

**CITY OF BRIDGEPORT  
HISTORIC DISTRICT COMMISSION  
REGULAR MEETING  
MARCH 1, 2022**

**ATTENDANCE:** Guy Horvath, Chair; Susan Tabachnick, Co-chair; Kristen Alvanson, Tim O'Connor, Rachel Rockwell, Stuart Sachs

**OTHERS:** Paul Boucher, Asst. Zoning Administrator;

**CALL TO ORDER**

Mr. Horvath called the meeting to order. He called the roll and stated there was a quorum present.

**PUBLIC HEARING**

Mr. Horvath reviewed the rules for the Public Hearing, including having only one person speaking at a time and also identifying themselves when they are recognized by the Chair.

**CONTINUED BUSINESS:**

**Application #2022-2 of Damien Breier/Thomas Ryder (LandTech) for an in-ground pool, boat house, two-story garage addition (front) and two-story house addition (rear) at the address of 39 Penfield Place.**

Mr. Carter from LandTech explained that following the previous meeting, the architects had reviewed the proposal and made several changes based on the comments from the Commissioners. He went on to explain the details of the changes on both the site plans and the elevation drawing, including the lowering of the roof line by two feet.

Mr. Carter displayed a slide indicating there were fifteen homes within a quarter mile radius that had pools. There were also other homes that had similar features to the proposed changes, such as no grid windows, or the average size of the neighboring homes, which was around 2,500 square feet.

Mr. Sachs made some suggestions about the shingling materials. He added that the Connecticut DEEP has material about building docks in public waters. He spoke about the Secretary of Interior Guidelines that the architect had followed.

The discussion moved to the previously mentioned Tesla roof panels and the new GAF roof tiles, the field stone that would be used, the rear shed dormer windows, the bump out for the dining room and the total square footage for the house, which is 3,600 which includes the attic area.

Mr. Horvath asked if there was anyone present who wished to speak in favor of the application. There was no response. Mr. Horvath asked if there was anyone present who wished to speak in opposition to the application.

Mr. and Mrs. Dominic Caitai, who live directly across the street from the house felt it would obliterate their view of the water. It is changing the neighborhood. They moved from Westport because of all the changes that happened there. They are concerned about all the changes.

Mr. John Stevens who is the next door neighbor, expressed concerns about the pool that was originally a raised structure, but is now an in ground pool. If it is an above ground raised pool, he would be against it since it would cause flooding on his property.

Ms. Knapp of 37 Beacon Street said that she had concerns about the dock. She asked how far out the dock would extend and how large the boat lift would be. A large boat would ruin their view, which is the primary reason they purchased the house. The community enjoys the views and the boat lift and dock would ruin the view. Mr. Horvath explained that the public could not have a dialog with the applicant.

Mr. Horvath summarized the opposing comments for the Committee. Mr. Boucher then noted that there were letters that had been received about the application.

Ms. Sabrina Smeltz, at 10 Penfield Place sent a letter in favor of the project. Ms. Diana Cadamus at 162 Grovers Avenue sent a letter in favor of the project. Mr. Gary Jones of 26 Penfield Place sent a letter in favor of the project. Mr. John Foster of 166 Grovers Avenue sent a letter in favor of the project. Mr. Boucher added that Mr. Stevens who had just spoken about the pool sent a letter with an additional comment.

Atty. Chris Russo, who represents the applicant, said regarding the size of the dwelling was in compliance with the Zoning regulations in terms of size, height, setback and site coverage. The Historic Commission deals with design.

The dock will be handled through a DEEP approval process and will be included in the Coastal Site Plan application to the Planning and Zoning Commission. The State will also review this, so there will be multiple opportunities to submit comments on the dock.

Mr. Sachs said that recent experience with the DEEP permitting process at Ash Creek shows that enforcement is severely lacking. Discussion followed about the opportunities to respond.

Mr. Carter said that they were simply trying to develop the property for his family. The pool will be an in ground pool, not a raised one.

Mr. Horvath then closed the public hearing on 39 Penfield Place.

