TOWN OF LEDYARD
CONNECTICUT

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Ledyard, Connecticut 06339-1551
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towncouncil@ledyardct.org

Chairman Gary St. Vil

August 26, 2025

Mr. Early (Ty) Lamb, Chairman
Historic District Commission
95 Lambtown Road
Ledyard, Connecticut 06339

Dear Mr. Lamb:

During the Land Use/Planning/Public Works Committee's October 2, 2023 meeting you and Mrs. Karen Parkinson discussed an idea to preserve an area of the Spicer Homestead Ruins Site because of its proximity to the Tri- Town Trail where it passes through the Clark Farm property, located at 1025 Colonel Ledyard Highway, with the objective to obtain a Historic Designation. The idea presented at that time was to create small parks that were off shoots from the Tri-Town Trail where people could stop to take a rest and read plaques providing historical facts that would be placed along the Trail.

Over the past two-years members of the LUPPW Committee, along with Connecticut Preservation Archaeologist Stefon Danczuk, have participated in site walks of the property that were led by Mrs. Parkinson. The LUPPW Committee and Mr. Danczuk also outlined the process to seek a Historic Designation in accordance with CGS 97; Section 7-147(b) to provide guidance to the Historic District Commission.

In our many discussions with members of the Historic District Commission regarding their interest to preserve an area of the Spicer Homestead Ruins and the process to seek a Historic Designation the LUPPW Committee explained that in accordance with Ordinance #300-019 "*An Ordinance Establishing Historic District Boundaries And Establishing A Historic District Commission for the Town of Ledyard*" which cites CGS Section 7-147c "***The historic district commission may from time to time,*** *by following the procedure for creation of an historic district provided for in section 7-14b,* ***suggest that a historic district be enlarged or that additional districts be created".*** Under this provision, the Historic District Commission is authorized to serve as a ***Historic District Study Committee*** and has the ability to take on tasks to investigate the feasibility of preserving historic properties such as the Spicer Homestead Ruins.

At our May 5, 2025 meeting Land Use Director Elizabeth Burdick offered to meet with Mrs. Parkinson and/or other Historic District Commission Members to: (1) Review the steps necessary to seek a Historic Designation; (2) Facilitate a meeting between Mayor Allyn and Mrs. Parkinson and/or other Historic District Commission Members to discuss the A2 Survey that was prepared by Dieter & Gardner Surveyors; and (3) Offered to attend a Historic District Commission meeting to review the step-by-step process required to move the initiative forward. As of our August 4, 2025 LUPPW Committee meeting Ms. Burdick had not been contacted by any members of your Commission.

As not to continue to keep unfinished business items on our agenda indefinitely, the LUPPW Commission is interested in the Historic District Commission's progress on this initiative and requests the following:

- What Steps the Historic District Commission has completed to date.
- What is your next Step.
- What is your timeline.

Your acknowledgement of the receipt of our request by October 3, 2025 would be appreciated. Should the LUPPW Committee not receive a response, this standing item will be removed from our agenda.

The LUPPW Committee admires and appreciates the Historic District Commission's passion, dedication, and work to preserve for our future generations the legacy of the families such as the Spicers who helped to settle our community, and we would like to see you be successful with this effort.

Should you have any questions regarding this request, please do not hesitate to contact me at (860) 980-0656; or email: gsvil@ledyardct.org.

Sincerely,

Gary St. Vil
Chairman

cc: Karen Parkinson, Historic District Commission Member
Councilor Barnes, Liaison Historic District Commission
Land Use Director Elizabeth Burdick

Attachments (highlighted with clarifying notes in blue font)
(1) Councilor Dombrowski email dated June 3, 2024
(2) Ordinance #300-019 "*An Ordinance Establishing Historic District Boundaries And Establishing A Historic District Commission for the Town of Ledyard*"
(3) *Connecticut General State Statues* Section 7-147

From: Kevin J. Dombrowski <KJDom@ledyardct.org>
Sent: Monday, June 3, 2024 8:26 AM
To: Gary St. Vil <GSVil@ledyardct.org>; Roxanne Maher <council@ledyardct.org>
Subject: Spicer Ruins/next steps

Gary, looking at the statutes, I believe these would be the next steps to move forward.

