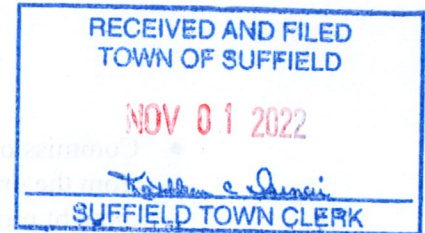


**Suffield Historic District Commission Meeting Minutes**  
**Regular Meeting: October 3, 2022; 7:30 P.M.**  
**Town Hall Second Floor Meeting Room**



Commissioner John Schwemmer, Acting Chair, called The Historic District Commission meeting to order at 7:30 p.m. on Monday, October 3, 2022.

**Attendees:** Commissioner

Klaire Bielonko

Beth Tracey

Aysha Moore-Manwaring

Bill Moryto

Scott MacClintic

**Designation of Voting Members:** Voting rights were assigned to alternate member Aysha Moore-Manwaring.

**Approval of Minutes:** Commissioner Tracey motioned and Commissioner Moryto seconded to approve the minutes from the September 12, 2022 Regular Meeting. Motion passed unanimously.

**Public Comment:** None

**Applications for a Certificate of Appropriateness**

**a. 71 Stonegate Lane – Proposed Exterior Renovation**

Discussion opened between commissioners and applicants, Timothy Nealon and Allie Markowski, who currently reside at 54 Brandywine Lane. Mr. Nealon provided amended drawings for review Mr. Nealon noted the items to be addressed this evening:

- Material choices for exterior window models
- Adjustment to roof line
- Deteriorating chimney needs to be addressed
- Chimney may be removed as it is not needed – working cupola would be put in place of current chimney (2 different options were presented for review)
- Mini-splits will be added
- Siding choices – original plan was to use cedar shingles throughout entire home
- Availability of materials has been difficult
- Costs are excessive for cedar shingle siding (not affordable) – Mr. Nealon noted that a reasonable option would be hardy board which can be treated similarly to a natural material; not exact in appearance but quite durable
- Anderson 400 series windows (wood core/vinyl clad) has been specified – problem is lead times which would put installation time somewhere in January
- Anderson 100 series windows (aluminum and fiberglass) could be an option - Discussion of series differences and the level of reveal
- Similar appearance as far as divided light is concerned

- Commissioner Tracey asked what caused them to change to board and batten from the original home design of cedar shingle. Mr. Nealon explained their thought process. Commissioner Bielonko inquired about the shingles and whether they were the same as the barn on the property.
- Windows were discussed at length and Mr. Schwemmer asked Mr. Nealon to explain in detail. Existing, double hung, no divided light. Demo plan new placement of the windows and proposed elevations showing what the updated elevations would look like.
- Drawing A2 is what the applicant is proposing
- Commissioner Tracey feels the windows on drawing A2 look too large for the scale of the building. She estimated the difference to be approximately 6 inches wider and 2 inches higher making them appear to be squarer than the original design. She would like to see these windows just a bit more narrow.
- Existing roof discussion – Shingles will remain unless there is a need for replacement
- Commissioner Tracey inquired as to a door on North Elevation – proposed as an exit to the back yard from the kitchen.
- Commissioner MacClintic provided input on the proposed cupola options. Commissioner Tracey also weighed in, feeling that she would prefer something a bit smaller. Commissioner Moryto discussed the formula for cupola sizing and the guidelines.
- The view of the home from Stonegate versus Main Street was reviewed and the Historic District area was debated among a few of the members
- Trim Size 1 x 4 same as currently? Mr. Nealon explained how they plan to handle the trim replacement as it may need some specialty work to make it look appropriate in certain areas of the outside of the home.
- Members discussed whether the vertical siding has been done anywhere else in Suffield and one member noted that yes, a home on Russell Avenue has done this type of siding.
- Commissioner Moryto stated that he liked the Board and Batten siding horizontal and vertical combination as it helps to break up the building and keeps it from appearing too tall and skinny.
- Commissioner Tracey suggested a Cupola with a hip on four sides and asked if the applicants would be willing to consider this idea.
- The members questioned whether the overhang on eaves and gable will be reused. The applicants responded yes, although they will probably need to do a bit of modifying. If they can reuse they will. The plan for the rafter tails and boards under the roof were also discussed. Mr. Nealon noted that circle vents are to be used and if it is in good shape they will use what original pieces they can, realizing that alterations might be needed.
- Existing house trim was discussed with applicants stating that it will remain the same although the fascia would be replaced if deteriorated. Suggestions were offered for materials to use for trim which Mr. Nealon was agreeable to. Commissioner Tracey suggested adding information to the updated plan with a note that the “intent is to replicate” and include exact details in the revised plan for the commission to review.

