

**HISTORIC DISTRICT &
HISTORIC PROPERTY
COMMISSION**

Lori Fusco, Chair
Jeffrey Bendremer, Vice-Chair
Gilbert Weatherly, Clerk
Jacob Bittner, Member
Catherine Lipper, Member

Alternates
Pam Brown



**TOWN HALL
238 Danbury Road
Wilton, Connecticut
06897**

**Historic District Commission Meeting Minutes
Tuesday February 13, 2024 Electronic Meeting: 6:30 pm**

I. Call to Order: 6:46 pm

a. Attendance: Commissioners Fusco, Bendremer, Weatherly, Bittner and, Lipper present.

b. Minutes January 2, 2024: With no discussion Fusco moves to approve, Bittner seconds and the vote to approve is unanimous

Minutes January 24, 2024: Without discussion Fusco moves to approve, and Lipper seconds. Fusco, Lipper and Bittner votes to approve and Weatherly and Bendremer abstain.

ii. Ambler Farm “Yellow House” Platt Raymond House: Chair informs the commissioners about the favorable reception the Friends of Ambler Farm presentation by the Board of Selectmen about the need to renovate the building. Chair continues to explore grant opportunities to offset costs.

iii. Grant Opportunities: After discussion it is agreed to apply for a grant for a historical survey of the Cannondale neighborhood.

iv. Historic Resources Inventory: The importance of owner’s awareness of the historic significance of their buildings was discussed.

v. Demolition Delay Ordinance: Chair led review and discussion of the existing ordinance and the draft revised ordinance. Weatherly moves for the Chair

to revise the draft as per the discussion and submit it to the Town Attorney. Bittner seconds and the motion is carried unanimously.

vi. **Certified Local Government Annual Report:** Is attached to these minutes for public record.

VII. Public Comment: None

VIII. Adjournment: 7:41 pm

Submitted by Gil Weatherly, Clerk

Next meeting March 12, 2024

HISTORIC RESOURCES INVENTORY - BUILDING AND STRUCTURES

Please send completed form to: National Register and State Register Coordinator,
State Historic Preservation Office, Department of Economic and Community Development,
One Constitution Plaza, 2nd Floor, Hartford CT 06103

* Note: Please attach any additional or expanded information on a separate sheet.

GENERAL INFORMATION

Building Name (Common) Raymond Farm
Building Name (Historic) Platt Raymond House
Street Address or Location 275 Hurlbutt Street
Town/City Wilton Village _____ County Fairfield
Owner(s) Ambler, Elizabeth ☐ Public ☒ Private

PROPERTY INFORMATION

Present Use: Residence
Historic Use: Residence

Accessibility to public: Exterior visible from public road? ☒ Yes ☐ No

Interior accessible? ☐ Yes ☒ No If yes, explain _____

Style of building Colonial/ Picturesque Vernacular Date of Construction 1799, 1890

Material(s) (Indicate use or location when appropriate):

☒ Clapboard ☐ Asbestos Siding ☐ Brick ☐ Wood Shingle ☐ Asphalt Siding
☐ Fieldstone ☐ Board & Batten ☐ Stucco ☐ Cobblestone ☐ Aluminum Siding
☐ Concrete (Type _____) ☐ Cut Stone (Type _____) ☐ Other _____

Structural System

☐ Wood Frame ☒ Post & Beam ☐ Balloon ☐ Load bearing masonry ☐ Structural iron or steel
☐ Other _____

Roof (Type)

☒ Gable ☐ Flat ☐ Mansard ☐ Monitor ☐ Sawtooth
☐ Gambrel ☐ Shed ☐ Hip ☐ Round ☐ Other _____

(Material)

☒ Wood Shingle ☐ Roll Asphalt ☐ Tin ☐ Slate ☐ Asphalt Shingle
☐ Built up ☐ Tile ☐ Other _____

