



*City of Bristol
Historic District Commission*

*REGULAR MEETING OF WEDNESDAY, JANUARY 22, 2025
MEETING ONLINE VIA ZOOM AND
CITY HALL - COUNCIL CHAMBERS
111 NORTH MAIN STREET
5:00 PM*

INFORMATION TO ACCESS THIS MEETING

Zoom Meeting link:

<https://bristolct-gov.zoom.us/j/84012041930?pwd=OCKP0ZPK3A1zjb9k627INUxbTcQQL3.1>

Meeting Number:

840 1204 1930

Meeting Password:

123456

Join by phone:

1-929-205-6099

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Public Participation (Non-Pending Applications)
4. Public Hearings
 - a. Application 2024-10-01 – Request for a Certificate of Appropriateness for new porch railing and balusters at 17 Broadview Street; Assessor's Map 25A, Lot 80; Latisha Nielsen, applicant (Public Hearing Continued from November Meeting).
5. Approval of Minutes
 - a. Regular Meeting - September 25, 2024 (Revised Draft)
 - b. Regular Meeting - November 26, 2024

6. Old Business
7. New Business
8. Correspondence
9. Staff Reports
10. Adjournment

REMINDER: The next regular meeting of the Historic District Commission is Wednesday, February 26, 2025

BRISTOL HISTORIC DISTRICT COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

APPLICATION NO. 2024-10-01
DATE FILED: 10/23/2024

The undersigned Applicant hereby applies for approval of a Certificate of Appropriateness for the proposed work described below:

Address of the Property:

17 Broadview St Bristol Ct ~~06010~~ 06010

Assessor's Map No.: 25A

Assessor's Lot No.(s): 80

Est. Value of Proposed Work: _____

Nature of Proposed Work (check all that apply):

☐ New Construction/Installation

☐ Roof

☐ Fence

☐ Addition/Renovation

☐ Windows/Doors

☐ Siding

☒ Alteration/Replacement

☐ Porch/Deck

☐ Other

☐ Demolition/Removal

Proposed Work Will Be Done On: ☒ Main Building

☐ Accessory Structure

☐ Other (including land)

Brief Description of Proposed Work: (attach additional sheet if needed)

a railing for the
porch. with Hand Rail Kit with balusters
and Bottom Rail.

Has this property been subject to Historic District approval before?

☐ Yes ☐ No

Has the work being proposed on this application already been started and/or completed?

☒ Yes ☐ No

APPLICANT (If more than one, list each separately)

CHECK ONE ☒ owner ☐ other: _____

Name:

Latisha Nielsen

Address:

17 Broadview St

City:

Bristol

State:

CT

Zip:

06010

Telephone No.:

860-978-6850

E-Mail:

latisha.nielsen@gmail.com

Signature:

Latisha Nielsen

Signature (Printed/Typed):

Latisha Nielsen

OWNER(S) OF RECORD (If other than Applicant; if more than one, list each separately)

Name: _____

Address: _____

City: _____

State: _____

Zip: _____

Telephone No.: _____

E-Mail: _____

Signature: _____

Signature (Printed/Typed): _____

For Office Use Only

Date of Public Hearing: _____

Building Permit Required? ☐ Yes ☐ No

Date of Commission Decision: _____

Decision:

☐ Approved

☐ With Conditions

☐ See Attached

☐ Denied

☐ With Modifications

☐ Withdrawn

Signed: _____

Chairman/Secretary, Bristol Historic District Commission

Date

THIS APPLICATION MUST BE FILED BY 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

2024-10-01

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. _____

Address or location of property: 17 Broadview St Bristol Ct 06100

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

the railing on the porch needs to put on because
the insurance company is canceling my
homeowner.

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: ☐ owner ☐ other: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

08/17 - LUO

2024-10-01

For Office Use Only
APPLICATION NO. _____

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

Address or location of property: _____

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [] owner [] other: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

08/17 - LUO

**BRISTOL HISTORIC DISTRICT COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

The following shall be included as part of this application:

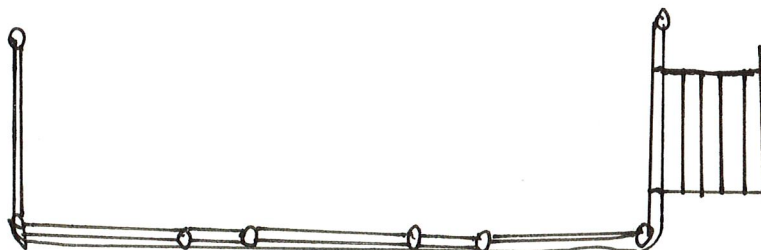
- filing fees – administrative approvals with a estimated value of proposed work under \$1,000 pay no fee but must file an application and be approved by the Chairman of the Commission after staff review.

