



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 18, 2017 MINUTES

CALL TO ORDER

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

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

APPROVAL OF MINUTES

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

BUSINESS

Letter re: State Register

W. Walker read the letter to historic house owners who had expressed an interest in listing their house. Enclosed with the letter will be a sheet outlining the advantages of State Register listing. C. Raymond made a motion to send the letter; C. Haver seconded. The motion passed unanimously. W. Walker will provide the names and addresses of the eight pre-approved houses.

Hat Shop

There is a new owner but the name is not recorded on-line. G. Miller will go to Town Hall to get the information. There is also a new owner of 14 Wellers Bridge Road. Both will be sent a "welcome to the HD" letter which will tell them of the HDC's website and the information contained there about the Certificate of Appropriateness process and the Design Criteria.

Ct. Trust Preservation Awards

The trust is soliciting nominations from members. The HDC suggested the Distillery as a nominee. W. Walker will submit the nomination.

Budget

The update shows that the HDC is under budget at this time. The Preservation fund has \$5012.50 on account.

Handout

The article refers to the use of the CT Environmental Protection Act to save historic houses in danger of demolition. Highlighted are successful uses of this vehicle.

PMO

B. Henry has not gotten back to the HDC. W. Walker will contact her.

R. Heyniger spoke of his plan to return to Roxbury (where he was raised) from Vermont. He is very interested in the history of the town.

Respectfully Submitted,

Georgette Miller

Georgette Miller, Clerk

The next meeting of the HDC is:

Wednesday 15 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 15, 2017 MINUTES

CALL TO ORDER

The meeting was called to order at 7:34 p.m.

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

APPROVAL OF MINUTES

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

BUSINESS

HDC May Preservation Award

M. Jonker made a motion to nominate the Land Trust for this year's award for their sensitive rehabilitation of the Roxbury Station Post Office as their new headquarters. J. Huber seconded. The motion passed unanimously. W. Walker will look in her files for information on ordering the plaque.

Stationery

The HDC would like some paper for correspondence somewhat better than copy paper. And envelopes since no one is able to print them. J. Huber will investigate the cost of 250-500 sheets/envelopes with Town Hall and Staples.

State Register

Only one resident has replied from the Ezekial Beardsley House. He wants to do the nomination himself. W. Walker forwarded all the relevant materials including the nomination form.

CT Trust Preservation Award

The nomination with all required information for the nomination of the Mine Hill Distillery has been sent. The winners will be announced in April.

Barn Book

J. Huber got an estimate for a reprint of 200 copies without the cover flaps and gloss for \$5600. The preservation fund has \$5000 but there are balances due. J. Huber will get two more estimates and report at the next meeting.

Budget

The budget amount will remain the same as in past years: \$675. G. Miller made a motion to request \$675 for fiscal year 1 July 2017 through 30 June 2018. C. Haver seconded. The motion passed unanimously.

PMO

W. Walker has not been able to discuss with B. Henry as yet but will do before the next meeting.

New Residents

G. Miller will send the two letters to W. Walker for her signature.

Solar shingles

Both G. Miller and C. Haver has seen some references to solar shingles. C. Haver will get the information.

Respectfully Submitted,

Georgette Miller

Georgette Miller, Clerk

The next meeting of the HDC is: Wednesday 15 March 7:30 p.m. 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 15, 2017 MINUTES

CALL TO ORDER

The meeting was called to order at 7:35 p.m.
Present: C. Haver, E. Lacy, G. Miller, K. Yovan, W. Walker

APPROVAL OF MINUTES

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

BUSINESS

Chas. Glover House

E. Lacy asked to help to preserve the outhouse. W. Walker will send a list of carpenters. In the meantime, K. Yovan volunteered to have a look and assess the condition.

Ct. Trust Preservation Award

The HDC's nominee, the Mine Hill Distillery, has received an award. W. Walker will attend the presentation in Wethersfield. E. Lacy would like to go; anyone wishing also to attend should contact W. Walker.

State Register

The HDC has not received any additional letters from residents.

PMO

B. Henry was invited to the meeting to discuss the ordinance. She did not attend.

HDC May Preservation Award

W. Walker passed the vendor information to E. Lacy who will contact them about a plaque. The last invoice was \$175 which was a few years ago. The cost may have increased. G. Miller made a motion to allot \$175 plus expenses to cover any increase; C. Haver seconded.

Solar shingles

C. Haver researched the product from Tesla which acquired a solar roofing company, the shingles are tempered glass made to resemble tile, cedar, slate and flat roofing. Based only on the material, the shingles seem to offer an attractive alternative to panel. C. Haver commented that this product would be best on new construction, but technical advances will be made.

ADJOURNMENT

The meeting was adjourned at 8:15 pm.

Respectfully Submitted,
Georgette Miller
Georgette Miller, Clerk

The next meeting of the HDC is:
Wednesday 19 April 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 APRIL 19, 2017 MINUTES

CALL TO ORDER

The meeting was called to order at 7:33 p.m.

