



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 21, 2015

MINUTES

CALL TO ORDER

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

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

APPROVAL OF MINUTES

Regular Meeting – December 17, 2015

The minutes of 17 December meeting were accepted as submitted.

BUSINESS

Pre-hearing

P. Roy would like to take down a chimney on the west rear side of the house at 3 Church Street. Pictures of the chimney were presented. The chimney is non-functional and not connected to anything. The roof would be repaired with shingles remaining from the main house. The HDC looked at the photos and agreed that the chimney's removal would not compromise the integrity of the house. W. Walker noted that P. Roy must apply for a C of A. He said he will get the application to the HDC for a public hearing at next month's meeting.

Candidate

W. Walker spoke to K. Yovans who is very interested in serving on the commission. His CV notes that he is a Roxbury native and has a degree in landscaping/horticulture. He owns his own landscaping business. The HDC agreed that he would be a good addition to the membership and recommended that W. Walker contact B. Henry. G. Miller added that the requirements for membership suggested for a CLG include landscaping experience. C. Haver agreed and noted that when P. Wooster was on HDC, his input re: plantings etc. was an asset.

Budget

The HDC unanimously voted to keep the budget at \$675 as in year's past. The Capital Expenditure will be addressed when the HDC discusses the reprinting.

Ordinance

Two of the three options provided by the CT Trust are either too lax or too strict; the third option somewhere in between is preferable. C. Haver explained that this would provide protection from demolition for any historic house on the National or State Register. G. Miller added that in her recollection of a cursory reading, the HDC as the preservation body would also be cited as a resource for homeowners, a positive element. W. Walker suggested that a sub-committee review the examples provided by the CT Trust.

Letter to Historic Homeowners

W. Walker read two drafts of a letter soliciting information to correct or supplement the information in the survey book. There are 152 entries in the book. One letter would go to those residents in the HD and in the Roxbury Center National Register District. The second would go the remaining 99. The homeowners would be polled on their interest in having their house put on the State Register which would offer opportunities for preservation grants. There were some homes not included in the survey due to budgetary restraints or lack of resource information. The HDC agreed that this list should not be included in the reprinting.

Also, their addition would not conform to the town's existing Demolition Delay Ordinance that identifies properties. C. Haver researched the names of the owners and has printed labels. He noted an important discrepancy: in four cases the address in the survey book is not the same as on the grand list. In one case, a driveway was relocated. These anomalies will be given to the building department to correct their records.

Survey Book

J. Huber has contacted three printers for estimates of a 500 book run, black and white, perfect bound on 80 lb. paper, the same size as the original, stock with glossy cover. One was \$9000; another was in China which would be complicated by distance; a third was \$4198 plus \$395 freight. J. Huber will contact G. Isbell to get an estimate from him (he printed the original survey book). Working from a publishing date of September 2015, the material must be complete by June. W. Walker will include this information in the letter to historic homeowners. The HDC agreed that the survey will not be edited but will be reprinted with an addendum of corrections and amplifications. The HDC unanimously approved the Capital Expenditure of \$5600 for the reprinting, postage and freight to be taken from the Preservation Fund with any monies not required returned to the fund. The revenue from the sale of the reprinted survey book will reinvest the fund. The HDC has not decided on a price; the original may have been \$35. W. Walker will ask B. Henry if the reprinting need go out to public bid.

ADJOURNMENT

The meeting was adjourned at 9 PM.

Respectfully Submitted,

Georgette Miller

Georgette Miller
Clerk Roxbury HDC

The next meeting of the HDC is:

Wednesday 18 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 18, 2015

MINUTES

CALL TO ORDER

The meeting was called to order at 7:33 PM.

Present: W. Walker, C. Haver, J. Huber, M. Jonker, E. Lacy, C. Raymond, K. Yovan

APPROVAL OF MINUTES

The minutes of 21 January meeting were accepted as submitted.

BUSINESS

Membership

Kurt Yovan was welcomed as a new HDC member. W. Walker distributed the State HDC handbook and website design guidelines. W. Walker reviewed commission members' terms. C. Raymond's new term will be as a full commission member. Alternates will be M. Jonker, L. Lacy & K. Yovan. A new contact list was distributed. E. Lacy's email should be changed to eijjlacy@gmail.com.

Recording Meetings

B. Henry confirmed that the HDC does not need to audio record meetings in full, only public hearings.

CT Trust Workshop

A workshop on how to repair windows will be held in New Milford on March 3rd. W. Walker will make reservations for those planning to attend.

St. Patrick's Church

The building is in need of a drainage system to remedy a very wet basement. As a building on the National Register, State funding could be available. W. Walker will speak to B. Henry about the application the process.

Historic Preservation Ordinance Options

The ordinance options were briefly discussed. W. Walker noted that G. Miller had some very innovative ideas for drafting the ordinance which were worth discussing. It was decided to table further discussions until the March meeting when G. Miller could participate.

