

**Suffield Historic Commission Minutes
July 11, 2016 7:00pm
Suffield Town Hall**

Doug Mayne called to order the regular meeting of the Historic District Commission at 7:00pm on July 11, 2016 at Suffield Town Hall, 83 Mountain Road.

The following persons were present:

Doug Mayne
Cami Beiter
John Schwemmer
Scott MacClintic
Margery Warren
William Moryto
Diana Jordan - Clerk

It was noted by Commissioner Mayne that the agenda would be modified for changes to be heard in this order:

Applications for a Certificate of Appropriateness:

- a.) 318 N. Main Street; Comprehensive Renovations and Additions to House and Barn.
(Mark and Dawn Vandevanter; owners).
- b.) 451 S. Main Street (added): Question regarding previous application for Barn structure on Property, which has since had to be removed due to Home insurance mandates and a structure that requires more engineering in order for it to be replicated. Larry Brickner and Michele Holcomb are asking that the commission use there "discretion" as to whether they must build a replica or whether they can build under new construction, since the barn is now gone.
- c.) 82 North Main Street;(added) The Bissell Inn and Suffield Commons: Frank Demarinis representing the Bissell Inn/Suffield Commons is seeking resolution to 2 HVAC units which were installed without approval by the committee to understand how he can rectify the fact that the units are within the "sight line" of pedestrians and customers using the restaurant's entrance. The second Line item was in regards to a Gazebo being erected in the rear and left of the property.
- d.) 185 N. Main Street; Proposed Renovation of Memorial Building; Suffield Academy, Owner.
- e.) 227 N. Main Street; (Added) Suffield Academy-Owners; Proposed Dormitories and Residence; including Demolition of Barn.

Minutes from June 6, 2016 were approved by commission.

318 N. Main Street

Architect Jack Kemper of Farmington CT, Kemper Associates Architects, LLC presented the changes to the home and barn with drawings dated 07-11-2016. Some of the changes noted were;

Chimney was changed to match existing one
Light pattern/Stained glass changed to match existing one
No porch between barn and house
Kept Saltbox profile in Roof structure
Barn does not have windows in front, no cupola, or dormer on barn
Windows being used in renovation will be Anderson E-Series with larger historic rails and sills to match Barn windows to be simulated as well; it was noted that Barn doors would not originally had traverse window at top, however, Doug Mayne had stated original barn doors did have some type of glass.

Overall, exceptions were made to the replacement window as to materials, because the overall profile, look and ability to take storms off was a greater benefit. The commission has also approved these windows before.

After much discussion Commissioner John Schwemmer made a motion to approve the revised drawings based on changes requested by the commission. The motion passed unanimously.

451 South Main Street

Larry Brickner and Michele Holcomb presented to the HDC a Word document questioning a prior application. Their Building/Barn has since been demolished since the original application and they are seeking approval for a new structure and are debating not replacing the barn at all. Property to them is more valuable without the barn, because of new views.

After discussion as to Insurance, Additional Engineering Costs, "demolition by neglect of previous owners", lack of information from Realtors; The homeowners questioned their responsibilities as to dilapidated structures on the property, and expressed second thoughts on their application to the HDC.

Committee member Margery Warren pointed out the "actual" authenticity of the demolished barn and its reference to Historical relevance and cited the Historic District Handbook as to its guidelines. Commissioner Warren advised the committee, that the barn may not have been historical to the property to begin with and since it had to be removed for insurance and occupancy requirements, the owners were strongly encouraged to come forward with something representative to the Historical District.

John Schwemmer Pointed out that "Any" structure in the district is protected by the commission and handbook, even if it is not aesthetically pleasing. However, it is understood what the owners are dealing with.

Commissioner Moryto and Commissioner Beiter both agreed that as long as the new structure was in line with what would be somewhat original to the historical home still standing and aesthetically pleasing for the historic district, a new plan would be possible. Commissioner Moryto had noted a picture of the barn previous to the one taken down, would help to determine what kind of structure might be acceptable to the HDC.

Since the owners were requesting "clarification and advice to a question" as to a new structure, separate from the initial application, it was agreed by all members of the commission that Larry and Michele could come back with a new application for review.

82 North Main Street

Frank Demarinis representing the Bissell Inn accepted responsibility for AC units being installed without prior approval, however due to the extreme heat created in the restaurant the HVAC unintentionally rectified the problem without first seeking approval. The unit that was previously installed was not doing an adequate job to cool the 3rd floor condo and the Restaurant. The owner of the restaurant noted the placement of the new units now keeps her restaurant cool.

The commission noted that they became aware of the issue from the Building Department. Solutions suggested by Frank Demarinis were landscaping and a fence. Commissioner Mayne stated the HDC cannot speak to the landscaping since that is not permanent and requires upkeep by owners. He also stated the fence would most likely draw attention to the units. Commissioner Mayne requested other solutions as to placement of the units.

Commissioner Schwemmer suggested a full fence for the building which would perhaps have more of a purpose than to camouflage the AC units. Frank Demarinis closed the issue stating that he will look at other options to get the units to the back of the building and get back to the committee by August 1st.

It should be noted that Frank raised the question of "granting a continuance on an original application", if agreed to by originator and the commission, but will take out a new application omitting the Gazebo.

Line 2 of the Application regarding installation of gazebo was waved by the commission since it is not in the site line of the street.

A motion was made by Commissioner Schwemmer to Reject the placement of the air conditioners and to come back to the commission with new solutions to this unapproved installation. (New application) The motion was seconded by Doug Mayne and was approved by all commission members.

185 North Main Street, Renovation of Memorial Hall; Suffield Academy

Patrick Booth CFO of Suffield Academy presented Renovation plans for the Memorial building built in 1854. It was noted that some minor interior renovations and some minor exterior changes, such as trim, porch and windows have been done in prior years but nothing major.

The academy is proposing an entire structure teardown, while engineered bracing will be used to support the front façade as part of restoration. The building will be extended backwards with the same roof line as existing. The front porch stairs will be dismantled and removed and the rebuilt with existing or like material. It was noted steps are brick and deteriorating, as well as some concern of the mortar integrity in the façade of the building. Dental trim was to be removed and reapplied.

All other trim was agreed to be wood at front of building. All masonry quoins, watercourse and, lintel details would match existing brownstone

HDC raised the question as to size and scale of windows in the stair towers and they should be changed to reflect something closer to the existing portion of the building.

A motion was made by Commissioner MacClintic to approve the application and move forward with the approval process with new renderings to be brought forward in the next meeting. Commissioner Mayne seconded the motion. The motion passed unanimously.

227 North Main Street, Proposed Dormitory and Barn Demolition; Suffield Academy

Patrick Booth, Academy CFO presented updated plans based on the suggestions from the last HDC meeting. The HDC had rejected the North Dormitory because the barn would need to be preserved and the new plans were shown to incorporate that request.

The details of the Barn renovation were presented which included:

Removing all clapboard, trim and siding; removing three barn doors and to dismantle the entire barn and refashion as same with new use. Commissioner Mayne questioned the need for this extent of reuse.

The East and North façade would utilize all existing materials and the western elevation would include addition.

Commissioner Warren liked the plans and Commissioner Schwemmer expressed the need for the diagonal windows to be spec'd out. It was noted that Marvin windows would be used, the same asphalt shingle roof and Commissioner MacClintic would like the hay door hoist/Pulley to be incorporated.

The commission reviewed the plans with a favorable response and the Academy plans to submit an application for formal review at the August meeting.

Motion made and approved to adjourn the meeting at 9:10pm.