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

APPROVAL OF MINUTES

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

PUBLIC HEARING

The Town of Roxbury proposes to change the bulbs in the streetlights in the Historic District to LED. M. Hickey from Eversource explained the attributes of the LED bulbs. He passed out material pertaining to lumens, a list of the pole numbers of the streetlights and a photo of the new lights installed, Members of the commission had driven through Woodbury center which now has these installed. All agreed that the light was pleasant in color, did not backlight and the arc of light was contained. M. Hickey explained that the original intensity of 4000 K was downgraded to 3000 K after an AMA report on the hazards of 4000 K: detrimental to sleep patterns, damage to retinas and wildlife among the findings. The lights in Woodbury are 3000 K; the lights in Roxbury will be the same. The lumen output will be about the same as the existing lights, but the housing will not be the same. The new housing is silver and elongated. The HDC brought up the issue of the only floodlight in town at pole #833 (which does not have a streetlamp). It is amber and has a degree of intensity that the light encroaches on neighboring properties. C. Raymond remarked that the State does not approve of this effect. Also, on the provided list the lumens for this fixture were 27,500, well above the surrounding 4000. Discussion ensued re: who authorized this light, who signed the contract for it and how was the intensity and location determined. The HDC stated empathically that no Certificate of Appropriateness was granted and no one brought the issue to a meeting. The floodlight just appeared. J. Huber and C. Haver remarked that the new lights on the stonewalls on either side of the drive have been replaced with brighter fixtures, which illuminate the firehouse drive quite well. G. Miller noted that when members of the HDC drove into the firehouse driveway and turned around to enter Rte. 67 (North Street), the floodlight was blinding. M. Hickey said he would stop the change order on the floodlight. The HDC thanked M. Hickey for coming to the hearing. W. Walker asked for further questions or comments. As there were none, the public hearing was closed.

The HDC discussed the LED lights. All agreed that the light produced is not offensive and provides a warm arc of light on the road. On the pole list there were two that had lumens exceeding 4000: #835 in front of the market and #835, the floodlight. (There were also four locations outside the HD over which the HDC has no jurisdiction.) The HDC agreed that all the streetlights in the HD be 4000 lumens and 3000 K including #835 in front of the market, and that the floodlight (which did not go through the mandated review process by the HDC and was never granted the required C of A) is overly intrusive on the HD in general and on abutting neighbors specifically, and must be removed and not replaced with a LED fixture. G. Miller made a motion that all the streetlights in the HD have LED bulbs installed not to exceed 4000 lumen and 3000 K (poles number 835, 830, 824, 604, 608, 605, 614, 611, 602, 123, 253, 254) and that the floodlight on pole #833 not be upgraded but removed. It is in violation of State legislation which requires the issuance of a Certificate of Appropriateness from the HDC for changes in the HD. (Attached is complete list of pole numbers and their locations in the HD.) J. Huber seconded. W. Walker called for a vote: Aye – Haver, Huber, Lacy, Miller, Raymond, Walker, Yovan; Nay – none. The motion was passed unanimously.

BUSINESS

Preservation Award

E. Lacy brought the plaque to be presented to the Land Trust for their new headquarters on Mine Hill Road. E. Lacy will contact S. Payne to arrange a time for the presentation and will email the HDC when the time has been agreed upon.

PMO

W. Walker and G. Miller attended the Selectmen's meeting to discuss the issue of demolition by neglect. An ordinance would be required. The parameters include only those properties in the Survey Book and would focus on the two types of demolition by neglect, economic hardship and purposeful neglect. The HDC was asked to prepare a précis incorporating the Southbury PMO and Harwinton's Blight Ordinance. HDC members were emailed the outline and will comment prior to presenting the document at the next Selectmen's meeting on the first Monday in May.

ADJOURNMENT

The meeting was adjourned at 9:20 p.m.

Respectfully Submitted,

Georgette Miller

Georgette Miller, Clerk

The next meeting of the HDC is:

Wednesday 17 May 7:30 pm Roxbury Town Hall

LIGHTING IN ROXBURY HISTORIC DISTRICT

- Pole # 835 Roxbury Market, North Street
- Pole # 833 Firehouse, North Street
- Pole # 830 Opposite tennis courts, North Street
- Pole# 824 Hodge Memorial Library, North Street
- Pole # 604 Opposite Congregational Church, Church Street
- Pole # 608 Southbury traffic triangle, Church Street
- Pole # 605 Parking lot of St. Patrick's, Church Street
- Pole # 614 Opposite Roxbury Congregational Church, Church Street
- Pole # 611 Frederick Lathrop Hat Shop, Church Street
- Pole # 602 East of St Patrick's, Catholic
- Pole # 123 Stop sign at East corner of South Street, Wellers Bridge, Church Street
- Pole # 253 North of Senior Center, South Street
- Pole # 254 North of Hall of Records, South Street



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ROXBURY HISTORIC DISTRICT COMMISSION REGULAR MEETING MAY 17, 2017 MINUTES

CALL TO ORDER

The meeting was called to order at 7:30 p.m.