Survey Book Questionnaire

W. Walker received a few phone calls from homeowners interested in having their homes added to the State Registry. No questionnaire forms have been received to date. C. Raymond suggested follow-up calls. It was noted that B. Henry has a list of corrections to the book which may be included in the addendum. E. Lacy spoke with Rachel Carley who stated that she would provide some corrections to the Nathan Beardsley house. It was suggested that the addendum also include reference to buildings which have been significantly modified or demolished since the first publication of the survey. It appears that that (4) four pages will be adequate for the Addendum.

Survey Book

J. Huber is waiting for pricing from G. Isbell. The sales price for the book will be set once total printing costs are known. The print quantity of 500 books was confirmed. A book launch reception will be held in the Minor

Memorial Library in September or October. C. Raymond suggested that this could coincide with a display of paintings and drawings of historic homes in Roxbury.

Blight Ordinance

The problem of decaying historic buildings was discussed. C. Raymond suggested that a "Paint Grant" program be created. This was done in New Milford, offering free paint to homeowners as an incentive to repaint historic homes rather than cover in vinyl siding or to leave unpainted. This could possibly be funded by book proceeds.

Partial Demolition Permit

It was agreed that the building department be encouraged to issue partial demolition permits, limiting demolition to compromised portions of historic buildings. The Root barn on Painter Hill road would have been a good candidate for a partial demolition permit, as the majority of the building was in good repair.

Litchfield Workshop

E. Lacy attended an historic preservation workshop in Litchfield, hosted by Rachel Carley, Helen Higgins and Mary Dunn. The workshop discussed research methods and available funding. E. Lacy will follow-up with Mary Dunn to learn more about available grants.

ADJOURNMENT

The meeting was adjourned at 8:50 PM.

Respectfully Submitted,

Charles Haver

Charles Haver

Vice Chairman

Roxbury HDC

The next meeting of the HDC is:

Wednesday 18 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 18, 2015

MINUTES

CALL TO ORDER

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

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

APPROVAL OF MINUTES

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

PUBLIC HEARING

Edwin Prindle House

The owner proposes to take down a chimney on the rear, west side of the house. It is a non-functioning chimney and its removal would provide much needed space in the living room. The applicant was not present. A photo of the house showing the chimney was passed around.

Amasa Lathrop House

(G. Miller stepped down as applicant; C. Haver, as adjacent neighbor.) G. Miller would like to reroof the barn that accesses North Street. The cedar shingles would be removed, plywood installed and 3-tab asphalt shingles applied. The shingles will be the same as those on the house and the potting shed. G. Miller, when asked about replacing with wood shingles, noted that they no longer last as long as they did in past years.

W. Walker asked for further questions or comments. As there were none, the public hearing was closed.

BUSINESS

Edwin Prindle House

The HDC discussed the first application for the chimney removal. G. Miller noted that it was exactly the same as was presented in a pre-hearing two meeting ago. C. Haver made a motion to accept the application as submitted. J. Huber seconded. W. Walker called for a vote: Aye – Haver, Huber, Jonker, Lacy, Miller, Raymond, Walker, Yovan; Nay – none. The motion was passed unanimously.

Amasa Lathrop House

Next was the application to reroof the barn. (G. Miller stepped down as applicant; C. Haver, as adjacent neighbor.) W. Walker remarked that although cedar shingles are the original roofing material, the HDC has acknowledged that other materials are acceptable in light of the relatively short life span of new cedar. She also pointed out that the HDC had approved asphalt shingles on both the house and the potting shed. C. Raymond made a motion to accept the application as submitted; M. Jonker seconded. W. Walker called for a vote: Aye – Huber, Jonker, Lacy, Raymond, Walker, Yovan; Nay – none. The motion was passed unanimously.

St. Patrick's

B. Henry would like to add blown-in insulation to the grant request to help warm the church. G. Miller spoke to her and pointed out that without a vapor barrier, insulation in a historic structure causes damage. The HDC discussed the options and agreed that remedying the damp basement problem would alleviate the issue. The installation of French drains with a catch basin, if necessary, and the direction of the water from the gutters away from the basement would protect the structure. Additionally, pouring a concrete slab in the cellar to cover the dirt would be a good idea. G. Miller is meeting with B. Henry tomorrow and will report the HDC's suggestions.

Survey Reprinting

J. Huber received a bid from G. Isbell who printed the first survey book. His proposal is a couple of hundred dollars over the mid-west printer's. W. Walker noted that B. Henry said we did not have to take the lowest bid. The HDC decided to print 500 copies to sell for \$30 each. Since G. Isbell was the initial printer and is local, the HDC agreed that his bid should be accepted. J. Huber will follow up.

To celebrate the reprinting the HDC will host a party and book sale in the Hodge Library and Museum over the Columbus Day weekend. Details of date, time and refreshments will be decided at a later meeting.

