

CULTURAL and HERITAGE IMPACT STATEMENT

Horton Property, Hebron-Village Green District

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August 12, 2004

Horton Brothers, LLC
C/O Jim Cellio
Century 21
21 Main Street
Hebron, CT 06248

RE: Horton Property, Hebron-Village Green District

Cultural and Heritage Impact Statement

SITE AND BUILDING DESIGN

- The proposed design and placement of buildings, pedestrian walks and landscaping create an old New England Village atmosphere. Two story commercial buildings around the Market Square provides a setting for community activities (festivals, crafts fair, etc). Building designs use construction details, roof forms and shapes of buildings in the Hebron Center Historic District (Site Plan 1).
- The Square has a variety of architectural styles inspired by buildings in the center. Design features reflect Colonial homes with central chimney, clapboard siding and gambrel roof. Federal styles with inter laced arches, decorative motifs, hip roof and gable ends oriented toward road. Greek Revival style with wide corner pilasters, rectilinear shapes and heavily proportioned moldings (Photographs 1, 2, 3 and 4).
- Most parking spaces are located to the rear and sides of buildings to minimize visual impact. Buildings are oriented toward commons and public streets like historic development of rural Connecticut
- The proposed developments reinforce scale, massing and proportions of surrounding historic area by creating the appearance of many separate buildings in a structure (Elevation 1). A clock tower in the corner of the proposed grocery store is the focal point as you approach the Market Square from Main Street. Facade of the store facing square is consistent with abutting buildings. The service area in the rear of this structure is designed to look like a barn. The stone base ties all the elements of the building together. Changing heights and shapes of roofline make scale of building more compatible with other structures (Elevation 2).
- A new Town Hall is proposed at the end of the square. Creating a meeting place that faces on town common, that could become the hub of community life.

- Uses occupying the first floor of buildings are selected to encourage pedestrian activity. Plan incorporates pedestrian amenities such as crossings made of brick pavers, wide brick sidewalks lined with old-style lamps and Zelkova shade trees. Light spill onto the walkway from inviting storefronts. Outdoor café tables fill with dinners when the weather permits. Benches and low stone walls encourage pedestrians to gather in places where they will not create an obstruction. Streetscape enlivened with banners, planting beds and pots.
- A community meeting house in the Neighborhood Park provides a gathering place for residents. Homes for active adults (55 years or more) and luxury apartments for adults are placed around the park. Housing for the elderly (65 years old or more) is set into the hillside between Market Square and Neighborhood Park. Conveniently located to market, shops, restaurants, meeting house and churches (Site Plan 2).

EXISTING DEVELOPMENT PATTERNS

- The existing street, building and open space patterns near the site are reinforced by the proposed development.
- Office and light industrial development is located within employment area recommended by Town Plan.
- Open space and natural buffers separate residential areas from commercial uses. Old stone walls and tree stands on edge of open fields define the active adult and employment areas (Photograph 5). The residential and open space areas provide a transition between commercial uses and existing homes. Preservation of woodland, construction of new single family home and development of play ground along Kinney Road are uses compatible with existing neighborhood (Photograph 6, 7 and 8).

COMPATIBILITY WITH NATURAL RESOURCES

- The proposed development protects natural features and rural character of the Town.
- Wetlands are protected by a development setback of 50 feet or more. A natural landscape re-establish areas disturbed within the setback. Meadow grass and wild flower seed mixes stabilize slopes. Red Oak, Green Ash, Norway Spruce and White Pine are planted adjacent to proposed development. Wet meadow grass and flowers are planted in detention basins along the edge of wetlands. Red Maple, White Pine, Shadblow, Highbush Blueberry and Winterberry create a wetland habitat around detention areas. Impact on wetlands is minimized because a natural landscape does not have to be mowed, irrigate or fertilized.
- Disturbance of wetlands is limited to three road crossings. The roads are designed to minimize impact on wetlands. Restoration of wetlands area disturbed by farming is proposed to mitigate for road crossings.
- Old cart paths with stone walls and trees on both sides are utilized for trails that cross wetlands (Photograph 9).

COMPATIBILITY WITH NEIGHBORHOOD

- The rural character of Church Street is maintained by preserving woodland on hillside, open fields, stone walls and trees along edge road (Photographs 10, 11 and 12).
- Alignment of Kinney Road is changed to minimize the impact of traffic on this residential street.

- A rural roadside appearance is created by boulevard with London Planetree canopy over roadway. Stonewalls are re-constructed on both sides of boulevard. Walkway meanders along edge of the road connecting Hebron Center, Market Square, Heighorhood Park, open space areas with trails and recreation facilities, Churches and Hebron Elementary School. Light poles are located between trees to reduce visual impact on the environment.

PUBLIC AMENITIES

- Public amenities are part of the Community Development and Open Space Plans for the Village Green District.
- The proposed plan has public open space for outdoor activities, preserves natural features, protects wetlands and maintains natural buffers for adjacent uses.
- A new Town Hall adjacent to Market Square and Neighborhood Park with meeting house create focal points within proposed development.
- Fitness Center, playfields, court games, playground and walking trails provide recreation opportunities for residents and employee's in the Hebron Center area.

