

**Unionville Historic District and Properties Commission**  
**June 14, 2018**  
**Minutes**

Present: Lisa Johnson, Matt Ross, Chris Forster (alternate), Ann Vibert Wuelfing (alternate), Howard Martin (alternate), Sherry Horton, Shannon Rutherford (Town Planning Office), Bob Hoffman

Absent: John Brockelman

Attendees: Carol Ketcham, Cliff Alderman, Matthew Killfoile, Patty LeBouthillier

**Public Hearing called to order at 7:00pm**

Public Hearing

- See attached Notice. Unionville Historic District Study Report dated April 2018 concerning the additions to the Clover Pinney Park Historic District (42-44 Maple Ave, 20 Elm St.), addition to the Farmington River Historic District (1761 Farmington Ave), and addition of proposed Historic Property (230 Main St.)
- Information and history about the Historic District and Properties Commission was presented by Bob Hoffman. The structure of the Commission was reviewed.
- The proposed properties and details as written in the Study Report (attached) were presented by Lisa Johnson.
- The Guidelines for Construction & Alterations as well as Applying for a Certificate of Appropriateness were presented by Chris Forster. He emphasized the authority of the Commission being limited to the exterior of the home and the property visible from the street. Color of materials is not under the purview of the Commission. Guidelines are in place to advise homeowners on the best practices for care of historic homes.
- The timeline for action (attached) on the Study Report was reviewed by Shannon Rutherford.

Public Comment

- Cliff Alderman, 230 Main St.
  - Questions related to the narrative of the property. Asked that the history of the home from 1935 forward be added to the narrative.
  - The owner of record is excited to see his home added to the historic district.
  - A short history of Dr. Sage was provided and information pertaining to his relationship to Lambert Hitchcock. He also expounded on the reach of the Platner & Porter paper mill.
- Matthew Killfoile, 20 Elm Street
  - Thanked the Commission for their hard work and the help in preserving homes in Unionville. He expressed interest in working with the Commission on small improvements to the property.

Public Hearing closed at 7:43 (Horton/Martin) (M/S/A)

**Meeting called to order at 7:47**

Howard Martin appointed for John Brockelman

**Approval of Minutes:** May 3, 2018 minutes (Horton/Martin) (M/S/A)

Historic House tour

- Walking Tour starting at the Masonic Building and lead the group to 99 Lovely St. to start proceeding down Lovely St. onto School St. and then down Farmington Ave ending at 1773 Farmington Ave. The tour will be on September 30 from 2-4:30pm and be led by Lisa Johnson.
- Use EventBrite for reservations

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- Balloons will be used to mark the homes.
- Homeowners will give a brief history of their home.
- Donations for refreshments will be solicited.
  - Highland Park (Lisa)
  - Stop & Shop (Matt)
- Sherry will produce a one-page description of the tour with a map
- Press releases and social media outlets will be used for promotion as well as “In the Spotlight”, Explore Farmington, and EverBridge.
- There is the possibility of a Museum representative to speak at the end.

Membership Solicitation – Spring Initiative

- A list was distributed by Bob Hoffman demonstrating the oldest homes in Unionville that are not within the UHDPC.
- 50 West District Road was removed from the list following a previous communication from the homeowner.
- 685 New Britain Avenue was added to the list.
- 90 Red Oak Hill was added to the list.
- Other properties in the Main St, Rourke Pl, Bidwell Sq. as well as other possible contiguous properties throughout Unionville were explored.
- We will strategize at the next meeting about how we approach the homeowners on the list.

Demolition permit for 15 Walnut St. was received.

Next meeting will be July 12.

Meeting adjourned at 8:45PM   MJR

TOWN OF FARMINGTON  
UNIONVILLE HISTORIC DISTRICT AND PROPERTIES STUDY COMMITTEE

Notice is hereby given that the Unionville Historic District and Properties Study Committee will hold a public hearing on Thursday, June 14, 2018 at 7:00 p.m. in the Town Hall Council Chambers on the following application:

Unionville Historic District Study Report dated April 2018 concerning the additions to the Clover Pinney Park Historic District (42-44 Maple Avenue, 20 Elm Street), addition to the Farmington River Historic District (1761 Farmington Avenue), and addition of proposed Historic Property (230 Main Street).