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

APPROVAL OF MINUTES

The minutes of the 19 April meeting was accepted with an error corrected: in the second paragraph, the second reference number should be #833.

BUSINESS

Pre-Hearing

A. Mirochine came to report on the Belgium block edge on his driveway at the Congregational Parsonage. The work is almost completed and ceased when he was informed that a Certificate of Appropriateness is required. The plan is to replace the gravel and pave the apron with the Belgium block in a running bond pattern. The planned dry stonewall will be native stone. The wall is outside the 125 foot HD boundary so it need not be included in an application. The HDC appreciates that A. Mirochine brought it to the commission's attention. W. Walker acknowledged that although each application is considered individually, in this case the driveway is part of the whole Green. C. Haver noticed that when one looks down the Green, other driveways disappear while this drive looks like a bridge across the Green. It is a visual obstruction. This would also be true for the proposed apron. A. Mirochine cited the driveway at Rev. Swift House which is on Chalybes Road. It was noted that this is not a recent use of the Belgium block and is not on the Green. G. Miller spoke to the town's celebrated 19th century appearance. All the existing driveways on the Green are simple, unimproved ways to get from the road to the house: none are given any elaboration. C. Raymond thought the block gave a manicured look to the drive and the streetscape. It would be more appropriate at a different, more suburban site. J. Huber noted that this use of Belgium block would set a precedent and should be regarded as a "flowerbox issue". W. Walker referenced two issues: interference with the Green and the introduction of a design detail that detracts. A. Mirochine said the apron has not been installed and he would simply gravel over the apron.

W. Walker asked about the color of the gravel. A. Mirochine said it would be a 3/4" gray trap rock. C. Raymond noted that one could only see a gray line alongside the drive. A. Mirochine said he is going to try to create a weathered look on the blocks by encouraging moss growth. C. Haver said that the edge on Chalybes was set low and obscured by the grass and that those installed at the Parsonage have a high reveal. A. Mirochine said he was planning to put topsoil 1 1/2' on both sides to reach the blocks' level. Also, the block protects the septic which is in front of the house. C. Raymond was concerned that this would introduce a new look and it would be difficult to hide. Before he left the meeting, A. Mirochine assured the HDC that all work will cease and an application was submitted for a 21 June public hearing.

Preservation Award

The HDC Preservation Month Award will be present to the Roxbury Land Trust this Saturday 20 May at 9 am at the Trust's headquarters.

PMO

B. Henry called W. Walker with work that the May Selectmen's meeting was rescheduled from its regular Monday to Tuesday and was assured that the PMO was on the agenda. However, at 7:30 pm the polls were still open and there was no notice on the bulletin board, the Selectman's office or the meeting room door as to time and location.

W. Walker will reschedule for the next BOS meeting.

LED lights

The lamps have been changed in the HDC but not the light at the firehouse. W. Walker will stop and talk to B. Henry about this and especially the house in the HD. It had become a difficult issue for the HDC: A. Mirochine alluded to it when he suggested that he was trying to improve his property when "we" let others deteriorate.

ADJOURNMENT

The meeting was adjourned at 8:50 p.m.

Respectfully Submitted.

Georgette Miller

Georgette Miller

The next meeting of the HDC is:

Wednesday 21 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 21, 2017 MINUTES

CALL TO ORDER

The meeting was called to order at 7:33 p.m. J. Huber chaired.
Present: J. Huber, M. Jonker, E. Lacy, G. Miller, K. Yovan; A. Mirochine

APPROVAL OF MINUTES

The minutes of the 17 May meeting was approved as submitted.

PUBLIC HEARING

J. Huber read the application to make changes to the Congregational Parsonage: to edge the driveway with Belgium block set in concrete; to pave the apron with Belgium block; and to build a dry stonewall. A. Mirochine amended the application by deleting the stonewall since it is beyond the 125' line of the HD and will not use Belgium block for the apron. Otherwise the application is unchanged from the pre-hearing.

Mr. Mirochine felt that the driveway installation was an honest mistake. He spoke to the Building Department who told him it was "just landscaping". He felt that the Design Guidelines were not specific. The septic is located in the front of the house and the Belgium block edge would discourage people from parking there. A. Mirochine presented photographs of properties in Woodbury, Roxbury and Bridgewater and a shot of the block once it is artificially "aged". Members of the HDC had looked at the driveway over the past month and reiterated issues brought up at the pre-hearing at which A. Mirochine was present. All addressed their remarks to the applicant. J. Huber spoke of the Green as an open greenway and showed an old photo. Remarking that although it is impossible to go back in time, the goal remains to maintain the Green as close as possible to its original form. Cut Belgium blocks change the character of the Green. M. Jonker thought the look was jarring. E. Lacy thought it was unfortunate that the edging was put in place before a C of A. M. Jonker asked about the cost. A. Mirochine reported that the material was around \$2000 with an additional \$1800 in labor. A. Mirochine asked where the HDC got its authority over the driveway. It is located within the boundaries of the HD and the enabling legislation gives the HDC jurisdiction over anything permanently affixed to the ground, J. Huber asked for further comment or questions. As there were none, the public hearing was closed.

