

**CITY OF BRIDGEPORT
HISTORIC DISTRICT COMMISSION
REGULAR MEETING
OCTOBER 3, 2023**

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

OTHERS: Nick Sampieri, Zoning Official

CALL TO ORDER

Commissioner Horvath called the meeting to order at 6:05 p.m. A quorum was present.

A. PUBLIC HEARING

• Deferred Business:

There were no items to consider at this time.

• Continued Business:

1. Application #2023-18 of Richard Oliver to repair the roof including soffits, rakes and gutters at the house of 2148 North Avenue.

Mr. Richard Oliver came forward and greeted the Commissioner. He said he had no additional information to add to his previous presentation. Commissioner Horvath said that the roof needed to be sloped.

Commissioner Horvath asked if there was anyone present who wished to speak in favor of the application. No one came forward. Commissioner Horvath asked if there was anyone who wished to speak in opposition to the application. Hearing none, Commissioner Horvath closed the hearing on Application #2023-18.

NEW BUSINESS:

1. Application #2023-19 of Kevin S. Sim to remove a small section of garden in the front yard to replace with grey slates and flowers at the house of 55 Blackman Place.

Mr. Kevin Sim came forward and greeted the Commission and stated that he resides at 55 Blackman Place. Mr. Sim said that he would be removed some garden area and replace it with slate. He estimated the width of the area to be replaced as approximately 6 feet.

Commissioner Sachs said if the slate is set in stone dust, it is a temporary garden and landscaping project and is not within the purview of the Historic Commission. As long as it is not set in concrete, it is considered as a temporary structure.

Commissioner Horvath asked if there was anyone present who wished to speak in favor of the application. No one came forward. Commissioner Horvath asked if there was anyone who wished to speak in opposition to the application. Hearing none, Commissioner Horvath closed the hearing on Application #2023-19.

2. Application #2023-20 of SouthVaal Investment, LLC to re-roof the building known as 390-400 Atlantic Street.

A company representative came forward and said that they need to re-roof the building. Commissioner Tabachnick asked if they were going to use the same type of materials. The representative said that they were.

Commissioner Horvath noted that they were just going to replace some shingles in a specific area. Commissioner Horvath said that the Commission does not have jurisdiction over repairs. Discussion followed about the details about the gutters and leaders.

Commissioner Horvath asked if there was anyone present who wished to speak in favor of the application. No one came forward. Commissioner Horvath asked if there was anyone who wished to speak in opposition to the application. Hearing none, Commissioner Horvath closed the hearing on Application # 2023-20.

3. Application #2023-21 of Godwin Chow to erect a plastic vinyl fence in the front yard, replace molding on the front of house and replace 2nd floor front door at the house for 2450 North Ave.

Mr. Godwin Chow came forward and displayed some wood trim that he would use to replace the rotted trim by the 2nd floor front door.

Commissioner Tabachnick said that he had originally told the Commission he would build a fence. Instead Mr. Chow installed a stockade fence. She said that they had approved a specific type of fence, but the fence that was installed was different.

Commissioner Horvath explained that the fence needs to match the style of the house. Commissioner Tabachnick said that the plastic fence had been there for a few years, but now there are wooden pieces that had to be added to give the fence stability.

The discussion moved back to the molding. Mr. Chow said that the previous owner had used cheap wood and the molding was rotting. The existing molding is actually two pieces, but the new molding will be all one piece.

He said that he wants to put sheet metal on the parapet wall. Commissioner Sachs suggested using aluminum rather than copper because the copper can drip green residue on the sides of the house. Discussion followed.

Commissioner Horvath asked if there was anyone present who wished to speak in favor of the application.

Michael, an immediate neighbor of Mr. Chow's whose house is on North Avenue came forward. He said that he had seen Mr. Chow work to improve his house. Mr. Chow spent thousands on contractors. He asked why the Commissioners don't stop by and give Mr. Chow suggestions about how to improve the project rather than sending emails or texts. They should stop by and talk to him.

