

Unionville Historic District and Properties Commission
March 5, 2015
Minutes

Present: Sherry Horton, Matt Ross (arrived at 7:15pm), Lisa Johnson, Diana Meyer (alternate), Matt Pogson, Bob Hoffman (alternate)
Absent: Bill Baker (alternate), Janine Ransom
Attending: William Warner, Town Planner
Jacqueline Varni, property owner
Kent Pecoy
Ann Kerr

Public Meeting opened at 7:00pm

Property owner, Jacqueline Varni – Certificate of Appropriateness to replace windows, siding, columns and decorative brackets at 206 Main Street, Unionville.

J. Varni explained current status of construction on the property. Mr. Pecoy explained work was done without permits because they started with small repairs and found more and more rot. J. Varni explained how columns were rotted and her willingness to replace columns and brackets with ones similar to those removed. Property owner expressed desire to install vinyl siding due to expense required to scrape entire building and presumed lead paint. Windows were replaced over 1 year ago with new ones similar to old ones. Property owner indicated railings were removed because they were rotted and in very bad condition. Original railings were disposed and owner is not interested in replacing the railings. Property owner believes it would be very expensive and only aesthetic. Due to height of the deck railing is not required by the building code. The new trim being installed around windows is meant to accept the vinyl siding and hide the J channels.

Public comment- A. Endler feels building should be restored to original columns and rails.

L. Johnson summarized the purpose of design guidelines and the desire of the UHDPC preserve unique features of buildings. J. Varni indicates they have a copy. M. Pogson asked about sample of siding, doesn't feel decisions can be made until he sees sample of the siding. Feels the bay windows should include the decorative scalloping.

W. Warner seeks to summarize.

- 1.) Columns and brackets – commission agrees with proposed plan to replace what is there now with something more similar to the original per provided drawings.

- 2.) Windows – commission was comfortable with the windows currently in place. Questions regarding the lintel to be addressed at March 19th meeting.
- 3.) Trim – Commission is satisfied with vinyl trim as long as the profiles match the original trim as closely as possible (e.g. flat stock). Scalloped trim around bay window must be replicated. More clarification required on vinyl siding and relation to the window trim.
- 4.) Railing – Commission agrees railing should be replaced with something similar to what was removed. W. Warner will check with Building Inspector regarding what is required. Does railing have to be 36 inches? M. Ross felt it did not have to be 36in. because was not required by code.
- 5.) Bay Window – Commission agreed with proposed bay window design, but agreed scallop decorative look needed to be included.
- 6.) Vinyl siding - Commission generally opposed to vinyl, questioned if paint was lead based and how much had to be scraped. Would prefer keeping original wood and spot scraping as opposed to vinyl but open to looking at vinyl samples.

Commission agreed to have special meeting on March 19th to discuss item further.

Public Hearing continued to March 19, 2015, Town Council Chambers, 7PM

Meeting called to order at 7:33pm

Diana Meyer has been appointed for Janine Ransom

Approval of Minutes:

January 8th minutes (Pogson/Horton) (M/S/A) with corrections

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. Need pictures of Lions Club pool. Bob will email the notes for review.

Historic District Expansion

- Sherry attended the February 10th Town Council meeting. The ordinance was approved.
- Possible get-together in late February or March to celebrate the new additions. (Scene Art)

New Business

New Commissioners

- No luck with possible leads. Lisa is following up with the political parties to appoint new commissioners.

Suggestion made to hold a vendor/contractor fair for homeowners related to materials, information, the Historic District process, and tips/tools.

Suggestion made to review the documents in the Planners Office related to the historic homes in Unionville and invite the homeowners to get involved in more district activities.

Planners Update

Farmington Gateway project is moving along as well. Consultants for project workshops have been selected. Meetings are on March 26th, 27th, and 28th at Miss Porters. Details of the State project will be reviewed and the community will help develop a plan.

Newsletter needs to be created for April regarding the recent expansion.

Diana and Lisa will be giving a walking tour of Unionville village on Saturday May 9th.

Meeting adjourned at 8:23 PM MJR