



## **Applications for a Certificate of Appropriateness**

- a. 234 S. Main Street (Suffield Historical Society) – Installation of outdoor air conditioning condenser

Sarah Zak, representing the Suffield Historical Society as President and Project Manager, presented an application for 234 South Main Street to install an outdoor air conditioning condenser and relocate an electrical meter to the north side of the King House. This project is intended to maintain consistent climate control for the preservation of building artifacts, with the meter move being a requirement from Eversource. The commission raised concerns regarding utility code requirements that necessitate a three-foot clearance for worker access, which could conflict with the Suffield Historical Society's proposal to box in or camouflage the meter. Photographs for optional screening were reviewed, various locations were discussed and the impact on efficiency of the units based on location were considered,

To minimize the visual impact from the street, the commission suggested moving the condenser 20 to 30 feet farther east where the ground elevation drops. The commission expressed a preference for solid fencing over lattice which was one of the proposed options. The commission felt that the project needed to be further considered and suggested the Suffield Historical Society consult with contractors on less obtrusive placement and screening options and return with a revised plan at a future Historic District Commission Meeting.

Commissioner MacClintic MOTIONED and Commissioner Quandt seconded to table the application until alternative locations and screening methods can be presented. Vote: 4-0 in favor. Motion passed unanimously.

- b. 332 N. Main Street – Front Porch and Step Replacement

Homeowner Sohail Waien appeared before the commission to request approval to replace the deteriorating front porch decking and steps at 332 N. Main Street. Mr. Waien explained that the current decking and steps are made of pressure treated wood and are beginning to fall apart. He provided a sample of the product he plans to use for the commission to consider and confirmed that the existing railings and columns would remain intact with no other changes being made at this time. The commission reviewed the materials and posed questions regarding the project which Mr. Waien answered accordingly.

Commissioner Moore-Manwaring MOTIONED and Commissioner MacClintic seconded to approve the application for 332 N. Main Street as submitted. Vote: 4-0 in favor. Motion passed unanimously.

## **Old Business**

- a. 185 N. Main Street (Fuller Hall) – Installation of hardscape patio

Patrick Booth, Chief Financial Officer for the Suffield Academy, presented plans to replace concrete sidewalk slabs with a patio composed of Deer Isle granite and red Hartford brick, matching existing campus standards. He explained that Fuller Hall has a large patio, which is part of the building, with a concrete sidewalk that goes up to the main steps. They are requesting approval to remove the concrete

steps and replace them with pavers, granite and red Hartford brick. They also plan to install four granite seating walls (18 inches high) to create a more welcoming congregation area at the front of the building. Mr. Booth presented photographs and diagrams for the commission to consider.

Commissioner Moore-Manwaring MOTIONED and Commissioner MacClintic seconded to approve the installation as submitted. Vote: 4-0 in favor. Motion passed unanimously.

b. 453 N. Main Street – Roof Replacement on garage and barn

Homeowner Katherine Morris and Contractor Ron Keith presented an overview of the extensive and urgent rehabilitation needs of the property, emphasizing their intent to collaborate with the commission while prioritizing the most critical repairs. Key issues included a detached garage that has lacked adequate roofing for approximately 20 years and is actively taking on water, and a carriage house (barn) suffering from significant structural deterioration due to prolonged water intrusion, invasive vegetation growth, and multiple roofing layers (including wood shingles and slate). The contractor advised that immediate action is required to stabilize the structures, particularly by installing a functional roof to prevent further damage, noting that restoring the barn with slate or synthetic slate would be cost-prohibitive compared to asphalt alternatives, and may not be structurally warranted given the building's condition. The homeowner expressed concern about balancing preservation goals with financial resources, indicating a preference to allocate funds toward the historically significant front porch while still attempting to preserve the carriage house if possible.

It was determined during the discussion that two separate applications had been submitted, each proposing different roofing materials. The homeowner clarified the discrepancy and provided physical samples of a CertainTeed architectural shingle product, which differed from the black TAMKO asphalt shingles previously presented at the prior Historic District Commission meeting. Commission members reviewed the new samples and agreed that the CertainTeed product, with its dimensional, slate-like appearance, was a significantly more appropriate option for maintaining the historic character of the property. The applications were discussed in detail, and it was agreed that the February 19, 2026 application could be modified to reflect the updated material selection for both the barn (carriage house) and garage. The commission reiterated that while financial hardship may be considered under applicable state statute in cases of undue hardship, their primary responsibility is to preserve the historic character and design intent of the district, and that replacing slate with standard flat asphalt shingles would not typically meet those standards. Members also discussed the historical evolution of roofing materials in the area, noting that while asphalt roofs are now common, they were often later replacements rather than original features. Based on prior feedback, the applicant presented alternative architectural shingles designed to better replicate slate.

Chairman Schwemmer asked for a motion that states the brand, shape and color of the shingles to be used on the barn (carriage house) and garage.

Commissioner Moore-Manwaring MOTIONED and Commissioner MacClintic seconded to approve the application for 453 N. Main Street with the modification that the shingle roof on both the barn (carriage house) and garage be replaced with the CertainTeed Grand Manor Luxury Shingles in color Stonegate Gray as shown in the meeting. Vote: 4-0 in favor. Motion passed unanimously.

Mr. Keith and Ms. Morris sought guidance from the commission on the requirements for obtaining a permit for their future porch restoration project. The commission emphasized that providing as much

detail as possible is essential, as the goal is to replicate the original structure as accurately as possible. As there appears to be limited photographic evidence of the original porch, the commission advised the applicant to research what would have been typical for the home's specific timeframe and to get as close to that design as possible.

To assist in the search for an accurate vision of the original structure, the commission provided several leads for finding historical information. The commission strongly recommended working with the town librarian, Wendy, who is highly skilled at navigating the library's archives and may know where to find uncatalogued photos. They also suggested checking local newspapers for old photos or articles that might depict the property in its original state.

c. Suffield Land Conservancy – 16' by 40' barn

Chairman Schwemmer reported that the Suffield Land Conservancy decided to withdraw their application.

d. Historic District Commission Handbook Grant

Chairman Schwemmer reported there were no updates at this time but he plans to reach out to Economic Development Specialist Chad Kuzontkoski to see if he can get things moving forward.

**New Business**

Chairman Schwemmer reported that full commission member Doug Mayne had submitted his resignation effective April 1, 2026. The commission discussed potential new members, including two individuals who have recently expressed interest in joining.

The commission also discussed proposed State Bill 5508 which would affect how the historical commission conducts business. They discussed the intent of the bill and the implications it will have at a local and state level.

**Adjournment**

Commissioner Moore-Manwaring MOTIONED and Commissioner MacClintic seconded to adjourn at 8:58 p.m. Vote: 4-0 in favor. Motion passed unanimously.

Respectfully submitted,

Kristen O. Lambert  
Recording Secretary