



TOWN OF FAIRFIELD
Town Hall — Fairfield, Conn.
FAIRFIELD HISTORIC DISTRICT COMMISSION

APPROVED MINUTES

December 12, 2013

The Fairfield Historic District Commission met on Thursday, December 12, 2013 at 4:30 p.m. in the Second Floor Conference Room of Old Town Hall, Old Post Road, Fairfield, Connecticut.

Legal notice of the Public Hearing was published in *The Fairfield Citizen News* on November 29, 2013.

ATTENDANCE AND DESIGNATION OF VOTING ALTERNATES:

Present: Commissioners Thomas Dailey, Adam Klyver, Margaret Kufferman and Timothy Smith

Alternates: Phoebe Kaylor, John Morgan and Christopher Shea

Absent: Ellen Gould

Alternate sequence: Kaylor, Morgan

Christopher Shea will be leaving prior to the end of the meeting, therefore he will not be voting on any applications.

Adam Klyver, Vice Chairman, will be acting Chairman.

CALL TO ORDER:

Acting Chairman Adam Klyver called the meeting to order at 4:30 p.m.

Public Hearings

1. Jonathan and Barbara Wooten, 210 Sasco Hill Road, Fairfield

- a) existing dock and ramp

The application was presented by Jonathan and Barbara Wooten, homeowners. They stated that the dock and ramp had already been built. They did not apply for a Certificate of Appropriateness at the time because they were told by their attorneys that the DEP had exclusive jurisdiction over the dock and ramp. They had received a letter from Bob Hatch, chairman of the commission at that time, stating that they needed to apply to the commission. They heard no more and were unaware of the violation until they discovered that it had been placed on the land records. They presented photographs and described the type of construction that was used.

Jack Franzen and Jennie Murphy spoke in favor of the application.

No one spoke against the application.

2. Peter A. Dow, Trustee, 104 Main Street, Southport

- a) new generator
- b) new fence and gate to match existing
- c) new gate

The application was presented by Jennie Murphy, daughter of the trustee. She presented photographs of the house and a plot plan showing the proposed location of the generator on the north side of the house. She stated that the existing fence is picket and she presented photographs of the proposed location of the new fence and gate. She also described the proposed new gate as a farm gate. The proposed gates and fence would be wood.

Barbara Wooten spoke in favor of the application.

No one spoke against the application.

3. Davis and Anne Toombs, 319 Harbor Road, Southport

- a) new generator

The application was presented by a representative from A & J Generator, installer of the proposed generator. He presented a map and photographs showing the proposed location of the generator and stated that there were currently plantings at the location.

4. Town of Fairfield for work at Sullivan Independence Hall, 725 Old Post Rd., Fairfield

- a) relocate main entrance from north to south
- b) new portico on south
- c) new trim
- d) new wrought iron hold backs

The application was presented by Glenn Barnhard, architect. He stated that the proposed work was denied without prejudice at the October meeting and had since been reviewed with Mrs. Gould and Jack Franzen, architect. He stated that they had eliminated the east side bump out, the picket fence and the flag pole. He described the proposed changes to the corner boards and stated that the current shutters are not hinged and that the wrought iron hold backs are probably inappropriate on fixed shutters. He described the new portico and presented drawings of the proposal.

No one spoke in favor of the application.

No one spoke against the application.

5. Cynthia Lautenbach, 580 Harbor Road, Southport

- a) new one-story addition
- b) enlarge existing cabana, extend roof overhang, relocate columns

Phil Cerrone, architect, presented the application. He stated that ZBA approval had been obtained last week. He presented a site plan, photographs and drawings of the existing house and cabana and the proposed changes.

No one spoke in favor of the application.

No one spoke against the application.

6. Cynthia Lautenbach, 580 Harbor Road, Southport

- a) revise terrace stone
- b) new water feature
- c) revise stone walls add seats

Phil Cerrone, architect, introduced Jim Tate, landscape architect, from Tate and Associates. He stated that the terrace is currently bluestone and concrete and he presented a sample of the proposed stone, Liberty Hill granite, a natural granite from Connecticut. He presented drawings of the proposed water feature and changes to the stone walls. He stated that most of the proposed work was not visible from a public way.

