

Town of Suffield Historic District Commission
Minutes of Meeting – July 6, 2015 – 7:30 P.M.
Suffield Town Hall – Second Floor Meeting Room

Present: Doug Mayne, John Schwemmer, Scott MacClintic,
Melissa Mack, Margery Warren, Brendan Begley

No public comments

Approval of the Minutes of the May 4, 2015 Meeting:

Scott MacClintic made a motion to approve the Minutes of the June 1, 2015 meeting after corrections of misspellings. Seconded by Melissa Mack. Approved unanimously.

Applications for a Certificate of Appropriateness:

98 South Main Street. “Dismantle existing garage” Roz and Frank Luongo, owners

Owner Roz Loungo returned after attending the June HDC meeting to present new drawings of a proposed replica of existing garage. Chairman explained that he had visited with the Loungos’ and the chairman agreed that current garage structure was “unsafe” and is not stable enough to be moved or saved.

Roz Luongo presented detail drawings of a proposed replica garage structure that were twenty feet wide by twenty six feet in depth. The presented drawings were detailed drawings

prepared by the Loungo's Builder, Keith D'Angelo of Canton Connecticut.

The Chairman and commission thank the applicant for the quality and detail of the drawings. After review of the drawing and discussion Chairman Mayne expressed concerns over the change in the "roof pitch" and the positioning of the eaves as compared to the existing structures eaves. The Chairman expressed concerns that the increased width of the proposed replica garage dramatically changed the architectural features of the existing garage.

After much discussion is motion was made.

Commissioner Begley made a motion that the applicant's application be approved as presented. Motion was seconded by Commissioner Warren.

Motion failed. One in favor of the application Commissioner Begley and four commissioners against the motion.

451 South Main Street. "Demo and replacement of existing garage" Michele and Larry Brickner owners

The Brickner's explained that their barn was in terrible disrepair and explained that they proposed demolition of the barn structure and building a new structure in its place. The Brickner's presented a rendering of a new garage in its place.

The Commission explained that it is the view of the HDC that the existing barn is over one hundred years old and that it should be saved if possible. Per the HDC that if the barn can not be saved, it should be replaced in kind or incorporated into the design for the new structure that may meets the needs of the Brickner's. Much discussion followed.

The Brickner's explained that they would meet with their contractor and possibly with the Town's Building Inspector Ted Flanders to determine their options going forward.

The Brickner's agreed to return to the next scheduled meeting.

422 South Main Street. "New roof on existing barn" Celine and Robert Zaczynski owners

The Applicant Robert Zaczynski present photographs of his existing barn as well as samples of the proposed metal roofing product. The Commission discussed that the current roofing material on the barn was asphalt shingles. The Commission agreed that that barn likely once had a metal roof.

A motion was made by Commissioner Schwemmer to approve the application to replace the existing asphalt shingled roof with a metal roof and the motion was Seconded by Commissioner MacClintic. Motion passed unanimously.

At this point applicant Ruz Luongo returned to the meeting.

Commission agreed to open discussion with the Applicant Ruz Luongo of 98 South Main Street.

Applicant Loungo explained she had her contractor Keith D'Angelo on the phone so that the contractor might answer any questions of the commission regarding his drawings. Mr. D'Angelo explained that he has twenty eight years of building experience including many historical projects including work at the Mark Twain House, Old State House to name some projects and he has work with many HDC with in our state.

Mr. D'Angelo explained that his first drawings shown at the June HDC meeting took more elements from the Loungo's house. The second drawings presented this evening replicated the existing garage while incorporating the needs of his client and being sensitive to the historical district. Mr. D'Angelo explained that in his opinion the current garage structure had been "bastareized" many times over the garage's many years of life.

Mr. D'Angelo explained that he incorporated the vertical trim, simplified trim, same door fronts, and explained that the gable end appearance was "squished" and was raised in height in order to provide greater space and usable space with in the structure.

Chairman Mayne explained his concerns that the change in height dramatically changed the look of the proposed garage from the existing garage. Chairman Mayne asked that changes be made to the drawings so that the drawings, in the area of structure's height and consideration of the eaves alignment with the windows, replicating the existing garage while meeting the needs of the client.

Chairman Mayne explained that once new drawings were received he would poll the commission on their thoughts.

Adjournment:

Scott made a motion to adjourn the meeting. Seconded by Margery Warren. Passed unanimously. The meeting was adjourned at 8:55 P.M.