Estimated Value of Proposed Work (make checks payable to "City of Bristol")

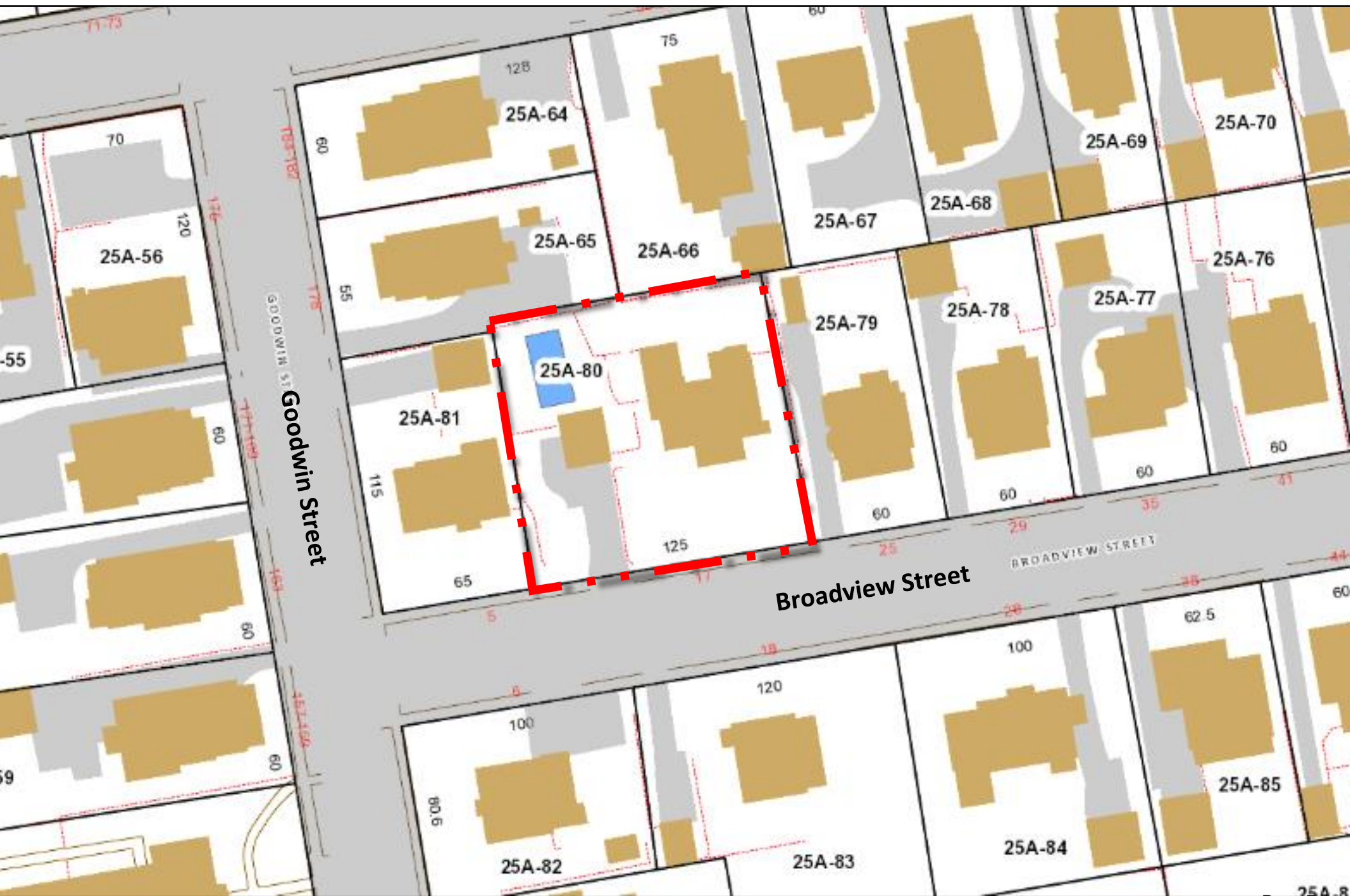
A Total of 962.98\$

Up to \$5,000	\$50
\$5,001 to \$10,000	\$100
\$10,001 to \$50,000	\$150
\$50,001 to \$100,000	\$200
\$100,001 and greater	\$250

- four copies of plans, maps, sketches, drawings, photographs, or other such documentation as may assist the Commission in its evaluation of the application, such as (but not limited to) the following:
 - photographs of existing building elevations and/or site conditions that will be affected by the proposed work
 - scaled drawing(s) of proposed work that indicates the location, dimensions, materials, colors, etc. of the proposed work; for new construction or an addition, such drawing(s) must clearly show the relationship between the proposed work and the existing structure
 - manufacturers' product literature and/or specification sheets