A concurrent exhibition in the Hodge would have pictures of the old houses, drawings, paintings, and architectural drawings. These could be solicited for loan in Roxbury Today along with the announcement of the reprinting and party.

The HDC has received around 20 responses to the letter for the allotted 4-page addendum. W. Walker reiterated that the information to be included must not be hearsay but follow the criteria that J. Cunningham outlined in the forward of the survey. Only significant owners will be identified not current owners. A preliminary list of architectural changes has been compiled by C. Haver, G. Miller and W. Walker. These will be distributed to the HDC members who will divvy up the survey's houses to drive by and note changes to the structure or property since the original survey. W. Walker will organize packets for each member.

Blight Ordinance

Since this seems to be a no-go, the concept of a Demolition by Neglect Ordinance was discussed. The conundrum is how to word and enforce such an ordinance. There is precedent for a blight ordinance but none, as far as the HDC knows, for one concerning Demolition by Neglect. Discussion will continue.

Partial demolition permit

To avoid the demolition of salvageable parts of barns, the HDC would like to talk to Building Department about condemning specific parts of a structure leaving the sound parts intact. W. Walker lauded the Building Department for its cooperation in contacting the HDC when a permit is requested for a historic structure. C. Haver suggested we wait until another demolition comes up. In the meantime, citing an appropriate time, W. Walker will follow up.

ADJOURNMENT

The meeting was adjourned at 9:15 PM.

Respectfully Submitted,
Georgette Miller
Georgette Miller, Clerk

The next meeting of the HDC: 7:30 pm Wednesday 15 April 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 15, 2015

MINUTES

CALL TO ORDER

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

Present: C. Haver, E. Lacy, G. Miller, C. Raymond, W. Walker, K. Yovan

APPROVAL OF MINUTES

Regular Meeting – March 18, 2015

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

BUSINESS

Roxbury Station

The prospective buyer of the house on the Roxbury Station property called to check if it was in the HD. She was referred by Town Hall to the HDC for information. It is not part of an HD, but it is in the Survey which is available in the library. The HDC's expertise was offered and was gratefully accepted. The HDC will be contacted when the sale is final.

Report re: survey

Members have been "touring" to check on updates to the listings in the survey prior to reprinting. It was determined that only the changes apparent from the photos would be included in the reprint, but information about other alterations need to be included for the survey forms. The deadline for the information is 01 May. Material can be given to W. Walker or G. Miller.

Ed Bradley Barn

Work is to begin. The process will include the removal of the structure and the pouring of a new foundation. The owner has agreed to reconstruct the new building exactly as original and accepted the suggestion to document the barn for a correct reproduction. G. Miller and W. Walker will take photos in case the contractor does not.

Survey Reprint

J. Huber was not in attendance, but G. Isbell will do the reprinting.

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 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 20, 2015

MINUTES

CALL TO ORDER

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

APPROVAL OF MINUTES

Regular Meeting – April 15, 2015

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

BUSINESS

Hat Shop

The new owner, D. Kozora, would like to make changes and wanted to know if a Certificate of Appropriateness was needed. On the south side the large window will be replaced. Since it is not visible from a public place or way, a C of A is not required. The same is true of alterations to a bathroom which do not impact the exterior. One of the two windows on the west side of the el will be removed and the remaining window moved to the center of the side. This will need approval. A floodlight at the peak on the west side will also need to be reviewed. The HDC cautioned that the spread of the light must be limited to the area that required illumination. (A similar light at the rear does not need approval but the issue is the same for its impact on neighbors and the HD.) A railing on the west steps leading to the back needs a C of A. D. Kozora proposes to attach window boxes to the front windows. This will need approval as well as the proposed extension of the east stonewall making a return to the front of the house. W. Walker suggested that these proposals be on separate applications, except for the railing and the floodlight on the west. C. Raymond reiterated that drawings to scale are needed.

State Register workshop

On 26 June Friday from 1-3 pm in Hartford, a workshop will be held to explain and review the process for nomination to the State Register. E. Lacy, C. Raymond and W. Walker plan to attend. W. Walker noted that 40 owners of houses in the historic survey have said they were interested in having their house on the register so this workshop is vital.

Survey

The review of the houses is nearly complete with some exceptions. There are three photographs in the original that for various reasons obscure the house. J. Huber said it was no problem to insert them with a date notation. These are the only houses to be rephotographed. W. Walker remarked that 38 Town Line Road is in danger of demolition by neglect. G. Miller will draft a letter to the owners.

Stone Wall

The wall at the Rev. Zephaniah Swift House is completed and looks as if it were the original.

ADJOURNMENT

The meeting was adjourned at 9:05 PM.

Respectfully Submitted,

Georgette Miller

Georgette Miller, Clerk

The next meeting of the HDC is:

Wednesday 17 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 17, 2015

AGENDA

CALL TO ORDER

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

Present: C. Haver, J. Huber, E. Lacy, G. Miller, C. Raymond, K. Yovan (late), W. Walker; D. Kozora, M. Frohne

APPROVAL OF MINUTES

Regular Meeting – May 20, 2015

The minutes of the 20 May meeting were accepted with clerical errors corrected.