BUSINESS

State Register

J. Scofield of the State Preservation Office said that the HDC could apply for a CLG grant of \$20,000 to fund a historian to complete nomination forms. All agreed to pursue the grant. E. Lacy will contact M. Donohue to see if she can complete 10 forms for that price.

PMO

The draft letter has been written to send to all the owners of houses in the Survey Book re: the proposed Historic House Preservation Ordinance. The HDC will discuss at the next meeting.

Firehouse

B. Henry asked J. Huber if the light was still there. It is. W. Walker will have to speak to B. Henry since the contract for the light is with the town and it is the town that must cancel the contract.

The HDC discussed the application. J. Huber read from the Design Criteria: "The open land and picturesque views are integral to the rural character of the Historic District and warrant preservation. The centerpiece of the district is the Village Green. This broad expanse of lawn punctuated by rows of trees, was designed as a shared amenity to

be enjoyed by the entire town. The Green should remain free of obstruction, with planting limited to the rows of trees that are provided and maintained by the Town of Roxbury.”

“Stone paving is the most common material for walls and terraces and its use is recommended for new construction as well.” “Gravel driveways are the most appropriate in the Historic District.” K. Yovan said that he passes the Green several times a day and has taken notice of the edging. He believes that the edging makes the drive a focal point of the Green. Its modernity looks out of place. He noted that the design of Belgium block edged driveways became popular in affluent suburban towns in the 1970s. (The HDC noted that cobblestone, or Belgium block as it is now called, was a feature of coastal towns, like Boston, New Haven and NYC. The stone was ballast and reused for street paving. Today it has become a feature of suburban design.)

J. Huber noted that although each application is judged on a case-by-case basis, he felt that edging was not appropriate on any of the drives on the Green. Historically driveways and pathways from the main road crossing the greenway in Roxbury were never paved or defined with stone edging. G. Miller spoke to the preservation of the 19th Century rural town center which has been celebrated in various publications. Rural driveways are essentially a way to get from the road to the house, simple pathways that were not elaborated. M. Jonker agreed. K. Yovan cited the look of the Green as a whole. J. Huber emphasized the preservation of the Green as an important priority. G. Miller remarked that the Green is not frozen on time, that there are utility poles and wires, but it looks remarkably unchanged. E. Lacy felt it was important to keep the rural tone of the Green. (E. Lacy had to leave the meeting before a vote due to a prior appointment but noted that she would have abstained.) J. Huber spoke of the edging as a decorative element that interferes with the greenway. G. Miller made a motion to deny the application and that the Belgium block be removed. J. Huber seconded. J. Huber called to a vote: Aye – Huber, Jonker, Miller, Yovan; Nay – none. The motion was passed unanimously. The HDC was sympathetic to A. Mirochine who had expended money on the edging. The HDC discussed a timeframe for removal, ranging from end of summer, to “when the snow flies” to next year. The HDC settled on removal one year from its installation: May 2018. K. Yovan, who is a landscaper, thought it would take two men a day to remove the block, without machinery which would be too disruptive. G. Miller made a motion to make an amendment to the C of A: The Belgium black edging must be removed by May 2018. J. Huber seconded. J. Huber called for a vote: Aye – Huber, Jonker, Miller, Yovan; Nay – none. The motion passed unanimously. A. Mirochine was present throughout the discussion and was given the denied C of A form. Before leaving, he remarked that he felt that the Design Criteria was not specific as to driveways on the Green and unclear.

The HDC agreed to review the Design Criteria to fine-tune the recommendations and improve clarity.

The HDC was also concerned that the Building Department did not alert the HDC when A. Mirochine came in for a permit. The BD is responsible to contact the HDC whenever anyone living in the HD comes in for a work permit, whether one is required or not. The BD should not make to determination of the scope of the work as cause not to notify the HDC.

ADJOURNMENT

The meeting was adjourned at 9:08 p.m.

Respectfully Submitted,
Georgette Miller
Georgette Miller, Clerk

The next meeting of the HDC is:

Wednesday 7:30 pm 19 July 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 19, 2017 MINUTES

CALL TO ORDER

The meeting was called to order at 7: 35 p.m.

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

APPROVAL OF MINUTES

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

BUSINESS

Town Historian

B. Henry asked the HDC for a nomination. B. Steers Sr. was suggested. W. Walker will report to B. Henry.

Design Criteria

Next month the HDC will review the criteria and, at September's meeting, work on needed updates/clarifications.

Preservation ordinance

Two draft letters were presented. The HDC was undecided as to which would be sent to Survey homeowners. Two residents (one long time, the other newer) will be sent the letter – after an explanatory phone call/email - for their feedback.

Firehouse light

The casing has been changed and the light is still yellow. The C of A to the town required removal. W. Walker will discuss with B. Henry.

