

Suffield Historic District Commission Meeting Minutes
Regular Meeting: August 1, 2022; 7:30 P.M.
Town Hall Meeting Room 83 Mountain Rd.

Chairman Doug Mayne called The Historic District Commission meeting to order at 7:30 pm on Monday August 1, 2022.

Attendees: Commissioner
Scott MacClintic
John Schwemmer
Klaire Bielonko
Beth Tracey
Bill Moryto (non-voting for 8/1)

Approval of minutes: moved to the end of meeting agenda

Applications for a Certificate of Appropriateness

a. 257 N. Main St., Proposed Re-roofing Project

The homeowner, Tom Christian addressed the commission in regards to a roofing project. The homeowner is looking to remove the existing asphalt shingles and replace them with new architectural asphalt shingles.

Chairman Mayne shared that he had already had correspondence with the homeowner prior to the meeting regarding the high profile property and the roofing options. Metal roof portions will remain in place and any modifications of trim will be discussed. The gutters will be replaced in kind with a leaf guard that would not be visible from the street.

The homeowner brought the contractors to the meeting to answer additional technical questions pertaining to the project that can not be answered by the homeowner.

The commission reviewed the proposal as a group. Proposed shingle: Owens Corning Architectural Asphalt; Terracotta coloring.

Commissioner Schwemmer commented on the common style of the shingle. He spoke about the uniform shape and defined definition between the current shingles. The proposed shingles are more uniformed and produce a pattern look. The homeowner was asked if he had looked at any other period specific options.

The contractors and homeowner shared that the other options for roofing was the Owens Corning Berkshire line. Concerns with that option are availability of product (3-4 month wait time) and cost. The homeowner shared that the current roof is leaking and to wait is not an option. Cost would be 2.6X of the proposed shingle. Berkshire line did not offer terracotta color as an option stated the contractor.

Commissioner Bielonko inquired about the cost differential and the contractor answered \$15-\$20 K more than the proposed shingle.

Commissioner Tracey spoke about what stands out on the house is the red of the lower roof and that the shingles proposed would be fine.

The contractor then shared an actual sample with the commission

Commissioner Tracey asked if the current roof was originally red, the answer was that it was when installed and has since faded to the current color.

Commissioner Schwemmer asked if they looked at 3 tab shingles

The contractor replied that in order to get the look they would be downgrading the quality of the product. The cost remains similar.

There was more discussion amongst the commission regarding metal flashing in the roof valleys. The valleys will now become closed valleys or shingle on shingle which will meet code according to the contractor.

Chairman Mayne suggested continuing discussion regarding color and style

Other elements: Copper chimney counter flashing, exposure of copper strips along all ridges.

Ridge vent question was raised by Commissioner Tracey

The contractor answered that there will be a black low profile $\frac{3}{4}$ inch ridge vent.

Commissioner Schwemmer called for a motion to discuss the project. The commission voted unanimously in favor to discuss further.

Commissioner Schwemmer shared that he is hesitant about the project because the home is so prominent and beautiful. The commission continued to discuss the importance of the shingle pattern and colors of historic roofing. Commissioner Schwemmer shared that he would like to be convinced and that he wants the shingles to look right on the house before making a decision.

Chairman Mayne stated that he had some time to think and that color takes precedence over style for him.

Commissioner Bielonko shared that style/ character/ defining features takes precedence over color in her opinion. The roof is very important because of the style of the home.

Commissioner Tracey asked what the original roof was. The group answered: unknown. She is not sure if slate is what should be mimicked. Commissioner Tracey stated she likes the option proposed if they are not trying to go back to what was historically there. Not seeing anything that is saying the original was slate. This option will not detract from the red or compete with it.

Commissioner Moryto shared that color and how it balances is a concern to him.

Clarification about color offered by Commissioner Schwemmer. CT regulations pertaining to color only apply specifically to paint colors in the handbook..

Commissioner MacClintic shared that his concern was that the proposed shingle will disappear and no longer be a defining characteristic of the roof. The current shingles were done with intention previously. Concern- when single is up there- the new shingles will lose something that was once there with pattern and shape.

There was more discussion regarding color. Chairman Mayne shared that the new shingle will be a different look but overall effect will be good, Commissioner Schwemmer added that the new roof will bring back some of what was once there with regard to color.

Commissioner Bielonko added an additional comment pertaining to the style. She shared that the home is an American Italianate architecture that traditionally had slate roofs and asked if anyone wanted to do further research.

Commissioner Tracey called for a motion to approve the application as submitted. Commissioner MacClintic seconded the motion. The commission voted:

In Favor: John Schwemmer, Scott MacClintic, Doug Mayne, Scott MacClintic, Beth Tracey

Opposed: Klaire Bielonko

Motion passes.

Approval of minutes:

Commissioner MacClintic called for a motion to approve the June minutes as submitted. Commissioner Bielonko had two clarifying sentences added which Commissioner MacClintic added to the June minutes and redistributed. Commissioner MacClintic called for a motion to approve the amended June minutes. Commissioner Schwemmer seconded the motion to approve the minutes as submitted. The motion passed unanimously.

The recording secretary was not in attendance for the July meeting. The commission does not have a clear recording. The commission talked through the decision and key points of the July meeting and decided to piece together the minutes offline via email. Chairman Mayne will compile emails from the commission and will submit minutes at the September meeting.

Commissioner Schwemmer called for a motion to table the approval of the July minutes until September. Commissioner Tracey seconded the motion. Motion to table passed unanimously.

The first selectman addressed the commission in regards to getting the draft minutes submitted within one week.

Commissioner Bielonko asked to add the public comment section back in to the agenda next month.

Commissioner Schwemmer called for a motion to adjourn. Commissioner MacClintic seconded the motion. Approval to adjourn the August meeting was approved unanimously.

Meeting adjourned at approx. 8:32 p.m.

Respectfully submitted

Melinda Plourde

These minutes are not official until accepted at a subsequent meeting.