Next Steps:

IAW CGS Chapter 97, Sec. 7-147b

1. The legislative body shall appoint or authorize the chief elected official of the municipality to appoint an historic district study committee for the purpose of making an investigation of a proposed historic district or districts. (Per Ordinance #300-019 citing CGS Section 7-147 C(b) "***The historic district commission may from time to time, by following the procedure for creation of an historic district provided for in section 7-14b, suggest that a historic district be enlarged or that additional districts be created***").

2. The historic district study committee shall:

    a. Perform an analysis of the historic significance and architectural merit of the buildings, structures, places or surroundings to be included in the proposed historic district or districts and the significance of the district as a whole.

    b. Provide a general description of the area to be included within the district or districts, including the total number of buildings in each such district or districts listed according to their known or estimated ages.

    c. Create a map showing the exact boundaries of the area to be included within the district or districts.

    d. Develop a proposed ordinance or proposed ordinances designed to create and provide for the operation of an historic district or districts.

    e. Determine such other matters as the committee may deem necessary or advisable.

3. The historic district study committee shall transmit copies of its report to the Department of Economic and Community Development, the planning commission and zoning commission, or the combined planning and zoning commission, of the municipality, if any, and, in the absence of such a planning commission, zoning commission or combined planning and zoning commission, to the chief elected official of the municipality for their comments and recommendations.

    a. Each such commission, board or individual shall deliver comments and recommendations to the committee within sixty-five days of the date of transmission of such report.

4. The historic district study committee shall hold a public hearing on the establishment of a proposed historic district or districts not less than sixty-five nor more than one hundred thirty days after the transmission of the report to each party listed above.

    a. except that, if all such parties have delivered their comments and recommendations to the committee, such hearing may be held less than sixty-five days after the transmittal of the report.

b. The comments and recommendations received pursuant form the above listed, shall be read in full at the public hearing.

5. The historic district study committee shall submit its report with any changes made following the public hearing, along with any comments or recommendations received, and such other materials as the committee may deem necessary or advisable to the legislative body and the clerk of the municipality within sixty-five days after the public hearing.

6. The clerk or his designee shall, not later than sixty-five days from receipt of such report, mail ballots to each owner (for the Spicer Homestead Ruins the Town is the Owner) of record of real property to be included in the proposed district or districts on the question of creation of an historic district or districts, as provided for in CGS sections 7-147a to 7-147k, inclusive.

7. The form of the ballot to be mailed to each owner shall be consistent with the model ballot prepared by the Historic Preservation Council of the Department of Economic and Community Development established pursuant to CGS section 10-409. The ballot shall be a secret ballot and shall set the date by which such ballots shall be received by the clerk of the municipality. The ballots shall be mailed by first class mail to each owner eligible to vote in such balloting at least fifteen days in advance of the day on which ballots must be returned.

8. If two-thirds of all property owners (for the Spicer Homestead Ruins the Town is the Owner) voting cast votes in the affirmative, the legislative body of the municipality shall by majority vote take one of the following steps:

   a. Accept the report of the committee and enact an ordinance or ordinances,(Ordinance #300-019 would need to be amended to include the Spicer Homestead Ruins, if established) to create and provide for the operation of an historic district or districts in accordance with the provisions of this part;

   b. Reject the report of the committee, stating its reasons for such rejection;

   c. Return the report to the historic district study committee (Historic District Commission) with such amendments and revisions thereto as it may deem advisable, for consideration by the committee. The committee shall submit an amended report to the legislative body within sixty-five days of such return.

9. Any ordinance, (Ordinance #300-019 will need to be amended to include the Spicer Homestead Ruins, if established) or amendment thereof, enacted pursuant to this part, which creates or alters district boundaries, shall contain a legal description of the area to be included within the historic district. The legislative body, when it passes such an ordinance, or amendment thereof, shall transmit to the municipal clerk a copy of the ordinance or amendment thereof. Such ordinance, or amendment thereof, shall be recorded in the land records of the municipality in which such real property is located and indexed by the municipal clerk in the grantor index under the names of the owners of record of such property.

Thanks
Kevin

AN ORDINANCE ESTABLISHING HISTORIC DISTRICT BOUNDARIES AND ESTABLISHING A HISTORIC DISTRICT COMMISSION FOR THE TOWN OF LEDYARD

Be it Ordained by the Town Council of the Town of Ledyard:

Section 1. Establishment

Pursuant to the following General Statutes of the State of Connecticut there is hereby established Defined Boundaries of the Ledyard Historic Districts and a Historic District Commission for the Town of Ledyard.