17 Broadview Street – Location Map



17 Broadview Street – Aerial Map



Google Street View – 17 Broadview Street (2019)



17 broadview bristol

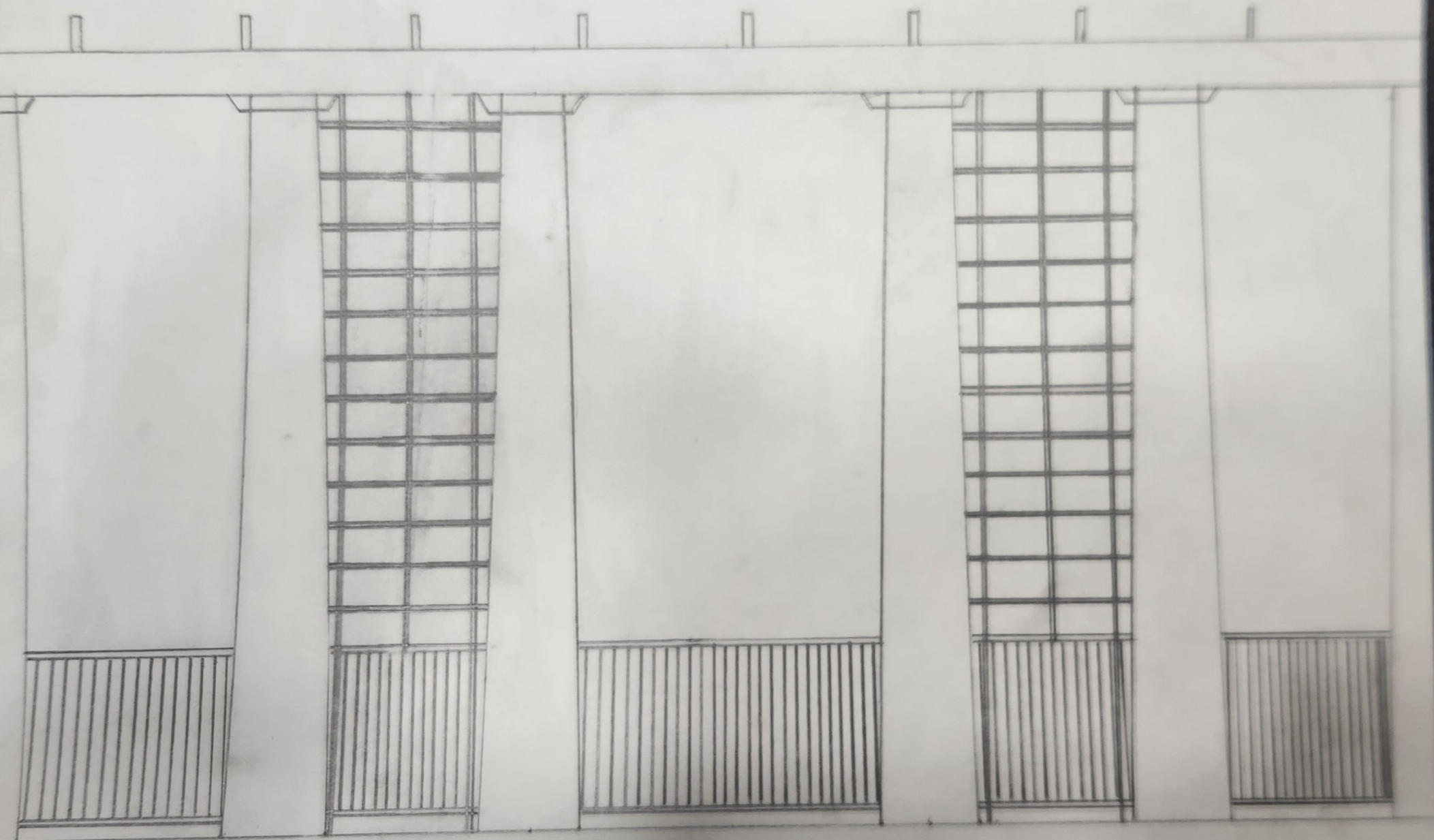
leo m <leomoli81@gmail.com>

Mon 1/13/2025 10:34 AM

To:Andrew Armstrong <AndrewArmstrong@bristolct.gov>;

Good morning andrew. After considering what will blend the most and preserve the historical look . The from lattice work will be with this Pattern with match the upper part of the house. The material will be the same as the rest on all the decorative work. PT spruce will be used with a white exterior grade paint .

