

**CITY OF BRIDGEPORT  
HISTORIC DISTRICT COMMISSION  
REGULAR MEETING  
FEBRUARY 6, 2024**

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

**STAFF:** Nicholas Sampieri, Zoning Official

**OTHER:** **Applicant representatives:** Ronald Querette, Domfeh Koft,  
David Barbour, David Brier, John Stevens;  
Mayor Joseph Ganim, City Council Member Dasha Spell

**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**

Chairman Horvath read the rules for public hearing and noted that decisions would be done in Executive Session.

Deferred Business:

1. **Application #2024-01: of Southern New England Conference Association of Seventh-day Adventist to replace (4) vertical columns at the front of the church at 250 Brooklawn Avenue**

Ronald Querette , representative of the applicant shared his screen to display photos of the property and he highlighted the garage where the aluminum siding would be replaced. Ms. Rockwell asked what was underneath the aluinium siding, and Mr, Querette replied that it was the same siding that the City had allowed 5-6 years ago.

Mr. O'Connor asked about the columns and if they were actually like the original. Mr. Querette replied that things were the same, as noted by Mr. Querette. He explained this is the most economical option for the property owner.

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 #2024-01.

Deferred Business -- continued

**2. Application #2024-02: of Beverly Carswell Ferris to re-roof the house at 840 Clinton Avenue.**

The applicant, Ms. Beverly Carswell, R&K Roofing, displayed photos of the property. She spoke of removing the shingles and replacing them with the same type of material in the color red. Mr. O'Connor asked about the gutters and down spouts and Ms. Tabachnick asked if the flushing around chimney would be removed. Ms. Carswell replied yes it would be replaced with copper.

Commissioner Horvath explained the process and if there was a change in scope, they would need to come bac to make sure replacement is of appropriate nature. He asked if there was roof ventilation and cautioned about the rafters around the canopy. He added that soffit solutions are difficult of the insulation in the attic absorbs moisture, it would be of concern. He added that the color is not in the purview of this Commission, but material of granular texture is reasonable.

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 #2024-02.

Continued Business:

3.

**Application #2024-03: of Bridgeport Rescue Mission, Inc. to refurbish the exterior of the house & garage and to construct an elevator shaft at the property of 385 Barnum Ave.**

Mr. Davd Barbour, Architect for the applicant presented the renderings that outlined the house and provided arial views of the garage area and the north side of the park. Ms. Rockwell asked if the panels around the elevator shaft would match existing materials or be different. Mr. Barbour outlined that the intent is to keep the style to match existing materials.

Commissioner Horvath asked if there was anyone present who wished to speak in favor of the application. Mr. Domfeh Koft came forward and spoke in favor of the application.

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 #2024-03.

4.

**Application #2024-04: of Damien Breier to change the proposed roof design and materials from a previously approved application at the house of 39 Penfield Place.**

Mr. Damien Brier, the applicant, presented the renderings that outlined the house and roof design. He explained that Tesla shingle roof used in the past for solar panels is no longer available for construction projects.

He added that as a result of the discontinuation of this product, there is a change in roof material and the need to modify the roof design for southwestern exposure. Mr. Horvath mentioned to bring o the applicant's attention that since Tesla is not available for new, he suggested to investigate another product for shingles and slate roof that is Meullar that can be used for a seamless application.

Ms. Rockwell asked what the proposed material is for the overhang, and Mr. Brier replied asphalt.

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

Mayor Joe Ganim spoke as a citizen and neighbor of the area. He wanted to make sure neighbors were in agreement with efforts for historic preservation of homes and to participate in solar improvements. He added his appreciation for the hard work done by the Commission for preservation of guidelines in historic districts.

Mr. John Stephens, 11 Penfield Place, asked about the panels and if the installation is done so they are secure in the potential of high winds. Mr. Brier answered that the materials are within code requirements.

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 #2024-04.

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**Application 2024-05: of Sabrina Smeltz to replace 15 windows at the house of 10 Penfield Place.**

Mr. Joe Valentino, with Renewal by Anderson Windows, representing the applicant, presented the renderings that outlined the house and windows that are rotted will be replaced. He noted those in good condition will remain. Ms. Rockwell asked if there will be six over six modified windows or divided light option roof design. Mr. Valentino replied that a Martin Fibrex 400 frame will be used, and the third floor window by the chimney will not be replaced.

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

Mr. Damien Brier spoke in favor of the application and noted that it is good to replace windows to reduce draft and heat loss.

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 #2024-05.

**Decision Session:**

**Application #2024-01**

- \*\* COMMISSIONER ROCKWELL MOVED TO APPROVE THE APPLICATION.**
- \*\* COMMISSIONER O’CONNOR SECONDED.**

Commissioner Tabachnick requested to add a condition to remove the aluminum siding first, and after investigation, the applicant can come back for approval of the replacement siding. Commissioner Horvath noted a point of order that this would be a partial approval, so the motion needs to be withdrawn and modified.

**\*\*Commissioner Rockwell withdrew the motion.**

- \*\* COMMISSIONER ROCKWELL MOVED TO PARTIALLY APPROVE APPLICATION #2024-01 FOR THE COLUMNS ONLY, WITH THE CONDITION THAT APPLICANT COME BACK FOR A CONTINUANCE ON THE SIDING REPLACEMENT APPLICATION.**

**Conditions**

1. This approval is to replace the front columns only.
2. The siding has not been approved as a part of this application.

**Note:** A new application for siding must be submitted along with photo evidence of what is underneath the current aluminum siding.

