



# 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 16, 2016

### 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

#### APPROVAL OF MINUTES

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

#### PUBLIC HEARING

W. Walker chaired the hearing. (G. Miller stepped down as applicant; C. Haver as adjacent neighbor.) The application is for a cellar door on the Amasa Lathrop house. A wooden one, same size and pitch as the existing door, will replace the metal two door Bilco with the addition of two vertical posts at the sides to prevent the doors from opening more than 90 degrees. W. Walker passed photos of the cellar door to the HDC. W. Walker asked for comments or questions; as there were none, the public hearing was closed.

The HDC discussed the application. There were no objections. C. Raymond made a motion to accept the application as submitted; J. Huber seconded. W. Walker called for a vote: Aye – Huber, Jonker, Lacy, Raymond, Walker; Nay – none. The motion was passed unanimously.

#### PRE-HEARING

(C. Haver stepped down as applicant; G. Miller as adjacent neighbor.) Chas. Haver Antiques had a 16 X 33 sign with a bracket approved by the HDC. It was mounted on a tree which has been removed. The exact sign with the same style lettering will be reused and sited on the barn to the left above the light fixture. The wording of the sign will depend on the ZBA to permit the second floor to be rented to a business other than the antiques store. The property has been grandfathered as an antique business which includes the barn and the main house. To encourage the ZBA to give a variance for a business other than antiques, C. Haver will suggest that the designation be removed from the house and pertain only to the barn. The HC agreed that in the long term, having the house permitted as only residence would be beneficial to the HD. The ZBA meeting is scheduled for 15 December and W. Walker will write a note as per the HDC's view. The HDC will hold a public hearing on the sign's wording when the issue has been settled.

#### BUSINESS

##### Roxbury Station

The hearing for the National Register District nomination (which encompasses 22 contributing structures, 45 contributing resources and 4 non-contributing structures) will be held on 30 November at the State Preservation Office in Hartford. The railroad station has been dismantled and there seems to be nothing salvageable. The re-creation of the station will be set back 8 feet from its original site. A new concrete foundation (the original had none) will be hidden by the re-created platform. Since the demolition occurred after the hearing was scheduled, W. Walker is concerned that the newly reconstructed station should be considered "non-contributing". She will be attending the hearing with E. Davis.

W. Walker met with B. Henry re: strategies for saving historic houses from demolition by neglect. The PMO concept was tentatively received with approval. Citing the available Small Cities Grant, she contacted the homeowner of a threatened structure in the HD but has not received a response. W. Walker will call B. Henry to

follow up. B. Henry will read the PMO material again. The HDC will wait for her go-ahead before contacting G. McTaggart to write up the ordinance.

#### Survey/Barn books

E. Lacy reported that all invoices have been paid. She noticed that almost all copies of the Barn Books have been sold and suggested that it be reprinted. Unfortunately, the cost of the original print run of 750 is prohibitive. J. Huber will look into printing costs in Hong Kong. W. Walker will check with Town Hall to see how much money is in the preservation fund to contribute to that cost.

#### State Register

The state preservation office has pre-approved 10 properties. A sample form was submitted and the feedback suggests that additional research is required including interior descriptions, sociological importance and other aspects outside the HDC's expertise. E. Lacy proposed that the homeowners pay for the research done by a professional historian familiar with the process. Mary Donohue, formerly of the state preservation office, has established a business for that purpose. E. Lacy will contact and enquire as to the cost.

#### Preservation Books

A number of books about historic preservation and other topics of interest to old house owners are available in the Minor Memorial Library. They are noted on a bookplate as donations from the HDC.

#### Candidate for HDC

W. Walker spoke to B. Henry who was supportive of the change. W. Walker will follow up and report at next meeting.

#### Lathop Hat Shop

The hat shop has been sold and the new owner will be contacted with information about the HD.

#### **ADJOURNMENT**

The meeting was adjourned at 9:15 p.m.

Respectfully Submitted,

*Georgette Miller*

Georgette Miller, Clerk

The next meeting of the HDC is:

Wednesday 21 December 7:30 pm Roxbury Town Hall