17 Broadview St
Bristol



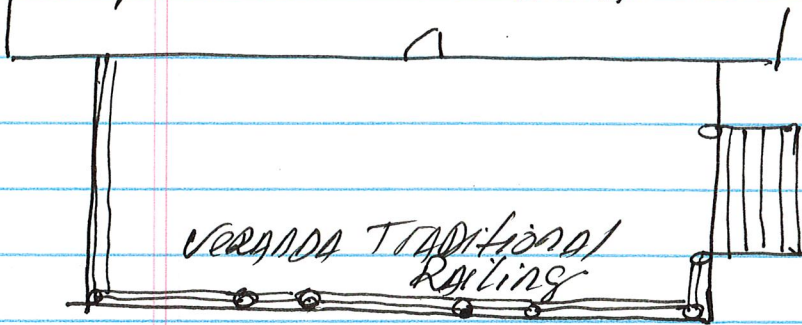
Dear Sir or Madame. I'm writing you From
17 Broadview St. Bristol. Newly owner of the
property since 2023. My insurance company
is canceling my policy Due To an
unfavorable liability Hazard (porch missing
Railing) After multiple attempts To
Restore The policies without any
Success. even with Different agencies
still No Luck.

This is not a Voluntary situation where
I want to install Railing since The
Front porch is never in use.

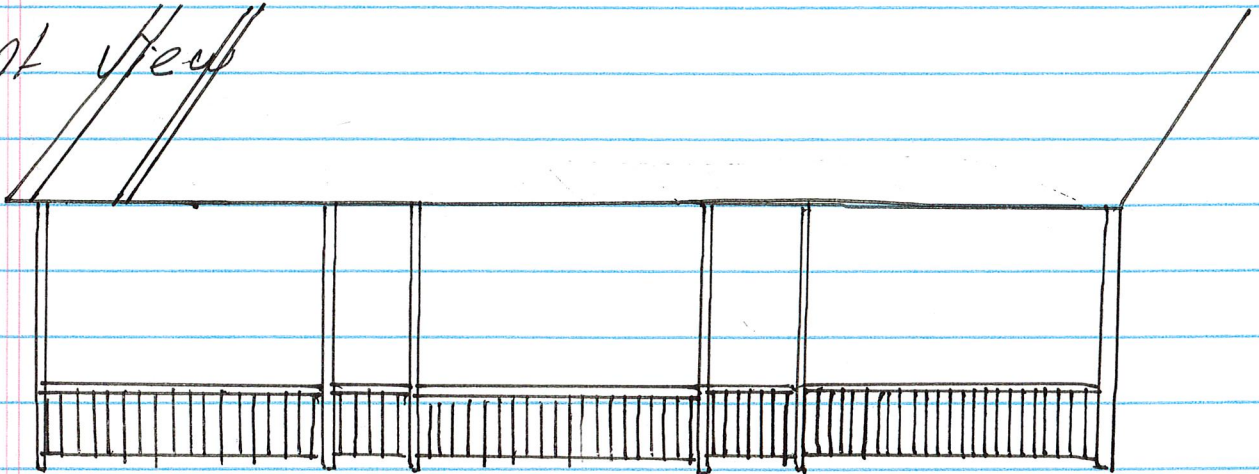
we consulted with an architect for Colonial
Homes and The Recommendation was either
Veranda Traditional or Fiberon Traditional.
we followed Recommendation as specified.

our Total cost of materials came up to
962.97 \$

Top View: 17 Broadview st Bristol. CT. 06010



Front View



Front porch Railing

☒ NOTICE OF CANCELLATION



Travelers Personal Insurance Company

AGENT/CASE		ISSUE DATE	OFFICE
POLICYGENIUS LLC		9/25/2024	670
EFFECTIVE DATE OF CANCELLATION	POLICY IDENTIFICATION NO.		
	PRODUCER'S CODE	POLICY IDENTIFICATION NO.	
11/1/2024	0DLN01	616265227	633 1

NAMED INSURED

MORTGAGEE OR LIENHOLDER

LATISHA NIELSEN
17 BROADVIEW ST
BRISTOL, CT 06010-5107

LOCATION OF PROPERTY: *(if other than address of Named Insured shown above)*

Dear Policyholder:

We wish to inform you that your **Homeowners** policy designated above is canceled in accordance with its terms, effective on the date indicated above, and at the hour on which the policy became effective.

Any excess of paid premium (if not tendered) will be refunded on demand. For any information concerning this cancellation, please contact your Travelers agent.

REASON FOR THIS ACTION

We are canceling your policy due to an unfavorable liability hazard(s) as described below.

The porch is missing a railing.