Number of Stories: 2 Approximate Dimensions 42 x 30 + ells

Structural Condition: ☒ Excellent ☐ Good ☐ Fair ☐ Deteriorated

Exterior Condition: ☒ Excellent ☐ Good ☐ Fair ☐ Deteriorated

Location Integrity: ☒ On original site ☐ Moved When? _____

Alterations? ☐ Yes ☒ No If yes, explain: _____

FOR OFFICE USE: Town # _____ Site # _____ UTM _____

District: ☐ S ☐ NR If NR, Specify: ☐ Actual ☐ Potential

PROPERTY INFORMATION (CONT'D)**Related outbuildings or landscape features:**

- ☒ Barn
 ☒ Shed
 ☒ Garage
 ☐ Carriage House
 ☐ Shop
 ☐ Garden
☒ Other landscape features or buildings: ice house, corn crib

Surrounding Environment:

- ☐ Open land
 ☐ Woodland
 ☐ Residential
 ☐ Commercial
 ☐ Industrial
 ☒ Rural
☐ High building density
 ☐ Scattered buildings visible from site

- Interrelationship of building and surroundings:

See continuation sheet.

- Other notable features of building or site (*Interior and/or Exterior*)

See continuation sheet.

Architect N/A Builder N/A

- Historical or Architectural importance:

See continuation sheet.

- Sources:

See continuation sheet.

Photographer Mary E. McCahon Date 4/89

View _____ Negative on File CTSHPO 4:10

Name Mary E. McCahon Date 5/89

Organization Wilton Historical Society

Address 249 Danbury Road, Wilton, CT 06897

- Subsequent field evaluations:

Threats to the building or site:

- ☒ None known
 ☐ Highways
 ☐ Vandalism
 ☐ Developers
 ☐ Renewal
 ☐ Private
☐ Deterioration
 ☐ Zoning
 ☐ Other _____
 ☐ Explanation _____

HISTORIC RESOURCE INVENTORY – BUILDINGS AND STRUCTURES

CONTINUATION SHEET

275 Hurlbutt Street, Wilton



Photograph 275 Hurlbutt Street View

Interrelationship of Buildings and Surroundings

One of two Raymond houses on the historic family farm. Best preserved farm complex in Wilton.

Other Notable Features or Buildings on the Site

The nucleus of the rambling, picturesque dwelling is a central chimney, five-bay structure built in 1799. It was reworked and enlarged in the picturesque taste during the last quarter of the 19th century. The central chimney was removed to accommodate a central hall, but the kitchen fireplace in the back room remains. A central cross gable was added to the façade, and the side elevations were opened up by two-story bay windows with shingled peaks. A wrapping verandah with turned posts, lacey corner brackets, and a plain balustrade was added as was a corresponding porch servicing the rear kitchen ell. The central entrance is defined by a gable with a stick style

HISTORIC RESOURCE INVENTORY – BUILDINGS AND STRUCTURES

CONTINUATION SHEET

275 Hurlbutt Street, Wilton

fill. Two-over-two windows are used throughout. In addition to the house there is an impressive assemblage of farm-related outbuildings including an ice house, privy, and two bank barns. The property is very well preserved.

Historical and Architectural Importance

The handsome, well-preserved house was built in 1799 by Josiah Raymond on a 60-acre parcel he purchased from Ebenezer Adams. In 1803 he sold it to his son Platt (1774-1857). After his death, the house passed through his great-grandson Lew Ambler (1873-1938) who married Mary Catherine Miller, daughter of Samuel J. Miller, president of Gilbert & Bennett Manufacturing Company. The Lewis Amblers had a house at 15 Cannon Road, and they used this house as a summer dwelling. It is assumed that they reworked the house in the picturesque taste. They had no children, so the house passed to Lewis Ambler's niece, Elizabeth Ambler, the daughter of his brother Charles. The Amblers' fortune was made in real estate in Norwalk, and they maintained their farm on Hurlbutt Street. The house, as well as the other Raymond-Ambler home at 257 Hurlbutt Street rank as two of the finest colonial/picturesque dwellings in Wilton. Many significant farm-related buildings, including an ice house and bank barn, survive making one of the most complete farms in town.

Source

Carvutto, Anthony. Interview, 5/89.

Wilton Land Records.

Ambler, Elizabeth. Interview, 7/89.