Building Department

W. Walker will review with the building official the scope of the HDC's jurisdiction and will request that this be made clear to those seeking building permits, whether BD regulations are deemed necessary or not.

Roxbury Land Trust

The RLT sent the HDC letter thanking us for the 2017 Preservation Award.

Burwell Tavern

W. Walker had a meeting with the owner. The Small Cities Grant Program has not been funded so that option is no longer viable. W. Walker stressed that a new roof needs to be installed before the winter. The tarp will not continue to protect and there is damage to the support beams. C. Raymond suggested that the HDC speak to B. Henry and emphasize how important this house is to the town and the HD.

W. Walker added this to her list.

Both G. Miller and W. Walker will not be at the August meeting. In their stead, C. Haver will chair and C. Raymond will take the minutes.

ADJOURNMENT

The meeting was adjourned at 8:45 p.m.

Respectfully Submitted,

Georgette Miller

Georgette Miller, Clerk

The next meeting of the HDC is:

Wednesday 16 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 16, 2017

MINUTES

CALL TO ORDER

The meeting was called to order at 7:34 p.m.

Present: M. Jonker, E. Lacy, C. Haver, K. Yovan (joined meeting @ 8:00). Absent: W. Walker, G. Miller, J. Huber, C. Raymond.

APPROVAL OF MINUTES

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

PUBLIC HEARING

Rev. Zephaniah Swift House - 5 Chalybes Road

Kevin Bennett, Architect, of Bennett Sullivan Associates presented an application for additions and alterations to the Rev. Zephaniah Swift House, 5 Chalybes Road, on behalf of the owners Graydon & Anna Carter. Updated drawings including (2) existing floor plans, (2) proposed floor plans, south & west elevations, a 3D computer-generated model; a series of photos including an aerial view; and an application signed by the owner were submitted. Mr. Bennett advised that the preliminary drawings initially submitted with the application should be discarded. Given that the complete drawing set was not submitted with the application and the extent of the alterations it was decided that the August meeting would be devoted to the presentation of the drawings and questions from the Commission. The public hearing would be held open to the September meeting to allow for a scheduled site visit to review the conditions with drawings in-hand.

Mr. Bennett explained the proposed alterations and additions and answered questions regarding the drawings. The proposal includes a 19' x 29'-6" Great Room addition on the rear (west) of the house in the location of the existing terrace and pergola. The addition extends 4' past the south face of the existing house. The addition is one storey with a flat roof with a roof deck above. The roof deck is surrounded with a wooden picket railing, matching the railing of the existing second floor porch. Centered on the south elevation of the addition is a white painted brick chimney, similar to the nearby existing chimney, which extends to 11'-4" above the deck. Flanking the chimney are double-hung windows, similar to those of the original house. The first floor of the west (rear) elevation has a relocated pair of French doors, a relocated multi-paned picture window and (2) double-hung windows. The existing second floor covered porch is to be in-filled with clapboard and a single-sash six-lite window on the south elevation. There will be an extension of the second floor @ the SW corner which will have a gabled roof facing west. This extension will have a single-sash six-lite window facing south and a relocated pair of French doors facing west. To the north of these French doors will be a small in-filled section with a single-sash 4-lite window. There will also be a new gabled structure, housing a bathroom, attached to the south face of the existing ell, on top of the flat roof addition. This structure will have a single-sash six-lite window facing south. All walls of the new additions will be faced in clapboard with trim to match the existing. The roofs of the new gabled additions will be cedar shingles.

Mr. Bennett also explained the proposed site improvements. The existing pergola is to be salvaged and partially reused to the south of the new addition. The terrace in this area will be extended south and a low stone wall and staircase to the lawn will be added. A new pergola, matching the details of the existing, will extend from the shed portion of the house to the pool house addition on the rear of the barn.

Mr. Bennett commented that much of the new addition would be screened from view by existing plantings. C. Haver noted that the HDC has to consider the application as if there were no plantings, since these can easily be removed by future owners. With this in mind, the south and east faces of the new additions will be viewable from

North Street, portions of the west alterations may be viewable from Chalybes Road, the proposed new pergola adjacent to the barn will be partially viewable from Chalybes Road. The site visit will help to confirm which portions of the alterations are viewable from the road and are subject to HDC review.

Although it was decided to hold most comments until after the site visit, C. Haver noted concern that the flat roof of the addition was not in accord with the HDC guideline which recommends gable roofs and states "a flat roof is not acceptable". Mr. Bennett said that he had read this guideline, but wanted to minimize the height of the addition. Mr. Bennett also shared the plan of a proposed addition to the south which had been approved by the HDC for the previous owners. C. Haver noted that this was a handsome simple gable-roofed high-plate structure which was approved because its placement, form, scale, and details were all sympathetic with the style and design of the original structure. It was noted that copies of the elevations for this addition are in the HDC binder in the Town Clerk's office.