ADDITIONAL INFORMATION REGARDING THE REASON(S) FOR CANCELLATION

You have a right to a written statement containing the specific items of information that support the reasons for our action and the names and addresses of the institutional sources and insurance support organizations that supplied the items of information.

In addition, you have a right to see and obtain a copy of all recorded information which we used to take this action or to be told the nature and substance of that information after properly identifying yourself.

You must make a written request within 90 days of the date of this notice to exercise these rights.

If you disagree with the accuracy of the recorded information used to take this action, you have the right to request in writing an amendment, a correction, or a deletion of the recorded information in dispute. If we refuse your request, you have the right to file a statement containing supplemental information or explaining why you disagree. We will put your statement in our file so that anyone reviewing your file will see it.

@ PIservice@Travelers.com *@hrs*
subject policy line 3

THIS NOTICE IS GIVEN ONLY BY THE COMPANY WHICH ISSUED THE POLICY.



Travelers Personal Insurance Company

PRODUCER CODE

0DLN01

POLICY NUMBER

616265227 633 1

ISSUE DATE OF THIS NOTICE

9/25/2024

NAMED INSURED

**LATISHA NIELSEN
17 BROADVIEW ST
BRISTOL, CT 06010-5107**

As part of our normal review, we consider both your policy record and information obtained from outside sources relating to you and others that reside in your household. As a result of our review, we have found it necessary to take the following action:

☐ increase your premium effective

☐ reduce your coverage effective

Description of change and reason:

☒ terminate your policy as of the effective date on the attached notice.

Information provided by the following company was used to make this decision:

Millennium Information Services, Inc.



PLEASE SEE THE REVERSE SIDE FOR ADDITIONAL IMPORTANT INFORMATION.

PL-4214 Rev. 07-12

INSURED'S COPY

17 broadview porch railing

Latisha Nielsen <latisha.nielsen3@gmail.com>

Wed 10/23/2024 2:49 PM

To: Andrew Armstrong <AndrewArmstrong@bristolct.gov>;











**MINUTES
REGULAR MEETING OF WEDNESDAY SEPTEMBER 25, 2024
DRAFT MINUTES**

By: Vice Chair Stevens

Time: 5:00 P.M.

Place: City Hall
Council Chambers
111 North Main Street
First Floor

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

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

2. Pledge of Allegiance

Vice Chair Stevens called the meeting to order at 5:00 P.M. and led all present in the Pledge of Allegiance. She then introduced the Committee Members to all present. Introductions included New Alternate members Alicia Jennings and Keith Elder, she stated they hadn't received all the necessary training and could not participate in the first two applications but they could participate in the third application as it was a new application.

3. Public Participation

Robert Boudreau, 41 Broadview Street, addressed the staff communication item that was due to a complaint of past work at 38 Broadview Street. He shared what Mr. Flanagan who was the prior Staff representative at the time, instilled in us by Mr. Flanagan was the fact that what is seen from the public way is regardless of landscaping. He stated that per the Google Earth photo in the application for 38 Broadview Street, the backside of that property is only visible from a public way from Carlton Place, so he fully disagrees with the determination that the assistant city planner has made that this property, and the complaint that was registered is not applicable to this board.

Andrew Armstrong stated he consulted with Mr. Flanagan and he agrees with Mr. Armstrong's decision.

Kevin Prior, 41 Broadview Street, shared that additionally from the Broadview Street sidewalk there is a pile with a blue top over it. If you look beyond that blue tarp you can see the backyard that was paved. You can't see it because of the obstruction that they created with the pile and the blue tarp. Remove that, and you can see down into the yard.

The commission stated they could not see into the backyard. Mr. Armstrong shared a photo from Carlton Place and the commission could not see the door from that property. Vice Chair Stevens stated there is a porch that is blocking the door and you can not see it.

Mr. Armstrong stated Land Use case law does not support regulating someone's rear yard.

No additional Public Participation.

Vice Chair opened the Public Hearing.

4. Public Hearings

- a. Application #2024-07-02 – Request for a Certificate of Appropriateness for the replacement of wood windows with vinyl windows (includes some windows already replaced) at 38 Broadview Street; Assessor's Map 25A, Lot 85; Flor Alvarez, applicant (Public Hearing continued from August 28, 2024 Meeting).

The Commission received the following items in their electronic packets:

- a. application form
- b. location map
- c. e-mail from Flor Alvarez, re: extend public hearing
- d. window specifications
- e. picture of existing house (5 photos)

materials from prior meeting August 28, 2024:

- f. window specifications
- g. picture of existing house (3 photos)
- h. e-mail to applicant regarding additional information (1 page)

Vice Chair Stevens designated regular Commissioners Philippon, Collins and Stevens to vote on Application #2024-07-01.