Annual Report for CLGs

CLG NAME: __Wilton Historic District and Historic Property Commission __

CONTACT FOR THIS FORM: _____Lori Fusco, Chair_____ TELEPHONE: 203-451-1449

E-MAIL: Lori.Fusco@wiltonct.org

REPORTING PERIOD: Federal Fiscal Year 2023 (October 1, 2022 – September 30, 2023)

(a) *A summary listing of and description of activities related to the issuance of Certificates of Appropriateness by the municipality's Local Historic District and/or Property Commission(s). Please include the total number of applications for Certificate of Appropriateness that the Commission reviewed.*

COA Requests

Total: 2

*January 2022- 70 Ridgefield Rd- aka Congregational Church-
Follow up (from previous COA discussion & conditional approval on 4/2022) site visits by
Commissioners to view louvre installation for HVAC system- Commission concurs installation
aesthetic is acceptable, COA approved*

*August 2023- 31 West Church Street aka Bouton Funeral Home-A special meeting for a design
consultation was held for the addition of a handicap accessible ramp. Original plans submitted
would not be acceptable and Commissioners provided design guidance to the applicant.
Applicant temporarily withdrew application in order to give themselves more time to hire an
architect and redesign plans to incorporate the Commission's suggestions.*

Demolition Permit Requests-Properties 50+ years of age- Non LHD

Total: 5

*December 2022- 73 Cherry Lane- Property was determined to not be of historical significance.
The Commission did not object to the demolition permit request.*

*March 2023- 200 Mill Rd garage- Property was determined to not be of historical significance.
The Commission did not object to the demolition permit request.*

*April 2023- 96 Old Highway- Property was determined to not be of historical significance. The
Commission did not object to the demolition permit request.*

June 2023- 115 Valeview Rd- Property was determined to not be of historical significance. The Commission did not object to the demolition permit request.

July 2023- 209 Nod Hill Rd- partial demolition of barn. There were several outbuildings on this property. The portion in question was determined to not be of historical significance. The Commission did not object to the demolition permit request.

(b) A statement indicating the number of vacancies which occurred on the municipality's Local Historic District and/or Property Commission(s) during the reporting period and the duration of the vacancy or vacancies listed; or a statement indicating that no such vacancies occurred.

Commissioners: 2 Positions

Lisa Pojano term not renewed 11/22. Vacancy filled 12/22 by Jacob Bittner (resume attached)

Allison Sanders ends 10 year term 3/23. Vacancy filled 5/23 by Catherine Lipper (resume attached)

Alternate: 1 Position

Alice Schroeder term not renewed 11/22. Position is still vacant

(c) Where applicable, copies of resumes for any new members or alternate members of the municipality's Local Historic District and/or Property Commission(s) during the reporting period and a statement outlining the procedures that were followed in selecting and appointing these new commissioner(s).

*Resumes for Jacob Bittner & Catherine Lipper
See attached*

(d) Where applicable, a summary listing of any preservation-related municipal ordinances or ordinance amendments enacted or proposed during the reporting period.

None

(e) Where applicable. A summary listing of any publications, workshops, or other activities which were produced or undertaken by the municipality to promote and/or encourage local historic preservation during the reporting period.

October 2022- Present- Commission works with IT department to improve town GIS to include local historic districts. Commission proposes additional information be added on LHD but is limited by tech funding to complete their vision.

October 2022- Present: 275 Hurlbutt Street aka Ambler Farm “Yellow House” Platt Raymond House c1890: This property is owned by the Town of Wilton and located on a larger parcel currently leased by the Friends of Ambler Farm. It is currently on our local Historic Resources Inventory as well as the State Resources Inventory (source: ConnCriss)

<https://ctmaps.maps.arcgis.com/apps/webappviewer/index.html?id=ddd39a67a714449d8ad60467d10fcedd>

Excerpt from the HRI report is as follows (full report attached):

“The house, as well as the other Raymond-Ambler home at 257 Hurlbutt Street rank as two of the finest colonial/picturesque dwellings in Wilton. Many significant farm-related buildings, including an ice house and bank barn, survive making one of the most complete farms in town.”