PUBLIC HEARING

D. Kozora would like to make changes to the Hat Shop. (G. Miller and C. Haver stepped down.) The plans for the new kitchen require exterior changes: the rear most window on the west side will be removed, the side re-clapboarded and painted. Two options were offered: the first to removed the window and leave the other in place near the door; the second to move the remaining window centered on the ell. D. Kozora prefers the first option. Photos were shown of the existing west side and scale drawings showed the side with the window removed. W. Walker asked for further questions or comments. As there were none, the next application was presented.

The trustees propose to replace the lamp on the post at the front of the Hodge Library. (G. Miller and W. Walker stepped down.) M. Frohne brought a spec sheet for the replacement lantern: black painted metal approximately the same size as the old one. C. Haver thought that the black metal would not hold up as well as the original copper lantern and asked if the trustees had considered repairing the original. M. Frohne said she didn't know where she could find someone to repair it. W. Walker asked for further questions or comments. As there were none, the public hearing was closed.

The HDC reviewed the application for the Hat Shop. W. Walker read the Design Review section re: window rhythm and showed a photograph taken from the public way. C. Raymond remarked that the replacement in the rear of a casement window with two double hung windows was in keeping with the structure, even though it cannot be seen, and that the loss of one window on the west was negligible. C. Raymond made a motion to approve the application option that would keep the remaining window in situ. J. Huber seconded. W. Walker called for a vote: Aye – Huber, Lacy, Raymond, Walker; Nay – none. The motion was passed unanimously.

Next, the HDC discussed the Hodge Library application. C. Haver noted that the original lantern was of very good quality and any comparable replacement would be expensive. He added that the library has done such a good job with the new roof and other maintenance that it would be better to repair than replace. Two suggestions: Copperworks and Jeff Green, both in Woodbury. C. Raymond made a motion to table the application until the July meeting. C. Haver seconded. C. Haver called for a vote: Aye – Haver, Huber, Lacy, Raymond; Nay – none. The motion passed unanimously. M. Frohne said she would be able to provide the information about restoration of the lantern at the July meeting.

Zoning public hearing

The public hearing re: the Railroad Station will be in July. B. Henry will alert the public about the date and time.

BUSINESS

Seruphas Ward House

During the eyes-on tour of the historic houses for the survey reprint, the HDC noticed that this house appeared to be empty and was run down. A letter to the owners offering any help will be e-mailed for the members review.

Survey reprint update

The addendum is in the final review. A list of three houses to be re-photographed for clarity was given to C. Raymond. J. Huber presented a redesign of the inventory page which clarified the distinction between inventory number and house number. Also, the photographs were enlarged. The HDC agreed that these were needed improvements. The HDC preferred the paper color to remain ivory but saw no issue with a cover redesign. For the publication party on Columbus Weekend, it was suggested that a selection from the photos of old Roxbury that J. Hurlbut has posted on the town's website be enlarged and mounted for display at the Hodge during the party. W. Walker has a source for this task.

State Register Workshop

W. Walker has reserved three slots for the Friday 26 June meeting in Hartford from 1-3 pm. C. Raymond and E. Lace will also attend.

Barn Book

The book is a not-for-profit enterprise and therefore no discount can be given to outlets.

Edson Bradley Barn

The barn has been completely dismantled and sections have been stowed in the front of the property. W. Walker had taken photos for documentation since the owner has agreed to reconstruct the barn exactly as original using a combination of new and old materials on a new poured foundation.

ADJOURNMENT

The meeting was adjourned at 9:10 PM.

Respectfully Submitted,

Georgette Miller

Georgette Miller, Clerk

The next meeting of the HDC is:

Wednesday 15 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 15, 2015

MINUTES

CALL TO ORDER

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

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

APPROVAL OF MINUTES

Regular Meeting – June 17, 2015

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

PUBLIC HEARING

The tabled application for the Hodge Memorial Library was continued. (G. Miller and W. Walker stepped down.) C. Haver chaired the hearing. M. Frohne brought the original lamp which, contrary to the photo presented at the last hearing, was in terrible shape and not solid metal but plated brass. A new example was shown: 23" high, 3-light, beveled glass, bronze finish. The present post is damaged and would be replaced by a wooden one 2' in the ground and 6' above which is the standard. The present post is 5' out of the ground. The material would be cedar/teak let aged to gray and 5" square. Installing a collar at the base would prevent the issue of mower damage. C. Haver asked for further questions of comments. As there were none, the next application was presented.

BUSINESS

Lathrop Hat Shop

(C. Haver and G. Miller stepped down.) The applicant was not present. The proposal included a mounted light at the peak of the house on the west side and the same at the rear in the south. A drawing with the lamps' locations and a photo of the design were passed around. The lighting is necessary to illuminate the two steps to the kitchen door and the back of the property. The lamps hold a 100-watt bulb. W. Walker asked for further question of comments. As there were none, the public hearing was closed.

