

**CITY OF BRIDGEPORT  
HISTORIC COMMITTEE #1  
REGULAR MEETING  
JANUARY 6, 2015**

**ATTENDANCE:** Stuart Sachs, Chair; Guy Horvath, Roger Weldon

**STAFF:** William Minor, Land Use Director

**OTHERS:** Mr. David Holmes, architect; Beverly Balaz, (6:20 p.m.)

**CALL TO ORDER.**

Commissioner Sachs called the meeting to order at 6:04 p.m. A quorum was present.

**PUBLIC HEARING.**

**Certificate of Appropriateness: Application #2015-01 by Beverly Balaz, for a Certificate of Appropriateness to elevate building, raising foundation, extending rear deck, railings, stairs, extend from concrete stairs and replace side door with a window at 64 Hackley Street in the Black Rock Historic District.**

Mr. David Holmes came forward and said that his company was one of the firms that had been authorized by DOH to work on elevating homes out of the 100 year flood zone. He explained that DOH was requesting that the houses be elevated for a 500 year flood zone and explained how this was calculated. Mr. Holmes said that the owner of the house, Ms. Balaz, was looking to elevate her residence by 2.4 feet. The program endeavors to match the existing foundations. All the mechanicals must be removed from the basement and there will have to be additional steps added. He said that if another flood occurs, this will allow the building to escape damage. A modest one story addition will be added at the back of the building for the mechanicals. The building was constructed in 1912. Mr. Holmes then reviewed the details of the site plans with the Commissioners.

Commissioner Sachs asked if Mr. Holmes was familiar with the Secretary of Interior Standards requirements. Mr. Holmes said that his firm was and that any building that was over 50 years old had to be sent in for approval.

Commissioner Sachs said that the standards usually call for a differentiation of materials. Mr. Holmes said that he understood that it was usually applied to more significant additions. He added that nothing included in the Interior Standard addressed the elevation of a structure. Commissioner Sachs asked about preserving the proportions of the windows. He said that the water board needed to be differentiated.

Commissioner Horvath asked about the water table on the site plans. He said that it currently was about a foot below the floor level. Mr. Holmes said that the water table appeared to be at grade. Discussion followed about the details and the fact that the rear portion of the house may have been an enclosed porch at one time.

*Ms. Balaz joined the meeting at 6:20 p.m.*

Commissioner Horvath asked for a discussion about the window on the addition. Mr. Holmes said that the Marvin wood windows would be used. The discussion moved to the water spillway.

Commissioner Sachs had concerns about the hedges. Ms. Balaz explained that she was a landscaper.

Commissioner Horvath asked about a window near a door. Mr. Holmes explained that the door would remain intact during the project.

Commissioner Weldon asked about the retaining sea wall. Ms. Balaz said that both sides of the sea wall were damaged during Hurricane Sandy. Discussion followed about when those retaining walls were originally constructed.

Commissioner Horvath asked about the front porch. Mr. Holmes said that it had not been completely detailed at this time. He added that he understood the intent to preserve the pedestal and suggested that it may have evolved over a period of time. He said that originally, there may have been a classical type of stoop with a column because of the roof. Currently, it is informal but retains its own charm. Commissioner Sachs said he agreed and that while it may have been intended, it may have never been actually built that way.

Commissioner Weldon asked if the front portion of the house would be returned to the open porch. Ms. Balaz said that she planned to retain it as living space. The discussion moved to the chimney being removed since the heating unit will be moved to the new addition. Commissioner Sachs said that brick pavers were not historic.

This discussion then moved to contractors who have done house elevations.

Commissioner Sachs asked if there was anyone present who wished to speak in favor of the application. No one came forward. Commissioner Sachs asked if anyone present wished to speak against the application. No one came forward. Commissioner Sachs then closed the public hearing on Application #2015-01.

### **NEW BUSINESS.**

- **Application #2015-01 by Beverly Balaz, for a Certificate of Appropriateness**

to elevate building, raising foundation, extending rear deck, railings, stairs, extend from concrete stairs and replace side door with a window at 64 Hackley Street in the Black Rock Historic District.

**\*\* COMMISSIONER WELDON MOVED TO APPROVE APPLICATION #2015-01 BY BEVERLY BALAZ, FOR A CERTIFICATE OF APPROPRIATENESS TO ELEVATE BUILDING, RAISING FOUNDATION, EXTENDING REAR DECK, RAILINGS, STAIRS, EXTEND FROM CONCRETE STAIRS AND REPLACE SIDE DOOR WITH A WINDOW AT 64 HACKLEY STREET IN THE BLACK ROCK HISTORIC DISTRICT WITH THE FOLLOWING CONDITIONS:**

- THE WATER TABLE AT THE EXISTING LOCATION SHALL RETAIN THE RESPECTIVE RELATIONSHIPS.
- THE NEW WATER TABLE FOR THE NEW ADDITION SHOULD BE DIFFERENTIATED FOR THE ADDITION BY BEING 2 INCHES GREATER IN HEIGHT.
- THE WATER SPILL WAY SHOULD MATCH THE VALUE OF THE ADJACENT FOUNDATION.
- THE FENESTRATION ON THE EAST ELEVATION OF THE VESTIBULE SHALL HAVE A MORE DOOR-LIKE PROPORTION SIMILAR TO THE EXISTING ITEM.
- THE PROPOSED GUTTERS AND LEADERS WERE NOT INDICATED IN THE DRAWINGS BUT IF THERE ARE GUTTERS ON THE FRONT OF THE HOUSE, THEY SHALL BE HALF ROUND STYLE.

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

#### **OLD BUSINESS.**

There was no old business to discuss at this time.

#### **Minutes of June 3, 2014, July 1, 2014, September 2014, November 5, 2014.**

**\*\* COMMISSIONER SACHS MOVED TO APPROVE THE NOVEMBER 5, 2014 MINUTES.  
\*\* COMMISSIONER WELDON SECONDED.  
\*\* THE MOTION TO APPROVE THE NOVEMBER 5, 2014 MINUTES AS SUBMITTED PASSED UNANIMOUSLY.**

Commissioner Sachs thanked Mr. Minor for his service.

#### **ADJOURNMENT.**

**\*\* COMMISSIONER HORVATH MOVED TO ADJOURN.  
\*\* COMMISSIONER WELDON SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 7:20 p.m.

Respectfully submitted

S. L. Soltes  
Telesco Secretarial Services