

**CITY OF BRIDGEPORT  
HISTORIC DISTRICT COMMISSION  
REGULAR MEETING  
JANUARY 4, 2022**

**ATTENDANCE:** Guy Horvath, Chairman; Susan Tabachnick; Kristen Alvanson; Tim O'Connor; Stuart Sachs; Rachel Rockwell (6:29)

**STAFF:** Paul Boucher, Zoning Department

**OTHER:** Janice; Damien Breier; Katherine Lantigua; Rebecca Williams; Denise Thompson; Damien Breier

**CALL TO ORDER**

Chairman Horvath called the meeting to order at 6:02 P.M. There was a quorum present.

Chairman Horvath read the rules of the Public Hearing for those present.

**PUBLIC HEARING**

There was no Public Hearing at this time.

**CONTINUED BUSINESS**

**NONE**

**TABLED BUSINESS**

**APPLICATION #2021-29**

**OF CALVARY TEMPLE CHRISTION CENTER, INC./JOHN R. THOMPSON SR. FOR STRIP AND RE-SHINGLE  
AND BAY WINDOW RESTORATION ON THE STEEPLE PORTION OF THE HOUSE OF WORSHIP AT THE  
ADDRESS OF 319 BARNUM AVENUE.**

This item was delayed until Commissioner Rockwell could be present.

**DEFERRED BUSINESS**

**APPLICATION #2021-31**

**OF JOHN BRIGHT/POSIGEN CT FOR ROOF-TOP SOLAR PANEL INSTALLATION ON THE HOUSE AT THE  
ADDRESS OF 38 RUSLING PLACE.**

Ms. Rebecca Williams came forward to discuss this application. She provided the application for the Commission to review along with a blueprint of the building. They are planning to install multiple solar panels upon the roof, and she provided a blueprint of they believed to be the best layout feasible for the job. She also provided the license, insurance, engineering letter, the contract, from the owner, and

stated there would be no rafter upgrades. She reviewed the layout for the Commission. It was noted that it would be difficult to see much of the panels upon the roof. Discussion followed regarding the layout and arrangement of the panels.

Ms. Williams said that any changes to the layout would need to be sent to the design team to see if they could redo the layout.

No one wished to speak in favor of this application.

No one wished to speak in opposition to this application.

*Commissioner Rockwell joined at 6:29 P.M.*

**APPLICATION #2021-29**  
**OF CALVARY TEMPLE CHRISTION CENTER, INC./JOHN R. THOMPSON SR. FOR STRIP AND RE-SHINGLE**  
**AND BAY WINDOW RESTORATION ON THE STEEPLE PORTION OF THE HOUSE OF WORSHIP AT THE**  
**ADDRESS OF 319 BARNUM AVENUE.**

Ms. Denise Thompson came forward to discuss this item. They have discussed detailed work with their contractors since the prior meeting. They have not done any work and cannot do so until they receive certain approvals. She reviewed their proposed changes for the Commission. They cannot move forwards with the project until approved by the Historical Commission. Discussion followed regarding the proposal, provided photos, and related details. There was a lack of photographs or drawings regarding the detailing.

Commissioner Tabachnick said that, if there was a sense of urgency for getting the work done this winter, it might be possible for the contractor to come up with a viable solution to issues regarding the door and explain it to the Commission.

Ms. Thompson said the contractor was anxious to start but could not do so without approval. They will save as much as possible while doing the work.

Commissioner Tabachnick asked how the top of the steeple was secured.

Ms. Thompson said she didn't know.

No one wished to speak in favor of this application.

No one wished to speak against this application.