- Filler panels under decks and porches was discussed as the current material is lattice. Members asked if the applicants had a plan for this area. The applicant explained that the deck is not on the chopping block, however, it needs to be reinforced. The current plan is to match risers/kick plates on stairs. The lattice-like look will be maintained but the hope is that a landscape designer will be able to help with this area. Most likely lattice will be done first and eventually a more custom type panel will be installed.

Commissioner Schwemmer asked if the applicants were looking for approval this evening. They acknowledged that they were expecting mostly to provide information this evening and gain additional direction, although they would be perfectly happy to get an approval. Commissioner Schwemmer explained the different types of actions the commission could take and commented that at this point there are a few more details the commission would need prior to making any type of decision, such as trim detail on the roof, the hip version of the proposed cupola as an option and details behind the mini-splits to name a few.

Feedback was provided to the applicants as it related to the following:

- Possible locations for Mini-splits – Creative ideas were discussed, suggestions included near downspouts and keeping the vertical surfaces tight together.
- Differences between the Anderson 400 series windows versus the Anderson 100 series
  - The commission would prefer the Anderson 400
- Discussion ensued as to the visibility of the backside of the home and the implications involved in being designated as a home in the Historic District. Although this house was built to be a modest home, the backside is quite visible from the road and as such, careful consideration must be taken when deciding what materials can be used. The home is technically on Stonegate, however, it falls within the Historical Districts rule of 400 feet from the center line of Main Street. Some members were more passionate on this point than others and Commissioner Schwemmer recognized that this was simply going to have to remain a difference of opinion.

Commissioner Moore-Manwaring motioned and Commissioner Tracey seconded to discuss the application. Motion passed unanimously.

Topics of discussion included:

- **Windows:**
  - Addition of mullions, divided light, placement and proportional sizing.
  - Elevation from each direction was considered with the west side being the elevation of most concern.
  - Anderson 400 Series or something equivalent, such as Simonton, would be preferable.
  - If Anderson 100 series is comparable to the Simonton, the commission may be inclined to allow it as they are currently doing something similar with the Simonton windows on another application.
- **Siding:**

- o Hardy board replacing the current cedar siding
  - o All external materials will need to be presented with description, details and samples if possible
- **Stairs/Landing**
  - o Revision of north elevation to reflect new stairs or landing out the proposed back door from the kitchen.
- **Lattice**
  - o Should be replaced in kind.
- **Materials**
  - o Details of roof and materials to be used, including trim details, need to be provided with full descriptions.
- **Proposed Overhang**
  - o The cover over proposed third door needs to be detailed on plan with all pertinent information.
- **Cupola**
  - o Hip version of cupola should be presented for review.

Commissioner MacClintic motioned and Commissioner Moryto seconded to table the application as submitted until further details are provided by the applicant as discussed. Motion passed unanimously.

b. 140 S. Main Street - Proposed Adaptive Re-use

- Discussion opened between commissioners and applicant, Jim McMahon of 315 Boston Street, Guilford, CT
- Mr. McMahon introduced John Cruet, his architect from LRC Group
- Mr. McMahon discussed new items he had to bring forward since the last meeting with the Historic District Commission
  - o Stained glass window removal must be done by canon law – sale of building must be complete prior to this action taking place
  - o Signage – Mr. McMahon plans to ask the Archdiocese if he may have the sign that is currently located on the property, which he will change to read as “Memorial Estates” and keep the current lettering with the street address of 140 S. Main Street. He plans to use the exact same lettering.
  - o Commissioner Schwemmer noted that signage was not included in Mr. McMahon’s current application and, therefore, has not been reviewed. He stated that the commission would need to see a rendering in order to make any type of determination on signage.
  - o Mr. McMahon distributed a diagram outlining the parcel of land, the lines of the historical district and explained how he planned to handle parking for the apartments without paving any additional areas by using an adjacent property that Mr. McMahon owns. All grass will remain as it is now and the visual

effect should remain the same. Should the adjacent property be sold in the future an easement will be necessary.

