

Unionville Historic District and Properties Commission
April 2, 2015
Minutes

Present: Sherry Horton, Matt Ross, Lisa Johnson, Diana Meyer (alternate), Matt Pogson, Bob Hoffman (alternate), Janine Ransom

Absent:

Meeting called to order at 7:03pm

Approval of Minutes:

March 5th and March 19th minutes (Horton/Johnson) (M/S/A) with corrections

Old Business:

- COA for 206 Main Street
- Motion (attached) to approve COA (Horton/Ransom)
 - Discussion
 - Vinyl siding did not appear to be aesthetically consistent with the existing siding, had a larger reveal, and the material appeared to be inconsistent with the character. The burden of maintenance of wood siding was not sufficient enough for replacement. Evidence of deterioration was not sufficient. National Park System recommendations actually recommend removal of enough paint for maintenance. Repair and replacement of sections could still be accomplished with cedar siding. Lead testing was not provided, only the painters word.
 - Alterations appear cosmetic, not necessary for preservation.
 - A provision for PVC material should be added.
 - Bay windows were discussed by property owner as not yet replaced during discussion of the scallop treatment. Therefore, the property owner must submit a COA prior to replacement.
 - Motion to amend (Horton/Pogson). Amendment M/S/A
 - Motion to approve M/S/A

Walking Tours

- Suburban Park – draft distributed and discussed. Last page still needs work. Crop photo of Unionville Center and enlarge.
- Cottage Street – work in progress. Lions Club pool picture obtained. Bob will review the edits.
- Diana and Lisa will be giving a walking tour of Unionville village on Saturday May 9th (1-3PM)

New Commissioners

- Chris Forster, 1773 Farmington Ave. is being recommended by the Republican Town Committee to the Town Council at the April 6th meeting.
- Bob Hoffman is interested in taking Janine's place in the next few months.

New Business

- Saturday May 2, 2015 (9:30-5:00pm) – Historic Taverns & Tastings tour presented by the Historic Sites of CT's Farmington Valley, part of the FVVA
- List of the historic properties in the district should be added to the website, a list posted at the library, and a list in the Planning Office. (Sherry)
- Postcard reminder to homeowners about the COA process. (Lisa)
- The historic inventory report will be reviewed and a list of Unionville properties maintained. (Sherry/Diana/Matt P.)
- A recommendation was made to be clearer with the COA applicants about the process and indicate the timeline for decision-making processes, as well as welcome applicants to return for future discussions.
- Gathering for homeowners (present and potential) in the District. Scene Art Bar is interested in hosting. The Commission needs to settle on a date/time. Further discussion at a future meeting.

Meeting adjourned at 8:14 PM MJR

DRAFT

Potential Motion

Whereas the Unionville Historic District and Properties Commission (UHDPC) (Commission) received an application for a certificate of appropriateness (COA) for renovations at 206 Main Street in Unionville; and

Whereas 206 Main Street, Unionville is an historic property falling under the jurisdiction of the UHDPC; and

Whereas the Commission found that the applicant/owner had received a cease and desist order because the renovations began and many were completed without a COA and a building permit; and

Whereas the Commission conducted a properly noticed public hearing and evaluated the proposal in accordance with its Historic District Guidelines and its familiarity with the neighborhood and the surrounding properties.

Now therefore be it resolved that the Commission approves and grants the COA with the following conditions:

- 1.) Columns and brackets – the Commission approves the removal of the columns currently in place and replacement with the columns and brackets displayed on the plans submitted with the COA application;
- 2.) Windows – the Commission approves the windows currently in place;
- 3.) Trim – the applicant/owner shall restore all original trim to original dimensions;
- 4.) Railing –the railing which was removed shall be replaced with similar to the original – final design to be reviewed and approved by the Commission;
- 5.) Bay Window – the decorative scallop treatment shall remain or be replicated on the bay windows. A COA must be submitted for replacement of the existing windows;
- 6.) Vinyl siding – the Commission denies the use of vinyl siding;
- 7.) PVC material is allowed as an acceptable replacement material for trim, columns, and brackets when cut or carved to replicate original detail or specific design approved by the Commission;
- 8.) Any other use of PVC material must be reviewed by the Commission for approval.