A. Defined Boundaries of the Ledyard Historic Districts and Regulating Hours

Pursuant to Section 7-147a, et seq., of the General Statutes of the State of Connecticut, there are established within the Town of Ledyard, historic districts as defined herein.

(1) Districts, Boundaries and Administrative Control of Assigned Properties

The boundaries for the historic districts are as follows:

Nathan Lester House Historic District

Said district consists of 134.76 acres more or less situated on the easterly side of the intersection of Long Cove Road and Vinegar Hill Road in Ledyard. The exact boundaries of this property are described in three deeds recorded in the Ledyard Land Records. The first recorded in Volume 67, page 345, upon which is situated the Nathan Lester House, consisting of approximately 98.85 acres; the second, which includes the Ledyard Oak Tract, consists of 10.8 acres and is described in deed recorded in Volume 55, page 434 - This property is shown on the town assessor's map as 153 Vinegar Hill Road; the third is 800 Long Cove Road, Gales Ferry which consists of 25.11 acres/Open Space described in the deed recorded in Volume 540 page 679.

Up-Down Sawmill Park Historic District

Said district consists of a tract of land comprising approximately 11.6 acres upon which there is a pond of approximately 2.24 acres. The Sawmill stands at the east end of the pond. Further east and close by is the old blacksmith shop. The tract is located 2 miles east of Ledyard Center. It is bounded by Connecticut State Highway 214, the Peckham cemetery and lands formerly of Harry Main, Ira and Ruth Marquardt and Frank and Aurilla Hewes. Descriptions of these boundaries may be found in Ledyard Land Records Volume 63, page 244, deeded from Harry C.W. Main to the Town of Ledyard. This property is shown on the town assessor's map as 172 Iron Street.

(2) Regulating Hours in Historic District

Except as hereinafter provided, those areas owned by the Town of Ledyard and designated as Historic Districts pursuant to the provisions of Sections 7-147a, et seq., of the General Statutes of the State of Connecticut, shall be open to the public only during such hours as may be established by regulations of the Historic District Commission.

Such areas shall be closed to the public during the hours after sunset and before sunrise and entry into, or presence in such areas during the hours after sunset and before sunrise, except with the express consent of the Historic District Commission, is prohibited.

Any person who shall enter into, or remain present in, any area owned by *the* Town of Ledyard and designated as a Historic District during the hours after sunset and before sunrise, without the express consent of the Historic District Commission, shall be fined not more than One-Hundred ($100.00) dollars.

(3) Administrative Control of Historic District Properties and Assigned Town Properties

Upon the establishment of the *Commission for Ledyard Historic Districts* in accordance herewith, the said Commission shall exercise administrative control of Town owned properties within the Historic Districts within the Town as established at this time, or in the future, or other properties as assigned by the Town Council, including the One Room School House in Ledyard Center.

Included in such administrative duties shall be the planning of historic districts, applications for grants in aid relating thereto, including local, state and federal grants, and the administration of the expenditure of any such grants which may be received.

B Historic District Commission

Pursuant to Section 7-147c, et seq., of the General Statutes of the State of Connecticut there is hereby established a Historic District Commission, ***which shall perform all the functions relative to the establishing of new districts*** and otherwise administering the provisions of the Sections 7-147a to 7-147K of said statutes and as the same may be amended from time to time

Section 2. Membership

The *Ledyard Historic District Commission* shall consist of five regular members and three alternate members.

All members shall be electors of the town holding no salaried municipal office and who shall be appointed by the Town Council.

All members and alternates shall serve without compensation.

Section 3. Terms of appointment

Members shall be appointed by the Town Council for a term of five (5) years. Members shall commence to serve their terms immediately upon appointment and shall serve until their successor has qualified or they have been reappointed or removed by the Town Council.

Appointment and removal of any member of the Parks and Recreation Commission shall be as provided for in Chapter IV, Section 9, of the Town Charter.

Any vacancy in the Ledyard Historic District Commission, other than by expiration of term, shall be filled for the unexpired portion of the term by the Town Council.

Any member of the Commission who is absent from three (3) consecutive regular meetings and any intervening duly called special meetings shall be considered to have resigned from the Commission. The vacancy shall be filled as herein before provided. Additionally, the commission may vote to waive the requirements of this section in each case where illness or other extenuating circumstances make it impossible for a member to meet the attendance requirements of this action.

It shall be the responsibility of the Chairman of the Ledyard Historic District Commission to notify the Town Council when a member has not properly performed his duties.