The HDC discussed the library's application. C. Raymond noted that the new lamp is much more in keeping and that the increased height is better. C. Haver said that a wood post is best. C. Raymond made a motion to accept the application with the following stipulation: cedar post beveled, 6' of it above ground, bronze finish on lamp as presented at this meeting. C. Haver seconded. C. Haver called for a vote: Aye – Haver, Huber, Lacy, Raymond; Nay – none. The motion was passed unanimously.

The HDC next reviewed the Lathrop Hat Shop application. There were several issues. If the lighting were to illuminate the steps it would be more effective closer to them. A light in the peak would shine broadly and might dissipate before reaching the steps. (There is an existing fixture next to the kitchen entry door and a post at the corner of the patio.) A lamppost or lighting closer to the ground would be more effective. C. Raymond noted that the illustration of the lamp was for a fixture mounted next to a door. E. Lacy also noticed that the bottom of the fixture was enclosed so that the light would not shine down at all. The effect of the level of light from both fixtures on the surroundings and neighbors was also questioned. The HDC voted to table the application until the next meeting when the applicant might be present.

Zoning Commission hearing

The hearing on Monday was well attended with all (a lone exception) in favor the proposed change to the regulations to include "distillery, brewery, winery" to the permitted uses in the commercial district. Although the

hearing was specific to that issue, E. Davis, who is planning to open a distillery, answered some questions from the floor. The single concern voiced was regarding hours of operation, which E. Davis explained are strictly controlled by the State. At the regular meeting afterwards the ZC voted to change the regulations.

W. Walker and G. Miller met with E. Davis on Saturday and were given a tour and description of the plans for the cigar factory and the train station. The intent is to restore the station to its appearance when it was in use. E. Davis will be invited to the HDC August meeting to discuss his plans for the historic building. G. Miller will contact.

Light at Firehouse

There is a flat panel light on the telephone pole at the entrance drive to the firehouse that comes on with the streetlights. It emits a bright yellow light, which shines beyond the drive into the neighboring property. The HDC has been vigilant concerning the color of lighting in the center of town and has brought the issue to CL&P who complied with white-only lights. In addition, the fire department did not come before the HDC with an application as required. W. Walker will speak to B. Henry.

Chauncey Beers House

W. Walker believes, and the HDC concurs, that a face-to-face meeting with the owners would be more effective than a letter. She will contact the owners.

State meeting report

E. Lacy, C. Raymond and W. Walker attended a meeting in Hartford re: state designation. Hartford, Stratford, Milford and New Britain have passed ordinances. Tax credits of 30% on \$15,000 minimum have been extended to include homeowners not just municipal, commercial or rental properties. The HDC will visit the issue of historic homes that owners requested listed in October.

Survey update

The addendum is complete with a few errors to be corrected. The State Preservation Office confirmed citing Ancestry.com as a source for research as valid. What needs to be added for clarification is the exact site and date of the Ancestry.com research e.g. birth records, 2015.

J. Huber presented several versions of a cover for the reprinting. The HDC choose two: a wrap-around photo of town center and oxen on Church Street. It was agreed to leave the final choice to J. Huber.

The republishing party will be held on Sunday of the Columbus Day weekend at the Hodge Memorial Library from 1-4 pm. Photos of old Roxbury taken from the town's website can be downloaded and printed in TH. J. Huber volunteered to mount them for presentation during the party. Members were asked to check those postcards they think would be best and report at September meeting. G. Miller will speak to the Roxbury Market about provided food and beverages such as cider and bottled water. A mailing of a postcard illustrate with the front cover will be sent to all owners of the houses list in the survey. C. Haver will print out labels. The mailing should go out so that it is in homeowners' hands by early October. E. Lacy will handle publicity in local newspapers and an announcement in the Selectman's newsletter and e-mail blasts will also be included.

ADJOURNMENT

The meeting was adjourned at 9:20 PM.

Respectfully Submitted,

Georgette Miller

Georgette Miller, Clerk

The next meeting of the HDC is:

Wednesday 19 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 19, 2015

MINUTES

CALL TO ORDER

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

Present: C. Haver, J. Huber, M. Jonker, E. Lacy, G. Miller, C. Raymond; D. Kozora, E. Davis

APPROVAL OF MINUTES

Regular Meeting – July 15, 2015

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

PUBLIC HEARING

The tabled hearing for the Frederick Lathrop Hat Shop was reopened. (G. Miller and C. Haver stepped down; J. Huber chaired the hearing.) J. Huber read the application for a sensor lantern type fixture attached to the peak on the west side of the house. D. Kozora brought the fixture which is 14 ¾ inches high. On a photograph, he referenced the lamp's proposed location. C. Raymond pointed out that the lantern will shine laterally 150 degrees. Since this is a neighborhood with houses close to each other, the lamp would light the walkway and adjacent properties. C. Raymond, who noted that he is especially knowledgeable about lighting, recommended a full cut-off light which will focus the light downward. E. Lacy suggested a gooseneck light which is used on barns. When asked about the existing post light, D. Kozora said it only lit the patio. J. Huber asked for further questions or comments. As there were none, the hearing was closed.

