

CITY OF BRIDGEPORT
HISTORIC DISTRICT COMMISSION
REGULAR MEETING
MAY 4, 2021

ATTENDANCE: Guy Horvath; Stuart Sachs, Kristen Alvanson; Susan Tabachnick; Paul Boucher, Tim O'Connor

OTHER: Desteny; Gabriel Mompean; Luimeire Mompean; Dadie Isaac

CALL TO ORDER

Commissioner Boucher called the meeting to order at 6:03 P.M. There was a quorum present.

AA. ELECTIONS FOR A CHAIR AND VICE-CHAIR

Commissioner Tabachnick said that there had been discussion about who should be chair and vice-chair prior. Commissioner Alvanson suggested Commissioner Tabachnick become vice-chair.

**** COMMISSIONER SACHS NOMINATED COMMISSIONER HORVATH FOR CHAIR AND COMMISSIONER TABACHNICK FOR VICE-CHAIR.**

**** COMMISSIONER O'CONNOR SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

Commissioner Horvath assumed the Chairmanship and Commissioner Tabachnick assumed the Vice-Chairmanship.

A. PUBLIC HEARING

CONTINUED BUSINESS:

There was no Continued Business as this time.

DEFERRED BUSINESS:

There was no Deferred Business at this time.

NEW BUSINESS:

APPLICATION #2021-1
OF DADIE ISAAC FOR REPLACEMENT ARCHITECTURAL SHINGLES
ON THE HOUSE LOCATED AT THE ADDRESS OF 540 CLINTON AVENUE.

Ms. Dadie Isaac came forwards to discuss this application. When they had purchased the house, they did not know that the house was part of a historic district.

Commissioner Sachs pointed out that they were present to help preserve the character and value of the neighborhood and can be used as a resource, not as a policing power, but as an advisor on choices that meet the standards for historic preservation. What they speak of is not their opinions but their interpretation of the guidelines. Her proposed shingle coloring of cross-stone grey is fairly anonymous.

It was pointed out that, historically, the shingles were fairly flat and architectural shingles are raised in a way to replicate old-fashioned cedar shingles.

Ms. Isaac confirmed that she had selected this kind of shingle. There was a request for a picture or sample that could be provided. She retrieved a sample-book to show the Commission.

Chairman Horvath noted that the straps on the gutters could be seen over the shingles. This can be rectified. He offered suggestions on how to handle this. He asked what sort of insulation or attic venting was present in the home. He suggested materials and methods to improve ventilation while conforming to guidelines. Discussion followed on the details of the attic space. It was also suggested that they perform a blower-door test to try and locate any leaks where air infiltrates the house.

Commissioner O'Connor suggested that they take a vote on the item now instead of delaying to the decision session.

There was no one who wished to speak in favor of this application.

There was no one who wished to speak in opposition to this petition.

**** COMMISSIONER TABACHNICK MOTIONED TO ACCEPT THE APPLICATION.
** COMMISSIONER O'CONNOR SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

APPLICATION #2021-2
OF NOVA DEVELOPMENT, LLC FOR THE CONSTRUCTION OF A
NEW SINGLE-FAMILY DWELLING AT THE ADDRESS OF 189 ARCTIC STREET.

Mr. Mompean and Ms. Mompean came forwards to discuss this item. They are the realtors and home-owners. It was noted that the name on the application was different. It was clarified that the name on the application was the father/husband. He provided images of the property for the Commission. He provided an overview of the property for the Commission and reviewed the proposed building items for the Commission including the following:

- Installation of columns
- Installation of shutters
- Vinyl siding in a neutral color so it doesn't disturb and looks similar to nearby properties.
- Two spaces for cars in the driveway.
- Make the house look similar to other houses in the area.

Commissioner Sachs noted that the house would be set in-line with the neighbor's houses. He asked about the proposed size of the house. The plans were provided. He asked to confirm that there would be two parking spaces at the site. Mr. Mompean confirmed this. He also asked about the height of the building and if the numbers provided were accurate. Mr. Mompean said that the size of the house had been based off the property itself. They had no variances for the house either.

It was noted that the shutters on the proposed house looked out of place. It was pointed out that shutters were originally designed as a safety feature and the ones proposed were decorative. It was also noted that the house sat lower than similar houses.

Chairman Horvath asked about references to a basement. Mr. Mompean confirmed that there would be a basement in the final plans. Discussion followed regarding the details of the basement including the possibility of turning it into viable living space.

Further discussion followed on the details of the house including the following points:

- The number and height of the outside steps.
- Basement windows and window wells.
- Possibility of turning the basement into a family room.
- Windows and potential removal of the shutters along with potential alternative options.
- The use of vinyl in a historic district.
- The front porch and its construction material.
- The color of the house.
- Awning windows.
- The material of the driveway.

It was suggested that they continue the meeting for a resubmittal of drawings and new materials.

There was no one who wished to speak in favor of this project.

There was no one who wished to speak in opposition to this project.

**** COMMISSIONER O'CONNOR MOTIONED TO CONTINUE THIS ITEM TO THE NEXT MEETING.**

**** COMMISSIONER TABACHNICK SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

Further discussion followed regarding possible changes and restrictions that could be brought up in the next meeting.

B. DECISION SESSION:

APPLICATION #2021-1

This item was voted on earlier in the meeting.

APPLICATION #2021-2

This item was voted on earlier in the meeting.

C. OTHER BUSINESS:

RULES & PROCEDURES – DISCUSSION OF POSSIBLE UPDATES/CHANGES FOR ACTION AT FUTURE MEETING IF NEEDED.

A need for Republican members of the board was discussed.

D. MINUTES:

There were no minutes to vote on at this time.

E. ADJOURNMENT

- ** COMMISSIONER SACHS MOTIONED TO ADJOURN.**
- ** COMMISSIONER O’CONNOR SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 7:50 P.M.

Respectfully Submitted,
Ian A. Soltes
Telesco Secretarial Services