Prior to the hearing Mr. Bennett had commented that they initially considered accommodating the Great Room within the existing antique barn, but were concerned that they wouldn't receive zoning approval as the barn is within the setback. C. Haver noted that the HDC had supported similar non-conforming barn conversions in the past and would be supportive of this approach.

A group site visit was scheduled for Wednesday, September 6th @ 12:00 noon, subject to Mr. Bennett's confirmation with the owners. The commission approved the public hearing to remain open to the September meeting.

NEW BUSINESS

Blue Star Memorial

The request of the Garden Club to place a memorial plaque was discussed. Website photos of plaques provided by Ceil Santillo were reviewed. It was agreed that additional signage in the HD should be kept to a minimum. The cemetery, near the existing war memorial, was suggested as a possible location. More information is needed on the size and style of signage requested.

OLD BUSINESS

Report from Chair

Wendy Walker's report was reviewed. K. Yovan expressed interest in the being the Town Historian, but would like more information as to the duties. M. Jonker suggested Sue Wilton as another possibility.

Letter re: Preservation Ordinance

The updated version of the letter was distributed for further discussion at the September meeting.

Fire House Light

Barbara Henry's suggestions were reviewed. It was unclear as to the exact need for the additional lighting considering the entrance lights on the stone wall and the lighting above the garage bays. The concept of motion-sensor lighting was suggested. To be further discussed at the September meeting.

Design Criteria Review

The first two pages of the Design Guidelines were distributed for review. It was suggested that it be further clarified as to what items require HDC review, and that screening from vegetation cannot be taken into account when determining what is viewable from a road or public way. To be further discussed in the September meeting.

ADJOURNMENT

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Charles Haver

Charles Haver, Vice Chairman

The next meeting of the HDC is:

Wednesday 20 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 6, 2017

SITE VISIT

Present: C. Haver, J. Huber, E. Lacy, G. Miller, W. Walker; K. Bennett

The HDC met at the Rev. Zephaniah House at 4 p.m. K. Bennett reviewed the plans for the addition and paced out the dimensions.

The flat roof addition would extend the roof deck to add a dormer on the west edge of the south side for a bedroom. The present covered porch would be enclosed. The chimney of the addition would extend 8' - 9' above the flat roof. The pergola to the north would be approximately 40' long by 8' wide covered with clear plexiglas.

W. Walker spoke to the issue of ensuring that the original structure can be distinguished from newer additions. A rake delineating the original roofline cannot be installed since the shed roof addition overlays the original roof. Also using a different material for the addition is recommended, in this case, perhaps vertical boards.

C. Haver referred to the Design Guidelines which clearly state that a flat roof is not appropriate in the HD. Also, the ill-conceived 1940's work has made any transition difficult.

The HDC referenced the earlier approval of a story and a half addition to the south with an ell to the west. The discussion continued comparing the two.

K. Bennett explained that the priority was to redo the kitchen (which has nothing to do with a C of A) and the dormer to enlarge a bedroom.

He suggested that the flat roof addition be deleted from the application and then revisited at another time. He agreed that the earlier approved addition would be a better solution. He will bring a signed letter from the owner attesting to this change in the application.

The application will then only be for the pergola and the dormer.

K. Bennett said he will bring drawings of the dormer to the 20 September meeting for the extended public hearing.

The site visit was concluded at 5 p.m.

Respectfully Submitted,

Georgette Miller

Georgette Miller



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ROXBURY HISTORIC DISTRICT COMMISSION REGULAR MEETING SEPTEMBER 20, 2017 MINUTES

CALL TO ORDER

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

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

APPROVAL OF MINUTES

The minutes of the 16 August meeting and the 06 September site visit was accepted as submitted.

PUBLIC HEARING

The continuation of the hearing for the Rev. Zephaniah Swift House began with a rereading of the application for 1. a 18 X 28 addition with a roof terrace, 2. a pergola/walkway on north side, 3. complete enclosure of the rear second story porch, 4. addition of a dormer on south/north side on the second floor, 5 repositioning of existing pergola. K. Bennett, the architect for the project, submitted a letter from the owners amending the application to exclude the 18 X 28 addition, complete enclosure of rear porch and relocation of existing pergola. He presented the revised plans and details of the dormer. The existing pergola will remain in place. The second story porch will be enclosed only by the proposed dormer. The area between the existing house and the new dormered extension will remain an open porch. K. Bennett remarked that these changes and the details in the drawings were a result of the site visit conversations with the HDC. The added trim from renovations from the 20s to the 50s will be removed, windows similar to the smaller existing ones will be added to the south side of the dormer which will be of the same style clapboard as the house. C. Haver noted that the removal of the various trims improved the cohesiveness of the design. W. Walker appreciated the clarity of the appearance of new construction and the old structure. The proposed pergola on the north side will be 7' X 44' with a walkway surface of either Belgium block, stone or brick. K. Bennett noted that pergola will be the same design as the existing and that only the top of new pergola can be seen from the road, and that what can be seen is limited to a small glimpse between the barn and the house el. W. Walker asked for further questions or comments. As there were none, the HDC took up the next application.