**NEW BUSINESS**

**APPLICATION #2022-1**  
**OF KATHERINE LANTIGUA TO ALLOW SMALLER SIDE WINDOW WITH MATCHING HOUSE CLAPBOARD**  
**AND REPLACE RECENTLY INSTALLED FRENCH DOORS TO PORCH AT THE ADDRESS OF 408 BARNUM**  
**AVENUE.**

Ms. Katherine Lantigua came forward to discuss this item. Some of the work that Ms. Lantigua desired to do had been approved prior while some had needed further deliberation. The house has had measurements and photos taken. She reviewed the French doors within the house and the proposed plans for it for the Commission. She also provided the measurements of the doorway for the Commission. They also discussed removing a vinyl window and replacing it with a window that accommodated the size of the original top sash. Discussion followed regarding the door and window and their replacements.

Commissioner Tabachnick asked if there was any stained or leaded glass windows in the house.

Ms. Lantigua said she did not know. She added that, due to the ongoing situation with her house, she was unable to use the kitchen and had to cook in the basement. Since she had kids and worked from home it was important to have the work done and she was willing to work with the Commission so she could get it done.

Further discussion followed regarding the plans for the window.

Chairman Horvath noted that they would need proper drawings for the French doors and possibly the window as well before approval.

Commissioner Rockwell said it did not need to be an architectural drawing but needed to be a graphical representation of both the window and the door and needed to show understanding of what was being proposed.

No one wished to speak in favor of this item.

No one wished to speak in opposition of this item.

### **DECISION SESSION**

#### **2021-29**

The question of whether this item should be tabled until more photographs could be provided was raised. Commissioner Tabachnick said that, in the past, they had allowed people to expedite agreed upon information via email so that they could move forwards.

Commissioner O'Connor said he had sent around a photo file from the original application, and he had confirmed some of the details within the photos including the metal capping on top of the steeple. He pointed this out in the photos.

Commissioner Tabachnick suggested that they could allow the roof to be re-shingled for now and have them come back later with a proper solution. Further discussion followed including details regarding the ringing of the church bell and the needs of the associated steeple.

**\*\* COMMISSIONER TABACHNICK MOVED TO ACCEPT APPLICATION 2021-29 AND ALLOW THE APPLICANT TO MOVE FORWARD WITH THE FOLLOWING CONDITIONS:**

- **THE STYLE, MATERIALS AND DESIGN OF THE RESTORATION WILL REFLECT THE STATE OF CONNECTICUT'S HISTORIC REGISTRY FILING.**
- **THE SMALL DORMERS WILL HAVE TRANSPARENT GLASS WINDOWS, FUNCTIONAL IF ADDITIONAL VENTILATION IS REQUIRED.**
- **THE STEEPLE CAP CAN BE COPPER OR LEAD OR AN AMALGAMATION OF BOTH.**
- **EXISTING UNDALAGEABLE TRIM AND MOLDING ASSEMBLIES, AS REMOVED, SHOULD NOT BE INITIALLY DISCARDED, BUT RETAILED FOR USE AS TEMPLATE REFERENCE TO MATCH EXISTING CONDITIONS.**

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

Discussion followed on the potential conditions.

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

**2021-31**

Chairman Horvath asked if they were confident that the panels could fit properly on the roof.

Commissioner Sachs said he was confident that they would fit.

**\*\* COMMISSIONER O'CONNOR MOVED TO ACCEPT APPLICATION 2021-31 WITH THE FOLLOWING CONDITIONS:**

- **LAYOUT OF 4 HORIZONTAL PANELS ON TOP (CENTERED) AND 9 VERTICAL PANELS ON BOTTOM (CENTERED). SEE ATTACHED.**

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

**\*\* THE MOTION PASSED WITH FIVE IN FAVOR (HORVATH; TABACHNICK; ALVANSON; O'CONNOR; SACHS) AND ONE ABSENTION (ROCKWELL).**

**2022-1**

**\*\* COMMISSIONER TABACHNICK MOVED TO ACCEPT APPLICATION 2022-1 WITH CONDITIONS.**

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

Discussion followed as to if the application should be approved with the architect drawings being sent in time or if the item should be tabled. They would need sketches of the door, the transom, and the window panel for approval.

