

**BRISTOL HISTORIC DISTRICT COMMISSION
MINUTES
REGULAR MEETING OF WEDNESDAY MARCH 27, 2024**

CALL TO ORDER:

By: Acting Chair Stevens

Time: 5:00 P.M.

Place: City Hall
111 North Main Street
Meeting Room 1-3
First Floor

ROLL CALL:

MEMBERS:	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	Colleen Nicastro, Chair		X
	Karen Stevens Vice Chairman	X	
	Patti Philippon (Secretary)		X
ALTERNATE MEMBERS:	Mary Beth Mackiewicz	X	
	Andrew E. Collins	X	
STAFF:	Andrew Armstrong, Assistant City Planner	X	

1. Call to Order

Per the order of Acting Chair Stevens, the meeting was called to order at 5:00 P.M.

2. Pledge of Allegiance

Acting Chair Stevens led the Commissioners in the Pledge of Allegiance.

3. Public Participation

There was no public participation.

Acting Chair Stevens designated Alternate Members Mackiewicz and Collins as voting Commissioners.

4. Public Hearings

- a. Application #2024-03-01 – Request for a Certificate of Appropriateness for the replacement of an existing roof at 226 Grove Street; Assessor's Map 25, Lot 68; Daphnee Delgado, applicant.

- a. application form
- b. location map
- c. assessor information (3 pages)
- d. brochure of proposed roof
- e. photos of damaged roof
- f. roofing specifications
- g. samples of proposed roof materials
- h. letter dated March 19, 2024, from Preservation CT
- i. quote estimates of proposed roof
- j. 3D Model Proposed Roof
- k. picture of existing roof and image of replacement roof

Daphnee Delgado, 226 Grove St., the applicant, explained she purchased the home sight unseen as she lived in Florida. The Broker did not allow her to see the entire home. When it rained one night, she heard drips and went to the living room where she saw water all over the place. They repaired the flat roof but it did not fix the issue. You cannot just replace a few pieces of slate

you have to replace the entire thing. The entire garage was damaged as well. The home was not maintained. The previous owner declined the two inspection requests. To replace the entire slate roof would cost one million dollars. Received alternate quotes for asphalt shingles while still preserving the history and integrity of the home.

Acting Chair Stevens invited Chris Wigren from Preservation Connecticut to speak.

Chris Wigren, Preservation Connecticut, stated that they have a preservation easement covering the Marlborough House. They also have to approve any alterations to the exterior of the home. They also try to monitor the maintenance. The previous owners were unresponsive to maintenance requests. They believe an asphalt roof will not detract from the historic character of the house. Due to the cost of slate, they cannot justify requiring a slate roof. The asphalt roof Daphnee and David are looking at will be harmonious with the overall design of the house.

David Porter, 2576 SW 119th Way, Miramar, FL, did not have anything to add to the discussion.

Commissioner Mackiewicz asked what color will the asphalt shingles be?

Daphne stated they will be choosing a color similar to the slate, pewter grey or slate.

Commissioner Collins asked if the State Preservation, can mandate the color as they had suggested the Pewter grey and slate in their letter.

Chris Wigren, stated that the State Preservation does not regulate paint colors so they can not regulate the shingles however he can make suggestions and these were the Colors the applicant had stated they were interested in.

Commissioner Collins asked if we could make the color stipulation in the approval.

Staff Member Armstrong stated we could add the stipulation that the applicant use either Pewter grey or slate.

Commissioner Collins asked what the quote was to use asphalt versus the one million to install slate.

The Applicant stated that for asphalt shingles it would be \$38,000. To just remove the slate would cost \$250,000. She is looking for a company that will remove it for free and recycle the slate as the slate is valuable material.

Commissioner Collins asked what material will be used on the side of the dormers?

The Applicant stated that she will be looking in to siding that will compliment the home, not regular rectangular siding.

No one else spoke in favor of the application.
No one spoke against the application.

Motion to close the hearing

By: Commissioner Mackiewicz

Seconded: Commissioner Collins

For: Mackiewicz, Collins, and Stevens
Against: None.
Abstained: None.

The Public Hearing was closed.

MOTION: Move to approve Application #2024-03-01 – Request for a Certificate of Appropriateness for the replacement of an existing roof at 226 Grove Street; Assessor's Map 25, Lot 68; Daphnee Delgado, applicant, in accordance with the plot plan and information submitted, be APPROVED with the stipulation of the asphalt shingles in the color of pewter grey or slate and to amend the application to include the siding on the sides of the dormer will be replaced with a different material other than slate or asphalt shingles, some sort of siding.

This Approval is subject to the following conditions:

- 1) Prior to a final Certificate of Occupancy being issued, the Land Use Staff will conduct an inspection to certify compliance with the terms and conditions of the approval.
- 2) Any deviation from the approved plans may require approval of the Commission after staff review and discussion with the Vice Chairman.
- 3) Any transfer or assignment of this permit shall require approval of the Commission.
- 4) This permit may be revoked if the permittee exceeds the conditions or limitations of this permit or has secured the permit through deception or inaccurate information.
- 5) Asphalt shingles in the color of pewter grey or slate
- 6) Also, to amend the application to include the siding on the sides of the dormer will be replaced with a different material other than slate or asphalt shingles.

By: Commissioner Collins

Seconded: Commissioner Mackiewicz

For: Mackiewicz, Collins, and Stevens

Against: None.

Abstained: None.

The application is approved.

5. Approval of Minutes

- a. December 27, 2023

MOTION: Move to approve the minutes of the December 27, 2023, regular meeting.

By: Commissioner Collins

Seconded: Commissioner Mackiewicz

For: Mackiewicz, Collins, and Stevens.

Against: None.

Abstained: None.

6. Correspondence

- a. New Civic Clerk Agenda System- The Commissioners confirmed they are signed up and using the new system.

7. Adjournment

MOTION: Move to adjourn at 5:38 P.M.

By: Commissioner Collins

Seconded: Commissioner Mackiewicz

For: Mackiewicz, Collins, and Stevens

Against: None.

Abstained: None.

The meeting adjourned at 5:38 P.M.

Respectfully submitted,

Janet Little
Recording Secretary

Karen Stevens, Acting Chair