

**HISTORIC DISTRICT COMMISSION  
MINUTES OF OCTOBER 7, 2025 SPECIAL MEETING**

The Historic District Commission held a Special Meeting at 5:00 pm in Meeting Room A (2<sup>nd</sup> floor Town Hall).

**Present:** Barbara Theurkauf, Chair; Geoffrey Dellenbaugh, Secretary; Commissioner John Langmaid; Alternate Brian Chiffer; and Shelley Caltagirone, Director of Community Development

**Excused:** Commissioners Elizabeth Gil and Henry von Wodtke, Vice Chair; Alternate David Grady

Chairman Theurkauf called the meeting to order at 5:04 pm. Commissioner Chiffer was seated.

Commissioner Langmaid recused from the public hearing item as he was the applicant.

**PUBLIC HEARING**

**Application of John & Kathrine Langmaid for a Certificate of Appropriateness – roof replacement – 2200 Main Street**

The Langmaids described the roof replacement proposal and explained that the existing cedar shake roof is failing because it was installed incorrectly. The roof does not dry properly and shakes are falling off. A new cedar shingle roof would be approximately \$80,000 and a new metal roof would be considerably more. The proposal is for a standing seam metal roof that functions with solar photovoltaic panels. The house does have a geothermal system, but the electrical demand is still high. The owners are looking to reduce their energy consumption while retaining the historic character of the house. Commissioner Dellenbaugh noted that he has seen many metal roofs on many federal revival buildings of the same era. The owners noted that the color of the roof will be black. The Commission discussed the visual impact of the horizontal joint between panels. They also confirmed that the electrical lines will be underneath the roofing and will follow the existing chase way to the ground at the southeast corner of the house.

The owners noted that there is only one other installation of this roofing product in Connecticut, which is in Bethany. No photos are available of that installation. According to the roofing company, the product has been approved in other US historic districts. The commission commented that we do not know for certain what the original roofing material was, but it was likely wood shingles. They also commented that the views of the roof will be from an angle and at a distance. Commissioner Dellenbaugh commented that he thinks it is helpful that each slope will be clad in a single material. The Chair commented that she does not have a problem with the proposal because it will appear like a metal standing roof and it is replacing a non-original roof.

Commissioner Dellenbaugh **MOVED** to approve a Certificate of Appropriateness for the roof replacement at 2200 Main Street, as presented by the applicant; Commissioner Chiffer **SECONDED**. **MOTION** passed 3-0-0.

## **REGULAR MEETING**

*Commissioner Langmaid voted on the minutes.*

1. **Acceptance of minutes from the September 10, 2025 Special Meeting** – Unanimously accepted 4-0-0
2. **Other Business** - None

Meeting adjourned at 5:50pm.

Respectfully submitted,

A handwritten signature in blue ink that reads "Shelley Caltagirone". The signature is written in a cursive, flowing style.

Shelley Caltagirone, Director of Community Development