

Design Guidelines

A Plan of Appropriateness & Protection

Vernon Local Historic Properties Commission
Town of Vernon
Vernon, Connecticut

Acknowledgement

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Design Guidelines

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Vernon Local Historic Properties Commission

Statement of Intent

This Commission intends to promote the educational, cultural, economic and general welfare of the Town of Vernon through the preservation and protection of Historic Districts and Properties within the Town; and to preserve and protect its architectural and historical integrity. The Commission strongly relies on the ***Secretary of the Interior's Standards for Rehabilitation*** to guide it in its determinations of appropriateness with regard to alterations and additions to historic properties and alterations, additions and/or new construction within historic districts.

To Whom Does this Handbook Apply?

This handbook is intended for anyone who owns, resides in or is interested in historic districts or properties within the Town of Vernon, CT.

As authorized by Connecticut General Statutes Sections 7-147a, 7-147c, 7-147f any public or private project or usage of any property, building or road which has the potential to alter the historic character of the local historic district must be reviewed for appropriateness and/or approved by the Local Historic Properties Commission prior to the beginning of any such project or usage.

The Secretary of the Interior's Standards for Rehabilitation

The ***Secretary of the Interior's Standards for Rehabilitation*** are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs.

The Standards (**36 CFR Part 67**) apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change

to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Historic House Facades in Vernon

Federal Circa 1790 - 1820

Character-Defining Features



- 8/12 or 12/12 sash/windows
- 5-bay – 9 window façade, symmetrical massing
- Simple window headers and door surround
- Paneled doors
- Low-pitched gable roof
- Central or End chimneys
- Arched transom over entry door
- Palladian windows

Inappropriate Modifications

- Stylistic alterations to the original materials or design
- Covering of original brick or clapboard with vinyl or aluminum siding
- Additions which fail to complement the character-defining features of the existing building
- Window and door replacements which change the size and visual appearance of the existing windows

More Appropriate Modifications

- Additions which blend in size and proportion
- Replacements for architectural features which match the existing in design, color, texture and other visual qualities are recommended

Historic House Facades in Vernon

Greek Revival

Circa 1830 - 1860

Character-Defining Features



- 6/6 sash/windows
- Temple front featuring triangular pediment at the gable which faces the street
- Columns or pilasters at corners and entries
- Low-pitched gable roof

Inappropriate Modifications

- Stylistic alterations to the original materials or design
- Covering of original brick or clapboard with vinyl or aluminum siding
- Additions which fail to complement the character-defining features of the existing building
- Window and door replacements which change the size and visual appearance of the existing windows

More Appropriate Modifications

- Additions which blend in size and proportion
- Replacements for architectural features which match the existing in design, color, texture and other visual qualities are recommended

Historic House Facades in Vernon

Italianate

Circa 1845 - 1870

Character-Defining Features



- Flat or very shallow roof with wide overhangs and bracketed cornices, porches, doorways and windows
- Often have square towers or belvedere (cupola)
- 6/6 sash/windows
- Wide verandas or porches
- Often floor to ceiling windows on the first floor

Inappropriate Modifications

- Stylistic alterations to the original materials or design
- Covering of original brick or clapboard with vinyl or aluminum siding
- Additions which fail to compliment the character defining features of the existing building
- Window and door replacements which change the size and visual appearance of the existing windows

More Appropriate Modifications

- Additions which blend in size and proportion
- Replacements for architectural features which match the existing in design, color, texture and other visual qualities are recommended

Historic House Facades in Vernon

Gothic Revival

Circa 1840 – 1870

Character-Defining Features



- Steeply pitched gabled roof with decorative barge boards on the gables
- Often have pointed arches over windows
- Often have 6/6 or 9/6 sash/windows
- Decorative window hoods
- Vertical board and batten siding

Inappropriate Modifications

- Stylistic alterations to the original materials or design
- Covering of original brick or clapboard with vinyl or aluminum siding
- Additions which fail to complement the character-defining features of the existing building
- Window and door replacements which change the size and visual appearance of the existing windows

More Appropriate Modifications

- Additions which blend in size and proportion
- Replacements for architectural features which match the existing in design, color, texture and other visual qualities are recommended

Historic House Facades in Vernon

Stick Style

Circa 1880 – 1890

Character-Defining Features



- Asymmetrical floor plan and massing
- Steeply pitched gabled roof often punctuated with turrets, towers or cross gables
- Often have 1/1 or 2/2 sash/windows
- Clapboard and shingle siding with trim applied to reflect the underlying wood framing
- Decorative porch posts and railings

Inappropriate Modifications

- Stylistic alterations to the original materials or design
- Covering of original brick or clapboard with vinyl or aluminum siding
- Additions which fail to complement the character-defining features of the existing building
- Window and door replacements which change the size and visual appearance of the existing windows

More Appropriate Modifications

- Additions which blend in size and proportion
- Replacements for architectural features which match the existing in design, color, texture and other visual qualities are recommended

Historic House Facades in Vernon

Queen Anne

Circa 1880 – 1895

Character-Defining Features



- Varying textures of siding: cut shingles, plain clapboard, flushboard, and molding.
- Asymmetrical floor plan and massing
- Often has a porch with turned and/or carved woodwork
- Unique bracket and/or gingerbread under eaves
- Often have 1/1 or 2/2 sash/windows

Inappropriate Modifications

- Removal of original features, e.g., the porch.
- Additions that obscure the original asymmetrical design.
- Stylistic alterations to the original materials or design
- Covering of original brick or clapboard with vinyl or aluminum siding
- Additions which fail to complement the character-defining features of the existing building
- Window and door replacements which change the size and visual appearance of the existing windows

More Appropriate Modifications

- Restoration of brackets and features which are obviously missing
- Additions which blend in size and proportion
- Replacements for architectural features which match the existing in design, color, texture and other visual qualities are recommended

Historic House Facades in Vernon

Colonial Revival

Circa 1890 -1930

Character-Defining Features



- Return to symmetry of floor plan and massing
- Symmetrical facade
- Often have 6/6 or 8/8 sash/windows, frequently grouped in pairs or groups of three
- Wide variety of siding materials, e.g., brick, wood, stucco
- Greek/Roman columns on porches
- Attic dormers

Inappropriate Modifications

- Stylistic alterations to the original materials or design
- Covering of original brick or clapboard with vinyl or aluminum siding
- Additions which fail to complement the character-defining features of the existing building
- Window and door replacements which change the size and visual appearance of the existing windows

More Appropriate Modifications

- Additions which blend in size and proportion
- Replacements for architectural features which match the existing in design, color, texture and other visual qualities are recommended

Historic House Facades in Vernon

Craftsman

Circa 1920 – 1940

Character-Defining Features



- Shallow pitched roof with wide overhangs often with exposed rafter tails
- Bracketed cornices
- Usually wide porches that do not wrap around
- Tended to have 3/1 or 6/1 sash/windows
- Horizontal clapboard or shingle siding
- Very often have dormers on front of house roof
- Symmetrical façade and massing

Inappropriate Modifications

- Stylistic alterations to the original materials or design
- Covering of original brick or clapboard with vinyl or aluminum siding
- Additions which fail to complement the character-defining features of the existing building
- Window and door replacements which change the size and visual appearance of the existing windows

More Appropriate Modifications

- Additions which blend in size and proportion
- Replacements for architectural features which match the existing in design, color, texture and other visual qualities are recommended

Historic House Facades in Vernon

Post WWII Revival

Circa 1945 – 1960

Character-Defining Features



Ranch



Split Level



Colonial



Cape Cod

- Represented by Ranch, Cape Cod, Split-Level and colonial styles
- Wide variety of floor plans often with attached garages
- Simplistic in design
- With exception of the Cape Cod, roofs are shallow pitched
- Wide variety of windows including double-hung, casement and sliding windows
- Horizontal clapboard and shingle siding
- Very few porches and railings

Inappropriate Modifications

- Stylistic alterations to the original materials or design
- Covering of original brick or clapboard with vinyl or aluminum siding
- Additions which fail to complement the character-defining features of the existing building
- Window and door replacements which change the size and visual appearance of the existing windows

More Appropriate Modifications

- Additions which blend in size and proportion
- Replacements for architectural features which match the existing in design, color, texture and other visual qualities are recommended

Exterior Walls and Siding

Maintenance

Exterior walls and siding provide the building with an overall texture, and choice of materials and their relationships to each other help in defining the historic character of the building.

While masonry, especially brick and Portland brownstone, has been used for many municipal buildings, some fashionable homes, and virtually all underpinnings, clapboard siding remains the earliest and most prevalent siding choice in the Historic Districts. Other siding materials include wood shingles, vinyl, aluminum and asbestos.

Masonry is very durable material, and with proper care, can last indefinitely. The primary cause for its deterioration is water damage due to improper drainage.

Decay is usually found near the roof, at ground level, around mortar joints, or on any horizontal surface such as window sills. Air pollutants can also cause masonry decay. Maintenance for masonry walls and foundations includes proper drainage systems and, when necessary, cleaning of the exterior surface.

Wood siding is also a very durable material when properly cared for. Routine painting and caulking are usually the best preservatives; water, insects, fungi, and vegetation growing too close to its surface can all contribute to the siding's damage. When hand-crafted detailing and finishing are still present, try to retain and preserve these special features.

Repair

Masonry repair normally consists of repointing and limited replacement. Both are rather technical procedures which will require research on the part of homeowners. When repairing, try to match the original composition, color, texture, size and pattern of the existing mortar joints and masonry.

Take special care when repointing. Historic mortars are generally softer and use more lime than Portland cement; today's standard mortars, because of strength differences, can destroy historic masonry walls.

When wood decay is suspected, there are easy methods for detecting affected areas. Limited replacement or repair for decayed, warped, or missing siding pieces should be considered if they are no longer providing adequate weather protection. Try to match patching materials with existing siding in size, shape, texture, pattern and color.

Paint

Paint is used on both masonry and wood to provide protection, color, and articulation of details. When reapplication is needed, normally every five to eight years, cleaning, power wash, light scraping and/or hand sanding is generally sufficient and recommended. Different paint problems require different treatments. Total paint removal, in most instances is neither necessary nor recommended, and if removed, a primer coat should be applied to exposed surfaces. There are several paint removal methods, some of which are not satisfactory for historic surfaces. Among the most destructive methods is sandblasting. It is highly inappropriate for the Historic District, and alternative methods should be used.

Replacement

In the Town of Vernon, clapboards, weatherboards and brick were the most common siding types in the 18th and 19th centuries. Synthetic siding (vinyl, aluminum, etc.) is a 20th century invention and not appropriate for historic homes. Texture, relief and patterns give the walls light, shadow and character. Sillboards, water-tables, corner boards and rooflines define their edges. Changes in material between stories and/or gables reflect original stylistic intentions. Try to be sensitive to these effects when replacing original siding.

Siding

Synthetic siding is not recommended and is never permitted on surfaces that are visible from the street for historic buildings. When constructing an addition to your historic home try to match the original siding's direction and width/spacing. Avoid covering or removing the surrounding architectural features such as window and door trim, cornerboards, sillboards, cornices, brackets and/or eave detail.

When 20th century siding (eg., vinyl, aluminum, cementboard, etc.) is present on the structure prior to the structure being designated a historic structure, said siding may remain. However, if repair or replacement is necessary use of original material (eg., wood) is strongly recommended.

Windows

Maintenance

Window material, type, arrangement, details/ornamentation, and construction are very often an important part of the character and style of a building. Their evolution has been parallel to improvements in both glass making and changes in building style. Consequently, a good fenestration study can help in dating a building. The earliest window found in our area is the 12/12 double-hung window. In addition to the more traditional window types, one can also find more decorative and unusual styles, especially in houses of the 19th century. The window and all its parts should be considered together as a whole, and should therefore be preserved as such. Routine maintenance can help insure the building's character and style, as well as thermal efficiency. Good reproduction windows are available, although the subject may require some study on the part of the homeowner, to insure proper style.

