

Roxbury Historic District Commission

18 November 2009

Present: C. Haver, J. Huber, G. Miller, D. Sergeant, R. Stevenson, W. Walker

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

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

Public Hearing: The application is to make changes to the Nathan Smith House barn: replace 3 x 3 stationery windows with 3 x3 swinging doors. Photos of the changes were included in the application. Since no one was present to represent the applicant, W. Walker proceeded to the next application.

The Town of Roxbury proposes to rehabilitate the firehouse which is a non-contributing structure in the HD. Changes include: siding, windows, shutters, trim, gutters, light fixtures. W. Walker read the specifics of the application as submitted. As there was no one to represent the application, W. Walker closed the public hearing.

Discussion: Nathan Smith House. (C. Haver and G. Miller stepped down as adjacent and abutting neighbors.) D. Sergeant noted that it would have been preferable for the application to have been submitted before work was done. She questioned the pitched pediment. J. Huber remarked that the pitch drains off water. W. Walker said that the swinging doors were traditional and that once they were painted to match the rest of the barn, they would disappear. C. Haver expressed appreciation that an agricultural building was being returned to that use. D. Sergeant made a motion to accept the application as submitted; R. Stevenson seconded. W. Walker called for a vote: Aye – Huber, Sergeant, Stevenson, Walker; Nay – none. The motion was passed unanimously. W. Walker will send the approved application.

Firehouse: (C. Haver and G. Miller returned.) The HDC discussed how to approach the application. It was decided to review and vote on each individual component of the restoration as outlined in the application.

Siding: The HDC at the public hearing approved the use of HardiPlank since this is a non-contributing structure. C. Haver noted that the material was to be installed according to the manufacturer's recommendations and that he thought that would cover any specific installation comment the HDC might have, e.g. sealing cut ends. The use of the smooth side was as suggested by the HDC.

Windows: The wording on the description is not clear. At the pre-hearing, the windows were described as wood not wood composition. Also, the screening material was not submitted for review as black screening would make appear much different than silver screening.

Shutters: At the pre-hearing the HDC was clear that all shutters in the HDC including non-contributing must be of wood. PVC or fiberglass shutters are not acceptable since they never look appropriate. The HDC had approved the removal of shutters for the firehouse.

Trim: C. Haver has seen PVC trim and it is indistinguishable from wood. As this is a non-contributing structure, its use is appropriate. However, the existing trim must be exactly replicated.

Gutters: The HDC has no issues with the replacement of the gutters in kind as proposed.

Light fixtures: The HDC needs to see the cut sheets for any new replacement light fixtures.

Exterior doors: There are no changes planned.

The HDC discussed the wording of the motion. G. Miller made a motion to accept the application in parts:

Siding: The HDC approves the use of HardiPlank on this non-contributing structure exactly as stated in the application;

Windows: The HDC cannot approve or deny until it views spec sheets for the windows. In the pre-hearing, windows were described as “wood” not “wood composite”. Also, screening material needs to be submitted for consideration.

Trim: The HDC approves the use of PVC on this non-contributing structure but cannot approve or deny its application until certain conditions are met: the HDC requires that before any work begins, all trim design and profiles must be documented and specific PVC replacements submitted.

Gutters: The HDC approves the replacement gutters.

Light fixtures: The HDC cannot approve or deny until cut sheets of all new replacement fixtures are submitted.

Exterior doors: The HDC approves since there will be no changes to the doors. However, if any exterior door is to be replaced, a spec sheet must be submitted to the HDC for its approval.

In summary: The HDC approves the siding, gutters and doors. Items NOT approved pending additional information: windows, trim and light fixtures. The HDC would like to see this material at its next meeting, 16 December. R. Stevenson seconded. W. Walker called for a vote: Aye – Haver, Huber, Miller, Sergeant, Stevenson, Walker; Nay – none. The motion was passed unanimously. G. Miller will send this motion, along with the application, to the Town/Fire Chief.

Pre-hearing: Phineas Smith House. (G. Miller stepped down as an adjacent neighbor.) C. Haver passed around a photo of a fixture to replace the one presently on the barn which is rusting and falling apart. The proposed light is a metal barn light with a painted finish

close to that of the barn siding. The HDC did not have any problems with the replacement fixture.

Roxbury Market: W. Walker sent a letter on 13 November to the owner outlining the non-compliance aspects of the erected fence: the style, the footprint and the gates. W. Walker will also call the owner.

National Register: The nominations for the three houses (two were turned down) are still in limbo. W. Walker will call to determine status.

Barn Book: W. Walker and G. Miller met with R. Carley to give her the edited introduction and discuss the HDC concerns with the content. R. Carley said that the intro is not yet completed but when it is, it will incorporate information that addresses the HDC concerns. The HDC discussed the barn book format and content. J. Huber and G. Miller will meet in December to outline content and G. Miller will e-mail interviews to HDC members. After the survey is completed and grant closed (hopefully by the end of the year), another grant proposal will be submitted for design, photography and printing. However, the estimated printing cost of \$20,000 will probably not be covered by the grant. The HDC will explore other options, perhaps an individual supporter.

Mirochine barn: C. Haver reported that work has been completed in accordance with the C of A.

The meeting was adjourned at 9 pm.

Respectfully Submitted,

Georgette Miller
Clerk

The next meeting of the HDC is:

Wednesday 16 December 7 pm Roxbury Town Hall