**\*\* COMMISSIONER TABACHNICK MOVED TO APPROVE APPLICATION 2022-01 WITH THE FOLLOWING CONDITIONS:**

- **THE SIDE WINDOW IS TO INCORPORATE EITHER A SIMPLE RECESSED PANEL OR CLAPBOARD BELOW THE WINDOW TO MATCH THE HOUSE.**
- **A NEW FRENCH DOOR CAN BE INSTALLED WITH A NEW TRANSOM ABOVE.**

**\*\* COMMISSIONER O’CONNOR SECONDED THE MOTION.**

**\*\* THE MOTION PASSED WITH FIVE IN FAVOR (HORVATH; TABACHNICK; ALVANSON; O’CONNOR; ROCKWELL) AND ONE ABSENTION (SACHS).**

### **OTHER BUSINESS**

Commissioner Tabachnick noted that there was a house on Brooklyn Avenue next to the Red Cross that was in the process of being sold. There have been proposals to put a house on the property. The buyers are trying to get a surveyor. The lot is non-conforming, and the proposed house does not meet the zoning requirements. She asked if they could recommend surveyors. Discussion followed. She said that the new proposed house would not fit the form of the neighborhood. The question of if the Commission could get involved before the building goes to P&Z. Commissioner Tabachnick said they would need to come before the Historic Commission before they could continue. Discussion followed.

Commissioner Sachs came forward to say that there was a problem at 150 Seabright Avenue. A buyer has a plan for the home which is in a flood zone. The buyer may move the house elsewhere as well. The Commission will need to prepare to deal with this. The current elevation may not be high enough to protect against a storm surge. However, there is a lack of record regarding tidal and storm surges. There are concerns that raising it may alter the visual interpretation of the neighborhood. Commissioner Tabachnick said she would not have an issue with the house being moved to save it. Further discussion followed.

### **MINUTES**

#### **OCTOBER 5, 2021 (HORVATH, TABACHNICK, SACHS, ALVANSON, ROCKWELL)**

Please change the following:

- Page 11. Move the top 3 paragraphs to be under the ‘Artic Street’ heading.
- Page 7, Paragraph 8, line 1. Change ‘Mr. DeBrezio said they had not considered it and it was something that Home Depot offers’ to ‘Mr. DeBrezio said they had not considered it and it was something that Home Depot does not offer.’
- Page 13, paragraph 5, line 1. Change ‘Ms. Tabachnick said that she had seen a house on Clinton Avenue’ to ‘Ms. Tabachnick said that she had seen a house on Brooklawn Avenue’.
- Page 13, paragraph 7, line 2. Change ‘she had met the new owners at 815 Laurel Avenue’ to ‘She had met the new owners, Pendergrast, at 815 Laurel Avenue.’

**\*\* COMMISSIONER TABACHNICK MOVED TO ACCEPT THE MINUTES OF OCTOBER 5, 2021, AS CORRECTED.**

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

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

**DECEMBER 7, 2021 (HORVATH, TABACHNICK, ALVANSON, ROCKWELL)**

Please change the following:

- Page 1, paragraph 6, paragraph 5. Delete 'Scaffolding will need to be replaced'.
- Page 2, paragraph 6, line 3. Change 'into the Community Funds.' Into 'into the Community Development Block Grant Funds.'

**\*\* COMMISSIONER TABACHNICK MOVED TO ACCEPT THE MINUTES OF DECEMBER 7, 2021, AS CORRECTED.**

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

**\*\* THE MOTION PASSED WITH FIVE IN FAVOR (HORVATH; TABACHNICK; ALVANSON; O'CONNOR; ROCKWELL) AND ONE ABSENTION (SACHS).**

**ADJOURNMENT**

**\*\* COMMISSIONER TABACHNICK MOVED TO ADJOURN.**

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

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

*The meeting adjourned at 8:09 P.M.*

Respectfully Submitted.

Ian A. Soltes

Telesco Secretarial Services