

**CITY OF BRIDGEPORT
HISTORIC DISTRICT COMMISSION
REGULAR MEETING
JUNE 1, 2021**

ATTENDANCE: Guy Horvath, Chair; Susan Tabachnick, Vice-chair; Kristen Alvanson; Tim O'Conner; Rachel Rockwell

OTHER: Paul Boucher; Grace-Ann Campbell; Lucimeire Mompean; Luis Clavijo; Marcos Reinheimer; Nikki Venture; Maria Lema; Luis Aquayza

CALL TO ORDER

Chairman Horvath called the meeting to order at 6:04 P.M. There was a quorum present.

PUBLIC HEARING

CONTINUED BUSINESS:

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

Mr. Marcos Reinheimer came forward to discuss this application. They were able to revise and address most of the comments previously made. They followed the design pictures and comments that had been provided to them. He sent out an e-mail with the revised plan. He provided the revised site plan for the Commission. Chairman Horvath informed Mr. Reinheimer that he would need four affirmative votes and there were only four sitting Commissioners who could vote on this application. As such the vote would need to be unanimous. He provided the option to continue the application to next month. Mr. Reinheimer decided to continue.

He explained that the setback currently in the design was the ideal and reviewed the reasoning behind the setbacks. Changing the set-backs would require adjustment to the height of the building or approval from the Zoning Board of Appeals for side setbacks. This was the only item from the comments that could not be addressed.

The question of how much higher the house would have been if it were not for the setback requirements was raised. Mr. Reinheimer said the house would be approximately 30 feet high if there was no need to worry about set-back requirements. He reviewed the other changes made including the following:

- Water table board surrounding the perimeter of the house.
- Composite siding instead of vinyl siding.
- Changing the windows to be identical to those on the second-floor bathroom/bedrooms.
- Adding an additional window on the left side of the house.
- Gutters and leaders indicated on plans.

- Raising the house to make it more compatible with the neighborhood.
- Adjusting the height of the door in relation to the porch.
- Inclusion of basement windows as a result of raising the house.
- Changing the railing and finishes to be all composite or PBC.
- Removal of the shutters on the windows.

Vice-chair Tabachnick asked how the house was being heated and where the vents were located. Mr. Reinheimer said that it would have direct furnaces and a water heater with the vents on the side of the walls in the rear of the house. Vice-chair Tabachnick asked if the vents were flat and flush. Mr. Reinheimer said that it was not flush and sticks out appx. 2 ½ inches. Vice-chair Tabachnick asked for the reasoning behind the use of PBC vinyl. Mr. Reinheimer said it could be purchased as a generic. Some concerns were raised about the building's compliance with zoning laws now that it was raised and its potential modifications.

Vice-Chair Tabachnick asked about the front of the house, with the double-hung windows, what the detailing would be. Mr. Reinheimer reviewed the proposed trimming for the windows for the Commission. Further discussion followed regarding the details of the porch and its doors. The question of if the desired height of the house would constitute an acceptable hardship was raised. That the zoning regulations would be changing soon was also pointed out. Discussion followed regarding the likely verdict of the Zoning Board of Appeals and if an appropriate hardship could be found to justify the increase of height. The desire to have a building conforming to the Historic District guidelines was discussed. Vice-Chair Tabachnick suggested that they attempt to propose the need for a variance and, if rejected, they would simply return to the current designs on the house. Commissioner Alvanson asked what the current building timeframe was. It would be likely that they would know by July if they were approved for the heights. Building permits are taking longer to get full approval making a final timeframe difficult to judge.

No one wished to speak in favor of this application.

No one wished to speak in opposition to this application.

DEFERRED BUSINESS:

NONE

NEW BUSINESS:

2. APPLICATION #2021-3

OF PAUL YASUTAKE FOR REPLACEMENT ARCHITECTURAL SHINGLES ON THE HOUSE LOCATED AT THE ADDRESS OF 115 PARK AVENUE.

Luis Aquayza came forward to discuss this item. They are installing specialized shingles along the property. Vice-Chair Tabachnick asked what kind of shingles would be installed around the chimney. He responded that white shingles would be installed. Vice-Chair Tabachnick suggested that they use charcoal and, where the pitch changes, use a color such as brown. The representative said this would not be an issue to do. Chairman Horvath asked if the gutters would be moved or replaced. The

representative confirmed that they would be replaced. Chairman Horvath asked if they would keep the existing copper gutters in place. The representative said he desired to replace them with aluminum to save on costs. Chairman Horvath suggested using brown aluminum which can resemble aged copper in appearance.

Commissioner Alvanson asked if there was a chimney present that was being repaired. The representative confirmed this. She asked what material would be used to repair the flashing around the chimney. The representative said that copper was present currently that needed to be removed and lead would be used for the repair. She asked what color the lead would be. The representative said it would be colored silver. Further discussion followed regarding the material used for the repair.