Repair

A window can often be repaired through patching or replacing deteriorated parts. It is recommended that this alternative be studied and considered before replacing the entire window.

Replacement

When replacing an entire window, the original material and features should be duplicated as best as possible. Since most windows in the

Historic District are of wood construction, it is recommended that windows be replaced using the same material. When replacing a non-original window, it is necessary to obtain window types appropriate to the building's original style.

Additions

New windows can easily destroy the building's integrity. The placement, type, and number of windows contribute and conform to both the original function and appearance of the building. Modern synthetic material windows are not recommended and are never permitted on surfaces that are visible from the street for historic buildings. Attempts should be made to place new windows on non-character defining sides of the building, and to try to conform to the building's over-all style, proportion, scale and material.

Storm Windows

Storm windows and screens can be both appropriate and energy efficient for historic buildings and when present, may be retained. If adding storm windows or screens to existing windows attempts should be made not to cover window details, damage the frame or visually impair the appearance. Care should be taken to match color of storm windows and/or screens to the color of the window trim.

Shutters

Window shutters were not used until the end of the 18th century, though at this time many were added to older buildings. Their first function was to provide insulation and privacy, but have since been used and abused merely as decorative features. People have become so accustomed to this proliferation that houses often look bare without them. Generally, adding non-original shutters to old homes is not recommended, but if desired, the shutter should be the traditional woodslat type capable of closing and covering the window completely, in line with their original function.

Entrances and Porches

Maintenance

Entrances and porches are often the focal point of a building's façade. Together, with their functional and decorative features such as doors, steps, balustrades, pilasters and entablatures, they can be extremely important in defining the overall historic character. Furthermore, they can be the most individually expressive part of the building and many variations can exist within each architectural style. Unfortunately, particularly for porches, they are also often the part of the house that undergoes the most amount of change. This phenomenon is a result of faster deterioration due to greater exposure, stylistic trends, personal taste or the inhabitants' special needs. The Historic structures have not been without such changes, and in some instances, these changes are important to the architectural history of the house and/or sympathetic to the building's scale, massing, proportion and integrity.

Repair

Most entrances and porches in historic homes are constructed from wood, and, for reasons mentioned above, are more easily prone to deterioration. Try to watch for this in order to keep limited replacement and reinforcement to a minimum. Decorative woodwork often gives the house its unique character, and when repairing, try to match new parts with existing features as best and accurately as possible.

Replacement

Replacement of doors and their features such as transom, fan, sidelights, pilaster, caps, panels and hardware should try to conform to the original building style, facade proportion, and material. It is sometimes possible to find used doors of the same period, and this may be a good solution if size or design is a problem. Certain wood workers also specialize in period reproductions.

Avoid removing the original features on an entrance without replacing them with visually compatible elements.

Porches did not come into use until the middle of the 19th century when lifestyles and architectural concepts of space began to change. At that time, like shutters, they were added to older houses as well. When replacing a porch, try to determine whether it is a later addition; and if so, one may consider restoring the house back to its

original condition, providing the building's historical or architectural integrity is not lost.

Be careful about removing an old porch from an even older house. Both parts of the construction make a historical statement. Furthermore, a significant amount of the earlier material may have been removed or destroyed in order to apply the later addition. If the porch is original to the house, it is an integral part of the total design, and its replacement should convey the same visual appearance.

Additions

Generally, the addition of new entrances, porches or decks should be confined to the portions of the building that are not visible from the public roadway. They should not damage or destroy character-defining features. When adding a porch to a house that originally had one, photographic or physical documentation is particularly helpful. A new porch which resembles the old in material, arrangement, scale and proportion may often be appropriate and even help restore the house's original character and integrity.

Some houses in the Historic District have enclosed their porches or porticoes in order to provide either more interior space, greater privacy or better thermal efficiency. Often these goals can be achieved in more appropriate and less visually disrupting ways, such as using larger sheets of glass behind the porch supports, rails and details; installing removable screens for seasonal use; and/or using weather stripping in existing windows and doors.

Storm doors are often very prominent features which can distract from the original door. If the need for a storm door exists and all other options have been explored a storm door may be added, although not preferred. When doing so, avoid selecting a storm door that has excessive details such as scrollwork, and try to choose a simple door which resembles the main door in size, proportion, color and style.

Roofs and Roofing

Maintenance

The roof's shape, particular features and materials can be important in defining the building's external appearance and overall character. Along with this design role, the roof is essential for the preservation of the entire structure and should be maintained to provide a weather tight cover.

In this area, wood has been the predominant roofing material since colonial times. Slate tiles forming colorful and decorative patterns and metal were also used in the 19th century, while in the 20th century, asphalt has become popular for both roofing and re-roofing and is now the most prevalent roofing material in the Historic District.

Repair

When repairing the roof, attempts should be made to retain its original features, forms and details. Roofing material will often require limited replacement and should be compatible with the existing material in size, shape, color and texture so as not to look patched.

Replacement

When damage and/or wear is too extensive, or when limited repair is not possible, replacement should consider first the roof's original shapes, features and materials. Any substitutions such as new chimneys and dormers should be compatible with the original style and period of the building. Gutters and downspouts are often highly visible and replacements should try not to detract from the original building's composition, color or special details. Avoid removing, without replacing, any character-defining feature of a building which indicates the original style and period. Alternative materials, such as asphalt shingles, are usually appropriate, except when the roofing material is highly decorative. If asphalt shingles are used they should be architectural shingles with a 30 year or more rating.

Additions

In most cases, it is appropriate, and encouraged to add missing historic details and decorative features. Any additions should be appropriate to the style and period of the building. Try to respect original ornamentation patterns using pictorial and historical evidence and avoid creating a 'false' historical appearance. Additions should be compatible in size, scale and material to both the building and its historical prototype.

New Additions

An attached exterior addition to a historic building expands its outer limits to create a new profile. Such expansion has the capability to radically change the historic appearance. If a new use cannot be met by altering non-character-defining interior spaces, then an attached exterior addition is usually an acceptable alternative if it adheres to standards which maintain the building's character. New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged or destroyed in the process.

Some houses in the Historic District have been added to in the past, and many of these additions are sensitive to and compatible with the older structure. These may serve as models for future additions. However, one needs to exert caution as some other buildings have been radically altered from any semblance of its original state and these should not be used as a model.

The new addition should attempt to be compatible with the historic building in terms of mass, materials, proportions, location, scale and relation of solids and voids.

New Construction

The statutory mandate of a Historic District does not require reproduction or replication of historic styles, or strict adherence to any architectural period. While the Guidelines do not require adherence to any architectural style, they suggest that a proposed structure be visually compatible with the area. After all, historic districts and properties are not museums, but places where people live and work. Some districts contain a blend of styles from several decades and centuries. Important considerations for totally new structures would be materials, massing, scale, placement, style and usage of proposed construction.

Site

The relationship between a historic building or buildings and the site helps to define and often enhance the character of an historic property. The site's features, such as outbuildings, fences, signs, walkways, driveways and vegetation can all contribute to or detract from the historic nature of the building and/or district and are

regulated by the Local Historic Properties Commission. All site features are an integral part of Vernon's streetscape while also reflecting inhabitant's individual tastes.

Outbuildings

Outbuildings found in the Historic District include garages, toolsheds, cabanas, and barns. Some of these are historically and architecturally significant in their own right. Every effort should be made to maintain and repair these historic outbuildings in keeping with previous sections of this plan. Consider rehabilitation or adaptive re-use options before demolition of a deteriorated historic outbuilding.

Many outbuildings in the Historic District were not part of the original time-period and are not historic in nature. Changes to or rehabilitation of these structures should involve an attempt to make them be compatible with the time period of the property.

New construction of outbuildings such as toolsheds, garages, cabanas, etc. should be compatible with the primary building in material, massing, scale, design and location when they are visible from a public roadway. If these structures are not designed to be historically correct it is recommend that efforts to locate these new structures near the rear of the property and/or screened from public sight.

Fences

New fences should be compatible with the building's style and character. Simple wooden fences are usually appropriate for any building, though a more elaborate house may choose a more detailed fence, provided it is in keeping with the house's style and detailing. Fiberglass fencing or chain link fencing may be utilized if hidden from view on public roadways.

Concrete walls and concrete block walls are not recommended for most properties in the Historic District. Natural stone walls are preferred when possible.

Signage

As authorized by Connecticut General Statutes Sections 7-147d, 7-147f, 7-147s the Vernon LHPC retains the right and obligation to regulate

signage in all local Historic Districts and Properties within the Town of Vernon.

All signage (permanent and temporary) must be reviewed for appropriateness, by the Local Historic Properties Commission.

Signage in the Historic District of Talcottville

All permanent signage on Main Street and Elm Hill Road in the Historic District of Talcottville must meet the following restrictions:

Size - No larger than 30" x 40"

Lettering - No larger than 3"

Appearance - Must be historic in nature, in keeping with the character of the district

Supports- Must be simple in appearance, add to the historic nature of the sign and district, and the sign or its support must not exceed a height of five (5) feet above the original ground surface

Lighting - Must illuminate only the sign and not in any way illuminate the surrounding area

As a general rule, signs simple in shape and color are most effective, easiest to read and usually appropriate for any building. The sign should relate to and not obscure its surroundings. Furthermore, it should be compatible in materials, design and details to the building and its style.

Signage in Other Historic Properties in Town of Vernon

Permanent and Temporary signage as a general rule, should be simple in shape and color are most effective, easiest to read and usually appropriate for any building. The sign should relate to and not obscure its surroundings. Furthermore, it should be compatible in materials, design and details to the building and its style. Signage must conform to zoning regulations.

Walkways and Driveways

Large expanses of paved surfaces can visually detract from the historic house. When repaving, try to choose either material originally used or something compatible in color and texture to the building site. Avoid large areas of concrete or blacktop. Aside from being historically incorrect, they attract and retain heat in the summer and in the winter are more susceptible to cracking and buckling than alternative materials. When replacing

or adding new driveways or walkways consideration should be given to using alternative as a simple red water-struck brick, flat stones, gravel or crushed stone rolled into a sticky base.

Vegetation

Trees, shrubbery and flowers should provide sufficient privacy but not hide or enshroud the building. Vegetation too close to or touching the house can cause accelerated deterioration of foundations, walls and the roof due to the entrapment of excessive moisture and the promotion of insects including but not limited to mosquitoes, ants and termites. In addition to the

vegetation's aesthetic qualities, planting can serve as passive heating and cooling devices, something even the early colonists understood and employed. For example, deciduous trees planted on the south and west provide summer shade and, as they drop their leaves in the fall, they allow for winter sun helping to passively heat and/or cool the house. Evergreens planted on the north side of a building can shelter the building from cold winter winds.

APPLICATION PROCEDURES FOR CERTIFICATE OF APPROPRIATENESS PRE-APPLICATION MEETING

The Pre-Application Meeting is an optional, informal session with the Commission before a property owner submits a formal application. We offer this meeting to property owners so that we can discuss the general appropriateness of the proposed change. The Pre-Application Meeting is entirely optional, but strongly recommended, particularly with involved construction projects such as an addition or new house. We ask that the applicant review this handbook in preparation for the meeting, and bring all pertinent materials. Contractors, architects and other consultants may come to the meeting, but are certainly not required. The meetings are held during the regularly scheduled meeting times. The Pre-Application Meeting must be scheduled through the Vernon Local Historic Properties Commission through the Vernon Town Hall.