The HDC discussed the application. C. Raymond noted that the fixture need not be pre-wired for a sensor and that one could be installed with any fixture since it was only the size of a pack of cigarettes. E. Lacy liked the fixture but felt it belonged next to a door. G. Miller, speaking as a neighbor not as a member of the HDC, thought a gooseneck fixture would be preferable. C. Raymond reiterated that the light from the proposed fixture in the peak would illuminate the surroundings not just the walkway. J. Huber made a motion to deny the application without prejudice. C. Raymond seconded. J. Huber called for a vote: Aye – Huber, Jonker, Lacy, Raymond; Nay – none. The motion was passed unanimously. D. Kozora asked if he needed to get a C of A for the type of solar walkway lights staked in the ground. Since the lights are not permanently affixed, no approval is needed. C. Haver resumed chair of the meeting.

BUSINESS

Mine Hill Distillery

Eliot Davis presented his plans for the Roxbury Station complex. He plans a craft distillery which is now permissible under the Zoning regulations for the commercial district. E. Davis has been looking for a location for some time and had considered Land Trust holdings. A conversation with B. Henry and a reduction in asking price led him to the Roxbury Station property. The plans include reconstructing the station to its 1872 appearance and using the warehouse for the distillery. The aim is to reuse the buildings and celebrate the past by their preservation. The structures will look the same as they do now (but repainted and repaired). ADA requirements will be met in both buildings in an unobtrusive way, employing lifts instead of ramps. The station will be an event space for the community. The warehouse dating from 1830 or 1870 will house the distillery with a tasting room and viewing of the fermentation vats.

Overall the property is in good shape. The house is a separate parcel with its own issues. The dam is in good shape and the noncontributing structures will be converted on their footprint: the 1930 lumber shed will be enclosed to store the barrels for aging the spirits.

The motto of the distillery will be "Still made in Connecticut". Community involvement will include farmers growing the grain required, distributing the grain left for the distilling process for cattle feed and possibly using local apples for liquors. The HDC was very enthusiastic about the plans which will preserve an important part of Roxbury's history.

E. Davis will be applying to the Zoning Commission for a special permit this fall and the HDC will send a letter supporting the plans for the adaptive reuse of the warehouse and the reconstruction of the station.

Chauncey Beers House

W. Walker who was to contact the owners is away. She was also to speak to B. Henry about the firehouse light.

Post Office Ramp

A handicapped ramp has been installed by the PO. It runs from the parking space to the left of the door, then grades up in the front of the PO to the doorway. The only other place for the ramp is on the right which would involve major construction and have an access cross the loading dock door which is not ADA permissible. C. Haver requested that the HDC contact whoever ordered the ramp and ask for an application. G. Miller may have R. Berman's email and she will ask him.

Survey update

J. Huber said the copy will go out this Friday to the printer and he will send a pdf to everyone. M. Jonker who has not been involved in the process will do one final read-over. J. Huber will provide her with hard copy. The HDC discussed the replacement photos. The two original photos which did not illustrate the houses will be inserted but the HDC unanimously agreed in one case, a request for a replacement photo was not warranted since the original was fine.

Old pictures of Roxbury

Members will look on the town's website and pick the photos for the republication party on 11 October. Choices will be discussed at the September meeting.

ADJOURNMENT

The meeting was adjourned

Respectfully Submitted,

Georgette Miller

Georgette Miller, Clerk

The next meeting of the HDC is:

Wednesday 16 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 16, 2015

MINUTES

CALL TO ORDER

The meeting was called to order at 7:35 PM. J. Huber chaired.
Present: J. Huber, M. Jonker, E. Lacy, G. Miller, C. Raymond

APPROVAL OF MINUTES

The minutes of the 19 August meeting were accepted as submitted.

BUSINESS

Letter to Zoning Commission

C. Raymond read the letter re: HDC's endorsement of E. Davis' plans for Roxbury Station. C. Raymond made a motion to approve; E. Lacy seconded. The motion was passed unanimously. J. Huber will print out copies with the current typeface and they will be sent out to Zoning Commission, B. Henry, and E. Davis with one in the file in Town Hall.

Survey

J. Huber presented the cover art and postcard. All approved and thanked J. Huber for his creative work. A copy was given to M. Jonker to proof. The postcard needs to be out by 28 September: C. Haver is printing the labels and when they are printed, the labels will be affixed, postcards stamped and sent.

Old photos

J. Hurlbut needs a couple of days to reproduce the postcard photos. C. Raymond suggested that we meet before the event to choose. G. Miller will arrange.

