as Historic Properties on the State Register. This designation would apply the same set of regulations to these properties as those in the HD and would fall under the HDC's regulations and jurisdiction.

For this designation, the permission of the property owner is required. The HDC mentioned five properties that were researched and presented for National Register designation that were all denied. G. Farmer said that State designation offers more protection.

Another option is the Historic Overlay District or Village District Zoning which can include collections of related properties not necessarily in a “village” setting as in Roxbury Center. B. Henry remarked that this was being explored.

The new lead-safe regulations were discussed. G. Farmer explained that the rules cover testing, control of dust and debris, and cleanup for all trades, not just painters. His concern for preservation is that an owner facing these additional rules will opt for vinyl siding as an easy answer.

J. Monanaro distributed a study assessing the value of properties in HDs and on State and National Registers. The conclusion from in depth research is that these designated properties retain their value and are less subject to wide shifts in the real estate market.

In conclusion, G. Farmer noted that each community must decide the best route to encourage the use and care of historic buildings.

Leavenworth Barn

The entire barn was demolished not just the part that was falling onto the road and deemed a public hazard. Both the HDC and the ZEO, after careful inspection, found that the rest of the structure was in good shape. C. Raymond remarked that there had been stabilization and that there were new rafters. There was no need to take down the entire historic barn. The HDC proposed that the demolition permit for a historic structure be specific about what portion or part falls under that permit. B. Henry will talk to the Building Official.

Gasoline sign

The HDC has heard nothing from B. Berman. B. Henry has discussed this with J. Blaney and will check with him.

ADJOURNMENT

The meeting was adjourned at 9:15 PM.

Respectfully Submitted,

Georgette Miller

Georgette Miller, Clerk

The next meeting of the HDC is:

Wednesday 19 November 7:30 pm Roxbury Town Hall



TOWN OF ROXBURY CONNECTICUT

Historic District Commission

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

ROXBURY HISTORIC DISTRICT COMMISSION SPECIAL MEETING NOVEMBER 8, 2014

SITE VISIT

The HDC will conduct a site visit at the Rev. Zephaniah Swift House, 5 Chalybes Road, on Saturday 08 November at 10 am for a pending application for a Certificate of Appropriateness re: erecting a stone wall.

Respectfully submitted,
Georgette Miller
Georgette Miller, Clerk



TOWN OF ROXBURY CONNECTICUT

Historic District Commission

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

ROXBURY HISTORIC DISTRICT COMMISSION REGULAR MEETING NOVEMBER 19, 2014

AGENDA

CALL TO ORDER

The meeting was called to order at 7:30 PM.

Present: C. Haver, J. Huber, M. Jonker, E. Lacy, G. Miller, C. Raymond, W. Walker; D. Shaw

APPROVAL OF MINUTES

The minutes of the 15 October meeting and the 08 November site visit were accepted as submitted.

PUBLIC HEARING

The application is to erect a stonewall at the Rev Zephaniah Swift House, 5 Chalybes Road. D. Shaw, stonemason, represented the applicants. Among the documents presented was an old undated photo that showed a stonewall on the property along Chalybes. A plot plan from 1952 showed a hedge replacing the wall. B. Henry told D. Shaw that the town's right of way is 50' from property line to property line. The trees that are there now are within 40' of the tennis court wall but she did not see any problem with the wall at 40'. The plan is for the stonewall to start at the existing granite post and go between the trees, stopping 18' before and resuming 18' after each tree. There will be four sections and the wall will end at the last tree. The style will replicate an old farm wall and a photo of the wall to be dismantled and used was shown. E. Lacy asked if the wall construction would be loose or tight. D. Shaw said it would be somewhere in between the loose tennis court wall and the wall along North Street. The height would be 30-36" depending on the typography. C. Haver cited the traditional reasons for a stonewall: to keep animals in or animal out. A wall that stop and started between trees would not be authentic, only decorative. He suggested that the wall go behind the trees. E. Lacy thought that sectioning the stonewall didn't look like a stonewall. W. Walker asked for further questions or comments. As there were none, the public hearing was closed.

The HDC discussed the application. C. Haver reiterated that a stonewall would not stop and start but be continuous. The wall could start at the post and slide behind the trees.

G. Miller agreed that a true stonewall is one continuous entity. W. Walker approved of the use of native materials and the height of the wall in relation to nearby walls. C. Haver made a motion to approve the application with stipulations:

- 1) The new stonewall must be one continuous wall from beginning to end
- 2) The wall should pass behind the existing trees on the applicant's side
- 3) A site plan showing the exact position of this wall must be submitted to the HDC before construction begins
- 4) The locations of the existing granite posts may be adjusted as needed.

C. Raymond seconded. W. Walker called for a vote: Aye – Haver, Huber, Jonker, Lacy, Miller, Raymond, Walker; Nay – none. The motion passed unanimously. W. Walker proposed an amendment to the motion: the old wall on the west side of the granite posts be raised to 30-36' to conform to the new wall. G. Miller seconded. W. Walker called for a vote: Aye – Haver, Huber, Jonker, Lacy, Miller, Raymond, Walker; Nay – none. The amendment passed unanimously.

BUSINESS

Workshop on Ethics and FOIA

E. Lacy, G. Miller and W. Walker attended a presentation by Town Counsel Gail McTaggart. A review of the meeting was presented to members who did were not able to attend.

