

**CITY OF BRIDGEPORT
HISTORIC DISTRICT COMMISSION
REGULAR MEETING
AUGUST 2, 2022**

ATTENDANCE: Guy Horvath, Chairman Susan Tabachnick; Tim O'Connor; Rachel Rockwell; Kristen Alvanson (6:24)

STAFF: Paul Boucher

OTHER: Handy Luigi; Ilana Polak; John Mastera; Jordan McDonald; Vincent Mobilio; Stuart Sachs;

CALL TO ORDER

Chairman Horvath called the meeting to order. There was a quorum present.

PUBLIC HEARING

CONTINUED BUSINESS

APPLICATION #2022-9

OF THE OFFICE OF PLANNING & ECONOMIC DEVELOPMENT FOR THE INSTALLATION OF A CONCRETE PAD, BIKE RACK AND BIKE SHELTER ON CITY PROPERTY KNOWN AS WASHINGTON PARK.

Mr. Mobilio came forward to discuss this item. He provided and reviewed plans on a map for the Commission. The designs that will be used are largely modern. It had been suggested previously to utilize a black coloring to reflect the black, cast-iron, assembly. Further discussion followed regarding the coloration of the structures. It was suggested to move the sign away from the tree in order to improve longevity. The possibility of relocating it to the other side of the sidewalk was also raised.

Ms. Alvanson joined the meeting at 6:24 P.M.

The minutes were handled at this time.

JUNE 7, 2022 (HORVATH, TABACHNICK, ALVANSON, ROCKWELL)

Please correct the following:

- Page 1, Paragraph 5: Please change 'Ms. Khyal said that the removal was a mistake made by the Homeowners Association.' To 'Ms. Khyal said that the removal of the front chimney was a mistake made by the Homeowners Association.'

**** MS. TABACHNICK MOVED TO ACCEPT THE MINUTES OF JULY 7, 2022 AS AMENDED.**

**** MS. ALVANSON SECONDED THE MOTION.**

**** THE MOTION PASSED WITH FOUR IN FAVOR (HORVATH, TABACHNICK, ALVANSON, ROCKWELL) AND ONE ABSTENTION (O'CONNOR).**

JULY 5, 2022 (HORVATH, TABACHNICK, ALVANSON, O'CONNOR)

Please correct the following:

- Page 2, paragraph 3: Please change 'He also asked if the windows would be inside or out' to 'He also asked if the window mullions would be inside or out.'
- Page 2, paragraph 5: Please change 'He provided photos of similar locations in the area that had similar windows to the proposed ones.' to 'He provided photos of similar locations in the area that had similar windows to the proposed ones.'
- Page 3, Paragraph 9: Please change 'Ms. Tabachnick raised the possibility of re-chalking the existing windows as well.' To 'Ms. Tabachnick raised the possibility of calking the existing windows as well.'
- Page 4, Paragraph 6: Please change 'Ms. Tabachnick asked if there was a bike structure that felt more historic in terms of its design.' To 'Ms. Alvanson asked if there was a bike structure that felt more historic in terms of its design.'
- Page 5, Paragraph 1: Please change 'She felt that the peak at the top was appropriate among other issues, which she reviewed for those present.' To 'She felt that the peak at the top was not appropriate among other issues, which she reviewed for those present.'

**** MS. TABACHNICK MOVED TO ACCEPT THE MINUTES OF JULY 5, 2022 AS AMENDED.**

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

**** THE MOTION PASSED WITH FOUR IN FAVOR (HORVATH, TABACHNICK, ALVANSON, O'CONNOR) AND ONE ABSTENTION (ROCKWELL).**

The meeting returned to the normal agenda at this point.

APPLICATION #2022-10
OF "WE WANT MORE, INC." FOR THE RESTORATION AND RENOVATION OF THE EXISTING CARRIAGE HOUSE FOR OFFICES AND CONFERENCE ROOM AS AN ACCESSORY USE TO THE PROPOSED NEW USE OF THE PRINCIPAL BUILDING AT THE ADDRESS OF 835 CLINTON AVENUE.

Mr. Mastera came forward to discuss this item. He presented his proposed changes to the application to the Commission for review. They removed the arches, the points on the top of the dormers, and reduced the timbering. Ms. Alvanson said that all the items she'd brought up previously had been taken care of and this design looked better. Chairman Horvath asked about fire lot line clearance issues which were answered to his satisfaction. Ms. Tabachnick asked about the use of slate shingles which was answered to her satisfaction. It was noted that asbestos shingles were the historically accurate ones and could not be obtained. Further discussion followed regarding the shingles. They are planning to utilize fire-rated glass for the window as well. The possibility of using copper flashing was raised. A quick discussion of the proper procedure for the meeting and when the vote on the application should happen followed.

Ms. Ilana Polak voiced her support for the project.

No one wished to speak in opposition to this application.

City of Bridgeport
Historic District Commission
Regular Meeting
August 2, 2022

Chairman Horvath if anyone wished to speak in favor of Application 2022-9. No one wished to speak in favor of this application.

Chairman Horvath if anyone wished to speak in opposition to Application 2022-9. No one wished to speak in favor of this application.

APPLICATION #2022-12
OF JOSEPH JEAN FRANCOIS FOR REPLACEMENT WINDOWS ON THE HOUSE AT THE ADDRESS OF 77
ELMWOOD PLACE.

