

**CITY OF BRIDGEPORT
HISTORIC DISTRICT COMMISSION
REGULAR MEETING
SEPTEMBER 6, 2022**

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

STAFF: Paul Boucher, Zoning Official

OTHER: David Berg; Peter Howard; Alex Mendez; Faith Ricciotti

CALL TO ORDER

Chairman Tabachnick called the meeting to order at 6:01. There was a quorum present.

PUBLIC HEARING

NEW BUSINESS

APPLICATION #2022-14

OF ALEX MENDEZ FOR A STRIP AND RE-SHINGLE WITH COPPER CHIMNEY FLASHING ON THE HOUSE AT THE ADDRESS OF 150 ELMWOOD AVENUE.

Mr. Mendez came forward to discuss this item. He has hired the Keller Home Improvement and Roofing Company to do the work. He desired to only discuss the type of roofing that was being done. Discussion followed regarding the coloring of the shingles that would be installed. They will be using architectural shingles for the project. The garage will be included in the process. The gutters and leaders will remain the same.

No one wished to speak in favor of this application.

No one wished to speak in opposition to the application.

APPLICATION #2022-15

OF JOE DAVIS FOR THE REPLACEMENT OF TWO EIGHT-LIGHT WINDOWS AND ONE 16-LIGHT WINDOW IN THE BAY WINDOW ON THE HOUSE AT THE ADDRESS OF 248 ELLSWORTH STREET.

There was no one present to discuss this item at this time.

APPLICATION #2022-16

OF FAITH RICCIOTTI FOR REPLACEMENT WINDOWS AND TO LIFT THE EXISTING HOUSE TO MEET THE FEDERAL FLOOD ELEVATION REGULATIONS AT THE ADDRESS OF 150 SEABRIGHT AVENUE (PHASE 1).

Mr. Berg came forward to discuss this item. They have previously submitted information regarding the projects. They intend to make other changes which they were unsure if they fell under the purview of

the hearing. They desire to make the house livable. The ceilings do not meet current building code. He reviewed the layout of the house. The application will not be covering the addition in the back. He reviewed the flood vents that they plan to install. There will be some restoration work done on the house. Discussion followed regarding the windows that were planned to be installed. This included the sizes of the windows which were reviewed.

Mr. Sachs voiced issue with the railing detail and felt that the pickets did not fit with the historic traditions of the house. He also wished to talk about the spacing patterns in the full panel inserts. Further discussion followed.

Ms. Rockwell asked for more information regarding the front door to the house. Mr. Berg said that he believed it was a newer door and provided some information regarding it. Further discussion followed. Ms. Rockwell expressed her desire to have the door replaced with a historically accurate door. Discussion followed regarding what would need to be done in order to keep the door historically accurate. The house was originally built in 1769. Chairman Tabachnick said they didn't need to restore it to the state it was when the house was originally built.

Ms. Alvanson asked for more information regarding the columns in the front of the house. Ms. Rockwell said that she had assumed that the ionic capitals on top were a historic piece. She suggested that the porch had been put on later. Further discussion followed regarding the porch and columns. It was noted that the door could not be enlarged currently as it came right up to the underside of the porch. A review of the blueprints in regard to the door followed.

Mr. Sachs noted that the comments from the National Trust Publication granted a great deal of leeway. He reviewed the various desires for new constructions and their desire to retain the 'dollhouse effect' of the building. He noted that this was not pertinent to the current application but would be important for any future developments. Discussion followed about the details of phase 2 and the addition when it happens.

No one wished to speak in favor of the application.

No one wished to speak in opposition to this application.

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.

DECISION SESSION

#2022-14

**** MR. SACHS MOVED TO APPROVE APPLICATION #2022-14 OF ALEX MENDEZ FOR A STRIP AND RE-SHINGLE WITH COPPER CHIMNEY FLASHING ON THE HOUSE AT THE ADDRESS OF 150 ELMWOOD AVENUE. AS SUBMITTED.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

#2022-15

It was noted that, if the applicant did not show for the next hearing, they would have to deny the application. This application will be deferred.

#2022-16

**** MR. SACHS MOVED TO APPROVE APPLICATION #2022-16 OF FAITH RICCIOTTI FOR REPLACEMENT WINDOWS AND TO LIFT THE EXISTING HOUSE TO MEET THE FEDERAL FLOOD ELEVATION REGULATIONS AT THE ADDRESS OF 150 SEABRIGHT AVENUE (PHASE 1). WITH THE FOLLOWING CONDITIONS:**

- **THE STONE USED FOR THE FOUNDATION WALLS BE A ROUNDED BEACH STONE.**
- **THE FRONT DOOR IS NOT A VERTICAL PLANK, BUT A MORE ACCEPTABLE DESIGN.'**
- **THE RAILINGS ON THE EXISTING HOUSE BE A VARIED SET OF PICKETS WITH POSSIBLE INSERTS WITH PATTERNS OR SOLID BOARDS.**

**** MS. ROCKWELL SECONDED THE MOTION.**

Ms. Rockwell reviewed her desires for the house and what she believed would need to be done, including the type of column that needed to be used for the house. Discussion followed regarding the design detail of the columns. Ms. Alvanson said that in regard to the backside of the building, she was okay with the larger window and didn't know if the mullions were necessary in the upper doors. Especially since they were not entirely sure as to the original window design in the past. Mr. O'Connor said he was in favor of a 6' round pillar, not an 8' one.

**** MR. SACHS AMENDED HIS MOTION SO THAT THE APPLICANT COMES BACK WITH ARCHITECTURAL DRAWINGS DELINEATING ANY REVISION OF THE COLUMNS IN THE FRONT OF THE HOUSE, THE RAILINGS, AND POTENTIALLY WINDOW MULLION COUNTS.**

Discussion followed regarding the proper count for the window mullions and proper window design.

**** THE MOTION NOW READS: MR. SACHS MOVED TO APPROVE APPLICATION #2022-16 OF FAITH RICCIOTTI FOR REPLACEMENT WINDOWS AND TO LIFT THE EXISTING HOUSE TO MEET THE FEDERAL FLOOD ELEVATION REGULATIONS AT THE ADDRESS OF 150 SEABRIGHT AVENUE (PHASE 1). WITH THE FOLLOWING CONDITIONS:**

- WINDOW REPLACEMENTS WILL BE 6 OVER 6.
- THE NEW FOUNDATION WILL BE COMPOSED OF ROUNDED BEACH STONES.

**** MS. ROCKWELL SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

MINUTES

AUGUST 2, 2022 (HORVATH, TABACHNICK, ALVANSON, O'CONNOR, SACHS)

Please make the following changes:

- Move Mr. Sachs from 'Other' to 'Attendance'.
- Page 2, Paragraph 3: Change 'Re-chalking' to 'Recaulking'.
- Page 3, paragraph 2: Change 'Chairman Horvath if anyone' to 'Chairman Horvath asked if anyone'.
- Please change that the proposed door was Gothic in style, not Edwardian.

**** MS. ROCKWELL MOVED TO APPROVE THE MINUTES OF AUGUST 2, 2022 AS AMENDED.
** MR. O'CONNOR SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

OTHER BOARD BUSINESS

There was no Other Board Business at this time.

ADJOURNMENT

**** MR. O'CONNOR MOVED TO ADJOURN.
** MR. SACHS SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 7:21 P.M.

Respectfully Submitted
Ian A. Soltes
Telesco Secretarial Services