**Application #2022-3 of Wayne Garrick & Center for Family Justice for an ADA compliant ramp to the rear of the building and the removal of the bay door on the garage and the installation of a french door with side windows at the address of 800 Clinton Avenue.**

Mr. Garrick, the New Haven architect for the project, said he had sent out an information packet to the Commissioners. Most of the suggestions that the Commissioners made at the previous meeting have been incorporated and improved the project. Mr. Garrick then reviewed the changes that were made to the fencing and he researched the changes with the staircases. While he can use the fencing that Mr. Sachs suggested, he felt that he could not move the staircases in good conscience. He also reviewed the other changes that he was able to incorporate. He noted an error on the drawing where the windows should have been six over six like the windows that currently exist.

The discussion then moved to the width of the handicapped ramp, the window size on the north side, and the style of the fencing.

Mr. Garrick thanked the Commissioners for their time and suggestions.

Mr. Horvath asked if there was anyone present who wished to speak in favor of the application. There was no response. Mr. Horvath asked if there was anyone present who wished to speak in opposition to the application. Hearing none, Mr. Horvath closed the public hearing.

**NEW BUSINESS:**

**Application #2022-5 of Kevin & Edith Cassidy/Thomas Kane (TJK Builders) for the construction of an 8' x 22' covered front porch on the house at the address of 245 Ellsworth Street.**

Mr. Kane, the builder, came forward and stated that he lived at 175 Ellsworth Street. He then presented the plans and said that the residence was a basic Colonial home. The porch would have a shed roof with some columns and a set of stairs directly to the walkway that should match the character of the home and the immediate neighborhood.

Mr. Kane said that the house was built in 1856 and there was an original wrap around porch. Discussion followed about the gutters and leaders that may have been on the original structure, the square footage of the house, the number of steps, along with the type and style of materials to be used.

After some discussion, it was agreed that this item would be a continued application. Mr. Kane said that he would send over a copy of the photograph that he had to the Commissioners.

**DECISION SESSION.**

**Application #2022-2 of Damien Breier/Thomas Ryder (LandTech) for an in-ground pool, boat house, two-story garage addition (front) and two-story house addition (rear) at the address of 39 Penfield Place.**

**\*\* MR. SACHS MOVED TO APPROVE APPLICATION 2022-2 WITH THE STIPULATION THAT THE APPLICANT USE ALASKAN YELLOW CEDAR SHINGLES.**

**\*\* MS. TABACHNICK SECONDED.**

Ms. Rockwell listed her concerns regarding the requested changes. Discussion followed about the application and the various aspect of the proposed changes.

Mr. Sachs said that he was willing to accept conditions for his motion. He said he would want the applicant to use Alaskan yellow cedar shingles.

Ms. Tabachnick said that she was not comfortable with the application and withdrew her second.

**\*\* MS. TABACHNICK WITHDREW HER SECOND.**

No one else wished to second the motion.

**\*\* THE MOTION FAILED DUE TO A LACK OF A SECOND.**

The application cannot be continued due to the fact that the application would go beyond 65 days and automatically be approved.

**\*\* MS. ROCKWELL MOVED TO DENY WITHOUT PREJUDICE APPLICATION #2022-2 FOR THE FOLLOWING REASONS:**

**1. THE WINDOWS ON THE EAST (REAR) ELEVATION SHOULD REFLECT THE DESIGN OF THE WINDOWS ON THE WEST (FRONT) ELEVATION.**

**2. THE DESIGN OF THE EAST ELEVATION IS NOT IN CHARACTER WITH THE HISTORIC CHARACTER OF THE HOUSE.**

**\*\* MR. HORVATH SECONDED.**

Mr. O'Connor said that he knows the owner, so he would have to abstain from the vote. Ms. Alvanson was not present at the last month's meeting.

**\*\* THE MOTION TO DENY WITHOUT PREJUDICE PASSED WITH THREE (3) IN FAVOR (HORVATH, TABACHNICK AND ROCKWELL) ONE (1) AGAINST (SACHS) AND ONE (1) ABSTAINING (O'CONNOR).**

**Application #2022-3 of Wayne Garrick & Center for Family Justice for an ADA compliant ramp to the rear of the building and the removal of the bay door on the garage and the installation of a french door with side windows at the address of 800 Clinton Avenue.**

A discussion followed regarding the size of the windows.