ARCHEOLOGICAL SURVEY

- An archeological survey will be conducted before application for approval of site plans.

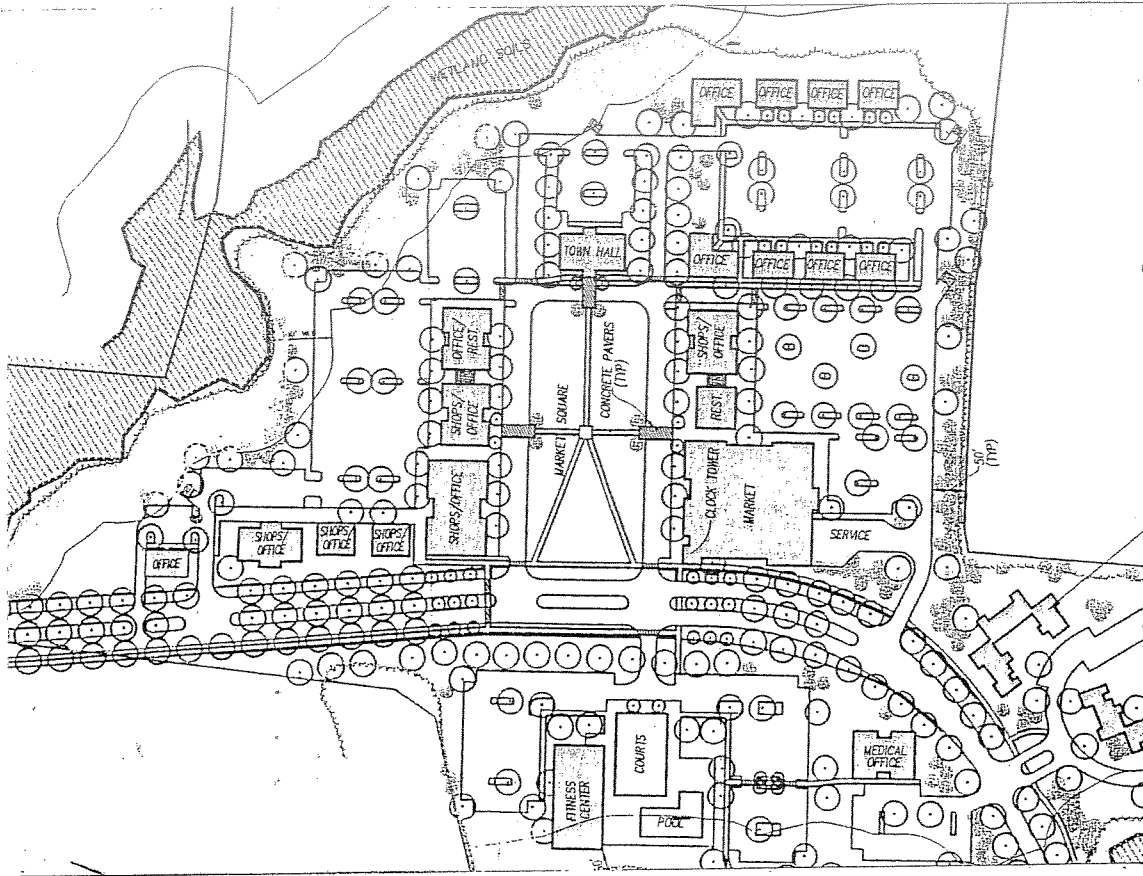
IMPACT ON HERITAGE AND CHARACTER

- We believe that the proposed Village District Master Plan for Horton Property:
 1. Incorporates proposed development with historic cultural landmarks;
 2. Preserve and reinforce historic scale, massing and proportions of buildings;
 3. Protect natural features of site;
 4. Complements existing street and open space patterns and is
 5. Compatible with surrounding neighborhood.

