

**CITY OF BRIDGEPORT  
HISTORIC DISTRICT COMMISSION  
REGULAR MEETING  
APRIL 5, 2022**

**ATTENDANCE:** Guy Horvath, Chair; Susan Tabachnick, Co-chair;  
Tim O'Connor, Rachel Rockwell, Stuart Sachs (6:44 p.m.)

**OTHERS:** Paul Boucher, Asst. Zoning Administrator; Damien Breier,  
Thomas Kane, TJK Builder; Atty. Chris Russo

**CALL TO ORDER**

Commissioner Horvath called the meeting to order at 6:03 p.m. He called the roll and stated there was a quorum present.

**PUBLIC HEARING**

**Continued 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 greeted the Commissioners and said that they had resubmitted a revised plan with adjustments suggested at the last meeting. He gave a brief overview of the project.

Commissioner Tabachnick asked about the railings. Mr. Kane said that the customer wanted to keep the railings.

Commissioner Tabachnick about the details of the materials used for the porch. Commissioner Tabachnick said that the lumber from Home Depot is not crisply cut. Mr. Kane said that they cut the lumber on site.

The discussion moved to the size of the lumber, whether it will be painted or stained and if Azek will be used for the porch ceiling.

Commissioner Horvath said that Mr. Kane had been asked to copy some of the design elements from the existing house, which Mr. Kane had done. Commissioner Horvath displayed a design on screen and reviewed the details he had noted on the plans including details relating to the stringers and lattice work. There were also concerns expressed about using pressure treated wood on an existing structure.

Commissioner Rockwell said that there were moldings and trims that were not indicated on the section drawing. Mr. Kane said that it was shown on the other two drawings but they missed it on the section drawing.

Commissioner Rockwell asked about painting the pressure treated wood. Mr. Kane said that a solid white stain would take well. Commissioner Horvath repeated that they never approved pressure treated wood for existing structures. They have approved fir, cedar, Azek and high quality composite materials. Mr. Kane said that he would use cedar for the railings.

Commissioner Tabachnick asked what the top of the railing would look like. Mr. Kane said that he would bevel it off.

Mr. Kane said that he thought he had included all the items that they had previously discussed. Commissioner Horvath said that they had discussed rainwater leaders and gutters, but it was not part of the application.

Commissioner Horvath asked if there was anyone present who wished to speak in favor of the application. There was no response. Commissioner Horvath asked if there was anyone present who wished to speak in opposition to the application. Hearing none, Commissioner Horvath closed the public hearing on Application #2022-5 regarding 245 Ellsworth Street.

#### **TABLED BUSINESS:**

There was no business to consider at this time.

#### **DEFERRED BUSINESS:**

There was no business to consider at this time.

#### **NEW BUSINESS:**

**Application #2022-6 of Damien Breier 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. Boucher said that there were only three Commissioners for the next application since Commissioner Sachs had not yet arrived and Commissioner O'Connor was recusing himself. The Commission decided to move into the Decision Session for the previous application.

#### **DECISION SESSION:**

**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.**

**\*\* COMMISSIONER TABACHNICK MOVED TO APPROVE 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 WITH THE FOLLOWING CONDITIONS:**

- 1. PORCH DECKING WILL BE FIR AND RUN PERPENDICULAR TO THE HOUSE.**
- 2. LATTICE GRILLING IS TO BE INSTALLED UNDER THE PORCH.**
- 3. STAIRS ARE TO BE ARTICULATED WITH RISERS AND TREADS, MATERIAL CAN BE FIR, PINE, CEDAR OR COMPOSITE.**
- 4. CEILING WILL BE AZEK BEAD BOARD.**
- 5. PORCH EVE WILL MATCH ROOF LINE AND WRAPPED WITH TRIM AS ON FRONT ELEVATION.**

**INSTALL DETAIL MOLDING TO TOP AND BOTTOM OF ROOF POSTS.**

**REFER TO THE ATTACHMENT "EXHIBIT", DATED 04/05/2022 FOR FURTHER CLARIFICATION.**

**THE RAILINGS AND BALUSTRADE DETAILS AND DESIGN WILL REQUIRE AN HISTORIC COMMISSION APPROVAL UNDER A SEPARATE APPLICATION.**

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

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

**MINUTES:**

- March 1, 2022 (Horvath, Tabachnick, O'Connor, Sachs, Rockwell, Alvanson)**

**\*\* COMMISSIONER TABACHNICK MOVED THE MINUTES OF THE MARCH 1, 2022 MEETING.**

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

The following correction was noted:

Page 6, under February 1, 2022 minutes: please change the following correction from:

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.”

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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 Brilvitch.

**\*\* THE MOTION TO APPROVE THE MINUTES OF THE MARCH 1, 2022 MEETING AS CORRECTED PASSED UNANIMOUSLY.**

Commissioner Tabachnick said that she had heard that the State Historic Tax Credits has been changed and they only cover actual repairs. Discussion followed.

Commissioner Tabachnick asked the Commissioners for their thoughts on a change on the side of a building that would be screened by planting.

**RECESS**

Commissioner Horvath announced a recess at 6:38 p.m. He reconvened the meeting at 6:44 p.m.