**\*\* MS. ROCKWELL MOVED APPLICATION #2022-3 OF WAYNE GARRICK & CENTER FOR FAMILY JUSTICE FOR AN ADA COMPLIANT RAMP TO THE REAR OF THE BUILDING AND THE REMOVAL OF THE BAY DOOR ON THE GARAGE AND THE INSTALLATION OF A FRENCH DOOR WITH SIDE WINDOWS AT THE ADDRESS OF 800 CLINTON AVENUE WITH THE FOLLOWING CONDITIONS:**

- 1. INCREASE THE WIDTH OF THE TWO FRONT WINDOWS BY 3" – 8" AND INCREASE THE HEIGHT BY 0" – 6".**
  - 2. THE ADA RAMP AISLE RUNS SHALL BE A MAXIMUM WIDTH OF 48".**
  - 3. THE EAST ELEVATION SHALL HAVE ONLY 1 DORMER.**
  - 4. THE WINDOWS IN THE ADDITION SHALL BE SLIGHTLY SMALLER**
  - 5. THE SIDE OF THE PORCH AND RAMP IS TO BE A 4" HIGH CONCRETE SLAB.**
  - 6. NEW WINDOWS WILL BE INSTALLED WITH BACKPANS.**
  - 7. THE REVISED DRAWINGS AND PROPOSED FENCE ARE APPROVED WITH THE INCLUSION OF MODIFICATIONS MENTIONED IN CONDITIONS #1—6.**
- AND FOR THE CONSIDERATION OF THE APPLICANT, THE GABLE WINDOWS COULD BE 2 OVER 3 LIGHT SASHES.**

**\*\* MR. O'CONNOR SECONDED.**

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

**Application #2022-5 of Kevin & Edith Cassidy/Thomas Kane (TJK Builders) for the construction of an 8' x 22' covered front porch on the house at the address of 245 Ellsworth Street.**

**\*\* THERE WAS A MOTION TO CONTINUE APPLICATION #2022-5 OF KEVIN & EDITH CASSIDY/THOMAS KANE (TJK BUILDERS) FOR THE CONSTRUCTION OF**

**AN 8' X 22' COVERED FRONT PORCH ON THE HOUSE AT THE ADDRESS OF 245 ELLSWORTH STREET TO THE APRIL 5, 2022 MEETING.**

**\*\* THERE WAS A SECOND.**

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

**MINUTES**

- February 1, 2022 (Horvath, Tabachnick, O'Connor, Sachs, Rockwell)

The following changes were noted:

Page 4, paragraph 5, line 5: please change the following from:

“He also spoke of replacing a few of the windows in the front of the building with smaller fenestrations.”

To: “He also spoke of replacing a few of the windows in the front of the building with larger fenestrations.”

Page 7, under Corrections, please change the following from:

Page 3, under Application 2021-29, paragraph 2, line 1: please change the following from:

“Commissioner O'Connor said he had sent around a photo file from the original application,”

To: “Commissioner O'Connor said he had sent around a photo file from the original application to actually establish historic district by Charles Babbage.”

Page 3, under Application 2021-29, paragraph 2, line 1: please change the following from:

“Commissioner O'Connor said he had sent around a photo file from the original application,”

To: “Commissioner O'Connor said he had sent around a photo file from the original application to actually establish historic district by Charles Virvich.”

**\*\* MS. TABACHNICK MOVED TO APPROVE THE MINUTES OF THE FEBRUARY 1, 2022 MEETING AS CORRECTED.**

**\*\* MS. ROCKWELL SECONDED.**

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

**D. Other Business:**

Ms. Tabachnick asked about the large cable box that had been placed in front of 800 Clinton Avenue. She wished to know if the cable company needed to come before the Commission. Discussion followed about contacting the regulatory authority involved.

Ms. Rockwell reported that the Commission had recently approve solar panels for a residence. The work was completed earlier in the day and looks good. Discussion followed.

**ADJOURNMENT**

**\*\* MS. TABACHNICK MOVED TO ADJOURN.**

**\*\* THERE WAS A SECOND.**

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

The meeting adjourned at 8:41 p.m.

Respectfully submitted,

Telesco Secretarial Services