

Middle Haddam Historic District Commission

Regular Meeting

Thursday, February 23, 2023

6:30 P.M.

Town Hall 2nd Floor Meeting Room #201

Minutes

Present: Patrick Walsh, Regina Starolis Casey Donnelly, Christopher Dart, and Kara Pedersen.

Absent: Melissa Briere, Chairman Charles Roberts, and Peter Pach.

Call to Order: Vice Chairman Walsh called the meeting to order at 6:32 P.M.

Roll Call/ Seating of Alternates: Roll call was taken. Present was Vice Chairman Patrick Walsh, Kara Pedersen, Regina Starolis, and Christopher Dart. Casey Donnelly was seated as an alternate member.

Public Remarks: None

Public Hearing:

- a) **Application 576 for a Certificate of Appropriateness at 2 Knowles Road (Middle Haddam Public Library) - to add a 16 feet by 10 feet open porch with a simple rail, a stair to the yard, and wood shake roof to match the current structure. Also included is a ramped walkway with a curving stone wall against one side of the walking surface and a simple wrought iron handrail - for applicant the Middle Haddam Public Library - presented by Donna Roberts, President:** Architect Jeff Camm for the Library Board attended the meeting to present and answer questions from the commission members. The proposed plans was for an open porch and a stone ramp for access. The front entrance staircase is not handicap accessible. A rock wall would hide the ramp. There would be a stone slab wall with six inches of rock wall on both sides with a stone cap. The ramp would be concrete with blue stone on top. The ramp starts at the same point by the road as it is now. The existing side door is the proper size to accommodate wheelchairs and walkers for handicap persons. Painted mahogany would be on top of the rock wall to help add stability and anchor the handrail on top. The handrail would keep with style and theme of the area and time period. The handrail would be made of copper and specifically made for the library. The posts on the porch would be white painted mahogany. They would be staggered in spacing like how it was when the building was first built. The porch floor would also be painted mahogany, since ipe is higher maintenance than mahogany. Boral, recycled plastic made to look like real wood, would be used for the columns and the trim around the porch area. The Boral was tested and passed for safe ground contact. This means it could be used in the ground. The ceiling would be tongue and groove fir wood with a ceiling fan mounted in the steeple.

The fan won't be visible from any angles. There will be lighting on the porch by the door. The proposed plan has coachman lanterns with Edison light bulbs. There will also be little lights built into the rock wall along the sloping sidewalk. These lights would only illuminate the walkway and ground for safety. The outside lights would be operated by a light switch in the building. The side stairs would have five feet of real stone on top to tie into the style of the ramp. The steps also come out four feet from the porch. The blue stone on the sloping sidewalk is non-slip, ADA approved and is cemented onto the concrete surface. The plan adds drainage around the ramp to curb runoff and deter any excessive puddling. Paul Rabo of Middle Haddam Rd- Mr. Rabo supports the proposed plan and approves of the equal access for everyone. He also states that the porch is critical on enhancing the building. Porches are preferred to gravel areas/ walkways. Doug Mackeown of Middle Haddam Rd- Mr. Mackeown states he is in support for the proposed plan and is looking forward to the improvements. *A motion was made by Mr. Dart, seconded by Ms. Starolis, to accept Application 576 for a Certificate of Appropriateness at 2 Knowles Road for the Middle Haddam Public Library as presented and described in the February 23rd meeting agenda. Voted 5-0 in favor.*

Approval of Minutes: January 26, 2023: *A motion was made by Ms. Pedersen, seconded by Ms. Donnelly, to approve of the January 26, 2023 meeting minutes as presented. Voted 5-0 in favor.*

Reports: None

Old Business: None

New Business: None

Adjournment: *A motion was made by Ms. Pedersen, seconded by Mr. Walsh, to adjourn the meeting at 8:00 P.M. Voted 5-0 in favor.*

Respectfully Submitted,

Katrina Aligata

Recording Clerk