*Commissioner Sachs joined the meeting at 6:44 p.m.*

**Application #2022-6 of Damien Breier 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.  
CONT'D.**

Mr. Breier introduced himself and Atty. Russo, his attorney. Mr. Breier explained that he was a professional engineer and added that he had owned and renovated a historic home in Southport along with other historic homes. He would like to have this home for his family and his grandchildren.

Mr. Breier then displayed the site plans on screen. He said that all of the improvements observe the setbacks and displayed photographs of the view from various sides of the house. He noted that he had an existing non-conforming setback on one side of the house. He also displayed a screen showing the original design submission and the current one, including the changes to the shed dormer, the dormer windows, the garage doors, the elevation and other details.

Mr. Breier then displayed some photos of glass additions to other historic homes. He said that these additions did not detract from the historic home. He also displayed some of the historic homes in the neighborhood to show the details of the windows. These photos included residences at 70 Beacon Street, 21 Penfield, 37 Beacon, and 20 Beacon Street.

He then spoke about the scale of the development and displayed the square footage of the neighboring houses. He said that his proposal was not the largest square footage nor the smallest.

Commissioner Rockwell said that the improvements were great and she was excited to see them. She said she did not see the profile of the gutters. Mr. Breier said that they would match the existing gutters and downspouts.

The discussion then moved to the details of the railings and the posts on the deck along with the south elevation deck trim.

Commissioner Rockwell also had questions about the balcony fascia above the office. Mr. Breier agreed it should match the house.

Commissioner Sachs said that he liked the changes that had been made and the materials that Mr. Breier had chosen. These were sustainable and fit in well with the historic nature of the house. Mr. Breier said that he was planning on putting in geothermal and solar in order to be as sustainable as possible.

Commissioner Tabachnick asked about the proposed solar shingles. Mr. Breier said that he hoped to use Tesla shingles, but it is a new product and not easily available. If there is a change to this, he would come back to the Commission. Discussion followed about the Tesla solar shingles.

It was pointed out that the cable fencing is not allowed for pool fencing since it is climbable. Mr. Breier said that he would most likely put in black chain link fencing. Discussion followed about different types of fencing that becomes almost invisible.

Mr. Breier said that he appreciates the comments and was pleased with the new design.

Commissioner Tabachnick said that one over one was the standard when the house was built.

Commissioner Horvath asked if there was anyone present who wished to speak in favor of the application. Mr. Breier said that they had previously submitted five or six letters of support for the previous submission.

Commissioner Horvath asked if there was anyone present who wished to speak in opposition to the application. Hearing none, Commissioner Horvath closed the public hearing on Application #2022-6 of Damien Breier 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.

**\*\* COMMISSIONER SACHS MOVED TO APPROVE APPLICATION #2022-6 OF DAMIEN BREIER 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 AS REVISED.**

**\*\* COMMISSIONER TABACHNICK SECONDED.**

Commissioner Rockwell said that she would like to put in conditions. Mr. Boucher said that normally, they vote and then conditions were added. Discussion followed about the procedures.

Commissioner Sachs pointed out that there were four votes were required to approve the application, but there were only three votes in favor, so the motion failed.

**\*\* THE MOTION FAILED TO PASS WITH THREE (3) IN FAVOR (TABACHNICK, SACHS AND HORVATH) AND ONE (1) AGAINST (ROCKWELL).**

**\*\* COMMISSIONER ROCKWELL MOVED TO APPROVE APPLICATION #2022-6 OF DAMIEN BREIER 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 WITH THE FOLLOWING CONDITIONS:**

- 1. THE TRIM OF THE BALCONY FASCIA ABOVE THE OFFICE IS TO MATCH THE HOUSE IN COLOR AND STYLE.**

**REASONS FOR APPROVAL:**

- 1. THE PROPOSED ADDITIONS ARE IN KEEPING WITH THE HISTORIC**

**CHARACTER OF THE HOUSE.**

**2. THE SITE IMPROVEMENTS ARE TYPICAL FOR A RESIDENTIAL HOME AND WATER RECREATION.**

**\*\* COMMISSIONER SACHS SECONDED.**

Commissioner Rockwell said that she was uncomfortable approving this in a historic setting and felt that it would open the door to adding modern additions to historic homes.

Commissioner Sachs noted that the Historic Commission who receive their authority through the Federal Government via the State of Connecticut. The Federal Government has guidelines that include statements that modern additions may be completed on historic structures. Those guidelines are from the Secretary of Interior, which Mr. Breier followed. He gave the details. Discussion followed.

**\*\* THE MOTION TO APPROVE PASSED WITH FOUR (4) IN FAVOR (TABACHNICK, SACHS ROCKWELL AND HORVATH) AND ONE (1) ABSTENTION (O'CONNOR).**

**OTHER BUSINESS:**

There was no additional business to consider at this time.

**ADJOURNMENT**

**\*\* COMMISSIONER ROCKWELL MOVED TO ADJOURN.  
\*\* COMMISSIONER HORVATH SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 7:34 p.m.

Respectfully submitted,

Telesco Secretarial Services