Site walk on October 21, 2022 shows building in current disrepair. November 2022 HDHP meeting findings are discussed with Commission. Letter is written from Commission to BOS expressing concern over buildings current condition. On-going follow-up between Commission Chair(s) with 1st Selectwomen for status addressing this property. HDHP was advised a Committee would be formed including members of the HDHP and various other town officials to address this property. HDHP is asked for interested volunteers for Committee. Commission Chair Fusco & Commissioner Weatherly volunteer to participate in committee to be formed by 1st Selectwoman & BOS to address deteriorating conditions of this historically significant property. 1st Selectwomen advises BOS needs to determine right number of participants. As of the end of this reporting period a formation of committee is still pending.

October 2022- Chair Sanders presents draft statement in opposition to the proposed sewer extension at 19 Cannon Road which is located within the Cannondale registered National Historic District.

December 2022- Presentation by Patrice Gillespie, founding member of Wilton Go Green and currently Municipal Outreach Coordinator for CT Energy Network presented a guide to Historic Districts on how historic buildings can be modified to be more energy efficient.

February 2023- Mary Dunne SHPO informs Commission about grant opportunities.

February-May 2023- Commission proposes to the 1st Selectwomen Vanderslice that a grant be pursued for the pre-planning of Cannondale National Historic District. After several months of requests, the 1st Selectwomen redirects the grant to the Planning & Zoning department vice chair and advises HDHP to step down from their involvement until otherwise directed.

March 2023-Interdepartmental communication with planning & zoning and building departments to emphasis importance of notification of permit applications for exterior work within our LHD's and educating about the statutes supporting Certificate of Appropriateness requirements. It is important that these departments support HDHP mission for historic preservation as they are often the first place of notification of alterations.

April 2023-Letter of appreciation to the developer of 200 Danbury Rd aka Sharp Hill Square. This is an example of successful adaptive use incorporating a historically significant structure in development plans for a shopping center of which our Commission wanted to acknowledge gratitude, further promoting historic preservation.

May 2023- Guest Speaker Julie Hughes, Wilton History Archivist- addresses the Commission about the historic preservation information/tools available thru the History room currently located in the Wilton Public Library.

June 2023-Letters to individual homeowners in Local Historic Districts (approximately 38 households) notifying them of Certificate of Appropriateness requirements. We have received several inquiries as a result, which proves these letters gain attention and work!

(f) A copy of the municipality's most recently completed municipal audit

See attached

(g) A copy of any changes to your most recently approved affirmative action plan, if such changes have been adopted within the last 12 months.

None

For Federal Reporting purposes, please answer the following questions:

1. Number of properties designated.

During the reporting period, how many historic properties in the following categories were newly designated? Please include the number of properties in a district

National Register	__0__
State Register	__0__
Local Historic Districts and Properties	__0__
Historic Resources Inventory	__0__

2. Local Tax Incentives Program

- a. During the reporting period, did your community have a tax incentives program under local law that could be used to benefit (directly or indirectly) historic properties?

Yes _____ No X_____

- b. If the answer to question 2a is “No,” please proceed to question 3a. If the answer is “Yes,” during the reporting period, how many historic properties did your local government assist through your local government’s tax incentives program? _____

3. Local “Bricks and Mortar” Grants/Loans Program

- a. During the reporting period, did your community have a local government-funded grants/loans program that could be used for rehabilitating/restoring historic properties?

Yes _____ No X_____

- b. If the answer to question 3a is “No,” please proceed to question 4a. If the answer is “Yes,” during the reporting period, how many historic properties did your local government assist through your local government’s grants/loans program? _____

4. Local Property Acquisition Program

- a. During the reporting period, aside from eminent domain, did your local government have a program that could be used to acquire (or help to acquire) historic properties in whole or in part through purchase, donation, or other means?

Yes _____ No X_____

- b. If the answer to question 4a is “No,” you have finished the Annual Report. If the answer is “Yes,” during the reporting period, how many historic properties did your local government acquire (or help to acquire) in whole or in part through purchase, donation, or other means? _____

Attachments:

Resume Bittner

Resume Lipper

HRI Report Platt Raymond House aka Ambler Farm "Yellow House"

Municipal Audit Report