Fernanda Avila, 38 Broadview St., representing the applicant, stated they looked into trying to get the proper windows, but most windows have the thicker marking around the window due to the insulation.

Vice Chair thanked the applicant for the updated information and photographs.

Commissioner Collins stated the new material is helpful.

Robert Boudreau, 41 Broadview Street. Asked to bring up the photo of the front of the home and asked to zoom into the windows that have been replaced as much as possible. These windows are significantly smaller than the opening. There is no current description of what the finish is going to be to ensure that the windows and what that detail is going to look like in the window opening where those windows are smaller than the opening is.

Vice Chair Stevens asked the applicant if they had any additional information regarding what was stated by Mr. Boudreau.

Fernanda Avila, 38 Broadview St., representing the applicant, stated they are going to paint the outside so it looks more like the wood and matches the wood on the outside. The inside already has insulation with foam and on the outside, there are pieces of metal that have to be installed to cover the space and gaps. They weren't able to install it due to the cease and desist.

No one else spoke in favor of the application.

No one spoke against the application.

MOTION: Move to close the Public Hearing of Application #2024-07-02 – Request for a Certificate of Appropriateness for the replacement of wood windows with vinyl windows (includes some windows already replaced) at 38 Broadview Street; Assessor's Map 25A, Lot 85.

By: Collins

Seconded: Philippon

For: Philippon, Collins, and Stevens.

Against: None.

Abstained: None.

The hearing is closed.

The Commission deliberated and a motion was made.

MOTION: Move to approve Application #2024-07-02 – Request for a Certificate of Appropriateness for the replacement of wood windows with vinyl windows (includes some windows already replaced) at 38 Broadview Street; Assessor's Map 25A, Lot 85; Flor Alvarez, applicant, in accordance with the plot plan and information submitted, be APPROVED because of the following reasons:

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.

By: Collins

Seconded: Philippon

For: None.

Against: Philippon, Collins, and Stevens.

Abstained: None.

The application is denied.

- b. Application #2024-08-03 – Request for a Certificate of Appropriateness for the replacement of 31 wood windows with vinyl windows including adding new grates at 196 Woodland Street; Assessor's Map 25, Lot 110/40-1; Woodland Suites LLC, applicant (Public Hearing continued from August 28, 2024 Meeting).

The Commission received the following items in their electronic packets:

- a. application form
- b. location map
- c. new materials for application:
 - e-mails from applicant to Andrew Armstrong
 - photos (7 photos)
 - materials from prior meeting
- d. window specifications (2 photos)
- e. photos (before and after photos – 2 photos)
- f. grid window specifications (2 photos)
- g. window photos (7 photos)
- h. window schedule (2 pages)

Eugene Klimaszewski of Woodland Suites, LLC, 1 Hartford Square, #25, New Britain, shared that he will be replacing the previously replaced window so that they will all match.

Vice Chair thanked the applicant for providing additional information for this application. Vice Chair invited the public to speak.

Robert Boudreau, 41 Broadview Street spoke in favor of the application and what the contractor is doing by fixing continuity errors on the home.

No one else spoke in favor of the application.

No one spoke against the application.

MOTION: Move to close the Public Hearing of Application #2024-08-03 – Request for a Certificate of Appropriateness for the replacement of 31 wood windows with vinyl windows including adding new grates at 196 Woodland Street; Assessor's Map 25, Lot 110/40-1; Woodland Suites LLC, applicant (Public Hearing continued from August 28, 2024 Meeting).

By: Collins

Seconded: Philippon

For: Philippon, Collins, and Stevens.

Against: None.

Abstained: None.

The hearing is closed.

MOTION: Move to approve Application #2024-08-03 – Request for a Certificate of Appropriateness for the replacement of 31 wood windows with vinyl windows including adding new grates at 196 Woodland Street; Assessor's Map 25, Lot 110/40-1; Woodland Suites LLC, applicant, in accordance with the plot plan and information submitted, be APPROVED because of the following reasons:

This Approval is subject to the following conditions:

- 5) 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.
- 6) Any deviation from the approved plans may require approval of the Commission after staff review and discussion with the Vice Chairman.
- 7) Any transfer or assignment of this permit shall require approval of the Commission.
- 8) 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.

By: Philippon

Seconded: Collins

For: Philippon, Collins and Stevens.

Against: None.

Abstained: None.

The application is approved.

- c. Application #2024-08-04 - Request for a Certificate of Appropriateness for a new shed at 45 Carleton Place; Assessor's Map 25A, Lot 89; Carrie Bartucca, applicant.