The Pre-Application Meeting may include the following:

- *Discussion of proposed scope of work.*
- *Determination if Certificate of Appropriateness is required.*
- *Clarification of application procedures.*
- *Review of preliminary plans, specifications, and/or photos.*
- *Identification of additional materials necessary for submittal.*
- *Advice on appropriate design and materials.*

Please note that the Historic District Commission can make no decision about an application during this initial, planning meeting, other than that a construction activity does not need a Certificate of Appropriateness. The Pre-Application Meeting does not begin the statutorily defined 65-day period for consideration of an application.

APPLICATION FORM & SUBMISSION MATERIALS

An Application for Certificate of Appropriateness may be obtained at the office of the Vernon Building official,

Vernon Building Official
55 West Main Street
Vernon, CT 06066
860-870-3633

or at any regularly scheduled meeting of the VLHPC, held at:

Grange Hall
Vernon Historical Society
734 Hartford Turnpike
Vernon, CT 06066

A \$50.00 dollar application fee is payable to the Town of Vernon with the submitted application. This fee is non-refundable after public notice has been provided. We strongly suggest that the applicant request a Pre-Application Meeting before submitting a formal application. Pre-Application meetings are discussed in the preceding section of the handbook. However, this meeting is at the option of the applicant.

A sample application form follows in this section of the handbook. In addition to the completed application, applicants **MUST** submit supporting materials that explain the details of the proposed construction activity. In most instances, the supporting materials listed in the following table are required. We may request any other information we deem necessary to make a determination of appropriateness. Supporting material may be filed at the same time as the completed application so that the public and the Commissioners have advance time to review all details.

The application will be deemed officially received as of the date of receipt, and the Commission shall schedule a public hearing and render a decision as to appropriateness no later than 65 days after the official receipt.

In addition, we recommend that an applicant who intends to do a multi-phase project over an extended period of time plan out the full project and submit only one application. Should there be changes to the originally approved project a new application for said changes will be required.

There will be a five (5) year sunset clause on all certificates issued.

Town Of Vernon
Vernon Local Historic Properties Commission

Application for
CERTIFICATE OF APPROPRIATENESS

OFFICE USE ONLY	OFFICE USE ONLY
Application No. _____	Date Received _____

Application is hereby made for the issuance of a CERTIFICATE OF APPROPRIATENESS for proposed work as described below and as shown on photographs and plans or drawings.

Address of Proposed Work: _____

Applicant: _____	Home Phone: _____
Applicant Address: _____	Business/Cell Phone: _____
Owner: _____	Home Phone: _____
Owner's Address: _____	Business/Cell Phone: _____
Agent or Contractor: _____	Phone: _____
Address: _____	

Type of building that the proposed work is to be done on: _____

APPLICATION FEE: \$50.00 (Payable to Town of Vernon)

THE FOLLOWING INFORMATION MAY BE REQUIRED (Please consult staff):

Photographs/Manuf. Cut Sheets Plot Plan of Property Plans/Drawings of proposed work

EXPLANATION OF APPLICATION:

Signature of Applicant

OFFICE USE ONLY	OFFICE USE ONLY
() Referred to Local Historic District Commission for Public Hearing on: _____	
() Notice of Public Hearing published on: _____	

COMMISSION ACTION

() Application TABLED	() Application APPROVED AS MODIFIED
() Application DENIED	() Application APPROVED AS SUBMITTED
() Application CONTINUED WITH HEARING LEFT OPEN	() Application APPROVED WITH STIPULATIONS

Date: _____	Date: _____
Signed: _____	Signed: _____
Chairman, Local Historic Properties Commission	Secretary, Local Historic Properties Commission

APPLICATION REQUIREMENTS

Supporting Materials

- Sketch perspective drawing of proposed work.
- Scale drawings/plans of existing property. A minimum scale of $\frac{1}{4}"=1"$ is recommended.
- Architectural drawings (elevations) of all changed building facades and relevant site features. A minimum scale of $\frac{1}{4}"=1"$ is recommended.
- Detailed drawings and specifications for lighting, signage, and other related fixtures, showing size, materials, colors, lighting source, etc.
- Copies of product literature.
- Detailed site plan showing proposed changes. A minimum scale of $\frac{1}{4}"=1"$ is recommended.
- Sketch site plan showing the proposed site change in relationship to adjacent properties. A minimum scale of $\frac{1}{4}"=1"$ is recommended.
- Photographs showing all facades of related buildings and structures on the property.
- Photographs showing all facades of related buildings and structures on the property.
- Photographs showing nearby structures and the spatial relationships of these buildings within the immediate neighborhood. These photographs should be arranged to show the entire street frontage for at least 2 successive properties in all pertinent directions.

If Demolition is proposed:

A written statement of the proposed condition and appearance of the subject property after demolition or removal. Such statement shall include an explanation of the practical difficulty and hardship, which precludes preservation of the structure. The applicant must demonstrate that there is no prudent alternative to demolition or removal.

Copy of all applications and approvals required by other jurisdictions for demolition or removal of a designated historic structure, including but not necessarily limited to the Connecticut State Historic Preservation Offices.

Appendix B

ORDINANCE #271

Amends Ordinance #263

AN ORDINANCE ESTABLISHING A LOCAL HISTORIC PROPERTIES COMMISSION AND DESIGNATING HISTORIC PROPERTIES AND DISTRICTS

PREAMBLE:

It is the intent of the Council of the Town of Vernon to consolidate into one Ordinance the establishment of the Historic Properties Commission and the Designation of Historic Properties and Districts that were enacted by Ordinance #185 and #236 and to add a new district know as the Village of Talcottville Historic District which was ratified by an election on December 14, 2005 and a new Historic Property.

BE IT ORDAINED:

By the Council of the Town of Vernon, hereby repeals Ordinance #185 - “An Ordinance Establishing A Local Historic Properties Commission and Designating a Historic Property” and Ordinance #236 - An Ordinance Amending Ordinance #185 Entitled “An Ordinance Establishing A Local Historic Properties Commission and Designating a Historic Property” and substitutes the following provisions:

SECTION 1 - INTENT

It is the intent of this ordinance to promote the educational, cultural, economic and general welfare of the Town of Vernon through the preservation and protection of Historic Properties within the Town; and to preserve and protect its architectural and historical integrity.

SECTION 2 - PURPOSE

The purpose of this ordinance is to carry out the provisions of Sections 7-147p through 7-147y of the Connecticut General Statutes concerning historic properties as amended, herein referred to as the Act.

SECTION 3 - COMMISSION

a. Establishment

A Historic Properties Commission is hereby established which shall have such powers and limitations and perform such functions as shall be Prescribed under the General Statutes of Connecticut and as provided in this Ordinance.

b. Composition

The commission shall consist of five regular members and at least three alternate members, all of whom shall be electors of the town holding no salaried town office. All shall serve without compensation.

c. Terms

The terms of the original members of the Commission shall be such that the term of at least one regular member and one alternate member shall expire each year. Their successors shall be appoint for terms respectively of five years for regular members and three years for alternate members, except that an appointment to fill a vacancy shall be for the duration of the unexpired term. The present Commission is to remain in place.

d. Officers

Within thirty (30) days after appointment of the original members of the Commission, and annually thereafter, the regular members shall meet and elect officers as specified in the Act. Alternate member shall not participate in the vote for election of officers of the Commission.

e. Appointment

Members shall be appointed within 30 days of the passage of this Ordinance. Appointments shall be made by the Mayor with approval by the majority of the Town Council.

f. Quorums

Three members of the commission shall constitute a quorum for the transaction of its business or the performance of its functions and the concurring vote of a majority of those constituting a quorum shall be necessary for the adoption of any recommendation, motions, or other acts of the Commission except that the affirmative vote of at least three members shall be necessary for the approval of a certificate of appropriateness.

g. Designation of Alternates

When a member of the Commission is unavailable to act at a particular time due to absence, sickness, conflict of interest or other good reason, the Chairman shall designate an alternate member to act in place of such member, choosing alternate in rotation so that they shall act as nearly equal a number of times as possible.

h. Notice, Hearings, and Approvals

- i) The Historic Properties Commission shall hold a public hearing upon each application for the certificate of appropriateness unless the commission determines that such application involves items not subject to approval by the Commission. The Commission shall fix a reasonable time and place for such hearing. Notice of the time and place of such hearing shall be given by publication in the form of a legal advertisement appearing in a newspaper having a substantial circulation in the Town of Vernon not more than fifteen days and not less than five days before such hearing.
- ii) Within not more than sixty-five days after the filing of an application, the Commission shall pass upon such application and shall give written notice of its decision to the applicant. Failure of the Commission to act within said sixty-five days shall constitute approval and not other evidence of approval shall be needed.
- iii) Evidence of approval shall be by certificate of appropriateness issued by the Commission.
- iv) When a certificate of appropriateness has been denied, the Commission shall place upon its records and in the notice to the applicant the reasons for its determination.
- v) All hearings and meetings of the Commission at which decisions are made shall be open to the public. The Commission shall keep a permanent record of its resolutions, transactions and determinations and of the vote of each members participating thereon.

i. Commission Action

In its deliberations the commission shall act only for the purpose of controlling the erection, demolition or alternation of building, structures or parking, visible from the public right of way, which are incongruous with the historical or architectural aspects of the properties.

j. Adoption of Rules

The Commission shall adopt rules of procedure which it deems necessary to carry out the intent of section 7-147p through 7-147y of the General statutes and the intent expressed in Section 1 above. The Commission shall adopt guidelines not inconsistent with the provisions of sections 7-147p through 7-147y, inclusive, to provide guidance to property owners as to factors to be considered in preparing an application for a certificate of appropriateness. Such guidelines shall not be such as to bind the Historic Properties Commission to any uniform or necessarily traditional style throughout the properties, but shall book both to the protection of the old and to the interest and distinctiveness of this community.

SECTION 4 - COMMISSION DUTIES

a. Relationship to Other Commissions

The Commission and other Town Commissions and offices whose areas of concern may overlap or affect each other shall maintain liaison for information and coordination in matter with which the Commission may be dealing.

b. Annual Report

The Commission shall make an annual report of its activities to the Town Council.

c. Cooperation and Coordination

The commission may:

- i) provide information to the property owners and others involving the preservation of the property;
- ii) initiate planning and zoning proposals;

- iii) cooperate with other regulatory agencies and civic organizations and groups interested in historic preservation;
- iv) render advice on sidewalk construction and repair, tree planting, street improvements and the erection or alteration of public buildings not otherwise under its control where they affect the Historic Property, and
- v) furnish information and assistance in connection with any capital improvement program involving the Historic Property.

SECTION 5 - CITIZEN INVOLVEMENT

For the purpose of encouraging the responsiveness, securing the support, and drawing on the resources of the owners of historic properties and other interested residents of the area who are not members of the Historic Properties Commission, and apart from the provision in the Act for formal appeals from the Commission decisions by aggrieved parties and other that the required public hearings by the Commission upon: applications for certificates of appropriateness, the Commission shall hold meeting with said owners and other interested residents when such person makes a written request to the commission for such meeting to discuss matters of policy or other matters that may be an issue between property owners and the Commission. The Commission shall call meetings so requested within 65 days, shall not be bound by the meetings, but in formulating policy shall be responsive to the sentiments of the Community insofar as its best judgment suggests and the powers and limitations derived from the General Statutes permit.

SECTION 6 - ENFORCEMENT

Regulations and orders of the Commission issued, pursuant to the Act or to this Ordinance shall be enforced by the Zoning Enforcement Official.