The Library is posting the event on its email alerts to its mailing list. E. Lacy is contacting the media and will send postcards to them.

ADJOURNMENT

The meeting was adjourned at 8:15 PM.

Respectfully Submitted,
Georgette Miller
Georgette Miller, Clerk

The next meeting of the HDC is:

Wednesday 21 October 7:30 pm Roxbury Town Hall



TOWN OF ROXBURY CONNECTICUT

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

ROXBURY HISTORIC DISTRICT COMMISSION REGULAR MEETING OCTOBER 21, 2015

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, W. Walker, K. Yovan; J. Lowe, P. Roy, D. Shaw

APPROVAL OF MINUTES

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

BUSINESS

Pre-hearing

J. Lowe and P. Roy presented plans for a handicapped ramp in the rear of the Parish House of the Episcopal Church. The ramp would start at the building with a 7' X 14' deck, then, to accommodate a 30" rise, a ramp with a 26' portion right angled at a 5' X 5' platform to a 27' part. The railing would be wood with a gray composite decking. The ramp's location is difficult: a cellar door must remain in its location although an AC unit will be moved. W. Walker and C. Haver studied the plans and agreed that the proposed location is the only viable one. An application will be submitted with plot plans and elevations for a public hearing at the November meeting.

D. Shaw presented the plan for an 18' X 18' patio on the south side of the Rev. Swift house for the Air Stream that is on the site. The patio would be flush to the ground, fieldstone in stone dust. D. Shaw said it would provide a base for the trailer and when that is removed, a patio for the owners. However, there is no timetable for the trailer's relocation. C. Haver pointed out that there is a statute in the Zoning Regulations, which requires fencing or shrubs as a visual screen around a trailer. W. Walker noted that the HDC did not act on the Air Stream's location since it was assumed to be temporary. But the installation of a patio suggests otherwise. C. Haver remarked that there is no problem with the patio concept except as it would be a base for the trailer. All agreed that the silver Air Stream is classic but its proximity to the historic house is questionable. D. Shaw thought that it could be moved to the rear of the house behind the pool and the barns, eliminating the need for any screening. He will contact the owners about the Zoning Regulation and get back to the HDC.

Survey book

The HDC reviewed the budget for the printing, delivery, postcards (\$5951.75), postage, materials and the party. The total is approximately \$6330. The HDC unanimously approved the payment from the Preservation Fund. Complementary books will be given to the Library, Jan Cunningham, and Barbara Henry. At the party, Barbara Henry suggested we reissue the coloring book, "Roxbury on the Move" that C. Haver produced some years ago. It was agreed to make enough copies for the Booth Free School students and to present a Survey book to their library. C. Haver will bring the coloring book to the next meeting.

A spreadsheet will be used to record all deposits from the sale of the Survey book. E. Lacy will continue to provide books (Survey and Barn Book) to Maple Bank and the Roxbury Market. Sale of the books at the Library was discussed and K. Yovan suggested a checks-only policy to make it easier for the personnel behind the desk. W. Walker will talk to T. Roxburgh, the new Librarian.

J. Huber brought up the problem with the orange light at the firehouse. The HDC has jurisdiction over lighting but no one came for approval. W. Walker will speak to B. Henry.

ADJOURNMENT

The meeting was adjourned at 8:30 PM.

Respectfully Submitted,

Georgette Miller

Georgette Miller, Clerk

The next meeting of the HDC is:

Wednesday 18 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 REGULAR MEETING NOVEMBER 18, 2015

MINUTES

CALL TO ORDER

The meeting was called to order at 7:37 PM.

APPROVAL OF MINUTES

Regular Meeting – November 21, 2015

The minutes of the 21 October meeting were accepted as submitted.

PUBLIC HEARING

Episcopal Church

The Episcopal Church proposes to erect a handicapped ramp at the Parish House. (C. Haver chaired the hearing; W. Walker stepped down as an adjacent neighbor.) J. Lowe and P. Roy outlined the project: a ramp 27' long by 26' wide with composite deck and railings of wood. The deck would be the gray color of the composite and the railings would be painted white. The neighbors have seen the plans and are fine with them. C. Haver asked if the application was identical to that presented at the pre-hearing. P. Roy said it was. C. Raymond remarked that it is not easy to create an attractive ramp but that this was a good design. C. Haver asked for further questions or comments; as there were none, the public hearing was closed.

The HDC discussed the application. All questions were answered during the pre-hearing re: location, size, etc. C. Raymond made a motion to accept the application as presented; G. Miller seconded. C. Haver called for a vote: Aye – Haver, Miller, Raymond; Nay – none. (Lacy abstained.) The motion was passed unanimously.

BUSINESS

Ed Bradley Barn

The new structure is post and beam, and, except for the relocation of the west windows and the extension of the saltbox ell, it follows the look and footprint of the original. C. Haver noted the installation of horizontal boards instead of plywood as a well-considered detail. The HDC will continue to watch the progress of the barn and at its completion will discuss a letter to the owner thanking him for its thoughtful reconstruction.

