

**CITY OF BRIDGEPORT  
STRATFIELD HISTORIC DISTRICT COMMISSION  
REGULAR MEETING  
SEPTEMBER 14, 2015**

**ATTENDANCE:** Susan Tabochnik; Frank Boris; Michael Smith

**STAFF:** Diego Guevara

**CALL TO ORDER**

The meeting was called to order at 6:15 PM. A quorum was present. Frank Boris was seated by designation.

**PUBLIC HEARING**

**1. Certificate of Appropriateness: Application #2015-08 by Roger McKenzie to replace siding, windows, and roof which were destroyed in a fire at 1078 Laurel Avenue in the Stratfield Historic District.**

The applicant, Roger McKenzie, was not present. Commissioner Tabochnik called his proxy, Raymond Muccioli (5 River Road, #113, Wilton, CT 06897), who was placed on speaker phone. Mr. Guevara stated that the Legal Department will determine whether or not this is an acceptable form of participation.

Commissioner Tabochnik stated that at the last meeting, in absence of a quorum, they have a conversation with Ken Jance and Roger McKenzie regarding the application. She stated that they brought a roofing sample, which they approved of. She stated that they approved of the like with like replacement of cedar shingles. She stated that the vinyl windows were grandfathered in with a previous application, with divided lights on the upper and lower sash. She stated that with the prior approval, it is acceptable to replace them with vinyl. She stated that surrounding vinyl trim will not be put back in, only the vinyl window.

Commissioner Boris stated that he felt good about the architectural roofing, and that the color is complementary to the siding. He stated that he understood the historical issue of the windows, and was comfortable with them being approved.

Mr. Guevara had no questions regarding the application.

Mr. Muccioli stated that he had no comments, questions or concerns.

No other members of the public were present, and thus there was no additional public comment.

The public hearing closed.

### **NEW BUSINESS**

#### **1. Application #2015-08- 1078 Laurel Avenue**

**\*\* COMMISSIONER TABOCHNIK MOVED TO ACCEPT APPLICATION #2015-08 BY ROGER MCKENZIE TO REPLACE SIGNING, WINDOWS, AND ROOF WHICH WERE DESTROYED IN A FIRE AT 1078 LAUREL AVENUE IN THE STRATFIELD HISTORIC DISTRICT WITH THE FOLLOWING SPECIFICATIONS:**

- 1. THE CEDAR SHINGLES, ROOFING SHINGLES WITH COMPLIMENTARY COLOR, VINYL WINDOWS (6 OVER 6) AND ORIGINAL WINDOW TRIM ARE TO BE RESTORED.**
- 2. THE ORIGINAL WOODEN WINDOW TRIM WILL NOT BE COVERED BY VINYL.**
- 3. IN THE CASE THAT THERE BE SMALLER WINDOWS, THE WINDOWS WILL BE IN PROPORTION TO THE PREVIOUSLY APPROVED 6 OVER 6, IF NOT THE EXACT SAME DIMENSION.**

**\*\* COMMISSIONER BORIS SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY.**

Commissioner Tabochnik provided Mr. Muccioli with the contact information for Mr. Guevara and Cory Bromley, per his request, should they need clarifications on approvals.

### **OLD BUSINESS**

**Discussion- Application #2015-03 regarding concerns of Certificate of Appropriateness to remove existing pavement from driveway area and replace with asphalt pavement at 47 Rusling Place in the Stratfield Historic District.**

Mr. Guevara presented a site plan drawing to the commissioners. He stated that the owner's original request was to widen their driveway in order to be able to park two cars side by side. As

the owner's previous description was incomplete, Mr. Guevara rendered a drawing in order to give the commissioners a clearer description. He stated that there will be a buffer section of 3 feet, with some landscaping or fencing, and that the driveway will be widened up to 15 feet. He stated that while it is a narrow space for two cars, it won't impact the house in any way.

Commissioner Tabochnik asked who owned the depicted fencing, and Mr. Guevara stated that the property owners own the fence.

Commissioner Boris asked for opinions of the project from those seated. Mr. Guevara stated that it is an improvement, as there are currently two types of concrete. Commissioner Boris stated that there was a previous case where they denied a woman expanding her driveway due to the removal of landscaping. It was clarified that in that case, there were multiple violations at issue, and that it affected the house as well as the driveway. Mr. Guevara stated that the case at hand is not affecting the historical quality of the house.

- \*\* COMMISSIONER TABOCHNIK MOVED TO ACCEPT THE REVISED DRAWING.**
- \*\* COMMISSIONER BORIS SECONDED THE MOTION.**
- \*\* MOTION PASSED UNANIMOUSLY.**

### **MINUTES OF JUNE 2015 & JULY 2015**

The minutes were unable to be voted upon, as not all the pertinent members were present.

### **ADJOURNMENT**

Commissioner Boris stated that he would like to find a better way to communicate with the residents of the district. He stated his desire to have David Kooris attend one of the meetings in order to discuss the number of commissioners, whether it would be wise to merge with the other historic commission, and issues of enforcement.

- \*\* COMMISSIONER BORIS MOVED TO ADJOURN.**
- \*\* COMMISSIONER TABOCHNIK SECONDED THE MOTION.**
- \*\* MOTION PASSED UNANIMOUSLY.**

The meeting ended at 6:43 PM.

Respectfully submitted,

Catherine Ramos  
Telesco Secretarial Services