SECTION 7 - DESIGNATION OF HISTORIC PROPERTIES

- a. Properties that are designated Historic Properties are to be described by recording in land records of Town of Vernon that gives a description of the property and the fact that it has been declared a Historic Property pursuant to the provisions of the Connecticut General Statutes Section 7-147p through 7-147y and the provisions of this Ordinance.
- b. The following property owned by the Town of Vernon known as Skinner-Hammond House is designated a Historic Property as follows:

7.B.1 SKINNER-HAMMOND HOUSE, 765 HARTFORD TURNPIKE

BEGINNING at an iron pin on the northerly side of Dart Road, so-called, which iron pin is at the Southwest corner of the premises here-in described and is 266.42 feet Easterly from a Connecticut Highway Department monument at the intersection of the Northerly side of Dart Road and the Easterly side of West Street, so-called; thence from said point of beginning N5 12' 30" E., a distance of 116.63 feet to an iron pin; thence S. 88 22' 40" E., a distance of 165.69 feet to a Connecticut Highway Department bound on the Northerly side of Connecticut highway Route #30; thence S. 55 36' 55" W., a distance of 194.0 feet along the Northerly side of Connecticut Highway Route #30 to an iron pin; thence N. 84 47' 30" W., a distance of 130.0 feet along the northerly side of Dart Road; so-called, to the point and place of beginning.

7.B.2 THE THRALL FARM, 312 BOLTON ROAD

BEGINNING at a point in the Northerly line of Bolton Road and in the Southwesterly corner of tract herein described, said point being about fifty-seven (57) feet Westerly from the Westerly line of the house on said property extended to the North line of Bolton Road and about two hundred eighty-five (285) feet Easterly from Bamforth Road, the last two distances being measured in said Northerly line of Bolton Road; thence N 20° 50' E a distance of three hundred forty-two and six-tenths (342.6) feet to a point; thence S 56° 27' E a distance of two hundred eighty-five and three-tenths (285.3) feet to a steel pin; thence S 33° 33' W a distance of three hundred thirty-four and two-tenths (334.2) feet to a steel pin set in said Northerly line of Bolton Road; thence N 56° 27' W a distance of two hundred nine and nine-tenths (209.9) feet to appoint of beginning. Being bounded Westerly, Northerly and Easterly by land now or formerly of Maxwell M. Belding and southerly by Bolton Road.

Said premises contain approximately 1.90 acres and are described as Lot No.1, as shown on a map entitled, "Part of property of Maxwell M. Belding 'The Thrall Farm' Vernon, Con. Nov., 1952 Revised: Jan. 1953 Revised: Apr. 1957 Scale: 1" =100' Robert H. Chambers, C.E. Surveyor - Civil Engineer Rockville, Conn." Which map is on file in the Town Clerk's Office in said Rockville, reference to which is hereby made for further description.

7.B.3 DR. CHARLES C. BEACH HOUSE

507 BOLTON ROAD

BEGINNING at a point marked by a one-inch pipe set in the general westerly line of Bolton Road, which point marks the southeasterly corner of the premises herein conveyed and the northeasterly corner of land now of formerly of Eleanor P. Rusher; thence in line of land of said Rusher S. 83° 40' 40" W. two hundred eighty-nine and twenty-six one-hundredths (289.26) feet to a bound stone; thence turning and running N. 12° 52' 40" W; along land now or formerly of Samuel B. Jones and William D. Lyon, a distance of five hundred (500) feet to a point marked by an iron pipe which is southerly eleven and seventy-eight one-hundredths (11.78) feet from an old bound stone; thence turning and running N. 84° 2' E. along land now or formerly of Alvin R. and Marguerite P. Reinhart et al, two hundred seventy and twenty-eight one-hundredths (270.28) feet to an iron pipe in the said westerly line of Bolton Road; thence turning and running in said westerly road line and along the course of an old stone wall S. 14° 8' E. two hundred twenty (220) feet to a point; thence continuing in said westerly road line and in part along an old stone wall S. 14° 30' E. two hundred eighty and fifty-six one-hundredths (280.56) feet to the point and place of beginning.

Containing three and eighteen one-hundredths (3.18) acres of land.

7.B.4 VERNON GRANGE NO. 52,

734 HARTFORD TURNPIKE

First Piece:

BEGINNING at an iron stake, which stake is situated at the northeast corner of land of Florence Williams, and at the northwest corner of that tract herein conveyed and in the southerly line of the state highway running from Vernon Center to Lanz's Corner, so-called, runs thence in the southerly line of said highway, northeasterly 8 rods, more or less, to an iron stake; thence southeasterly in line of other land of said Baker and at right angles to said southerly line of said highway, 10 rods, more or less, to iron stake; thence southwesterly still in line of said Baker, said line being parallel to the southerly line of said highway, 8 rods, more or less, to an iron stake; thence northwesterly in line of land of said Williams and in a line at right angles to said southerly line of said highway, 10 rods, more or less, to place of beginning, containing one-half acre of land, more or less.

As said southerly line of said State Highway in description above is not positively ascertained, it is understood and agree that the intent of this deed, regardless of stakes set supposedly in the southerly line of said highway, to convey all land between the stakes and all other land, if any, northeasterly of said stakes set approximately in line of said highway and the actual line of said Highway.

Second Piece:

BEGINNING at a point in the northwesterly corner of land now or formerly of the Grantor herein and the northeasterly corner of the land herein conveyed in the southerly line of Connecticut Route No. 15 running from Vernon Center to Tolland, thence running southerly along land now or formerly of the Grantor herein and land of William and Helen Young, in part by each, a distance of four hundred (400) feet (said first mentioned point being 20 feet south of the southerly edge of the concrete pavement), thence running southwesterly along land now or formerly of Bell, a distance of two hundred and fifty (250) feet to an iron pipe; thence running northerly in a line making an interior angle with the last mentioned boundary 80° 39' along land of said Bell, a distance of four hundred forty and two-tenths (440.2) feet to a point marked by an iron pin in said southerly line of said highway (which point is 20 feet south of the southerly edge of the concrete pavement); thence running easterly along said southerly line of highway, a distance of two hundred fifty (250) feet to point of beginning.

EXCEPTING THEREFROM that certain piece of parcel of land as described in a deed from the Grantor herein to G. Nelson Skinner, William Morgan Johnson, Wallace H. Thrall and Seymour Brown, Directors of Vernon Fire District, dated August 26, 1959 and recorded in Volume 115, Page 449 of the Vernon Land Records, and that certain piece or parcel of land as described in a deed from the Grantor herein to the Town of Vernon, dated September 30, 1974 and recorded in Volume 255, Page 236 of the Vernon Land Records.

Together with the right to drain storm water over land of the Town of Vernon, dated September 30, 1974 and recorded in Volume 255, Page 236.

7.B.5 JONAS SPARKS HOUSE,**150 PHOENIX STREET**

BEGINNING at an iron bar set in the apparent general southeasterly line of Phoenix Street which iron bar marks the westerly most corner of the premises herein described and a northwesterly corner of land now or formerly of Noel R. and Suzanne C. Roberts; thence running in a general northeasterly direction along Phoenix Street, a distance of 151.44 feet to a point; thence turning by an interior angle of 171° 51' 25" and continuing in line of Phoenix Street, a distance of 86.93 feet to an iron bar; thence turning by an interior angle of 90° 00' 00" and running along land now or formerly of Jean M. Merz, being Parcel "B" on the map above referred to, a distance of 168.49 feet to a point; thence turning by an interior angle of 144° 12' 05" and running still along land of said Merz, a distance of 14.28 feet to an iron bar set in line of said Roberts, thence turning by an interior angle of 68° 44' 40" and running westerly along line of said Roberts, a distance of 87.82 feet to an iron bar; thence turning by an interior angle of 175° 08' 40" and running still along line of said Roberts, a distance of 88.69 feet to an iron bar; thence turning by an interior angle of 180° 24' 45" and running still along line of said Roberts through one iron bar, a distance of 129.43 feet to the iron bar which marks the point and place of beginning. Said last described line forms an interior angle with the first described line with Phoenix Street of 69° 25".

Said parcel contains .96 of an acre.

7.B.6 LEONARD ROGERS HOUSE**100 SOUTH STREET**

BEGINNING at the southeast corner of the premises herein described which point is at the intersection of the northerly line of South Street and the westerly line of Fox Hill Drive; thence from said point of beginning westerly along the northerly line of South Street forming an interior angle of 95° 37' with the westerly line of Fox Hill Drive, a distance of one hundred eighty-nine and ten one-hundredths (189.10) feet to a point; thence northerly forming an interior angle of 81° 25' with the last mentioned line, a distance of one hundred twenty-five and thirty-six one-hundredths (125.36) feet along the easterly line of land of the City of Rockville known as Henry Park to a steel pin; thence easterly forming an interior angle of 91° 35' with the last mentioned line, a distance of one hundred eighty-one and seventy-five one-hundredths (181.75) feet along the southerly line of land now or formerly of the Estate of Mary F. Brow to a steel pin; thence southerly along the westerly line of Fox Hill Drive forming an interior angle of 91° 23' with the last mentioned line, a distance of one hundred two and thirty one-hundredths (102.30) feet to the point and place of beginning.

7.B.7 VALLEY FALLS FARM - A,**346 VALEY FALLS ROAD****First Piece:**

BEGINNING at point in the apparent general southerly line of the highway leading from Bolton Road to Valley Falls which point is the northwesterly corner of the premises herein described and the northeasterly corner of other land of the Releasee herein and which point is three hundred sixteen (316) feet westerly; in said southerly road line from the northwesterly corner of land now or formerly of Alvin R. and Marguerite P. Reinhart; thence generally south in line of other land of the releasee herein three thousand twenty-six (3,026) feet, more or less, to an iron pin about six (6) feet south of a forty-two (42) inch hemlock; thence easterly in line of land now or formerly of Antonio Caruolo about one thousand six hundred seventy (1,670) feet, more or less, to a point in the westerly line of Bolton Road; thence generally north in said westerly road line one hundred forty (140) feet, more or less, to a point in the southerly line of land now or formerly of Donald Cummings; thence in line of land of said Cummings along three (3) courses as follows: (1) Northwesterly two hundred seventy-five (275) feet, more or less, to a point; (2) Northerly three hundred sixty-nine (369) feet, more or less to a point; (3) Northwesterly one hundred sixty-nine (169) feet, more or less, to a point; thence continuing northerly in line of land of said Cummings and in line of land now or formerly of John Noel, in part on each, four hundred two (402) feet, more or less, to a point in line of land now or formerly of Peter Dureiko; thence continuing Northerly in line of land of said Dureiko three hundred (300) feet to a point in line of land now or formerly of Maurice Dureiko; thence continuing northerly in land of said Dureiko, two hundred eighty-three and thirty-eight one-hundredths (283.38) feet to a point in line of land or now or formerly of John Rusher; thence westerly in line of land of said Rusher two hundred thirty-nine (239) feet to a point; thence northwesterly continuing in line of land of said Rusher one hundred ninety-seven and ninety-two one-hundredths (197.92) feet to a point; thence northerly still continuing in line of land of said Rusher three hundred fifty-five and seventy-five one-hundredths (355.75) feet to a point in line of land now or formerly of one Orfitelli; thence northerly easterly and northerly in line of land of said Orfitelli five hundred thirty (530) feet to a point in the southerly line of land now or formerly of the said Alvin R. and Marquerite P. Reinhart; thence northerly in line of land of said Reinhart three hundred forty eight (348) feet, more or less to a point in the southerly line of Valley Falls Road; thence westerly in said southerly Road Line three hundred sixteen (316) feet to the point and place of beginning.

Containing 63 acres, more or less.