Vice Chair Stevens invited alternate members Alicia Jennings and Keith Elder to participate in this hearing as it is a New Application. Regular Commissioners Philippon, Collins and Stevens to vote on Application #2024-08-04. She also designated alternate Commissioners Elder, and Jennings and to vote on Application #2024-08-04.

The Commission received the following items in their electronic packets:

- a. application form
- b. location map
- c. photographs (5 photos)
- d. shed specifications

Carrie Bartucca, 45 Carleton Place, applicant explained to the Commission where the shed would be placed and the aesthetics of the shed would match that of the home. She stated Klotter Farms will be installing the shed upon a stone foundation.

Robert Boudreau, 41 Broadview Street spoke in favor off the application the proposed structure and roof color and shingles are the 3 tab and the standard for this commission.

Commissioner Collins asked what the visibility will be of the shed.

The applicant, Carrie Bartucca, stated that it is highly landscaped on the front and side of the house so it will be pretty much not visible from the street.

Kevin Prior, 41 Broadview Street spoke in favor off the application stating that the proximity of placement is absolutely unintrusive from the street.

No one else spoke in favor of the application.

No one spoke against the application.

MOTION: Move to close the Public Hearing of Application #2024-08-04 - Request for a Certificate of Appropriateness for a new shed at 45 Carleton Place; Assessor's Map 25A, Lot 89; Carrie Bartucca, applicant.

By: Philippon

Seconded: Collins

For: Philippon, Collins, and Stevens.

Against: None.

Abstained: None.

The hearing is closed.

MOTION: Move to approve Application #2024-08-04 - Request for a Certificate of Appropriateness for a new shed at 45 Carleton Place; Assessor's Map 25A, Lot 89; Carrie Bartucca, applicant, in accordance with the plot plan and information submitted, be APPROVED because of the following reasons:

This Approval is subject to the following conditions:

- 9) 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.
- 10) Any deviation from the approved plans may require approval of the Commission after staff review and discussion with the Vice Chairman.
- 11) Any transfer or assignment of this permit shall require approval of the Commission.
- 12) 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.

By: Collins

Seconded: Philippon

For: Philippon, Collins, Elder, Jennings, and Stevens.

Against: None.

Abstained: None.

The application is approved.

5. New Business

There was no new business.

6. Old Business

There was no old business.

7. Staff Reports

- a. Review of Complaint – 38 Broadview Street

The Commission received the following items in their electronic packets:

- a. Memorandum dated September 19, 2024, re: complaints of past work at 38 Broadview St.

8. Approval of Minutes

- a. Regular Meeting - August 28, 2024

The approval of the Minutes from August 28, 2024 was tabled as the commission was unable to review them.

9. Adjournment

MOTION: Move to adjourn at 5:56 P.M.

By: Collins

Seconded: Philippon

For: Philippon, Collins, Elder, Jennings, and Stevens.

Against: None.

Abstained: None.

The meeting adjourned at 5:56 P.M.

Respectfully submitted,

Janet Little
Recording Secretary

Colleen Nicastro, Chair

Patti Philippon, Secretary

**BRISTOL HISTORIC DISTRICT COMMISSION
MINUTES
REGULAR MEETING OF TUESDAY, NOVEMBER 26, 2024**

CALL TO ORDER:

By: Chair Nicastro

Time: 5:00 P.M.

Place: City Hall
111 North Main St.
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
	Andrew E. Collins	X	
ALTERNATE MEMBERS:	Mary Beth Mackiewicz		X
	Alicia M. Jennings	X	
	Keith David Elder	X	
STAFF:	Andrew Armstrong, Assistant City Planner	X	

1. Call to Order

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

2. Pledge of Allegiance

The Chair led all in attendance in the Pledge of Allegiance.

3. Public Participation

There was no Public Participation.

4. Public Hearings

- a. Application 2024-10-01 – Request for a Certificate of Appropriateness for new porch railing and balusters at 17 Broadview Street; Assessor's Map 25A, Lot 80; Latisha Nielsen, applicant.

- a. application form
- b. location map
- c. Google Street View Photo – 17 Broadview Street (2019)
- d. E-Mail with Photos (5 Pgs.)
- e. Two Insurance Co. Letters dated September 25, 2024
- f. Narrative, undated
- f. Signposting sheet

Latisha Nielsen (homeowner), 17 Broadview Street, Bristol spoke on behalf of her application. She has owned the home since September 2024 and changed homeowner's insurance to curb the expense. Farmers Insurance is her new provider, but they sent her a refund and a notice that because her home wasn't up to code – no front porch railing – they had terminated her coverage. The lack of coverage then led to an issue with her mortgage company.

Andrew Armstrong asked if the Insurance Company had any communication with the City's Building Department. Ms. Nielsen said she wasn't aware what their process was in making their decision.