- o Mr. McMahon would like to place memorials on the property that honor two Suffield war heroes; Marine Corporal Stephen Bixler and Navy Sailor Dustin Doyon. The plan for the memorial is to have two monuments on the property, with park benches nearby. He outlined the entire vision for the area which includes removal of the current St. Joseph statue and replacing it with the flag pole that currently sits at a different location on the property. He also explained why he had avoided bringing this idea to the attention of the committee previously. He stated that both families have given their permission to honor their sons.
- o Mr. Cruet addressed the commission and outlined his vision for the building which is to keep the brick façade the same with the exception of changing a few windows to accommodate some of the units. There will be no changes to existing side entrances or ramps either.
- o Mr. Cruet reviewed the various elevations and explained there is a need for three windows to be added to what will be the second floor.
  - They should be basically complimentary to the existing windows
  - The muntins are to be the same profile, surface mounted muntins, with the width and depth to match the existing windows. Marvin or Pella products should work. Aluminum clad windows, close to commercial quality is what will be proposed
- o Roof will remain the same with repairs as needed. All colors of paint will remain the same. Shutters will be matched exactly to existing.
- o High windows in the chapel are of concern. Mr. Cruet explained what type of window they plan to use and what the composition of the window. He also explained the process for removing the stained glass windows.
- o There should be no changes to the geometry of the building and repairs will be made to many of the existing features as needed.
- o He also noted that due to canon law, the crucifix will be removed from the building, despite the fact that it is currently being reflected on the drawings provided to the commission.

Commissioner Tracey referenced the elevations on A5 and inquired about the vent hopper location at the floor line, asking if they would consider moving it to the top of the arch window in order to operate it more easily. In her opinion, a hopper window at the floor which opens in, is not very practical or useful. Mr. Cruet said yes, that could be done. She would also like to see light divisions, similar to what appears in the current stained glass windows currently protected by a piece of Plexiglas. Another consideration discussed was to put muntins in to break up the large expanse of glass on these large windows. Mr. Cruet said he could consider that as well. Discussion ensued as to options available and the visuals that may be an issue.

Commissioner Schwemmer asked about a white painted panel at the bottom of the current windows and how that will be handled. Mr. Cruet was not exactly sure what this piece was and discussion ensued as to how it would be handled.

Commissioner MacClintic inquired about the existing shutters, asking if they would be remaining. Mr. Cruet stated they would be staying.

Commissioner Tracey expressed concern about hopper windows but the remaining group members were not as concerned.

Commissioner Moore-Manwaring motioned and Commissioner Tracey seconded to enter deliberation on the application. Motion passed unanimously.

Commissioner Bielonko inquired as to what the scope of the discussion should be and whether the new items brought to them could be considered.

It was agreed that although signs and memorials were discussed this evening, no detailed information has been submitted to the commission and therefore they have nothing tangible to review or base a decision upon. An additional application must be submitted in order to receive a decision on the proposed signage and memorials. The only items to be deliberated on this evening are elevations, windows and openings.

Commissioner Tracey asked if the commission had the information they would need in order to approve or deny the application this evening. All were in agreement that without specific details of the proposed windows it would be difficult. Mr. Cruet responded that it will depend upon what is available, noting that perhaps Marvin or Pella windows would work. The commission informed him that they would like to see samples if possible, as well as details involving the make, model number and series information. They understood the difficulty in obtaining samples but encouraged Mr. Cruet to provide them with a few to review and then determine what would be most readily available. The commission heavily stressed their desire to see some sort of divided light option which would provide some detail and still be appropriate for a window of this size. In order to move forward this information needs to be provided to the commission.

Commissioner MacClintic motioned and Commissioner Moore-Manwaring seconded to table the application as submitted until further details are provided by applicant as discussed. Motion passed unanimously.

Mr. McMahon expressed his displeasure at the motion to table noting that interest rates are rising and the cost of the project will be increased substantially by waiting an additional month to get approval to move forward.

Commissioner Moryto motioned to adjourn at 9:30 p.m. Motion passed unanimously.