Second Piece:

BEGINNING at a point in the apparent general southerly line of the highway leading from Bolton Road to Valley Falls, which point is the northeasterly corner of the premises herein described and northwesterly corner of other land of the grantors herein, and which point is three hundred sixteen (316) feet westerly in said southerly road line from the northwesterly corner of land now or formerly of Alvin R. and Marguerite P. Reinhart; thence generally south in line of other land of the grantors herein three thousand (3,000) feet, more or less, to an iron pin about six (6) feet south of a forty-two inch hemlock; thence southerly along the westerly line of land now or formerly of the heirs and devisees of P. J. O'Leary about eight hundred thirty (830) feet to an angle point; thence southerly by a slight angle to the right still along the westerly line of/and now or formerly of the heirs and devisees of P. J. O'Leary about nine hundred fifty (950) feet to an iron pin in the northerly line of land now or formerly of Douglas Roberts; thence westerly in the northerly line of land now or formerly of said Roberts about four hundred ten (410) feet to an iron pin; thence southerly in the westerly line of land now or formerly of said Roberts about four hundred thirty (430) feet to an iron pin; thence westerly along the northerly line of land now or formerly of said Roberts about five hundred twenty-two and five-tenths (522.5) feet to an iron pin marking the northeast corner of a strip of land now or formerly of Edith D. Beach; thence westerly along the northerly line of land now or formerly of said Beach in a prolongation of the last described line about two hundred thirty-seven and five tenths (237.5) feet to the easterly line of right of way of the New York, New Haven & Hartford Railroad Company, an iron pin is located ten (10) feet west of this point; thence northerly in the easterly line of the right of way of said Railroad about forty-three hundred (4,300) feet to the easterly line of land now or formerly of George Webster; thence northerly in the easterly line of land now or formerly of said Webster passing through an iron pin, two stone teaps and a thirty-six (36) inch elm about one thousand forty (1,040) feet to an iron pin in the approximate southerly line of the highway leading from said Bolton Road to Valley Falls; thence easterly in the southerly line of said highway about nine hundred four (904) feet to the point and place of beginning.

Containing one hundred thirty (130) acres, more or less.

7.B.8 VALLEY FALLS FARM - B,

345 VALLEY FALLS ROAD

BEGINNING at an iron pin in the approximate northerly line of a highway leading from Bolton Road to Valley Falls at the southeast corner of land now formerly of Fred Belding, et al; thence northerly in the easterly line of land now or formerly of said Belding, et al, about 195 feet to an iron pin; thence, easterly in the southerly line of land now or formerly of said Belding, et al, about 86 feet to an iron pin; thence northerly in the southerly line of land now or formerly of said Belding, et al, about 291 feet to an iron pin marking the southwest corner of land now or formerly of Perry Lathrop; thence easterly in the southerly line of land now or formerly of said Lathrop about 202 feet to an iron pin in the approximate westerly line of Bolton Road; thence southerly in the westerly line of Bolton Road about 648 feet to the northerly line of a highway leading from Bolton Road to Valley Falls; thence, westerly in the northerly line of said highway to Valley Falls about 953 feet to the point of beginning.

[Reference is made to map entitled "Boundary Survey Prepared for the Darico Farm and Valley Falls Park", Scale: 1"= 40', Date: May 2001, by JC Sommers Associates Inc., Land Surveyors, Vernon, Connecticut]

7.B.9 COUNTY HOME SCHOOL HISTORIC PROPERTY

BEGINNING at a C-DOT monument in the northwesterly line of Hartford Turnpike a.k.a. Conn. Rte. #30, said C-DOT Monument being located approximately 235 feet northeasterly of the present center line of Center Road as measured along the approximate northwesterly line of said Hartford Turnpike; thence along the northwesterly line of said Hartford Turnpike S30°-13'-36"W for a distance of 77.53 feet to another C-DOT Monument; thence still along the northwesterly line of Hartford Turnpike S32°-56'-00"W for a distance of 90.49 feet to a point thence southwesterly along the arc of a curve to the right having a radius of 30.0 feet, a central angle of 106°-41'-15", a length of 55.86 feet and a chord of S86°-16'-38"W for a distance of 48.13 feet to a point in the northeasterly line of Center Road; thence along the northeasterly line of Center Road N40°-22'-45"W for a distance of 177.50 feet to a point; thence still along the northeasterly line of Center Road N39°-10'-45"W for a distance of 29.00 feet to a point; then N51°-16'-30"E for a distance of 190.00 feet to a point; thence S44°-55'-45"E for a distance of 145.00 feet to a point; thence S34°-13'-25"E for a distance of 33.66 feet to the point of **BEGINNING**. The last three courses and distance are through land of the Town of Vernon.

Historic area contains 41,736 Sq. Ft./ 0.9581 Acres

MAP REFERENCE

“PERIMETER SURVEY DELINEATING PROPOSED LIMITS OF HISTORIC AREA 709 HARTFORD TURNPIKE VERNON, CT TOWN OF VERNON ENGINEERING DEPARTMENT 14 PARK PLACE VERNON, CT 06066 SCALE: 1” = 40’ DATE: MARCH 9, 2006 SHEET: 10F1 FILE: Q:\709 Old School (Modfied). DWG REVISIONS: 5/15/06 - 11 X 17 DRAWING”, which map/plan is to be recorded in the office of the Vernon Town Clerk and made part of the Vernon Land Records for further reference.

7.B.10 TALCOTTVILLE HISTORIC DISTRICT (Portions of Main Street and Elm Hill Road Included)

BEGINNING at a point being the northwesterly corner of property known as #126 Main Street,

Thence running northeasterly along the southerly street line of Main Street approximately two hundred and sixty-five feet (265) to the northwesterly corner of property know as #120 Main Street,

Thence running northwesterly across Main Street approximately sixty (60) feet to the southeasterly corner of property know as #107-109 Main Street,

Thence running northwesterly approximately one hundred and thirty-five (135) feet to the south west corner of property know as #107-109 Main Street,

Thence running northeasterly along the westerly property lines of properties know as #107-109 Main Street and #97 Main Street, approximately four hundred (400) feet, to the northwesterly corner of #97 Main Street,

Thence running northwesterly along the southerly boundary of properties known as #85 Main Street and # 79 Main Street one hundred and forty-three (143) feet, to the centerline of the Tankerhoosen River,

Thence running northeasterly along the centerline on the Tankerhoosen River approximately one thousand (1,000) feet to the southwesterly corner of proper know as #17 Main Street,

Thence running northerly and northeasterly along the westerly boundary lines of properties know as #17 and #19 Main Street approximately three hundred and seventeen (317) feet to the southwesterly corner of property known as #11 Main Street,

Thence running northerly along the westerly boundary line of property known as #11 Main Street approximately one hundred and fifty-one (151) feet to the northwesterly corner of property know as #11 Main Street, said corner also bounding on the southerly non-access line of property of the State of Connecticut also known as Interstate Eighty-four (I-84),

Thence running easterly and northeasterly along said non-access line approximately three thousand five hundred (3,500) feet to the westerly street line of Dobson Road,

Thence running southeasterly along the westerly street line of Dobson Road approximately three hundred (300) feet to the northwesterly corner of property know as #5 Dobson Road,

Thence running southeasterly along the westerly boundary of said #5 Dobson Road approximately two hundred (200) feet to the northerly boundary of property of the State of Connecticut also known as Vernon Rails to Trails, formerly known as the New York, New Haven and Hartford Railroad Co.,

Thence running southwesterly and southerly along said boundary of the State of Connecticut approximately two thousand eight hundred (2,800) feet to the northerly street line of Elm Hill Road,

Thence running southwesterly across Elm Hill Road approximately fifty (50) feet to the Southeast corner of property know as #43 Elm Hill Road,

Thence running southwesterly along the westerly boundary of said property of the State of Connecticut approximately one hundred and thirty-five (135) feet to the southeasterly corner of property know as #43 Elm Hill Road,

Thence running northwesterly approximately forty-seven (47) feet to the southwesterly corner of property know as #43 Elm Hill Road,

Thence running northeasterly approximately one hundred and thirty-five (135) feet to the northwesterly corner of property know as #43 Elm Hill Road,

Thence running northwesterly along the southerly street line of Elm Hill Road approximately two hundred (200) feet to the northeasterly corner of proper know as #31 Elm Hill Road,

Thence running southwesterly along the easterly boundary of property know as #31 Elm Hill Road approximately one hundred and sixty (160) feet to the southeasterly corner of property know as #31 Elm Hill Road,

Thence running southwesterly along a line which is the extension of the previously described course approximately two hundred (200) feet to the northern boundary of property know as the Mount Hope Cemetery,

Thence running southerly, northerly and westerly around the perimeter of the property know as Mount Hope Cemetery approximately one thousand four hundred (1,400) feet to the northeasterly corner of property known as #106 Main Street,

Thence running southwesterly along the rear boundary line of properties known as #106, #110, #116, #120 and #126 Main Street approximately six hundred and fifty (650) feet to the southwesterly corner of property known as #126 Main Street,

Thence running northwesterly along the westerly boundary of property known as #126 Main Street approximately one hundred and seventy-five (175) feet to the northwesterly corner of property known as #126 Main Street, said point being the point of beginning.

SECTION 8 - EFFECTIVE DATE

This Ordinance shall take effect 30 days from it passage.

SECTION 9 - TERMINATION OF HISTORIC PROPERTY STUDY COMMITTEE

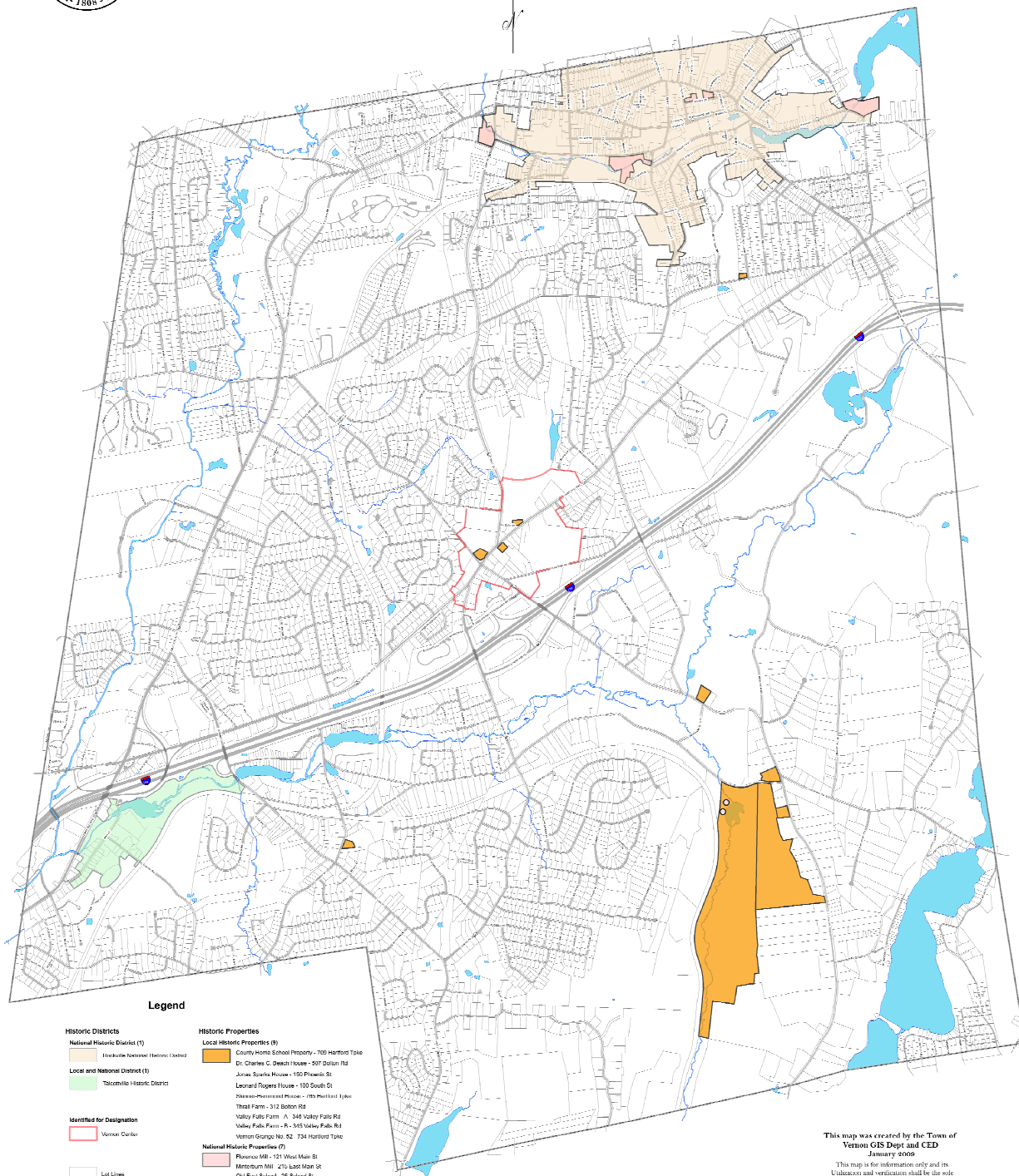
Upon the Ordinance becoming effective, all Historic Property Study Committees established to date, excluding the Vernon Center Kindergarten Building Study Committee are terminated.

