

**CITY OF BRIDGEPORT
HISTORIC DISTRICT COMMISSION
REGULAR MEETING
MAY 3, 2022**

ATTENDANCE: Guy Horvath, Chair; Susan Tabachnick; Kristen Alvanson; Tim O'Connor; Stuart Sachs
(6:26 P.M.)

STAFF: Paul Boucher, Zoning Department

OTHER: Atty. Lynn Haig; Gabriel Mompean; Lucimeiri Mompean

CALL TO ORDER

Chairman Horvath called the meeting to order at 6:13 P.M. There was a quorum present.

PUBLIC HEARING

CONTINUED BUSINESS

There was no Continued Business at this time.

TABLED BUSINESS

There was no Tabled Business at this time.

DEFERRED BUSINESS

There was no Deferred Business at this time.

NEW BUSINESS

**APPLICATION #2022-7
OF LUCIMEIRI MOMPEAN FOR THE CONSTRUCTION OF A 2.5 STORY, TWO-FAMILY HOUSE AND SITE
IMPROVEMENTS AT THE ADDRESS OF 189 ARTIC STREET.**

Mr. and Ms. Mompean came forward to discuss this item. They provided and reviewed the plans for the Commission. Their prior request was denied a year prior.

Commissioner Tabachnick raised concerns over the use of vinyl. She requested further information regarding the following:

- Gables on the house.
- Details on the windows of the house.
- The lack of a small roof over the door on the side of the house.

- Chairman Horvath voiced further concerns regarding the lack of a landing on the side door and its potential code violations.

Commissioner Sachs joined the meeting at 6:26 P.M.

Commissioner Sachs voiced concern over the crushed stone bed for the house and asked if it was a parking area.

Ms. Mompean denied this and said the lot was too small for a parking space.

Commissioner Tabachnick noted that there was no sidewalk in front of the house on the plans.

Mr. Mompean pointed to where the walk was on the plans.

Commissioner O'Connor asked for further details regarding the window design. Ms. Mompean answered to the satisfaction of the Commission.

Chairman Horvath noted that the following:

- The side door was a commercially available door and may have issues as a result.
- Potential problematic use of the interior; especially with the bedrooms.
- Architectural suggestions for the front doors.

It was noted that there were issues with the materials for materials (vinyl) and siding which are not permitted in historic districts. Discussion followed regarding what materials would be acceptable. Chairman Horvath brought up various materials that would be acceptable.

No one wished to speak in favor of this application.

No one wished to speak in opposition to this application.

DECISION SESSION

#2022-7

**** COMMISSIONER SACHS MOVED TO APPROVE APPLICATION #2022-7 OF LUCIMEIRI MOMPEAN FOR THE CONSTRUCTION OF A 2.5 STORY, TWO-FAMILY HOUSE AND SITE IMPROVEMENTS AT THE ADDRESS OF 189 ARTIC STREET. WITH THE FOLLOWING CONDITIONS:**

- 1. ENCLOSE THE SIDE OF THE FRONT PORCH AND INSTALL A FREEZE BOARD AT TOP OF POST ON FRONT AND SIDE.**
- 2. THE SIDE BASEMENT DOOR IS TO BE RAISED 4"-6" TO ACCOMMODATE WEATHER PROOFING**
- 3. HOUSE SIDING IS TO BE THE "HARDIBOARD" OR OTHER COMPARABLE MATERIAL WITH "AZEK" TRIM. NO VINYL.**
- 4. INCORPORATE "K" GUTTERS AND LEADERS.**

5. **WINDOWS ARE TO BE "ONE OVER ONE" SASHES AND TO BE CONSTRUCTED OF A GOOD MATERIAL. NO VINYL.**
6. **THE TRIANGLE AREA AT THE TOP OF THE TWO FRONT PEAKS CAN BE OF "PVC" OR OTHER SIMILAR MATERIAL.**

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

Discussion followed regarding the conditions for approval including the following items:

- The type of gutters for the house.
- Material for the house.
- The material and type of windows to be used.
- The roof shingles used.
- The construction of the gable.

**** THE MOTION PASSED UNANIMOUSLY.**

MINUTES

APRIL 5, 2022 (HORVATH, TABACHNICK, O'CONNOR, SACHS, ROCKWELL)

Please correct the following:

- Page 1, under 'Continued Business', change to 'Commissioner Tabachnick asked about the details of the materials'.
- Page 3, after the motion to approve the minutes, change 'have' to 'has' under State Historical Tax Credits

**** COMMISSIONER TABACHNICK MOVED TO APPROVE THE MINUTES OF APRIL 5, 2022 AS AMENDED.**

**** COMMISSIONER SACHS SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

OTHER BUSINESS

Mr. Boucher came forward to inform the Commission that he had sent out a general email regarding the State Historian.

Chairman Horvath said he had been in discussions with other Commissions regarding tax abatement for historical properties. Discussion followed. Issues with Robert's Rules of Order and how they applied to meetings were also brought up for discussion.

ADJOURNMENT

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

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

**** THE MOTION PASSED UNANIMOUSLY.**

City of Bridgeport
Historic District Commission
Regular Meeting
May 3, 2022

The meeting adjourned at 7:16 P.M.

Respectfully Submitted
Ian A. Soltes
Telesco Secretarial Services