Since the applicant was not present, C. Haver read the application to make changes to the Dr. Myron Downs House: to install a wrought iron railing on the steps on the east side off the house. He passed around the accompanying photograph of the proposed railing propped up on site. W. Walker asked for further questions or comments. As there were none, the public hearing was closed.

The HDC discussed the Rev. Swift application. W. Walker said that the amended application was a good solution. C. Haver felt that the filling in of the open porch with the dormer addition improved that elevation and that the new pergola can be barely seen from the street. E. Lacy made a motion to approve the amended application; C. Raymond seconded. W. Walker called for a vote: Aye – Haver, Huber, Jonker, Lacy, Miller, Raymond, Walker, Yovan; Nay – none. The motion was passed unanimously. Before K. Bennett left, the HDC requested that he correct the positioning of the lights on the barn. Although he is not responsible for their placement, he should change the fixture to parallel the ground, not hang at an angle. The light would then fall straight on the ground not at the road or neighboring property.

The application for the railing at the Dr. Downs house was reviewed. All agreed that the railing is nondescript and, with stone steps, is needed. C. Raymond made a motion to accept the application as presented; C. Haver seconded. W. Walker called for a vote: Aye – Haver, Huber, Jonker, Lacy, Miller, Raymond, Walker, Yovan; Nay – none. The motion passed unanimously.

BUSINESS

Preservation Ordinance Letter

The letter was read and after a few changes, the HDC approved sending it to owners of houses in the Survey Book. W. Walker will be the email contact; G. Miller, the phone contact. J. Hurlbut will send the letter via email and for those who do not list an email address, a letter will be sent by regular mail.

Firehouse Light

W. Walker met with M. Josephson, the captain of the fire department, to discuss the lighting needs at the firehouse after the removal of the yellow light on the pole. The solution was a line of poles on the south side focused towards the firehouse to direct the light where it should be. The HDC discussed the height and appearance of the poles. W. Walker showed a photo of the lights at the Senior Center which were identical to those at the Town Hall: a lantern style atop a post. There were questions about how to direct the light, if the height would be sufficient, the consistency of 4000 lumens as in the rest of the street lights in town (as opposed to the present 28,000 lumens of the yellow light), ability to shut light off when not needed. K. Daniels, a lighting designer, will meet the HDC at the firehouse on Friday at 9 am to review the options.

Design Criteria Review

C. Haver reported that at the last meeting changes were suggested to the first paragraph: clarification of the 125' boundary, definition of permanently affixed to the ground. It was decided that all HDC members will download the Criteria from the website, review and make notes for discussion at the October meeting.

Town Historian

K. Yovan agreed to accept the HDC's nomination. W. Walker will forward his name to B. Henry.

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 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 18, 2017 MINUTES

CALL TO ORDER

The meeting was called to order at 7:34 p.m.

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

APPROVAL OF MINUTES

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

BUSINESS

O'Brien Barns

New owners propose to convert the barns and contacted W. Walker to enlist the ZBA. Plans were passed around showing all elevations and the changes proposed. They were compared to the photos in the barn Book. The west and north sides can be seen from the road. Neither the south nor east is visible from the road or neighbors due to the hilliness of the barn site. The west and north sides have the least changes: on the north, the smaller barn has a large glassed in area that can be covered by sliding barn doors and has a chimney on its south end; on the west, it bumps out below grade level to accommodate two garage bays; on the south end of the long barn, the existing garage doors are eliminated and the side is punctuated with windows. The other south and east sides of the long barn have glass areas on first and second levels and numerous windows. After reviewing the HDC agreed that the two shed dormers on the long south side disrupt the roofline. Eliminating them would retain the integrity of the original barn. The expanse of glassed areas on the south side could make the structure very warm in the summer; W. Walker would like to see two of the four replaced, either with solid wall or working barn doors. W. Walker will contact the owners and relay the HDC's opinion.

Solar Guidelines

The National Park Service has issues guidelines for solar arrays on historic buildings. J. Huber will post to the website and the HDC will discuss when reviewing that portion of the Design Criteria.

Letter re: Preservation Ordinance

C. Haver provided the letter and list of homeowners to J. Hurlbut. W. Walker will send letter to B. Henry so that it can go out. C. Haver will follow up with J. Hurlbut re: owners who do not have e-mail address so a letter can be sent to them instead.

Firehouse lights

W. Walker met with a lighting designer who suggested three pole lights across from the firehouse bays. M. Josephson, the fire chief, said that the area was the leach field for the septic and cannot be used. In addition, B. Henry was concerned about cost. The compromise was remove the present light and to install a streetlight at the entry to the firehouse drive with 3000 lumens as in the rest of the HD. The arm would be positioned directly over the drive. W. Walker told the fire chief that a Certificate of Appropriateness is required for this change.

Design Criteria

The HDC reviewed the criteria line-by-line and discussed changes and clarifications. The review will continue at next meeting.