SECTION 10 - SUNSET PROVISION

Consistent with the Vernon Town Charter, Chapter V - The Town Council, Section 5, this Ordinance shall expire ten (10) years from the date that this Ordinance is adopted by the Vernon Town Council.

Introduced:	October 17, 2006
Advertised:	November 9, 2006
Public Hearing:	November 21, 2006
Council Action:	November 21, 2006
Advertised:	November 29, 2006
Effective Date:	December 14, 2006

Town of Vernon Historical Districts and Properties



This map was created by the Town of
Vernon GIS Dept and CED
January 2009

This map is for information only and its
utility and verification shall be the sole
responsibility of the user.
No warranty expressed or implied is made
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Appendix D

TALCOTTVILLE LOCAL & NATIONAL HISTORIC DISTRICT

<u>PARCEL ID</u>	<u>STREET #</u>	<u>STREET NAME</u>
01-0161-0008A		ELM HILL RD
12-0161-00016	13	ELM HILL RD
12-0161-00017	19	ELM HILL RD
12-0161-00018	25	ELM HILL RD
12-0156-00011	26	ELM HILL RD
12-0156-0002A	30	ELM HILL RD
12-0161-00019	31	ELM HILL RD
12-0156-00010	36	ELM HILL RD
12-0161-00021	43	ELM HILL RD
12-0156-00009	44	ELM HILL RD
12-0156-0008A	48	ELM HILL RD
02-158A-00006	11	MAIN ST
02-158A-00008	17	MAIN ST
02-158A-00007	19	MAIN ST
02-0156-00008	20	MAIN ST
02-0156-0008C	32	MAIN ST
02-0156-00003	36	MAIN ST
02-158A-00003	47	MAIN ST
02-0156-00002	48	MAIN ST
02-0156-00001	56	MAIN ST
01-158A-00009	67	MAIN ST
01-0161-00015	72	MAIN ST
01-158A-00010	75	MAIN ST
01-0161-00014	76	MAIN ST
01-158A-00011	79	MAIN ST
01-0161-00013	82	MAIN ST
01-158A-00012	85	MAIN ST
01-0161-00012	86	MAIN ST
01-0161-00011	90	MAIN ST
01-0161-00010	96	MAIN ST
01-158A-00013	97	MAIN ST
01-0161-00009	100	MAIN ST
01-0161-00008	102	MAIN ST
01-0161-00007	106	MAIN ST
01-158A-00015	107	MAIN ST
01-0161-00006	110	MAIN ST
01-0161-00005	116	MAIN ST
01-0161-00004	120	MAIN ST
01-0161-00003	126	MAIN ST

Appendix E

<u>Vernon Properties Designated on the National Register of Historic Places</u>			
<u>Parcel ID #</u>	<u>Street #</u>	<u>Street Name</u>	<u>Historic Property</u>
45-0123-00016	215	East Main St.	Minterburn Mill
40-0110-00014	30	Park St.	Old Rockville High School
40-0108-00006	25	School St.	Old East School
34-0135-00010C	300	Valley Falls Rd.	Valley Falls Cotton Mill Site
34-0135-00010	346	Valley Falls Rd.	Sharpe's Trout Hatchery Site
23-0091-00005	121	West Main St.	Florence Mill
22-0041-00014	66	West St.	Saxony Mill

Appendix F

ROCKVILLE NATIONAL HISTORIC DISTRICT

<u>PARCEL ID</u>	<u>STREET #</u>	<u>STREET NAME</u>
41-0116-00009	6	ANN ST
23-0092-00030	4	BECKER PL
23-0092-00026	6	BECKER PL
23-0092-00027	8	BECKER PL
23-0092-00025	10	BECKER PL
41-0119-00001	5	BROOKLYN ST
40-0118-00009	23	BROOKLYN ST
40-0118-00008	29	BROOKLYN ST
40-0118-00007	33	BROOKLYN ST
40-0117-00004	40	BROOKLYN ST
40-0088-0004C	69	BROOKLYN ST
40-0088-0004B	79	BROOKLYN ST
40-0088-00003	101	BROOKLYN ST
40-0088-00004	105	BROOKLYN ST
40-0088-00005	113	BROOKLYN ST
40-0088-00012	113 1/2	BROOKLYN ST
40-0090-00017	114	BROOKLYN ST
40-0088-00006	115	BROOKLYN ST
40-0088-00007	119	BROOKLYN ST
40-0090-00005		BROOKLYN ST
40-0118-00011	4	CEDAR ST
40-0073-00012	8	CEDAR ST
41-0120-00010	9	CEDAR ST
40-0073-00013	10	CEDAR ST
41-0120-9PT10	11	CEDAR ST
40-0073-00014	14	CEDAR ST
40-0073-00015	16	CEDAR ST
40-0118-00014	5	CHERRY ST
40-0118-0007A	6	CHERRY ST
40-0118-00013	7	CHERRY ST
40-0109-00041	6	CHESTNUT ST
40-0100-0006B	7	CHESTNUT ST
40-0109-00042	8	CHESTNUT ST
40-0100-0009A	9	CHESTNUT ST
40-0109-00043	12	CHESTNUT ST
40-0100-00005	14	CHESTNUT ST
40-0109-00044	16	CHESTNUT ST
40-0100-00004	17	CHESTNUT ST
40-0109-0046A	18	CHESTNUT ST
40-0100-00003	19	CHESTNUT ST
40-0109-0045A	20	CHESTNUT ST
40-0100-00002	21	CHESTNUT ST
40-0109-00045	22	CHESTNUT ST
40-0109-00046	24	CHESTNUT ST
40-0100-00001	25	CHESTNUT ST
40-0109-0045B		CHESTNUT ST
40-0112-00011	8	COTTAGE ST
40-0110-00008	9	COTTAGE ST
40-0112-00012	10	COTTAGE ST
40-0112-00001	12	COTTAGE ST

40-0110-00007	17	COTTAGE ST
40-0111-00002	22	COTTAGE ST
40-0108-00003	23	COTTAGE ST
40-0111-00001	26	COTTAGE ST
40-0108-00015	27	COTTAGE ST
40-0117-00003	1	COURT ST
40-0118-0004A	21	COURT ST
23-0097-00019	6	DAVIS AVE
23-0097-00018	8	DAVIS AVE
23-0096-00020	9	DAVIS AVE
23-0096-00019	15	DAVIS AVE
23-0096-00018	17	DAVIS AVE
23-0097-00016	18	DAVIS AVE
23-0096-00017	21	DAVIS AVE
23-0097-00015	22	DAVIS AVE
23-0096-00016	23	DAVIS AVE
23-0097-0014B	26	DAVIS AVE
23-0096-00015	27	DAVIS AVE
23-0096-00014	29	DAVIS AVE
23-0097-00014	30	DAVIS AVE
23-0096-00013	31	DAVIS AVE
23-0097-0014A	34	DAVIS AVE
23-0097-00012	40	DAVIS AVE
23-0096-00012	45	DAVIS AVE
23-0097-00011	48	DAVIS AVE
23-0096-00011	49	DAVIS AVE
23-0096-00010	51	DAVIS AVE
23-0096-00009	53	DAVIS AVE
23-0097-00009	54	DAVIS AVE
23-0096-00008	55	DAVIS AVE
23-0096-00007	57	DAVIS AVE
23-0097-00008	58	DAVIS AVE
23-0097-00007	60	DAVIS AVE
23-0097-00010	60	DAVIS AVE
23-0097-00006	62	DAVIS AVE
23-0096-00006	65	DAVIS AVE
23-0097-00005	66	DAVIS AVE
23-0097-00004	68	DAVIS AVE
23-0096-00005	69	DAVIS AVE
23-0096-00004	71	DAVIS AVE
23-0096-00003	73	DAVIS AVE
23-0097-00003	74	DAVIS AVE
23-0096-00001	75	DAVIS AVE
23-0097-00002	78	DAVIS AVE
23-0097-00001	84	DAVIS AVE
40-0090-0001B	20	EAST MAIN ST
40-0090-0001A	38	EAST MAIN ST
40-0112-00009	83	EAST MAIN ST
40-0112-00008	87	EAST MAIN ST
40-0112-00007	93	EAST MAIN ST
40-0117-00005	98	EAST MAIN ST
40-0117-00006	104	EAST MAIN ST
41-0116-00013	113	EAST MAIN ST
41-0121-00002	114	EAST MAIN ST
41-0116-00012	115	EAST MAIN ST
41-0121-0003A	118	EAST MAIN ST

41-0116-00011	119	EAST MAIN ST
41-0116-00010	121	EAST MAIN ST
41-0121-00004	122	EAST MAIN ST
41-0121-00003	122	EAST MAIN ST
41-0115-00027	127	EAST MAIN ST
41-0121-00005	128	EAST MAIN ST
41-0121-00006	134	EAST MAIN ST
41-0115-0027B	135	EAST MAIN ST
41-0115-00026	137	EAST MAIN ST
41-0115-00025	139	EAST MAIN ST
41-0115-00024	143	EAST MAIN ST
41-0121-00007	144	EAST MAIN ST
41-0121-00008	146	EAST MAIN ST
41-0115-00023	147	EAST MAIN ST
41-0115-00022	149	EAST MAIN ST
41-0115-00021	151	EAST MAIN ST
41-0115-00020	153	EAST MAIN ST
41-0121-00009	154	EAST MAIN ST
41-0115-00019	155	EAST MAIN ST
41-0121-0009A	156	EAST MAIN ST
41-0115-00018	157	EAST MAIN ST
41-0115-0017B	161	EAST MAIN ST
41-0121-00010	164	EAST MAIN ST
41-0115-00017	167	EAST MAIN ST
41-0121-00011	168	EAST MAIN ST
41-0115-0017A	169	EAST MAIN ST
41-0121-00012	170	EAST MAIN ST
41-0115-00016	171	EAST MAIN ST
41-0121-00013	174	EAST MAIN ST
41-0121-00014	176	EAST MAIN ST
41-0115-0013A	177	EAST MAIN ST
41-0115-1515B	179	EAST MAIN ST
41-0121-00015	180	EAST MAIN ST
41-0115-00014	181	EAST MAIN ST
41-0121-00016	184	EAST MAIN ST
41-0121-00017	188	EAST MAIN ST
41-0115-00013	193	EAST MAIN ST
41-0121-00018	196	EAST MAIN ST
41-0121-00019	198	EAST MAIN ST
41-0121-00020	206	EAST MAIN ST
41-0115-00011	207	EAST MAIN ST
45-0122-00001	210	EAST MAIN ST
45-0123-00016	215	EAST MAIN ST
45-0122-00003	220	EAST MAIN ST
45-0122-00004	222	EAST MAIN ST
45-0123-00018	225	EAST MAIN ST
41-0115-00012		EAST MAIN ST
41-0121-0006A		EAST MAIN ST
41-0121-00001		EAST MAIN ST
45-0123-00017		EAST MAIN ST
23-0098-00014	1	ELLINGTON AVE
23-0098-0013A	9	ELLINGTON AVE
40-0099-00005	10	ELLINGTON AVE
40-0099-00006	12	ELLINGTON AVE
23-0096-00022	13	ELLINGTON AVE
23-0096-00021	19	ELLINGTON AVE