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

**Application #2024-02**

- \*\* COMMISSIONER ROCKWELL MOVED TO APPROVE APPLICATION #2024-02 WITH THE FOLLOWING CONDITION:**

**Note:** If gutters are replaced, ½ round gutters are required.

- \*\* COMMISSIONER TABACHNICK SECONDED THE MOTION.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

**Application #2024-03**

There was discussion on the elevator shaft and if was done consistent with standards of historic preservation guidelines. Commissioner Horvath commented that he felt it was done correctly to compliment aesthetically with the historic design of the house. Commissioner Rockwell commented that it could be done to either blend in with the existing materials, or to stand out in a different approach, adding that she questioned the need for an elevator.

Commissioner Horvath noted that it was not in the Commission’s purview to debate the addition of an elevator, but to determine if it is being designed in consistency with historic elements and guidelines.

**\*\* COMMISSIONER TABACHNICK MOVED TO CONTINUE APPLICATION #2024-03 WITH THE FOLLOWING COMMENTS:**

**Note:** Alternative design or design(s) are required regarding the elevator shaft. Please submit to the office by 2/23/24.

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

**Application 2024-04**

There was discussion on the number of windows to be replaced with a type using divided light.

**\*\* COMMISSIONER TABACHNICK MOVED TO PARTIALLY APPROVE AND DENY APPLICATION #2024-04 FOR WITH THE FOLLOWING CONDITIONS AND FOR A NEW APPLICATION WITH MORE INFORMATION ON THE SOLAR PANELS.**

**Conditions**

1. This approval is for the proposed roof design only.
2. Rooftop solar panels have not been approved as a part of this application.

**Note:** A new application for solar panels must be submitted separately.

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

**Application 2024-05**

There was discussion on the new roof line and the kilowatt capacity requirements. Commissioner O’Connor noted that he would be abstaining from the vote as he is a friend of the applicant. Commissioner Horvath indicated that a vote of four was required. There was a discussion on the need for an alternate commissioner to avoid situations like this. Commissioner O’Connor agreed to remain to be part of the vote.

**\*\* COMMISSIONER ROCKWELL MOVED TO APPROVE APPLICATION #2024-05 WITH THE FOLLOWING CONDITION:**

**Condition(s)**

1. Window mullions are to be on the exterior of the window.
2. Windows must be a 6/1 lite configuration.

**\*\* COMMISSIONER TABACHNICK SECONDED THE MOTION.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**APPROVAL OF MINUTES**

• **Minutes of October, November, December 2023; January 2024.**

October, 2023:

Ms. Tabachnick reviewed grammatical and spelling corrections as noted:  
Page 1, paragraph 3 add 'it' before should. Page 3, last sentence, widow should be window.

- \*\* COMMISSIONER ROCKWELL MOVED TO APPROVE THE MINUTES OF OCTOBER 2023, AS AMENDED WITH CORRECTIONS NOTED.**
- \*\* COMMISSIONER O'CONNOR SECONDED THE MOTION.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

November, 2023:

Ms. Tabachnick reviewed spelling corrections in three motions, COMMISSION TABACHNIK should be COMMISSIONER TABACHNICK.

- \*\* COMMISSIONER ROCKWELL MOVED TO APPROVE THE MINUTES OF NOVEMBER 2023, AS AMENDED WITH CORRECTIONS NOTED.**
- \*\* COMMISSIONER O'CONNOR SECONDED THE MOTION.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

December, 2023:

Ms. Tabachnick noted to move the name Peter Howard from attendance of Commissioners to Other as a participant.

Mr. Horvath noted that his comment on the decisions for 2023-28 was not in the minutes, and to add the following sentence should be included:

Mr. Horvath noted the fascia around the porch deck was not properly affixed to the post to align correctly and the proper application needs to be done to line up with the columns. He asked Mr. Sampieri if this was included in the letter to the applicant.

Mr. Sampieri noted he would check the letter to confirm that the conditions were included as noted.

- \*\* COMMISSIONER ROCKWELL MOVED TO APPROVE THE MINUTES OF DECEMBER 2023, AS AMENDED WITH CORRECTIONS NOTED.**
- \*\* COMMISSIONER O'CONNOR SECONDED THE MOTION.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

It was noted that minutes for January could not be approved as Commissioner Stewart Sachs was not in attendance for the approval.

### Other Business

There was discussion on the need to add members or alternates to the Commission. Ms. Tabachnick suggested reaching out to people to apply for consideration. She asked if there was a list of qualifications and noted that in her experience with other towns in the past, there were members that did not have experience in historic areas and just agreed with others for applications without providing legitimate comments or input.

Mr. Sampieri noted that he would look into the requirements for new members and add this commission to the website areas for member openings.

### Other Matters to come before the Commission:

City Council Member Dasha Spell spoke of properties involved with the Board of Education project to construct a new building for Bassick High School. She spoke of the options to repurpose the Bassick school building and in particular the telescope at the high school that was renovated five years ago with a dome covering. She spoke of the issue of whether this could be considered part of the Historic District.

There was discussion of the school properties and if the details could be brought to the Commission for review. Commissioner Horvath mentioned that this may not be part of the purview of this Commission, but with an application it could be brought for review. City Council Member Spell agreed to provide a draft of the application with additional background and purpose for consideration as issued by the Board of Education.

### **ADJOURNMENT**

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

The meeting was adjourned at 8:35 p.m.

Respectfully submitted,  
Telesco Secretarial Services