No one wished to speak in favor of this item.

No one wished to speak in opposition to this item.

3. APPLICATION #2021-4
OF KERNIS GORDON FOR REPLACEMENT ARCHITECTURAL SHINGLES ON THE HOUSE LOCATED AT THE ADDRESS OF 632 KOSSUTH STREET.

Mr. Luis Clavijo came forward to discuss this item. He reviewed the proposed locations for shingle removal for the Commission. Vice-Chair Tabachnick asked what color would be used for the replacements. Mr. Clavijo said they were considering the charcoal coloring but it had not been decided on yet. Chairman Horvath noted that white would not be an appropriate color for drip-edges or rake-flashings. Further discussion followed regarding the coloration for the replacements.

No one wished to speak in favor of this item.

No one wished to speak in opposition to this item.

4. APPLICATION #2021-5
OF DELROY & GRACE-ANN CAMPBELL FOR INSTALLATION OF ROOF MOUNTED SOLAR PANELS AND NEW BRICK WALKWAY AT THE ADDRESS OF 26 BROOKLAWN PLACE.

Ms. Grace-Ann Campbell came forward to discuss this item. She has submitted drawings as to the placement of the solar panels. The panels need to be south-facing. They will be located near the front of the building. Vice-Chair Tabachnick asked what color the panels were. Ms. Campbell said they would be black.

No one wished to speak in favor of this item.

No one wished to speak in opposition to this item.

5. APPLICATION #2021-6
OF HAMIDE KURTI FOR INSTALLATION OF ROOF MOUNTED SOLAR PANELS AT THE ADDRESS OF 328 BREWSTER STREET.

Ms. Nikki Dow came forward to discuss this item. They plan to install black panels on the roof. The majority will be on the back roof and not visible from the street. Seven will be on the front roof. Vice-Chair Tabachnick asked if this would cover 100% of their power. Mr. Venture responded that it would cover about 85-88%. The panels will be purchased.

No one wished to speak in favor of this item.

No one wished to speak in opposition to this item.

6. APPLICATION #2021-7
OF JOSE TORRES FOR INSTALLATION OF ROOF MOUNTED SOLAR PANELS AT THE ADDRESS OF 160 ELMWOOD PLACE.

Ms. Nicki Dow came forward to represent this item. 20 panels will be installed on this property. They will be split evenly and in a fairly symmetrical pattern. They will have a charcoal coloring.

No one wished to speak in favor of this item.

No one wished to speak in opposition to this item.

7. APPLICATION #2021-8
OF DADIE ISAAC FOR REPLACEMENT FRONT DOOR ON THE HOUSE LOCATED AT THE ADDRESS OF 540 CLINTON AVENUE.

Ms. Dadie Isaac came forward to discuss this item. She said that she was simply the owner of the house and the contractor was supposed to have supplied the details for the Commission. The front door has a gap between the bottom of the door and the frame. Vice-Chair Tabachnick said that she thought part of the problem was that the entrance leading up to the door was not level. She also suggested installing insulation around the door. The door is unusual and an important architectural detail to the house. Due to the vinyl siding of the house detail of the original frame has been covered up. Further discussion followed regarding the details of the door. Commissioner Alvanson suggested installing weather-stripping on the inside of the door to fix the issue and close the gap.

B. DECISION SESSION:
APPLICATION #2021-2

**** COMMISSIONER O'CONNOR MOTIONED TO APPROVE APPLICATION 2021-2.**

**** VICE-CHAIR TABACHNICK SECONDED THE MOTION.**

This item was discussed in closed session. Vice-Chair Tabachnick said that she appreciated that there used to be a small house on the lot. She wished they'd go before the Zoning Board of Appeals for a variance for a taller house. Concerns were raised about the length the application process would take. It was pointed out that the applicants did not intent to change in the house so the concerns about the length of the application process were less severe. It was confirmed by Chairman Horvath that the applicants live currently in Trumbull.

Commissioner Alvanson said she didn't see what they had to lose beyond a bit more time by going before the Zoning Board of Appeals and requesting a variance to be more in-line with the other houses in the area.

**** COMMISSIONER O'CONNER MOTIONED TO DENY APPLICATION 2021-2 FOR THE FOLLOWING REASONS:**

- 1. THE PITCH OF THE ROOF SHALL BE INCREASED TO COMPLIMENT THE HISTORIC CHARACTER OF THE NEIGHBORHOOD.**
- 2. THE FIRST FLOOR SHALL BE RAISED FROM GRADE TO BE CONSISTENT WITH THE HOUSES ON THE STREET.**

**** VICE-CHAIR TABACHNICK SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

APPLICATION #2021-3

Vice-Chair Tabachnick said she desired to see them install copper flashing on the house. They are going to keep the current copper gutters/leaders and repair them. Copper flashing will be installed for the chimney and where the gambrel changes pitch. It was clarified that the rake edge would be replaced with zinc.