23-0097-00020	21	ELLINGTON AVE
23-0106-00014	3	ELM ST
23-0106-00013	5	ELM ST
23-0106-00012	15	ELM ST
40-0107-0013A	18	ELM ST
23-0106-00011	19	ELM ST
23-0106-00010	23	ELM ST
40-0107-00015	30	ELM ST
23-0106-00009	35	ELM ST
23-0106-00008	37	ELM ST
40-0107-00016	38	ELM ST
40-0107-00017	42	ELM ST
23-0106-00007	45	ELM ST
40-0107-00018	50	ELM ST
23-0106-00006	51	ELM ST
23-0106-00005	57	ELM ST
40-0107-00019	60	ELM ST
23-0106-00004	65	ELM ST
23-0106-00003	67	ELM ST
40-0107-00001	70	ELM ST
23-0106-00002	73	ELM ST
40-0107-00014		ELM ST
40-0109-00025	4	GAYNOR PL
40-0109-00034	5	GAYNOR PL
40-0109-00026	8	GAYNOR PL
40-0109-00027	10	GAYNOR PL
40-0109-00033	11	GAYNOR PL
40-0109-00032	13	GAYNOR PL
40-0109-00028	14	GAYNOR PL
40-0109-00029	16	GAYNOR PL
40-0109-00030	18	GAYNOR PL
40-0109-00031	46	GAYNOR PL
41-0122-00037	19	GROVE ST
41-0119-00004	20	GROVE ST
41-0119-00005	24	GROVE ST
41-0119-00006	26	GROVE ST
41-0122-00036	29	GROVE ST
41-0122-00035	33	GROVE ST
41-0120-00006	34	GROVE ST
41-0122-00034	35	GROVE ST
41-0120-00007	38	GROVE ST
41-0122-00033	39	GROVE ST
41-0120-00008	40	GROVE ST
41-0122-00032	41	GROVE ST
41-0122-00031	43	GROVE ST
42-0073-00026	44	GROVE ST
42-0073-00027	48	GROVE ST
42-0073-00029	52	GROVE ST
42-0073-00032	56	GROVE ST
42-0073-00033	58	GROVE ST
42-0073-00034	62	GROVE ST
42-0073-00035	68	GROVE ST
42-0073-00036	72	GROVE ST
42-0073-00037	78	GROVE ST
40-0073-00120	1	HAMMOND ST
40-0073-00119	3	HAMMOND ST

40-0073-00118	7	HAMMOND ST
40-0073-00117	11	HAMMOND ST
40-0073-00116	15	HAMMOND ST
40-0089-00002	16	HAMMOND ST
40-0073-00115	19	HAMMOND ST
40-0089-00003	22	HAMMOND ST
40-0089-00004	24	HAMMOND ST
40-0073-00114	25	HAMMOND ST
40-0089-00005	26	HAMMOND ST
40-0073-00113	27	HAMMOND ST
40-0089-00006	28	HAMMOND ST
40-0073-00112	31	HAMMOND ST
40-0089-00007	32	HAMMOND ST
40-0073-00111	33	HAMMOND ST
40-0073-00110	35	HAMMOND ST
40-0089-00008	36	HAMMOND ST
40-0089-00009	38	HAMMOND ST
40-0073-00109	39	HAMMOND ST
40-0073-00108	41	HAMMOND ST
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40-0089-00010	44	HAMMOND ST
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39-0073-00099	49	HAMMOND ST
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39-0073-00098	55	HAMMOND ST
39-0073-00093	58	HAMMOND ST
39-0073-00097	59	HAMMOND ST
39-0073-00096	63	HAMMOND ST
39-0073-00094	64	HAMMOND ST
39-0073-00095	67	HAMMOND ST
39-0073-0091A		HAMMOND ST
40-0073-0072B		HAMMOND ST
23-0054-00021	10	HARLOW ST
40-0118-00012	8	HIGH ST
40-0073-00011	13	HIGH ST
40-0073-00010	15	HIGH ST
40-0073-00009	17	HIGH ST
40-0073-00008	23	HIGH ST
40-0073-00007	27	HIGH ST
40-0073-00006	33	HIGH ST
40-0073-00005	41	HIGH ST
40-0073-00004	43	HIGH ST
40-0073-00003	47	HIGH ST
40-0073-00001	59	HIGH ST
40-0073-00127	63	HIGH ST
40-0073-00126	65	HIGH ST
40-0073-00125	67	HIGH ST
40-0073-00124	69	HIGH ST
40-0073-00123	73	HIGH ST
40-0073-00122	75	HIGH ST
40-0073-00121	77	HIGH ST
40-0089-00001	83	HIGH ST
40-0089-00019	85	HIGH ST
40-0089-00018	89	HIGH ST
23-088A-00007	92	HIGH ST
23-088A-00008	94	HIGH ST

40-0089-00017	95	HIGH ST
23-088A-00009	96	HIGH ST
40-0089-00016	97	HIGH ST
40-0089-00015	101	HIGH ST
23-088A-00010	102	HIGH ST
40-0089-00014	103	HIGH ST
23-088A-00011	104	HIGH ST
40-0089-00013	105	HIGH ST
23-088A-00012	108	HIGH ST
40-0089-00012	109	HIGH ST
23-088A-00013	110	HIGH ST
40-0089-0010A	111	HIGH ST
23-088A-00014	112	HIGH ST
23-088A-0015A	116	HIGH ST
40-0089-0011A	117	HIGH ST
39-0087-00002	120	HIGH ST
39-0073-00091	121	HIGH ST
39-0073-00090	125	HIGH ST
39-0087-00004	126	HIGH ST
39-0087-00005	128	HIGH ST
39-0073-00089	129	HIGH ST
39-0087-00006	132	HIGH ST
39-0073-00088	133	HIGH ST
39-0073-00087	137	HIGH ST
39-0087-00007	138	HIGH ST
39-0087-00008	142	HIGH ST
39-0087-00009	146	HIGH ST
39-0087-00010	152	HIGH ST
39-0087-00011	156	HIGH ST
39-0087-00012	160	HIGH ST
39-0087-0012A	162	HIGH ST
39-0087-00013	168	HIGH ST
39-0073-00086	171	HIGH ST
39-0073-00085	173	HIGH ST
41-0120-00005	5	LAUREL ST
41-0120-00004	9	LAUREL ST
41-0120-00003	13	LAUREL ST
41-0119-00009	14	LAUREL ST
41-0120-00002	21	LAUREL ST
41-0120-00001	29	LAUREL ST
41-0116-00016	2	LAWRENCE ST
41-0116-00001	4	LAWRENCE ST
41-0113-00008	5	LAWRENCE ST
41-0113-00007	9	LAWRENCE ST
41-0113-00006	11	LAWRENCE ST
41-0115-00041	12	LAWRENCE ST
41-0113-00005	13	LAWRENCE ST
41-0113-00004	15	LAWRENCE ST
41-0115-00042	16	LAWRENCE ST
41-0113-00003	17	LAWRENCE ST
41-0114-0018A	21	LAWRENCE ST
41-0114-00017	23	LAWRENCE ST
41-0115-00044	24	LAWRENCE ST
41-0114-00016	25	LAWRENCE ST
41-0115-0044A	26	LAWRENCE ST
41-0114-00015	27	LAWRENCE ST

41-0114-00014	33	LAWRENCE ST
41-0114-00013	35	LAWRENCE ST
41-0115-00045	36	LAWRENCE ST
41-0114-00012	37	LAWRENCE ST
41-0115-00046	38	LAWRENCE ST
41-0115-00047	42	LAWRENCE ST
41-0115-00048	46	LAWRENCE ST
41-0115-00049	50	LAWRENCE ST
23-0091-00014	3	LINDEN PL
23-0091-00016	5	LINDEN PL
23-0091-00017	9	LINDEN PL
23-0091-00018	11	LINDEN PL
23-0091-00019	13	LINDEN PL
23-0091-00020	15	LINDEN PL
23-0091-00023	18	LINDEN PL
23-0091-00021	21	LINDEN PL
23-0091-00024	22	LINDEN PL
23-0091-00022	25	LINDEN PL
42-0073-00028	4	MAIDEN LN
42-0073-00030	7	MAIDEN LN
42-0073-00031	12	MAIDEN LN
42-0073-00040	27	MAIDEN LN
42-0073-00042	28	MAIDEN LN
22-0058-00015	8	MAPLE ST
22-0058-00016	12	MAPLE ST
22-0051-00010	13	MAPLE ST
22-0058-00017	14	MAPLE ST
22-0058-0026A	16	MAPLE ST
39-0087-00001	6	MCLEAN ST
23-088A-00015	9	MCLEAN ST
40-0073-00106	29	MCLEAN ST
39-0073-0100A	30	MCLEAN ST
40-0110-00011	9	MIDDLE RD
45-0122-00005	2	MINTERBURN CT
22-0050-0003A	8	MORRISON ST
22-0050-00004	10	MORRISON ST
22-0060-00021	13	MORRISON ST
22-0050-00006	14	MORRISON ST
22-0060-00019	17	MORRISON ST
22-0050-00008	20	MORRISON ST
22-0047-011A5	28	MORRISON ST
22-0061-0026B	53	MORRISON ST
22-0061-00026	53 1/2	MORRISON ST
41-0113-00012	8	MOUNTAIN ST
40-0109-00017	9	MOUNTAIN ST
41-0113-00013	12	MOUNTAIN ST
40-0109-00016	13	MOUNTAIN ST
41-0113-00014	14	MOUNTAIN ST
40-0109-00015	15	MOUNTAIN ST
40-0109-00014	17	MOUNTAIN ST
40-0109-00013	19	MOUNTAIN ST
41-0113-00015	20	MOUNTAIN ST
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40-0109-00010	27	MOUNTAIN ST

41-0114-00021	28	MOUNTAIN ST
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41-0114-00022	30	MOUNTAIN ST
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41-0109-00005	33	MOUNTAIN ST
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41-0114-00029	52	MOUNTAIN ST
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40-0100-0006A	6	NORTH PARK ST
40-0100-00008	8	NORTH PARK ST
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22-0050-00012	4	NYE ST
22-0050-00013	6	NYE ST
22-0050-00014	10	NYE ST
22-0050-00015	12	NYE ST
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23-0101-00010	9	OAK ST
23-0102-00013	12	OAK ST
23-0101-00009	13	OAK ST
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23-0102-00014	16	OAK ST
23-0102-00015	18	OAK ST
23-0095-00012	25	OAK ST
23-0098-00025	26	OAK ST
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23-0058-00012	7	ORCHARD ST
23-0058-00011	9	ORCHARD ST
23-0093-00037	10	ORCHARD ST
23-0058-00010	15	ORCHARD ST
23-0058-00009	17	ORCHARD ST
23-0058-00008	21	ORCHARD ST

23-0093-00038	22	ORCHARD ST
23-0093-0038A	24	ORCHARD ST
23-0058-00007	25	ORCHARD ST
23-0093-00039	26	ORCHARD ST
23-0058-00006	29	ORCHARD ST
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23-0054-00019	69	ORCHARD ST
23-0094-00012	70	ORCHARD ST
23-0094-00013	72	ORCHARD ST
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23-0096-00049	92	ORCHARD ST
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23-0057-00005	97	ORCHARD ST
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40-0108-00008	46	PARK ST
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41-0116-00015	7	PINE ST