At this hearing, interested persons may be heard and written communications received. A copy of this proposal is on file in the Planning Department and in the Town Clerk's Office at Town Hall, Farmington, CT and may also be accessed on Farmington's official website [www.farmington-ct.org](http://www.farmington-ct.org).

Dated at Farmington, CT  
May 24, 2018

Unionville Historic District and Properties Study Committee  
Matthew Ross, Secretary

**UNIONVILLE HISTORIC DISTRICT STUDY REPORT**

**APRIL 2018**

***PROPOSED ADDITIONS TO CLOVER PINNEY PARK HISTORIC DISTRICT***

**Platner and Porter Rental House #4, 42-44 Maple Avenue  
Dr. William Sage House, 20 Elm Street**

**Unionville Historic District and Properties Commission  
Established by the Town of Farmington in 2008**

**MEMBERS**

Lisa Johnson, Chair  
Robert Hoffman, Vice-Chair  
Matthew Ross, Secretary  
John Brockelman  
Sherry Horton

**ALTERNATES**

Chris Forster  
Howard Martin  
Ann Vibert Wuelfing

*Revised June 22, 2018*

## **PROPOSED REVISED CLOVER PINNEY PARK HISTORIC DISTRICT BOUNDARY DESCRIPTION**

The Clover Pinney Park Historic District runs along Elm Street, the northern property line of 20-22 Maple Avenue, the eastern property line of 20-22 Maple Avenue, the eastern and southern property lines of Clover Pinney Park, the southern and western property lines of 28 Elm Street, the western property line of 52-56 Maple Avenue, the northern property line of 52-56 Maple Avenue, the northern property line of 42-44 Maple Avenue, the eastern property line of 42-44 Maple Avenue, the southern property line of 38 Maple Avenue, the western property line of 20 Elm Street, the northern property line of 20 Elm Street and closing on Elm Street.

Note: 54-56 Maple Avenue, currently a Historic Property, will be included in the proposed revised Clover Pinney Park Historic District. 54-56 Maple Avenue is labeled as 52 Maple Avenue on the map.

## **PROPOSED ADDITIONS TO CLOVER PINNEY PARK HISTORIC DISTRICT**

### **Platner and Porter Rental House #4**

**42-44 Maple Avenue**

**Owner: Cynthia M. Long, Timothy J. LeBouthillier and Patrick P. LeBouthillier**

**Year Built: 1850-60**

**Architectural Style: Nineteenth-century vernacular**

**Lot #5**

**Location: The house faces south on Maple Avenue**

### **Architectural and Historical Significance:**

The Platner and Porter Rental House #4 is architecturally significant as a mid-19<sup>th</sup>-century vernacular building typical of those built by mill owners for their workers, a signature building in Unionville's industrial history. The two-family, two-story house is situated near buildings similar in design and function. The ridge-to-street building features a six-bay south façade with two central side-by-side doors. The east and west elevations display identical one-story, gable-roofed, ridge-to-street ells with enclosed, shed-roof porches facing south to the street. The porches are each enclosed with paired windows and a door, a modern alteration. There are two interior, end-placed chimneys.

The house is historically significant for its association with the Platner and Porter paper mill, one of Unionville's largest and longest-operating industries. The house was built on what was once a larger lot bound to the north by Main Street and on the south by a "rear passageway," now Maple Avenue. Correll Hotchkiss, a joiner and carpenter, bought the lot in 1855 from Dr. William Sage (then living at 30 Elm Street) and built a house on the Main Street portion of the property. In 1857, he sold the lot "with buildings" to William Platner and Frank Chamberlain. Platner had established the Platner and Porter paper mill in the early 1850's with Samuel Q. Porter of Lee, Massachusetts. They proceeded to build mill workers' housing, including 42-44 Maple, along the "rear passageway" as the number of their employees grew.