Commissioner Sachs explained that that the Commissioners are not allowed to suggest changes to a home owner outside of the Commission meetings. Michael replied that when he moved into the neighborhood, the Commissioners put him through the wringers for no reason. He said that the Stratfield Historic Commission had cost him thousands when he went to replace his furnace.

Commissioner Horvath asked if there was anyone who wished to speak in opposition to the application. Hearing none, Commissioner Horvath closed the hearing on Application #2023-21.

4. Application #2023-22 of Tina Onwuchekwa to install rooftop solar panels at the house of 343 Maple Street.

Ms. Onwuchekwa came forward with Ms. Rebecca Williams, whose company would be handling the solar panel installation. Commissioner O'Connor had several questions, which Ms. Williams answered.

Commissioner Tabachnick had some questions about the proposed installation on the drawings, which Ms. Williams reviewed with her.

Commissioner Horvath asked if there was anyone present who wished to speak in favor of the application. No one came forward. Commissioner Horvath asked if there was anyone who wished to speak in opposition to the application. Hearing none, Commissioner Horvath closed the hearing on Application # 2023-22.

5. Application #2023-23 of Sarah Bel to repair/replace/repaint white decorative balcony above the front steps, erect a 3' white painted cedar fence along the left side of the house at the house of 225 Brooklawn Ave.

Ms. Bel came forward with her contractor. The contractor gave a brief overview of the two proposed projects. Ms. Bel said that the last time they had come before the Commission, there

were concerns expressed about whether the railing was the required height. Both Commissioners Horvath and Sachs suggested possibly installing a latch high on the interior door to prevent a child from being able to open the door and access the porch.

Commissioner Horvath asked if there was anyone present who wished to speak in favor of the application. No one came forward. Commissioner Horvath asked if there was anyone who wished to speak in opposition to the application. Hearing none, Commissioner Horvath closed the hearing on Application #2023-23.

DECISION SESSION:

1. 2023-18. – 2148 North Avenue

**** COMMISSION TABACHNICK MOVED TO APPROVE APPLICATION #2023-18 OF RICHARD OLIVER TO REPAIR THE ROOF INCLUDING SOFFITS, RAKES AND GUTTERS AT THE HOUSE OF 2148 NORTH AVENUE WITH THE FOLLOWING CONDITION:**

1. WORK TO BE DONE AS PROPOSED IN ACCORDANCE WITH THE REVISED ARCHITECTURAL PLANS SUBMITTED TO THE OFFICE ON AUGUST 16, 2023.

**** COMMISSIONER O’CONNOR SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

2. 2023-19. – 55 Blackman Place.

At the meeting held on October 3, 2023, the Historic District Commission of the City of Bridgeport determined that the proposed scope of work at 55 Blackman Place would not require HDC approval.

3. 2023-20 – 390 -400 Atlantic Street

**** COMMISSIONER O’CONNOR MOVED TO APPROVE APPLICATION #2023-20 OF SOUTHVAAL INVESTMENT, LLC TO RE-ROOF THE BUILDING KNOWN AS 390-400 ATLANTIC STREET WITH THE FOLLOWING CONDITION:**

1. THE INSTALLATION OF NEW GUTTERS AND LEADERS WOULD REQUIRE A SEPARATE APPLICATION BEFORE THE COMMISSION.

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

4. 2023-21 – 2450 North Avenue

Commissioner O'Connor asked if someone could get something approved that was a violation in the past. Mr. Sampieri explained that there was two aspects, one was approval of a design and the other is enforcement. The discussion moved to the type of appropriate fencing for the site.

Commissioner Horvath drafted a type of fencing that would be acceptable and it was entered into the record as Exhibit 1.

The discussion moved to the type of molding that would be appropriate for the building.