Chair Nicastro asked if the sides of the porch have railings. Ms. Nielsen said that area in question is the access to the porch and no railings are there. She also said she sent these same photos to the insurance company to have her policy reinstated. The Chair also asked about the lattice work which Ms. Nielsen advised wasn't an issue voiced by the insurance company. The lattice was in such poor condition that they couldn't be kept or restored when the railing work was done. Additional questions were raised if Farmers asked about the soil level. Ms. Nielsen said the only item that she was made aware of was the lack of porch railings.

Vice Chair Stevens suggested Ms. Nielsen look to an insurance company that specializes in historic district homes due to replacement value if needed. Additional discussion included questions about a pre-purchase home inspection, consulting an architect when preparing to complete the railing work, and additional questions about the lattice work. The Vice Chair also noted that a specifications list of the project materials was not included with the application which was confirmed by Andrew Armstrong. Discussion continued with a reading of the materials list by her contractor. The lattice work trellis was of concern as a historic feature of the home and if further discussion with the insurance company was held before the work had been completed. Ms. Nielsen said that the return of her insurance policy payment from the company led her to believe that there was no room for discussion or request for more time to comply.

The status of the porch rafters will be discussed later between the homeowner and Andrew Armstrong to see if there are regulations for those to be replaced and move forward as necessary.

Vice Chair Stevens strongly suggested reaching out to Preservation Connecticut with a photo of the house before the railing was completed. The question would be what options are available for railing, lattice work and the sleeping porch as all will be issues at some point, especially the sleeping porch. Commissioner Collins emphasized the role of the Historic District Commission in maintaining the historical integrity of the homes in the district. Andrew Armstrong offered to assist the homeowner with reaching out to Preservation Connecticut. The Commissioners shared their sentiments in the loss of the lattice work because of adding the railing to meet the insurance company's requirement. Vice Chair Stevens advised the homeowner that had they had more time and come to the Commission before putting up the railing, they would not have approved the work done in this style.

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

Vice Chair Stevens and Commissioner Collins both expressed that they'd be unable to approve the application at this time without additional consideration. The homeowner has satisfied their insurance and mortgage company needs, but going forward, the Commission is within the scope of their role to address replacing the lattice trellis work and seeking professional advice on the long-term items they discussed. Ms. Nielsen expressed concern over financial limitations. Chair Nicastro understood and supported that gathering more information on options would be welcome. Commissioner Collins felt this might fall under a hardship line item per the guidelines and felt that Preservation Connecticut should be able to advise on that.

Andrew Armstrong reminded the Commission the next regular meeting was on Monday, December 23, 2024, however, both the homeowner and Andrew Armstrong will not be available. The next meeting date would be January 22, 2026.

MOTION: Move to *continue* Application 2024-10-01 – Request for a Certificate of Appropriateness for new porch railing and balusters at 17 Broadview Street; Assessor's Map 25A, Lot 80; Latisha Nielsen, applicant, in accordance with the plot plan and information submitted, be *CONTINUED* because of the following reasons:

This Continue is subject to the following conditions:

- 1) Additional information on historical feature options and materials to replace the lattice trellis work that was removed to satisfy the insurance company and mortgage company in regard to the railings

By: Vice Chair Stevens

Seconded: Commissioner Stevens

For: Philippon and Nicastro

Against: None.

Abstained: None.

The application is continued.

DRAFT

5. Communications

a. Local Historic District PowerPoint – Town of Cheshire – Regional Training Event

Andrew Armstrong advised the Commission that Commissioner Collins went to this training and provided Andrew Armstrong with a PowerPoint of the information from Preservation Connecticut.

Additional discussion included available training that when completed, allows for funding opportunities for the district. Andrew Armstrong will inquire about posting the PowerPoint presentation to the city website. Discussion of the Historic Commission Guidelines and the application process was also held. Andrew Armstrong expressed the challenge of receiving complete and timely applications and materials. Options and methods of how to best communicate the Historic District guidelines, role and processes to Historic District residents was also a topic.

6. Approval of Minutes

a. Regular Meeting – September 25, 2024

The Commissioners noted several corrections needed to the September 25, 2024 Minutes before they could vote on them. It was agreed that the Minutes would be amended and tabled for a vote at the next meeting.

7. Adjournment

MOTION: Move to adjourn at P.M.

By: NAME

Seconded: NAME.

For: Philippon, Nicastro, alternate, alternate and Stevens.

Against: None.

Abstained: None.

The meeting adjourned at 6:45 P.M.

Respectfully submitted,

Sharon Arsego
Recording Secretary

Colleen Nicastro, Chair

Patti Philippon, Secretary