Sincerely,

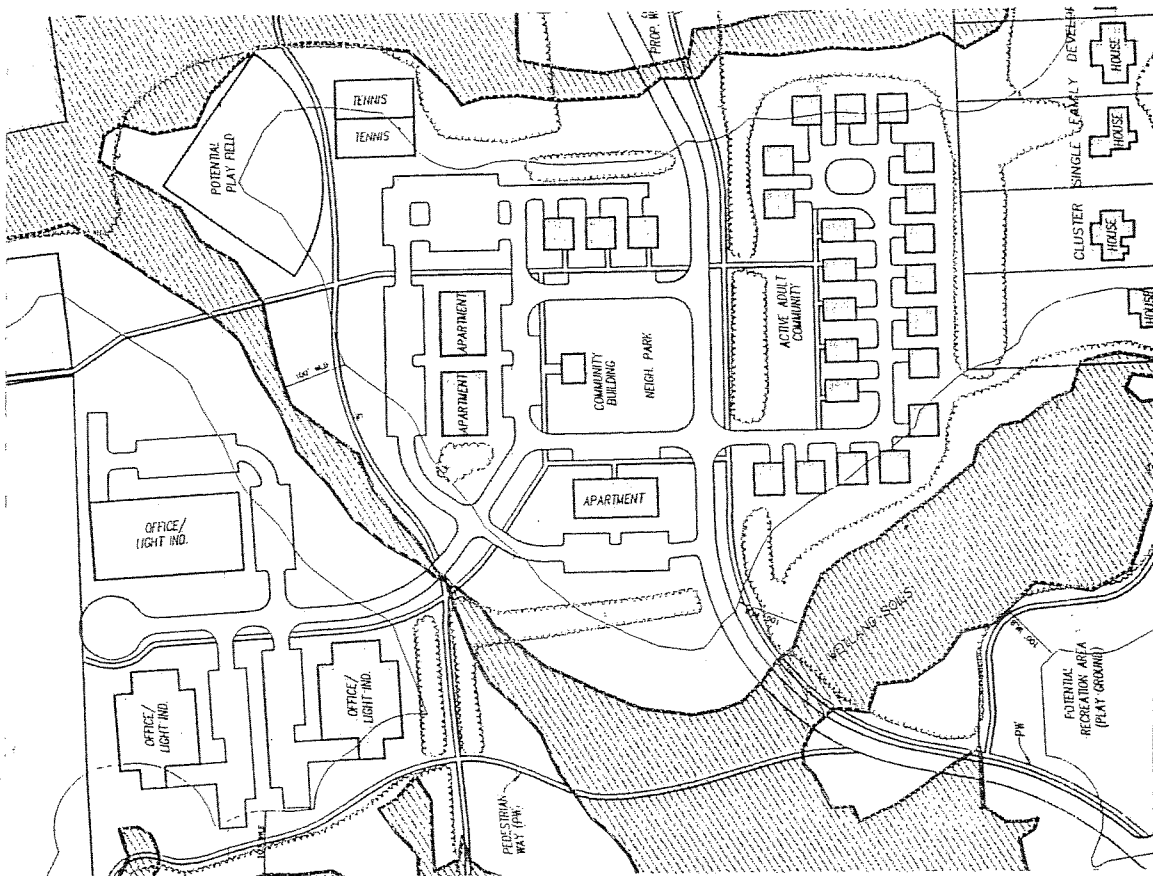
A handwritten signature in black ink, appearing to read 'Raymond E. Jefferson', with a long horizontal line extending to the right.

Raymond E. Jefferson



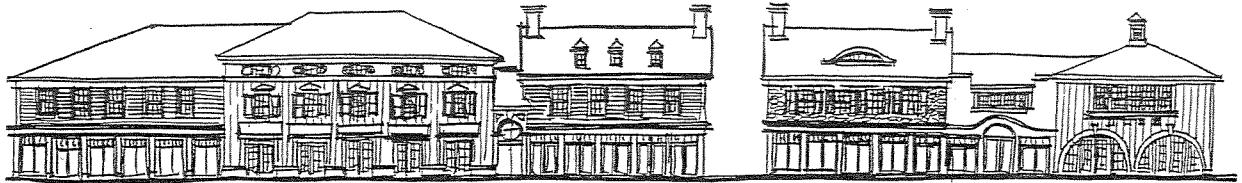
MARKET SQUARE

SITE PLAN 1



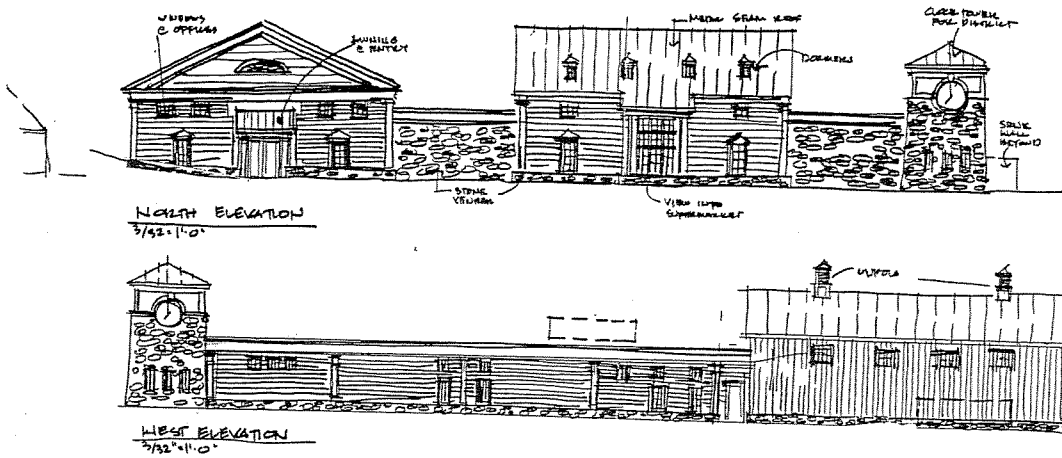
NEIGHBORHOOD PARK

SITE PLAN 2



MARKET SQUARE

ELEVATION 1



MARKET SQUARE

ELEVATION 2



1



2



3



4



5



6



7



8



9



10



11



12