Mr. Luigi came forward to discuss this item. Images of the house were provided for the Commission. He pointed out that a suggestion made prior was the installation of storm windows. He has researched storm window options since then and presented his selection to the Commission. He had found two different storm windows that would be suitable and detailed them. Discussion followed regarding:

- Using a combination of windows.
- Window casement.
- The material used, especially the use of aluminum.
- The windows on the back of the house.

No one wished to speak in favor of this application.

No one wished to speak in opposition to this application.

The window choice will need to be approved by the homeowner, but it is unlikely that there will be alternate ideas. As such the Commission decided it would be acceptable to vote on the window choice at this meeting.

APPLICATION #2022-13
OF ILANA POLAK FOR REPLACEMENT ENTRY DOOR ON THE HOUSE AT THE ADDRESS OF 180
BROOKLAWN AVENUE.

Ms. Polak came forward to discuss this item. The Commission restated their desire to have a more 'Edwardian-style' door on the house as well as issues with its current placement. Ms. Polak said she had not been able to find one in the month since the prior meeting and could not afford a new door that would replicate the style. Discussion followed as to how appropriate the door was and if there were other options available and viable. Concerns over weather and how effective the proposed door, a new door, or the current door were against weather were raised as well. Chairman Horvath felt that the door would be a misstep in regard to what the Commission should approve. Ms. Rockwell highlighted ways to improve the weather efficiency of the door. Ms. Tabachnick provided a location she believed might have an acceptable door. Further discussion followed regarding the acceptability of the door and alternative options. Ms. Tabachnick pointed out that the current door was not approved by the Historic District Commission. She recommended that Ms. Polak show the Commission what she desired to buy before purchase. The possibility of using the Edwardian door elsewhere in the house was raised.

No one wished to speak in favor of this application.

No one wished to speak in opposition to this application.

TABLED BUSINESS

There was no Tabled Business at this time.

DEFERRED BUSINESS

There was no Deferred Business at this time.

NEW BUSINESS

There was no New Business at this time.

DECISION SESSION

#2022-9

**** MR. O'CONNOR MOVED TO APPROVE APPLICATION 2022-9 WITH THE FOLLOWING CONDITIONS:**

- **THE PREFERRED LOCATION IS ON THE NOBLE AVENUE AND EAST WASHINGTON AVENUE CORNER TO THE LEFT OF THE ACCESS SIDEWALK.**
- **THE BIKE RACK AND SHELTER WILL BE BLACK POWDER COATED.**

**** MS. TABACHNICK SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

#2022-13

**** MS. TABACHNICK MOVED TO DENY APPLICATION 2022-13.**

**** MS. ALVANSON SECONDED THE MOTION.**

Ms. Tabachnick felt that there were other options for a new door available. Chairman Horvath felt that, while the replacement door was a step in the right direction, it did not resolve the issue and was not a satisfactory solution. He did feel that it could be used at the back of the house though. It was suggested that, should the door be used elsewhere in the house, it come before the Commission first.

**** THE MOTION PASSED UNANIMOUSLY.**

#2022-12

There was a brief discussion regarding the merits of repairing the window as opposed to replacing the window.

**** MS. TABACHNICK MOVED TO APPROVE APPLICATION 2022-12 WITH THE FOLLOWING CONDITIONS:**

- IF CHOOSING STORM-WINDOWS THE SIMPLER STYLE IS PREFERABLE.
- IF CHOOSING DOUBLE-HUNG REPLACEMENT WINDOWS, THEY WILL BE ONE-OVER-ONE ALUMINUM CLAD WOOD WINDOWS.
- THE 2ND STORY FRONT CASEMENT WINDOWS WILL BE THE EIGHT WINDOW-PANE GRID.
- THE BASEMENT WINDOWS WILL BE THE AWNING TYPE OF WINDOW.

**** MS. ALVANSON SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

#2022-10

**** MR. O'CONNOR MOVED TO APPROVE APPLICATION 2022-10 WITH THE FOLLOWING CONDITIONS:**

- THE RENOVATIONS WILL BE IN ACCORDANCE WITH THE REVISED PLANS DATED JULY 11, 2022.
- THE CHOICE OF ROOFING SHALL BE EITHER ARCHITECTURAL SHINGLES OR SLATE.
- THE GUTTERS WILL BE HALF-ROUND COPPER.
- THE ROOF RIDGE AND VALLEYS SHALL BE COPPER, LEAD-COATED COPPER OR ZINC-COATED COPPER FLASHING.

**** MS. ALVANSON SECONDED THE MOTION.**

Discussion followed regarding what conditions would be acceptable.

**** THE MOTION PASSED UNANIMOUSLY.**

OTHER BOARD BUSINESS

There was no other business at this time.

LAST ZOOM MEETING: JULY 5, 2022

It was noted that 815 Clinton Avenue had gone up for sale. A brief discussion happened regarding the property.

ADJOURNMENT

**** MS. ROCKWELL MOVED TO ADJOURN.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:05 P.M.

Respectfully Submitted

Ian A. Soltes

Telesco Secretarial Services

City of Bridgeport
Historic District Commission
Regular Meeting
August 2, 2022