**** COMMISSIONER O'CONNOR MOVED TO APPROVE APPLICATION #2023-21 OF GODWIN CHOW TO ERECT A PLASTIC VINYL FENCE IN THE FRONT YARD, REPLACE MOLDING ON THE FRONT OF HOUSE AND REPLACE 2ND FLOOR FRONT DOOR AT THE HOUSE FOR 2450 NORTH AVE. WITH THE FOLLOWING CONDITIONS:**

- 1. THE FENCE MUST BE WOOD OR PAINTABLE COMPOSITE WITH 1X3 PICKETS.**
- 2. MOLDING TO BE INSTALLED AS PROPOSED.**
- 3. THE EXTERIOR DOOR ON THE 2ND FLOOR TO BE REPLACED LIKE FOR LIKE, USING A WOOD OR METAL COMPOSITE.**
- 4. MAX 4' HIGH FENCE IN THE FRONT SETBACK OF THE PROPERTY.**
- 5. THE FENCE MUST BE IN ACCORDANCE WITH EXHIBIT-1.**

**** COMMISSIONER ROCKWELL SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

5. 2023-22 – 343 Maple Street

**** COMMISSION TABACHNICK MOVED TO APPROVE APPLICATION #2023-22 OF TINA ONWUCHEKWA TO INSTALL ROOFTOP SOLAR PANELS AT THE HOUSE OF 343 MAPLE STREET WITH THE FOLLOWING CONDITION:**

- 1. PANELS MUST BE INSTALLED AS PROPOSED.**

**** COMMISSIONER ROCKWELL SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

6. 2023-23 – 225 Brooklawn Avenue

**** COMMISSION TABACHNICK MOVED TO APPROVE APPLICATION #2023-23 OF SARAH BEL TO REPAIR/REPLACE/REPAINT WHITE DECORATIVE BALCONY ABOVE THE FRONT STEPS, ERECT A 3' WHITE PAINTED CEDAR FENCE ALONG THE LEFT SIDE OF THE HOUSE AT THE HOUSE OF 225 BROOKLAWN AVE. WITH THE FOLLOWING CONDITION:**

1. ALL WORK MUS BE DONE AS PROPOSED.

**** COMMISSIONER ROCKWELL SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

MINUTES:

• June 2023

**** COMMISSION TABACHNICK MOVED TO APPROVE THE MINUTES OF JUNE 2023.**

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

**** THE MOTION TO APPROVE THE MINUTES OF JUNE 2023 AS SUBMITTED PASSED UNANIMOUSLY.**

• July 2023

Commissioner Tabachnick listed a number of corrections.

**** COMMISSION TABACHNICK MOVED TO APPROVE THE MINUTES OF JULY 2023 AS CORRECTED.**

**** COMMISSIONER HORVATH SECONDED.**

**** THE MOTION PASSED WITH THREE (3) IN FAVOR (SACHS, TABACHNICK AND ROCKWELL) AND ONE (1) ABSTENTION.**

• August 2023

The following corrections were noted:

Page 2, paragraph 4, please change the following from:

Commissioner Tabachnick reviewed the process with Mr. Green and explained that anything that one could see from the street including the side of the house.

To: Commissioner Tabachnick reviewed the process with Mr. Green and explained that anything that one could be seen from the street including the side of the house must have a required certificate of appropriateness.

Page 6, paragraph 2, please change the following from:

Commissioner Sachs said that the discuss about the signage was important

To: Commissioner Sachs said that the discussion about the signage was important

**** COMMISSION TABACHNICK MOVED TO APPROVE THE MINUTES OF AUGUST 2023 AS CORRECTED.**

**** THERE WAS A SECOND.**

**** THE MOTION TO APPROVE THE MINUTES OF AUGUST 2023 AS CORRECTED PASSED UNANIMOUSLY.**

OTHER BOARD BUSINESS

A discussion followed about an owner who replaced some cedar shakes on their building. Mr. Sampieri said that he had the emails about this and would put them with the permit.

Commissioner Tabachnick then updated the Commissioners on the Historic District boundaries and the potential inclusion of additional locations. Discussion followed about what information would be required when writing a grant that would include all the districts.

Commissioner Horvath then spoke about the recent demolition of a building constructed around 1888 on the UB campus. Commissioner Horvath said that non-profit educational institutes are exempt. Discussion followed.

ADJOURNMENT

**** COMMISSIONER SACHS MOVED TO ADJOURN.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 7:43 p.m.

Respectfully submitted

Telesco Secretarial Services