Survey Books

W. Walker brought some to the library; the Roxbury Market has 10 and Maple Bank has 5. G. Miller stopped at the Hickory Stick Bookshop but the owner was not there. She will try again before the holidays.

Light at Firehouse

W. Walker learned in a conversation with B. Henry that the responsibility for the light is CL&P's (or Eversource's). W. Walker attended a community meeting in New Haven where the topic of streetlights was on the agenda. The plan is for the utility to transfer the ownership and maintenance of streetlights to the towns. LED bulbs are suggested and they can be color adjusted avoiding the otherworldly glow that illuminates the Depot at night. W. Walker will contact Eversource re: the Firehouse spotlight.

OTHER BUSINESS

The Gavel House has been demolished. It had been empty and deteriorating for many years. The barns are also gone, leaving no trace of the working farm.

A house on Baker Road, second on the left after Wellers Bridge, has windows missing. G. Miller spoke to the owner who explained that a long time tenant had abused the house and odors from animals, trash and food permeated the structure. Since the windows were damaged, their removal will help air out the house. New windows, floors and wallboard will be installed.

Pre-hearing

W. Walker has steps at the rear door of her house that are difficult to manage: the risers range from 6 to 11 inches. C. Haver suggested shimming, and/or removing and resetting the steps so they are of equal height. W. Walker would like to install a handrail and three ironworkers were suggested. She will submit an application when a design is chosen. The HDC agreed that the step resetting was maintenance and would not require a C of A.

ADJOURNMENT

The meeting was adjourned at 8:40 PM.

Respectfully Submitted,
Georgette Miller
Georgette Miller, Clerk

The next meeting of the HDC is:
Wednesday 16 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 REGULAR MEETING DECEMBER 16, 2015

MINUTES

CALL TO ORDER

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

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

APPROVAL OF MINUTES

Regular Meeting – November 18, 2015

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

PUBLIC HEARING

The applicant proposes to build a patio on the south side of the Rev. Zephaniah Swift House. Neither the applicant nor the contractor was present. C. Haver read the application and distributed the plot plan. The patio will be 18' X 18', natural fieldstone. The application is the same as presented at a pre-hearing. C. Haver noted that over time the grass will grow between the stones and the patio will "disappear". W. Walker asked for further question or comments. As there were none, the hearing was closed.

The HDC discussed the application. At the pre-hearing the HDC had no issues with the patio but referred the applicant to the Zoning Commission since the contractor mentioned that the Air Stream now on the grass would be located on the patio even though the patio was said to be for seating. He said that the Air Stream was to be moved but did not know when. Zoning requires screening. W. Walker spoke to the Zoning Enforcement Officer who affirmed that screening is mandated. There must however be a formal complaint for the commission to act. Since the time for planting is over until spring and the Air Stream might be moved by then, the HDC will wait until after winter and see if the Air Stream is still there. The HDC discussed the patio application. There was agreement that the patio was fine but concern over the Air Stream. All agreed that the juxtaposition of the Air Stream and the historic house was jarring and inappropriate. G. Miller made a motion to approve the application for the patio as seating, not parking, area. C. Raymond seconded. W. Walker called for a vote: Aye – Haver, Huber, Jonker, Lacy, Miller, Raymond, Walker; Nay – none. The motion was passed unanimously.

BUSINESS

Congregational Church Parsonage

It has been brought to the HDC's attention that there are plastic window boxes on the structure. Photos taken in 1966 when the HDC was established show small, white window boxes, which means they are grandfathered. J. Huber will talk to Rev. Peters to suggested either removing the plastic window boxes or recreating the small wooden ones.

Eviroshake

The Bulls Bridge covered bridge will be reshingled with this product which is composed of 95% recyclable materials. C. Haver will research and report at next meeting.

2016 meeting dates

The list of dates was approved by the HDC.

Election of officers

E. Lacy nominated Wendy Walker, Chair; Charles Haver, Co-Chair and Georgette Miller, Clerk. C. Raymond seconded. The slate was elected unanimously.

Survey/Barn books

The HDC approved giving a complimentary copy to both Maple Bank and the Roxbury Market.

Firehouse light

W. Walker has made no headway with Eversource. But since B. Henry requested the light, the installation should have come before the commission. J. Huber said the light shines into his property. C. Raymond noted that the light should be full cut off to shine downward. W. Walker will follow up with B. Henry.

State register

W. Walker asked that the HDC discuss at the next meeting the requests for inclusion on the State Register received from residents and design a plan to accomplish the listings. G. Miller will get a copy of the nomination form.

ADJOURNMENT

The meeting was adjourned at 8:25 PM.

Respectfully Submitted,

Georgette Miller

Georgette Miller, Clerk

The next meeting of the HDC is:

Wednesday 20 January 7:30 pm Roxbury Town Hall