In 1864, Platner and Chamberlain sold the property to William A. Phippeny, Sr. and Jr., the elder a Civil war volunteer. Both the Maple Avenue and Main Street houses on the property appear on the 1869 Baker & Tilden map of Unionville. John Bullard, Jr., of Brooklyn, New York, purchased the lot in 1866 and sold the Main Street side in 1870 to Capt. Nathaniel Hayden. In 1870, he sold the Maple Avenue side to Mary A. Williams, and she and her husband took out a joint mortgage on it. In 1887, Farmington Savings Bank foreclosed on the mortgage, and quit-claimed the property to Andrew S. Upson (the founder of Unionville's Upson Nut & Bolt Company), who sold it to Helen M. Wadsworth in 1906. In 1915, Helen's daughter, Bessie (Wadsworth) Johnson sold the property to William T. Morrissey who sold it the following year John Clancey. Pasquale and Raphaela Labadia, whose prior home on South Main Street was destroyed in the Flood of 1955, purchased this home in 1956. For many years the Labadias operated The Snack Shoppe, a small restaurant on South Main Street, which they opened in 1944. They passed the home on to their son, Richard P. Labadia in 1985; it was subsequently purchased by their daughter Patricia Labadia LeBouthillier in 1990 and retitled in her name and that of her husband, Joseph Paul LeBouthillier in 1996. The house was deeded to their three children in 2018.



Platner and Porter Rental House #4, 42-44 Maple Avenue, Unionville

**The Dr. William H. Sage House****20 Elm Street****Owners: Matthew R. and Meyling B. Killfoile****Year Built: 1852****Outbuildings: Victorian-period barn****Architectural Style: Vernacular/Greek Revival****Lot #2****Location: The corner of Elm Street and Maple Avenue****Architectural and Historical Significance:**

The Dr. William H. Sage House is architecturally significant as a well-preserved house in a cohesive neighborhood of other historic dwellings, including mill housing, which date from the mid-19<sup>th</sup>-century. The 19<sup>th</sup>-century barn to the northeast of the house, although moved to its present location, is a well-preserved example of carriage houses typical in Unionville. Sited on the corner of Elm Street and Maple Avenue, the house and barn sit on an open lot. This modest L-shaped Vernacular house features elements of the Greek Revival style, including eyebrow windows and wide entablature on the eastern ell. The four-bay façade, which exhibits an intersecting gable-to-street and ridge-to-street roof, is enhanced by six-over-six sash and a simple paneled door. The gable end features a modest raking cornice terminating in slight cornice returns. A single-story, shed-roofed enclosed porch has been added to the façade, and the west elevation exhibits a small open porch with ornate square posts.

The highly elaborate Victorian carriage house, constructed in 1865, originally belonged to the Samuel Frisbie House to the north at 101 Main Street. It was moved to its current site when threatened with demolition in 1975. The carriage house barn is actually two buildings joined together: the groomsmen's apartment in the original barn is older and the carriage barn to the north is somewhat younger. The carriage house has been catalogued by the Connecticut Trust for Historic Preservation and is featured on its website (<http://connecticutbarns.org>).

The house is historically significant because of its association with Dr. William H. Sage, a prominent Unionville physician. Dr. Sage built the house in 1852 by mortgaging the lot which he owned, "with buildings – being my residence now occupied by me" to Sarah Carrington for \$800. Born in Sandisfield, Massachusetts in 1825, Sage attended Westfield Academy and Yale Medical School, graduating in 1849. Sage came to Unionville shortly after graduating, and developed a successful medical practice, becoming the area's leading physician. He practiced homeopathy, "a medical practice that treats a disease by the administration of minute doses of a remedy that would in healthy persons produce symptoms of the disease treated." He was a major stockholder in the Unionville's Upson Nut Company, manufacturers of forged nuts and bolts. In 1874, Sage moved to New Haven, selling the house to Samuel Frisbie. Reverend James A. Smith acquired the property in 1875 and presumably rented it until he sold it in 1881. Sophia T. Brown of New Milford purchased the property and it remained in her family until 1910, when Frederick Goodhind bought it. Subsequent owners have been Robert and Marianne Fischer (1979), Peter van Beckum and Sandra Weller (1984), Marianne Bendott, Susan King (2000), and Mathew and Meyling Killfoile in 2010.