Squire Barn

The Barn has been saved for now. When a new owner takes over, the process will need to be repeated.

Gasoline sign

It has been repaired and C. Raymond noted that it was a well-done job. However the promised white lines have yet to be painted to prevent any one from backing into it again.

Barn books

Maple Bank gave the HDC a check for \$700 for books sold. The HDC discussed offering a discount to vendors since the printing cost of the book has been repaid. The proposal is for the prepayment of five books at \$30 still selling for \$35.

C. Raymond made a motion that the HDC offer a \$5 discount to vendors; M. Jonker seconded. W. Walker called for a vote: Aye – Haver, Huber, Jonker, Lacy, Miller, Raymond, Walker. E. Lacy will contact Maple Bank and the Market and explain the new policy.

Circuit Rider visit

The HDC discussed the visit of the Ct. Trust and the programs discussed. At the next meeting after members have reread the material, the topics for review will include State Register, Blight Ordinance, partial demolition permits and National register properties.

ADJOURNMENT

The meeting was adjourned at 9:40 PM.

Respectfully Submitted,

Georgette Miller

Georgette Miller, Clerk

The next meeting of the HDC is:

Wednesday 17 December 7:30 pm Roxbury Town Hall



TOWN OF ROXBURY CONNECTICUT

Historic District Commission

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

ROXBURY HISTORIC DISTRICT COMMISSION SPECIAL MEETING DECEMBER 3, 2014

MINUTES

CALL TO ORDER

The meeting was called to order at 3 pm at the Rev. Zephaniah Swift House, 5 Chalybes Road.

Present: C. Haver, J. Huber, M. Jonker, G. Miller, C. Raymond, W. Walker; D. Shaw

BUSINESS

5 Chalybes Rd - Stonewall

D. Shaw explained the wall construction as shown on a plot plan. The present wall on Chalybes would be extended 1' to the east and turn south for 7'. The granite posts would be moved, one at the extended wall's end, the other set 44" to 48" away.

A gate will be installed similar to the one on the existing wall on Chalybes.

The wall would continue from the granite post on the inside of the trees and end at the rhododendron near North Street. The wall's end would be square.

C. Raymond made a motion to approve the wall as illustrated on the plot plan. M. Jonker seconded. W. Walker call for a vote: Aye – Haver, Huber, Jonker, Miller, Raymond, Walker; Nay – none. The motion was passed unanimously.

ADJOURNMENT

The meeting was adjourned at 3:30 PM.

Respectfully Submitted

Georgette Miller

Georgette Miller, Clerk



TOWN OF ROXBURY CONNECTICUT

Historic District Commission

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ROXBURY HISTORIC DISTRICT COMMISSION REGULAR MEETING DECEMBER 17, 2014

MINUTES

CALL TO ORDER

The meeting was called to order at 7:34 PM.

APPROVAL OF MINUTES

The minutes of the 17 November meeting were accepted with a modification to read: "50' from the stone wall of the tennis courts". The minutes of the 03 December special meeting were accepted as submitted.

ELECTION OF OFFICERS

C. Raymond nominated W. Walker, Chair; C. Haver, Vice-Chair, G. Miller, Clerk. J. Huber seconded. The vote for the slate was unanimous.

2015 MEETING DATES

A motion to approve the list of meeting dates for the HDC held on the third Wednesday of each month at 7:30 pm in the downstairs meeting room of the Roxbury Town Hall was made by W. Walker. C. Haver seconded. The motion passed unanimously.

BUSINESS

CT. Trust Visit

The HDC discussed the options presented by the Circuit Rider to insure the preservation of historic properties. The process for listing on the State Register is simpler than that of the National Register so it was agreed that this designation is preferable. The town would need to pass an ordinance specifying the protection of properties listed on the National and State Registers under the jurisdiction of a preservation organization. In Roxbury's case, the existing preservation organization is the HDC. The degree of oversight was debated. The CT Trust provided three sample ordinances providing mild, medium and strict control of these properties. The HDC agreed that the least protection would be to prevent demolition and demolition by neglect. Members will read the three options and discuss at the next meeting.

Survey Book

Last month the idea of reprinting the book was suggested. J. Huber did cursory investigation into costs but needs to investigate the options more specifically. Based on what is discovered, the number of books printed will be established. E. Lacy will ask K. Baron how much money is in the preservation fund. The goal would be to have the book completed and for sale by fall 2015. W. Walker and C. Raymond suggested sending a letter to each owner of a listed property to announce the reprinting, ask if they have any documented information to add to their listing and if they would consider a nomination to the State Register which would enable owners to apply for preservation grants. G. Miller will bring the locations and names of historic homes that were listed but not included in the original survey book due to budget and time constraints. C. Haver will research the names of the owners.

Roxbury Station

There is some concrete interest in the preservation and adaptive reuse of the station and the building behind. There is a plan to organize a group of investors for the project.

Membership

A resident who alerted the HDC to the possible demolition of the schoolhouse on Painter Hill Road has expressed interest in joining the HDC. W. Walker will contact.

ADJOURNMENT

The meeting was adjourned at 9 PM.

Respectfully Submitted,
Georgette Miller
Georgette Miller, Clerk

The next meeting of the HDC is:
Wednesday 21 January 7:30 pm Roxbury Town Hall