41-0115-00040	1	PLEASANT ST
41-0116-00002	4	PLEASANT ST
41-0115-00039	5	PLEASANT ST
41-0116-00003	6	PLEASANT ST
41-0115-0038A	9	PLEASANT ST
41-0116-00004	10	PLEASANT ST
41-0115-00037	11	PLEASANT ST
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40-0100-00007	64	PROSPECT ST
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23-0106-00035	87	PROSPECT ST
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23-0098-00016	90	PROSPECT ST
23-0106-00034	91	PROSPECT ST
23-0098-00017	92	PROSPECT ST
23-0106-00033	93	PROSPECT ST
23-0098-00018	94	PROSPECT ST

23-0098-00019	96	PROSPECT ST
23-0103-0002A	97	PROSPECT ST
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23-0098-00021	102	PROSPECT ST
23-0103-00001	105	PROSPECT ST
23-0098-00022	106	PROSPECT ST
23-0102-00002	107	PROSPECT ST
23-0098-00023	108	PROSPECT ST
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23-0102-00017	111	PROSPECT ST
23-0098-00024	112	PROSPECT ST
23-0098-0025A	114	PROSPECT ST
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23-0094-00007	150	PROSPECT ST
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41-0115-00033	5	RAYMOND ST
23-0060-00008	5	RIVER ST
23-0059-0002B	6	RIVER ST
23-0059-0002A	8	RIVER ST
23-0060-00007	9	RIVER ST
22-0060-00006	13	RIVER ST
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22-0060-00004	19	RIVER ST
22-0059-00002	20	RIVER ST
22-0060-00003	23	RIVER ST
22-0060-00002	27	RIVER ST
22-0060-00001	33	RIVER ST
22-0060-0001A	35	RIVER ST
22-0050-00003	39	RIVER ST
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22-0059-0002B		RIVER ST
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22-0048-00003	80	SPRING ST
22-0047-00005	81	SPRING ST
22-0047-00004	83	SPRING ST
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41-0120-0007A	4	SPRUCE ST
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40-0073-0021A	15	SPRUCE ST
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40-0073-00020	27	SPRUCE ST
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40-0110-00004		ST BERNARDS TER
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40-0073-00017	5	STONE ST
40-0073-00016	8	STONE ST
40-0073-0016A	10	STONE ST
40-0073-0016B		STONE ST
23-0098-00013	5	TALCOTT AVE
23-0096-00023	6	TALCOTT AVE
23-0098-00012	9	TALCOTT AVE
23-0096-00024	10	TALCOTT AVE
23-0098-0011A	13	TALCOTT AVE
23-0096-00025	14	TALCOTT AVE
23-0098-00011	15	TALCOTT AVE

23-0096-00026	16	TALCOTT AVE
23-0096-00027	20	TALCOTT AVE
23-0098-00010	21	TALCOTT AVE
23-0096-00028	24	TALCOTT AVE
23-0098-00009	25	TALCOTT AVE
23-0096-00029	28	TALCOTT AVE
23-0096-00030	28 1/2	TALCOTT AVE
23-0098-00008	29	TALCOTT AVE
23-0098-00007	33	TALCOTT AVE
23-0098-00006	37	TALCOTT AVE
23-0096-00032	40	TALCOTT AVE
23-0098-00005	41	TALCOTT AVE
23-0098-00004	45	TALCOTT AVE
23-0098-00003	47	TALCOTT AVE
23-0098-00002	49	TALCOTT AVE
23-0096-00033	54	TALCOTT AVE
23-0098-00001	55	TALCOTT AVE
23-0095-00010	57	TALCOTT AVE
23-0095-00009	61	TALCOTT AVE
23-0096-0033A	62	TALCOTT AVE
23-0095-00008	65	TALCOTT AVE
23-0096-0033B	68	TALCOTT AVE
23-0095-00007	73	TALCOTT AVE
23-0096-00034	74	TALCOTT AVE
23-0095-00006	75	TALCOTT AVE
23-0096-00035	78	TALCOTT AVE
23-0095-00005	79	TALCOTT AVE
23-0096-00036	82	TALCOTT AVE
23-0095-00004	83	TALCOTT AVE
23-0096-00037	86	TALCOTT AVE
23-0095-00003	87	TALCOTT AVE
23-0096-00038	90	TALCOTT AVE
23-0095-00002	91	TALCOTT AVE
23-0096-00039	92	TALCOTT AVE
23-0095-00001	95	TALCOTT AVE
23-0096-00040	96	TALCOTT AVE
23-0096-00041	100	TALCOTT AVE
23-0096-00042	100 1/2	TALCOTT AVE
23-0096-00043	102	TALCOTT AVE
23-0094-00014	107	TALCOTT AVE
23-0096-00031	30-32	TALCOTT AVE
23-0106-00039	1	THOMPSON CT
23-0106-00038	2	THOMPSON CT
23-0106-00037	4	THOMPSON CT
23-0106-00036	6	THOMPSON CT
23-0106-00026	12	THOMPSON ST
23-0103-00005	13	THOMPSON ST
23-0106-00027	14	THOMPSON ST
23-0106-00028	16	THOMPSON ST
23-0106-00029	18	THOMPSON ST
23-0103-00004	19	THOMPSON ST
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23-0106-00031	22	THOMPSON ST
23-0103-00003	23	THOMPSON ST
23-0106-00032	24	THOMPSON ST
23-0106-00015	26	UNION ST

23-0105-00001	31	UNION ST
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23-0106-00019	64	UNION ST
23-0106-00020	70	UNION ST
23-0106-00021	74	UNION ST
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22-0055-00011	152	UNION ST
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22-0055-00012	154	UNION ST
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22-0055-00013	158	UNION ST
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22-0051-00001	185	UNION ST
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23-0091-00010	4	VERNON AVE
23-0091-00011	8	VERNON AVE
23-0091-00012	16	VERNON AVE
40-0088-00008	17	VERNON AVE
40-0088-00009	21	VERNON AVE
40-0088-00010	29	VERNON AVE
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40-0088-00011	31	VERNON AVE
23-088A-00022	33	VERNON AVE
23-088A-00021	35	VERNON AVE
23-088A-00020	39	VERNON AVE
23-091A-00011	40	VERNON AVE
23-088A-00019	43	VERNON AVE
23-088A-00018	45	VERNON AVE
23-088A-00017	51	VERNON AVE
23-088A-00016	61	VERNON AVE
39-0087-00023	63	VERNON AVE
39-0087-00022	65	VERNON AVE
39-062C-00042	66	VERNON AVE
39-0087-00021	69	VERNON AVE
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39-0087-00017	87	VERNON AVE
39-0087-00016	89	VERNON AVE
39-0087-00015	93	VERNON AVE
39-0087-00014	97	VERNON AVE
39-062C-00043	106	VERNON AVE
39-062C-00044	110	VERNON AVE
39-062C-00046	118	VERNON AVE
39-062C-00047	120	VERNON AVE
39-0073-00084	117-119	VERNON AVE
39-062C-0042A		VERNON AVE
23-091A-0011A		VERNON AVE
23-0104-00007	22	VILLAGE ST
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23-0092-00014	45	VILLAGE ST
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23-0103-00006	54	WARD ST
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23-0092-00022		WARD ST
41-0114-00020	9	WEBSTER ST
41-0113-0015A	10	WEBSTER ST
41-0114-00019	11	WEBSTER ST
41-0113-00001	12	WEBSTER ST
41-0113-00002	14	WEBSTER ST

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40-0090-00004	13	WEST MAIN ST
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23-0091-00009	75	WEST MAIN ST
23-0091-00008	79	WEST MAIN ST
23-0091-00007	81	WEST MAIN ST
23-0091-00006	83	WEST MAIN ST
23-0105-00003	88	WEST MAIN ST
23-0105-00004	92	WEST MAIN ST
23-0105-00005	94	WEST MAIN ST
23-0105-00006	98	WEST MAIN ST
23-0105-00007	104	WEST MAIN ST
23-0105-00008	108	WEST MAIN ST
23-0092-00023	114	WEST MAIN ST
23-0091-00005	121	WEST MAIN ST
23-0092-0023A	122	WEST MAIN ST
23-0092-00028	132	WEST MAIN ST
23-0091-00004	133	WEST MAIN ST
23-0092-00029	140	WEST MAIN ST
23-0092-00031	144	WEST MAIN ST
23-0092-00032	152	WEST MAIN ST
23-0091-00001	155	WEST MAIN ST
23-0092-00033	156	WEST MAIN ST
23-0092-00034	160	WEST MAIN ST
23-0092-00035	162	WEST MAIN ST
23-0092-00036	174	WEST MAIN ST
22-0058-00013	200	WEST MAIN ST
22-0058-0013C	218	WEST MAIN ST
22-0058-00014	224	WEST MAIN ST
22-0051-00012	240	WEST MAIN ST
23-0059-00003		WEST MAIN ST
22-0059-00001		WEST MAIN ST
22-0051-0012A		WEST MAIN ST
22-0041-00012	40	WEST ST
22-0051-00018	43	WEST ST
22-0041-00013	50	WEST ST
22-0051-00016	51	WEST ST
22-0051-00015	53	WEST ST
22-0051-00014	55	WEST ST
22-0051-00013	59	WEST ST
22-0041-00014	66	WEST ST
23-0094-00005	5	WOODLAND ST
23-0095-00025	8	WOODLAND ST
23-0094-00004	9	WOODLAND ST
23-0094-00003	13	WOODLAND ST
23-0094-00002	17	WOODLAND ST
23-0094-00001	21	WOODLAND ST

Examples of Regulated Activities Requiring Commission Action

ALL PRINCIPAL BUILDINGS, OUT BUILDINGS including but not limited to:

- *Garages*
- *Sheds*
- *Barns*
- *Greenhouses*
- *Gazebos*
- *Bandstands*
- *Wooden well covers*
- *Historic outhouses*

ARCHITECTURAL ELEMENTS including but not limited to:

- *Doors & entranceways*
- *Porches*
- *Window frames, sash & mullions*
- *Storm doors*
- *Shutters*
- *Architectural trims & ornament*
- *Substantial removal or replacement of siding or roofing*
- *Addition of aluminum, vinyl or similar siding*
- *Exposed foundations*
- *Chimneys*
- *Dormers*
- *Skylights*
- *Sunrooms*
- *Awnings*
- *Exterior Light Fixtures*
- *Gutters*
- *Replacement of historic gutters*

SITE FIXTURES & STRUCTURES including but not limited to:

- *Driveways*
- *Parking areas*
- *Walkways, fences & masonry walls*
- *Retaining walls*
- *Trellises, pergolas, & arbors*
- *Exterior lighting fixtures, including street lighting*
- *Above ground swimming pools*
- *Any visible fixtures associated with in-ground pools*
- *Dumpster enclosures and dumpsters*
- *Above ground storage tanks*
- *Bridges*

NON-RESIDENTIAL PARKING AREAS including but not limited to:

- *Size*
- *Location*
- *Visibility of cars*
- *Paving materials*
- *Lighting*
- *Landscaping*

SIGNS including but not limited to:

- *Business*
- *Non-residential*
- *Multi-family residential*

MISCELLANEOUS FIXTURES, STRUCTURES and UTILITY BOXES including but not limited to:

- *Solar panels*
- *Wind-powered energy devices*
- *Exterior air conditioning units, exhaust vents, coolers, etc.*
- *Utility boxes including electrical service, gas services, etc.*
- *Solar panels*
- *Satellite dish (greater than 24”), ham radio, and other specialized antennae.*
- *Temporary structures such as tents, in place more than 180 days.*
- *Vending machines in place for more than 30 days.*
- *Any structure, even if of temporary materials, if left in place more than 180 days*