Dr. William H. Sage House, 20 Elm Street, Unionville



Carriage House, 20 Elm Street, Unionville



**UNIONVILLE HISTORIC DISTRICT STUDY REPORT**

**APRIL 2018**

***PROPOSED ADDITION TO FARMINGTON RIVER HISTORIC DISTRICT***

**Omri C. Ford House, 1761 Farmington Avenue**

**Unionville Historic District and Properties Commission  
Established by the Town of Farmington in 2008**

**MEMBERS**

Lisa Johnson, Chair  
Robert Hoffman, Vice-Chair  
Matthew Ross, Secretary  
John Brockelman  
Sherry Horton

**ALTERNATES**

Chris Forster  
Howard Martin  
Ann Vibert Wuelfing

*Revised June 12, 2018*

## **PROPOSED REVISED FARMINGTON RIVER HISTORIC DISTRICT BOUNDARY DESCRIPTION**

The Farmington River Historic District runs along the northern property line of 1761 Farmington Avenue, 1755 Farmington Avenue and Yodkins-Morin Park, the eastern property line of Yodkins-Morin Park, the southern property line of Yodkins-Morin Park, 1755 Farmington Avenue and 1761 Farmington Avenue, bordering the Farmington River, and the western property line of 1761 Farmington Avenue.

## **PROPOSED ADDITION TO FARMINGTON RIVER HISTORIC DISTRICT**

### **Omri C. Ford House**

**1761 Farmington Avenue**

**Owner: Carol C. Ketcham**

**Year Built: Possible 1775; 1844**

**Architectural style: Vernacular/Greek Revival**

**Lot #16**

**Location: The house faces north onto Farmington Avenue**

### **Architectural and Historical Significance:**

The Omri C. Ford House is architecturally significant because it is one of the oldest houses in this section of Unionville. The building may have been constructed as early as 1775, according to town land records; additionally, an “unfinished dwelling house” is recorded in the sale of the property in 1844. The house is set on a small rectangular lot which slopes to the south towards the Farmington River, and the surrounding neighborhood is composed primarily of Queen Anne- and Italianate-style houses constructed in a later period when Unionville was a fully-developed manufacturing center.

The main block of this small Vernacular-Greek Revival cottage exhibits a three-bay façade capped with a ridge-to-street gable roof. The small single-bay, shed-roofed ell added in the 19<sup>th</sup>-century gives the first floor a four-bay appearance. A modest full-length open porch with square posts and lattice skirt spans the façade. Greek Revival-style embellishments include the flush-boarded entablature with four-paned eyebrow windows set below the raking cornice. Two gable-roofed wall dormers provide light to the second floor and the gable ends feature slight cornice returns and raking cornice. The building features six-over-six sash and a central brick chimney. A large 13 foot by 27-foot ell extends from the rear elevation.

The house is historically significant as a marker of Unionville’s early agricultural period. Relatively unaltered since its construction/reconstruction in 1844, the small farmhouse stands as an important link to Unionville’s agricultural past. In September 1844, Virgil C. Goodwin sold Omri C. Ford a half-acre piece of land for \$350 “with an unfinished dwelling house, which is to be completed according to a contract between parties.” Ford later moved to Burlington, Connecticut, selling the house in 1851 to Nelson Morey, who owned it for eight months before selling it to Philip Gaylord. Gaylord moved to Burlington in 1853, selling the house to Salmon

(Solomon) Gridley for \$600. Gridley, a farmer, died in 1874, and the house was willed to his son Norman with the stipulation that each of his surviving sisters receive a cash settlement in lieu of their shares of the house. It appears that Norman failed to follow through on this directive, for his sisters sold their shares of “the old homestead” to Romeo Elton of Burlington in 1882. In 1885, Elton sold the house to his daughter Helen E. Ripley, wife of Dr. Edwin M. Ripley, who ran a practice in Unionville. The Ripleys, who lived at 1767 Farmington Avenue, owned the property until 1893, when they sold it to Franklin P. Thorpe, a railroad track foreman. In 1907, Thorpe sold the house to Lawrence Gorry, who sold it back to Thorpe’s widow, Ida M. Thorpe, five years later. The house remained in the Thorpe family until 1982. It has had three owners since then: Faith C. Buteau (1982), Melissa Hinkley and Donald Steadman (1983), and Carol and Donald Ketcham (2000).