Section 4. Implementation

With the adoption of this Ordinance all current members and current alternate members of the Historic District Commission for the Town of Ledyard shall continue to serve in accordance with the term of their appointment.

The Commission shall elect annually a chairman, vice chairman and a clerk from its own number.

The Commission shall adopt Rules of Procedure not inconsistent with the provisions of Sections 147a to 7-147 inclusive, and 19A 308 of the Connecticut General Statutes, and may, subject to budgetary appropriations by the town, employ clerical and technical assistance of consultants and may accept money, gifts and expend the same for such purpose.

Section 5. Purpose

The purpose of the *Ledyard Historic District Commission* is to promote the education, cultural, economic and general welfare of the Town of Ledyard through the preservation and protection of the buildings, historic places, and districts of historic interest within the Town by maintenance of such landmarks in the history of architecture of the Town, of the State, or of the Nation and though the development and appropriate settings for such buildings, historic places and districts.

The Historic District Commission may recommend and oversee improvements for buildings and structures in the Designated Historic District.

No building or structure shall be erected, altered, restored, moved for demolished within a historic district until after an Application for a Certificate of Appropriateness as to the exterior architectural features (as defined in the statues) has been submitted to the Commission and approved by said Commission.

Consideration of such applications, public hearing and approval shall be in accordance with General Statutes.

Section 6. Severability.

If any provision of this Ordinance shall be held invalid by a court having competent jurisdiction, such invalidity shall not affect any of the other provisions of this Ordinance that can be given effect without the invalid provision and for this purpose the provisions of this Ordinance are hereby declared severable.

Section 7. Effective Date

In accordance with the Town Charter this ordinance shall become effective on the twenty-first (21st) day after such publication following its final passage.

Amended, Adopted and Renumbered by the Ledyard Town Council on: September 25, 2019

_____
Linda C. Davis, Chairman

Approve / Disapprove: _____

_____
Fred B. Allyn, III, Mayor

Published on:

_____
Patricia A. Riley, Town Clerk

Effective Date:

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Revisions: Ordinance #18. "*Ordinance Establishing a Historic District for the Town of Ledyard*" adopted December 14, 1970; Amended and Adopted: September 13, 1972; Ordinance #51 "*An Ordinance Amending an Ordinance Establishing a Historic District Commission for the Town of Ledyard*"; Adopted on July 10, 1991; Effective: August 10, 1991; Ordinance #52 "*An Ordinance Defining the Boundaries of Ledyard Historic Districts*"; Adopted July 10, 1991; Effective August 10, 1991; Ordinance #53 "*An Ordinance Amending An Ordinance Regulating the Hours of Historic Districts in the Town of Ledyard*"; Adopted November 10, 1993; Effective: November 8, 1993.

History:
The Twenty-fourth Town Council (2017-2019) Ordinance Update Initiative: Combined Ordinance #18, #52, #53; renumbered Ordinance(s) to Ordinance #300-019.

2019: Section 1 "*Establishment*" paragraph A. (1) Added "*800 Long Cove Road*" assigned at the Town Council Meeting December 14, 2016; Section 1 "*Establishment*" paragraph A (3) added "*One Room School House in Ledyard Center*"; Section 3 "*Terms of Appointment*" clarified language regarding member attendance and removal; Section 5 "*Purpose - Application for a Certificate of Appropriateness*" removed langue to submit Application to Zoning Enforcement Official. Section 7 "*Cancellation*" was removed, based on Attorney's recommendation, the "*Revision*" and "*History*" paragraphs indicate that the previous Ordinance(s) has been updated, and was therefore, being replaced/cancelled. Added new Section 7 "*Effective Date*" to be consistent with Town Ordinance format.

CHAPTER 97a*
HISTORIC DISTRICTS AND HISTORIC PROPERTIES
PART I*
HISTORIC DISTRICTS

Sec. 7-147c. Historic district commission. (a) Once an historic district has been established (Ordinance #300-019 Established a Historic District), the historic district study committee **shall cease to exist** and thereafter ***an historic district commission shall perform all the functions of the committee relative to the new district and to administering the provisions of this part.***

(b) **The historic district commission** may from time to time, by following the procedure for creation of an historic district provided for in section 7-147b, suggest that an historic district be enlarged or that additional districts be created. Where additional property is to be included within an existing district, the owners of such additional property shall vote pursuant to subsection (g) of section 7-147b.