

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

**ATTENDANCE:** Guy Horvath, Chair; Peter Howard, Rachel Rockwell;  
Susan Tabachnick; Tim O'Connor

**STAFF:** Nicholas Sampieri, Zoning Official

**OTHER:** Oded Light, Home Depot Design Consultant;  
Rocco Fabrizio, Home Depot Design Consultant

**CALL TO ORDER**

Commissioner Horvath called the meeting to order at 6:04 p.m. He acknowledged the Commissioners seated as above-listed. A quorum was present.

.Public Hearing

Deferred Business: None

Continued Business: None

New Business:

**1. Application #2023-26 of Beatrice Brown to replace one window at the house of 485 Noble Avenue.**

Mr. Oded Light representative of Home Depot shared his screen to display photos of the property. He provided the rationale for the window replacement and explained that it was two double hung 3x5 but was not a functioning window that could not open for ventilation. He fielded questions and comments from the commissioners and provided the window material as vinyl and size. He explained this is the most economical option as the for the property owner. He further explained the installation is more complex as it becomes one window.

Mr. O'Connor noted that the house was originally a duplex and the windows do not have consistency as some are wood and some are vinyl. He added it is a random layout described as a hodge podge with inconsistent replacements over the years.

There was discussion on how the house appears to not have been brought to the commission and the kitchen windows are not original and with both vertical and horizontal sliders.

Mr. Horvath noted that this commission does not approve vinyl windows, and this is something to think about with examining other window material options.

Mr. Light noted that the Anderson Window company is a leading manufacturer of wood windows and he outlined that the window is coated with vinyl materials that protect from heat and cold, and adds to the life of the window

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 #2023-26

## **2. Application #2023-27 of Magalie C Innocent to replace 22 windows at the house of 139-141 Seabright Avenue.**

Mr. Rocco Fabrizio, representative of Home Depot shared his screen to display photos of the property. He provided the rationale for the windows and outlined the replacement requirements. He noted that it is not a historic house as it was built in 1963. Mr. O'Connor looked at google maps and highlighted that the windows are two over two.

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 #2023-27.

## **3. Application #2023-28 of Faith Ricciotti to install front porch columns & capitals and front porch lattice & trim at the house of 150 Seabright Avenue.**

Mr. Peter Howard and Ms. Faith Ricciotti presented handouts of the renderings that outlined the house and dimensions of the porch and columns. There was discussion of the columns and rails and it was noted that six inch is very narrow for the size of the columns.

There was discussion of the design module and the columns and Mr. Horvath suggested a better relationship between the frame and the lattice work on the deck. He described the revival home on Beacon Street and spoke about the trim and how the lattice work meets beautifully.

Ms. Rockwell asked about the lattice material and Mr. Howard described it as cedar that would be painted white. There was further discussion about the balusters and posts along the staircase and other options that would be in compliance with historic guidelines.

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 #2023-28.

Decision Session:

**Application #2023-26 - 485 Noble Avenue.**

**\*\* COMMISSIONER TABACHNIK MOVED TO DENY THE APPLICATION BASED ON THE FOLLOWING REASONS:**

- 1. VINYL WINDOWS ARE NOT COMPATIBLE WITHIN GUIDELINES OF THE LOCAL HISTORIC DISTRICT.**
- 2. THE SLIDER WINDOW IS AN INAPROPRIATE FUNCTION.**
- 3. THE PROPOSED WINDOW IS NOT DIVIDED GLASS.**

**\*\* COMMISSIONER ROCKWELL SECONDED.**

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

**2023-27 139-141 Seabright Avenue**

**\*\* COMMISSIONER ROCKWELL MOVED TO DENY THE APPLICATION AS PRESENTED BASED ON THE FOLLOWING REASON:**

**VINYL WINDOWS ARE NOT COMPATIBLE WITHIN GUIDELINES OF THE HISTORIC NATURE OF THE NEIGHBORHOOD**

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

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

**2023-28 150 Seabright Avenue**

**\*\* COMMISSIONER O'CONNOR MOVED TO CONDITIONALLY APPROVE THE APPLICATION AS PRESENTED WORK TO BE DONE AS PROPOSED IN ACCORDANCE WITH THE ARCHITECTURAL PLANS WITH THE FOLLOWING CONDITIONS:**

**Conditions:**

- 1. Installation of a newel post on the deck to receive the stair balustrade.**
- 2. A scotia shall be used instead of the approximately 1"x3" sub-apron.**

**Addendum:**

- This approval, to fulfill its intent, must depend on the alteration of the recently constructed porch deck so that the column bases properly align.**

**\*\* COMMISSIONER ROCKWELL SECONDED.**

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

## APPROVAL OF MINUTES

### • Minutes of November 2023

It was noted that the approval of minutes could not be done because those in attendance were not present.

Mr. Horvath noted that there were corrections and additions to past minutes where the conditions of approval should be added to the motions. Also, he indicated he had other corrections that needed to be made.

Mr. Sampieri requested a list of the corrections and to add to the record for previously approved minutes. Mr. Sampieri explained that the conditions are included in the letter to the applicant from the Zoning Official, which is the document of record.

### Other Business

There was discussion on the need to add a timeframe for improvements or conditions to be adhered to once the letter from Zoning Official is issued. Mr. Sampieri noted that this would be part of a letter similar to a zoning violation.

## ADJOURNMENT

**\*\* COMMISSIONER ROCKWELL MOVED TO ADJOURN.  
\*\* COMMISSIONER O'CONNOR SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 7:35 p.m.

Respectfully submitted,  
Telesco Secretarial Services