Omri C. Ford House, 1761 Farmington Avenue, Unionville

**UNIONVILLE HISTORIC DISTRICT STUDY REPORT**

**APRIL 2018**

***PROPOSED HISTORIC PROPERTY***

**William Griswold House, 230 Main Street**

**Unionville Historic District and Properties Commission  
Established by the Town of Farmington in 2008**

**MEMBERS**

Lisa Johnson, Chair  
Robert Hoffman, Vice-Chair  
Matthew Ross, Secretary  
John Brockelman  
Sherry Horton

**ALTERNATES**

Chris Forster  
Howard Martin  
Ann Vibert Wuelfing

*Revised June 21, 2018*

## **PROPOSED HISTORIC PROPERTY**

### **William Griswold House**

**230 Main Street**

**Owner: Truman E. Alderman, Jr.**

**Year Built: 1837; wood frame barn built 19<sup>th</sup> century**

**Architectural Style: Greek Revival**

**Lot #44**

**Location: The house and barn face south onto Main Street**

### **Architectural and Historical Significance:**

The William Griswold House is significant as one of the best examples of Greek Revival architecture in Unionville. An older building, constructed in 1720, is incorporated into the rear ell. The post-and-beam bank barn in the rear of the property was built in 1837 and features a cupola. The two buildings stand on a large, well-maintained lot trimmed with a wooden picket fence. Lying at the western portion of Unionville, the house is surrounded by other historically significant buildings constructed when Unionville was a thriving manufacturing town.

The William Griswold House has been virtually unaltered since its construction and has been well preserved. The ridge-to-street house features a five-bay façade with a central recessed entry door flanked by pilasters which support a wide entablature with projecting cornice. Ornate full height pilasters decorate the corners of the façade and support a wide entablature which extends around the house beneath the roofline. The entablature is divided by a simple molding and small symmetrically placed vents adorn the entablature. Six-over-six sash, with a simple pediment-shaped window head are featured throughout the house, although the first floor sash are elongated. The east and west elevations display fully-pedimented gable ends embellished with large, geometrically-designed rectangular windows. An integral ell with eyebrow windows extends from the north elevation. Some modern alterations, including sliding glass doors, have been made to the east elevation of the rear ell. The bank barn sits on its original site and has been unaltered since its construction. The barn has been catalogued by the Connecticut Trust for Historic Preservation and is featured on its website (<http://connecticutbarns.org>).

The house and bank barn are significant historically because of the association with William Griswold and Lucius D. Pond, both of whom contributed to the development of Unionville in the 19<sup>th</sup> century. In April 1832, William Griswold purchased a 31-acre tract of land with buildings from John Isham for \$1,150. One of the buildings mentioned in this deed was likely the older house which was incorporated into the rear portion of the Greek Revival house that Griswold built in 1837. Griswold was a carpenter-joiner and is reported to have constructed Unionville's third schoolhouse in 1868. He operated a meeting hall in the upper story of his home and the Odd Fellows held their early meetings there, according to Farmington Town Clerks and Their Times (Hurlbut). The property at 230 Main Street reflects Griswold's pioneering effort to supply Unionville village homes with water. He dug a ditch from a water source on Huckleberry Hill to the rear of his house, where a small reservoir stored the water. Cold

weather and animals interfered with the plan and Griswold was forced to end his “impractical and useless enterprise.” Historically, this failed attempt is known as “Griswold’s Folly.” In 1867, Griswold sold his homestead to his son, Edwin D. Griswold of New York City. Three years later, the younger Griswold sold the house “in which my mother now resides” to Frances H. Shannon of Brooklyn, New York. Shannon sold the property in 1872 to Flora Ann Dyer of Unionville, “it being the homestead upon which the mother of Edwin D. Griswold resides.” The next owner was Lucius D. Pond of Burlington, who acquired the house in 1874 for \$9,000. Pond was a native of Burlington. After settling in Unionville, Pond joined Hubert Hart in establishing the manufacturing firm of Pond and Hart, which produced cutlery and edge tools. By 1880, Pond and Hart employed 60 workers. Six years after Pond’s death, the house was distributed to his sons Joshua M. and Lucius B., both Burlington residents engaged in farming. The property was inherited by the heirs of Lucius B. Pond and remained in the family until 1935, when the property was sold to Helmuth “Hal” Glowsky and his sister Beatrice “Susan” Glowsky who resided in the house with their mother Anna Glowsky. Hal worked as a manager at the Elm Tree Inn and Susan was a registered nurse.