**** VICE-CHAIR TABACHNICK MOTIONED TO APPROVE THE APPLICATION WITH THE FOLLOWING CONDITIONS:**

- 1. THE EXISTING COPPER METAL GUTTERS AND LEADERS ARE TO BE RE-INSTALLED.**
- 2. COPPER METAL IS TO BE USED FOR THE CHIMNEY SLASHING AND THE GAMBREL ROOF VALLEY FLASHING.**
- 3. THE DRIP/RAKE EDGE WILL BE A ZINC ALLOY.**
- 4. THE ROOF SHINGLES WILL BE ARCHITECTURAL AND CHARCOAL IN COLOR.**

**** COMMISSIONER ROCKWELL SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

APPLICATION #2021-4

It was noted that there was originally 1 over 1 windows in the house and they were currently 9 over 9.

**** VICE-CHAIR TABACHNICK MOTIONED TO ACCEPT THE APPLICATION WITH THE FOLLOWING CONDITIONS:**

- 1. THE GUTTERS AND LEADERS ARE TO BE A BROWN COLOR.**
- 2. INSTALL HALF-ROUND GUTTERS.**
- 3. THE CHIMNEY FLASHING WILL BE COPPER METAL.**
- 4. THE DRIP/RAKE EDGE WILL BE BROWN ALUMINUM.**
- 5. THE ROOF SHINGLES WILL BE "WEATHERWOOD".**

**** COMMISSIONER ALVANSON SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

APPLICATION #2021-5

It was noted that they would need to approve the use of solar panels even if they were not in line with the historic construction of the house.

**** VICE-CHAIR TABACHNICK MOTIONED TO APPROVE APPLICATION 2021-5.
** COMMISSIONER O'CONNER SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

APPLICATION #2021-6

It was pointed out that the property had 1 house in front and 2-3 houses constructed in the back. Discussion followed regarding possible placements of the solar panels on the roofs.

**** VICE-CHAIR TABACHNICK MOTIONED THAT THE APPLICATION BE APPROVED WITH THE FOLLOWING CONDITIONS:**

- 1. ON THE FRONT OF THE HOUSE THERE WILL BE ONLY ONE ROW OF SOLAR PANELS, THE NUMBER OF PANELS IN THAT ROW IS NOT A CONCERN.**

**** COMMISSIONER ALVANSON SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

APPLICATION #2021-7

**** VICE-CHAIR TABACHNICK MOTIONED TO APPROVE APPLICATION 2021-7 AND ACCEPT THE SOLAR PANELS IN THEIR CURRENT PROPOSED STATE.
** COMMISSIONER O'CONNEL SECONDED THE MOTION.**

Vice-chair Tabachnick said that, given the amount of work put into solving the issues such as the trim, they would likely not be able to make further improvements. The history of the application was reviewed for the Commission.

**** THE MOTION PASSED UNANIMOUSLY.**

APPLICATION #2021-8

**** VICE-CHAIR TABACHNICK MOTIONED TO DENY THE APPLICATION.
** COMMISSIONER ALVANSON SECONDED THE MOTION.**

The need for the installation of weather-stripping was brought up. It was mentioned that they had discussed continuing this item instead. The Commission commented that the applicant needed someone

to work on the threshold as well. It was noted that there were many things which could not be compromised with for this particular home. It was suggested that they remove the siding to better assess the problem. It was suggested they have the contractor at the house next time to properly address the issues with the door. Discussion followed on what contractors would be acceptable. Several possible contractors were discussed for the job.

Chairman Horvath requested that they withdraw the current motion to deny the application.

**** THE MOTION TO DENY WAS WITHDRAWN.**

A letter will be sent to confirm that this application will be continued.

**** VICE-CHAIR TABACHNICK MOTIONED TO CONTINUE APPLICATION 2021-8.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

C. OTHER BUSINESS:

There was no other business at this time.

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

There was no discussion on this item at this time.

D. MINUTES

MAY 4, 2021

Commissioner Alvanson noted that she had not brought up the prior discussion regarding Vice-Chair Tabachnick's nomination until after the motion to nominate Chairman Horvath to the chairmanship was made. Vice-Chair Tabachnick replied that she thought she brought it up after Commissioner Sachs had finished speaking about the chairmanship. She noted that she found the minutes lacking in detail and voiced her desire to have increased detail in the minutes in the future.

**** COMMISSIONER ALVANSON MOTIONED TO ACCEPT THE MINUTES AS SUBMITTED.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

E. ADJOURNMENT

**** VICE-CHAIR TABACHNICK MOTIONED TO ADJOURN.**

**** COMMISSIONER ALVANSON SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:33 P.M.

Respectfully Submitted,
Ian A. Soltes
Telesco Secretarial Services