ADJOURNMENT

The meeting was adjourned at 9 p.m.

Respectfully Submitted,

Georgette Miller

Georgette Miller, Clerk

Next meeting: 15 November 7:30 p.m. 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 15, 2017 MINUTES

CALL TO ORDER

The meeting was called to order at 7:34 p.m.

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

APPROVAL OF MINUTES

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

BUSINESS

Mine Hill Distillery

E. Davis approached B. Henry about two signs he would like to erect: one at the junction of Rtes. 199 and 67, the other at the bottom of Wellers Bridge Road. It would say "Roxbury Station Historic District" with an arrow and be 48" wide. B. Henry asked for the HDC's opinion even though the sign would not be within the HD. All agreed that Roxbury Station is not a historic district. The HDC proposed an alternative: "Historic Roxbury Station". There was discussion on location, size, the exclusion of other businesses in the commercial district. It was decided to leave these issues to Zoning.

Roxbury Market

R. Berman is planning to apply to remove the chimney on the right side of the main market building. There is a leak and he said he has repointed, re flashed and resealed around the chimney with no result. C. Haver noted that this false chimney has the date of the building on it. Also, all commented that none has seen workmen on the roof. The symmetry of the two chimneys is very important, as referenced in the Design Criteria.

Preservation letter

It is in the process of being emailed to the list of historic homeowners.

Firehouse

B. Henry has submitted an application to change the yellow floodlight to a pole light. Since the application was received too late for a public hearing at this meeting, it will be on the agenda at the December meeting.

Design Criteria

A map of the HD and the original ordinance both reference the HDC's jurisdiction to encompass 225' from the property line of each of the houses in the HD.

The Criteria will be corrected. G. Miller will make copies of the map for members. The HDC continued the reviews and clarified, added and expanded explanations to the text. C. Haver will make the changes to the Criteria before the next meeting.

O'Brien Barns

W. Walker attended a Zoning meeting with the owners to support the proposed adaptive reuse of the barns. The commission gave its approval.

Sheldon Smith House

The house is now on the market.

ADJOURNMENT

The meeting was adjourned at 8:35 p.m.

Respectfully Submitted,

Georgette Miller

Georgette Miller, Clerk

The next meeting of the HDC is: Wednesday 20 December 7:30 p.m. 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 20, 2017 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

APPROVAL OF MINUTES

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

PUBLIC HEARING

The Town of Roxbury has submitted an application to change the spotlight at the end of the firehouse drive to a street light as in the rest of the HD. There was no one present to explain the application, but the HDC has been updated on the issue by W. Walker who has met with a lighting designer and the fire chief. As there were no questions or comments, the public hearing was closed.

The HDC discussed the application and emphasized that the street lamp must be the same 4000 lumens as the rest of the HD. W. Walker mentioned a discussion of the lights over the bays: the lighting designer suggested 3 LED lights in place of the present ones. W. Walker suggested that this be added to a motion as a recommendation. This would improve safety at the firehouse and provide more worker-friendly lighting. C. Raymond made a motion to accept the application for the 4000 lumens streetlight with the recommendation that the 3 lights over the garage bays be changed to LED. G. Miller seconded. W. Walker called for a vote: Aye - Haver, Huber, Lacy, Miller, Raymond, Walker; Nay - none. The motion passed unanimously.

BUSINESS

2018 Meeting Dates

There was a correction to the February date: it is the 21st. The HDC discussed the November date which would fall on the eve of Thanksgiving. It was agreed to move the meeting to the week before: 14 November. G. Miller will submit the date to J. Moker at Town Hall and check to make sure there is no conflict with another commission for that date.

Election of Officers

C. Raymond nominated the present slate; E. Lacy seconded. The Chair, Vice-Chair and Clerk were reelected unanimously. J. Huber agreed to continue as the unofficial treasurer.

Design Criteria

The map of the HD was distributed and discussed. This version clearly shows the boundaries and provides the historic names of the properties. A search for the original that accompanied the 1966 establishment of the HD in the town's vault will provide a larger, cleared copy. The criteria were reviewed based on changes made at last meeting and additional refinements. C. Haver will collect the data and present the revised criteria at next meeting.

E. Lacy has agreed to represent the HDC on a new group which will have representatives from all the active commissions.

The letter to owners of historic houses in the Survey book was collated and put in envelopes with printed labels. J. Hurbut had provided the labels and copies of the letter.

C. Haver brought photos of the Market's two chimneys. R. Berman had spoken to W. Walker about a chronic leak in the chimney on the south. From the photographs, it was obvious that work had been done on the north chimney: there was evidence of new flashing and pointing. The south chimney is untouched. The HDC speculated that if the south chimney was repaired in the same manner, the leak might be resolved. So far, R. Berman has not followed up with an application.

ADJOURNMENT

The meeting was adjourned at 9:30 p.m.

Respectfully Submitted,

Georgette Miller

Georgette Miller

The next meeting of the HDC is:

Wednesday 17 January 7:30 p.m. Roxbury Town Hall