

**CITY OF BRIDGEPORT
HISTORIC COMMITTEE #1
REGULAR MEETING
MARCH 3, 2015**

ATTENDANCE: Stuart Sachs, Chair; Guy Horvath, Gail Stephen, Susan Richter
STAFF: Diego Guerrero, Zoning Design Review Coordinator
OTHERS: Kevin Morton, Habitat for Humanity.

CALL TO ORDER.

Commissioner Sachs called the meeting to order at 6:00 p.m. A quorum was present.

PUBLIC HEARING.

Certificate of Appropriateness: Application #2015-03 by Habitat for Humanity of Coastal Fairfield County, for a Certificate of Appropriateness for new construction of a two family home at 221-223 Beach Street in the Washington Park Historic District.

Mr. Kevin Morton of Habitat for Humanity came forward and greeted the Commissioners. He then gave a brief description of the two family residence, which will be similar to other construction that Habitat had done in Bridgeport.

Commissioner Sachs had concerns about the use of pressure treated wood. He also had concerns about the type of lighting fixtures that would be used outside since this was a new building.

Commissioner Horvath asked about the type of fencing that would be used. Mr. Morton said that they had originally used a vinyl fence but was open to suggestions. Commissioner Horvath suggested vinyl coated chain link.

The discussion then moved to the sidewalks on the property. Commissioner Horvath also had concerns about the location of the windows. Mr. Morton said that the Fire Department had requested a fire wall between the units and requested that the ridge vents also be removed from the plans.

The Commissioners also wanted to know about the roof overhang. Mr. Morton reviewed the details with him.

The discussion then moved to the water table. Mr. Morton indicated where the information was shown on the plans. Discussion followed about the details of the plans.

Commissioner Horvath asked whether the sidewalk would be asphalt. Mr. Morton said that the driveway would be asphalt, but he thought the sidewalk would be concrete.

Commissioner Sachs then closed the hearing on 221-223 Beach Street.

NEW BUSINESS.

- **Application #2015-03 Re: 221-223 Beach Street**

**** COMMISSIONER HORVATH MOVED TO APPROVE APPLICATION #2015-03 BY HABITAT FOR HUMANITY OF COASTAL FAIRFIELD COUNTY, FOR A CERTIFICATE OF APPROPRIATENESS FOR NEW CONSTRUCTION OF A TWO FAMILY HOME AT 221-223 BEACH STREET IN THE WASHINGTON PARK HISTORIC DISTRICT WITH THE FOLLOWING CONDITIONS:**

- 1) THE GABLE VENTS ON THE HOUSE ARE TO BE QUARTER ROUND.**
- 2) THE WATER TABLE BOARD AROUND THE HOUSE SHALL BE BETWEEN 8" AND 10" .**
- 3) THE PORCH ENTABLATURE WILL BE INLINE WITH THE COLUMNS.**
- 4) THE BASEMENT WINDOWS WILL BE ALIGNED WITH THE HOUSE WINDOWS ABOVE THEM.**
- 5) THE PORCH TREADS, RISERS, AND DECKING IS TO BE OF COMPOSITE MATERIAL AND NOT PRESSURE TREATED WOOD.**
- 6) THE HOUSE WALKWAYS ARE TO BE CONCRETE, NOT ASPHALT.**
- 7) THE LIGHTS ARE TO BE SIMPLE, DOWNCAST CONTEMPORARY SHAPE, NOT A HISTORIC COACH LAMP.**
- 8) THE FENCE ACROSS THE PROPERTY IS BE VINYL COATED CHAIN LINK FENCE.**

**** COMMISSIONER RICHTER SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

Mr. Morton asked the Commissioners about the 84 Maple Street property and if they wished to have Habitat use composite wood rather than pressure treated. Commissioner Sachs said that the use of composite was preferable if Habitat was volunteering to do this.

Mr. Morton asked the Commissioners about having a steeper pitch on the roof. Commissioner Sachs said that the Commission had not ruled on that and it was open to the interpretation of the developer.

OLD BUSINESS.

Minutes of June 3, 2014, July 1, 2014, September 2014, January 2015, February 2015.

It was noted that Commissioner Weldon was not present to approve the June, July September and January minutes. Commissioner Sachs noted that the February 3, 2015 minutes were not approved by the Commission due to the fact that the decision session was missing.

ADJOURNMENT.

**** COMMISSIONER STEPHEN MOVED TO ADJOURN.**

**** COMMISSIONER SACHS SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 6:54 p.m.

Respectfully submitted

Sharon L. Soltes
Telesco Secretarial Services