In 1943 the Glowskys sold the property to Matthias Zimmerman and his partner Jon Salmon. Zimmerman was one of the preeminent interior designers practicing in Hartford County during the mid-20th Century. His training at the Parsons School of Design in New York City and the Sorbonne in Paris is evident in the park like grounds he created to compliment the house. Writer Nelia Gardner White, a friend of both Zimmerman and Salmon, used the house as the setting for her 1950 coming of age novel, *The Pink House*. Upon Matthias Zimmerman’s death in 1963, the house was sold jointly to Truman and Beatrice Alderman and Truman’s mother, Marie Noble. The house has remained in the Alderman family since 1963.



William Griswold House, 230 Main Street, Unionville



Bank barn, 230 Main Street, Unionville

## **Timeline of Actions on the Study Committee Report**

**Step 1** The Draft Study Committee Report (Report) is submitted to the Farmington Plan and Zoning Commission and the Historic Preservation Council. **Completed April 5, 2018**

**Step 2** Within 65 days of the draft submittal (Step 1), the Study Committee (Committee) receives comments and recommendations from the initial review agencies.

**Farmington Town Plan and Zoning positive endorsement received May 1, 2018**

**Historic Preservation Council recommends approval received May 11, 2018**

**Step 3** Within 65 to 130 days from the draft submittal (Step 1), the Committee holds a properly noticed and posted public hearing. (Hearing to be held between June 9, 2018 and August 13, 2018) **Hearing Date set for June 14, 2018**

- a. Report and notice of public hearing are mailed to the property owners at least 15 days prior to the hearing. **(Reports and notices hand delivered on May 31, 2018)**
- b. Legal notice is published twice in the local newspaper (once at least 10 to 15 days prior to the hearing and once at least 2 days prior to the hearing.) **(The legal notices ran May 31, 2018 and June 7, 2018.)**

**Step 4** Within 65 days of the public hearing (Step 3) the Committee addresses comments and revises the report as needed. The final report is submitted to the Farmington Town Council and the Farmington Town Clerk. **(Estimated Date: June 21, 2018 to Town Clerk; Report is expected to be received at July 10, 2018 Town Council meeting)**

**Step 5** Within 65 days of receiving the Report the Farmington Town Clerk mails paper ballots to all owners of record joining a Historic District **(42-44 Maple Ave., 20 Elm Street and 1761 Farmington Ave.)** **(Estimated Date: Ballots will be mailed between June 22, 2018 and August 26, 2018)**

- a. The Town Clerk will mail ballots. The Property owners will have at least 15 days from the date of mailing to return the ballot. The return deadline is set by the Town Clerk.
- b. Legal notice of the balloting is published twice in the local newspaper (once at least 10 to 15 days prior to the hearing and once at least 2 days prior to the hearing.)
- c. **Ballots must be received by the Town Clerk by the close of business on the day specified as the return deadline.**



**Step 5a** Within 30 days of the Public Hearing owners of a Historic Property (230 Main St.) must submit a written notarized objection if they do not wish to continue with the historic designation of their property. Otherwise; the property, as part of the report, will be referred to the Town Council for approval. **(July 14, 2018: deadline for submitting an objection letter.)**

**Step 6** At least 15 days after the mailing of the ballots (Step 5) the Town Clerk will certify the results. The Town Clerk will tally the votes for and against the expansions to the districts and will provide the results to the Town Council.

**Step 7** At a properly noticed meeting, the Farmington Town Council may:

- a. Accept the Study Committee Report and enact a local ordinance to expand the Clover Pinney Park Historic District and the Farmington River Historic District; and add Historic Property located at 230 Main Street.
- b. Reject the Study Committee Report for stated reasons
- c. Return the report to the Study Committee to consider amendments and revisions

**Anticipate that this discussion will be held at the September 11, 2018 Town Council meeting.**

**Step 8** If the Town Council has accepted the Study Committee Report and enacted the local ordinance (Step 7), the municipal clerk shall record and index the expanded historic districts and historic property on the Farmington Land Records.