No one spoke in favor of the application.

No one spoke against the application.

7. Southport Realty Corporation, 789 Harbor Road, Southport

- a) new foundation finish, north, west, south
- b) new stone course

The application was presented by David Prusch, architect. He gave a brief history of the building and described the work that has been done recently to meet FEMA regulations. He stated that he was proposing a gray cement coating as a foundation finish. A coloring agent would be added to the cement to make the foundation compatible with the rubble stone and shingles. He also stated that the top of the old stone wall would be capped off to fill in the gaps so that water will drain off.

Terry Flatley, personal assistant to Andrew Hall, read a letter from Andrew and Christine Hall in favor of the application.

Mr. Shea read letters from Sally and Hugh Smith, John and Ellen Levinson, John and Diane Herzog and Laura and Scott Balkan, all neighbors on Harbor Road, in favor of the application.

No one spoke against the application.

A five-minute recess was taken to deal with a problem with the recorder.

8. 776 Pequot Avenue Realty, LLC, 776 Pequot Avenue, Southport

- a) new one story addition
- b) remove portion of rock garden

The application was presented by Jack Franzen, architect. He stated that Jack Griffin, homeowner, was unable to attend due to a prior commitment. Mr. Franzen stated that the house was formerly a carriage house on a nearby property. He presented a site plan, photographs of the existing area of the proposed addition and drawings of the previously proposed addition and the currently proposed addition. The proposed addition would be wood shingles, the roof would also be wood and windows would be double hung. The addition is being proposed in order to enlarge the existing bathroom. He stated that it would be necessary to disturb approximately 1/3 of the rock garden during renovations but if the commission found it necessary, the rest could be retained.

No one spoke in favor of the application.

No one spoke against the application.

9. Carrie Construction, 127 Spruce Street, Southport

- a) new 2 family house
- b) new driveways/steel edging
- c) new bluestone walkways
- d) new entry porches/railings
- e) new patios
- f) new mechanicals/evergreen screening
- g) new lighting

A letter was read from J. P. Franzen Associates stating that Bill Fitzpatrick, attorney for the applicant, was unable to attend the meeting due and he requested that the application be continued to the January meeting.

DECISIONS:

1. Jonathan and Barbara Wooten, 210 Sasco Hill Road, Fairfield

- a) Existing dock and ramp

MOTION: Mr. Dailey made a motion to approve the application as presented.

Second by Mrs. Kaylor.

Voting in favor of the motion: Mr. Dailey, Mrs. Kaylor, Mr. Klyver, Mrs. Kufferman and Mr. Smith.

Motion carried unanimously.

2. Peter A. Dow, Trustee, 104 Main Street, Southport

- a) new generator
- b) new fence and gate to match existing
- c) new gate

MOTION: Mr. Dailey made a motion to approve (a) with the stipulation that mature evergreen plantings be planted and maintained to hide the generator from public view, approve (b) as presented and deny (c).

No second - Motion failed for lack of a second.

MOTION: Mr. Smith made a motion to approve (a) with the stipulation that mature evergreen plantings be planted and maintained to hide the generator from public view, approve (b) as presented and deny (c) without prejudice.

Second by Mr. Dailey.

Voting in favor of the motion: Mr. Dailey, Mr. Klyver, Mrs. Kufferman, Mr. Morgan and Mr. Smith.

Motion carried unanimously.

3. David and Anne Toombs, 319 Harbor Road, Southport

- a) new generator

MOTION: Mr. Dailey made a motion to approve (a) with the stipulation that mature evergreen plantings be planted and maintained to hide the generator from public view.
Second by Mrs. Kaylor.

Voting in favor of the motion: Mr. Dailey, Mrs. Kaylor, Mr. Klyver, Mrs. Kufferman and Mr. Smith.

Motion carried unanimously.

4. Town of Fairfield for work at Sullivan Independence Hall, 725 Old Post Rd, Fairfield

- a) relocate main entrance from north to south
- b) new portico on south
- c) new trim
- d) new wrought iron hold backs

MOTION: Mr. Dailey made a motion to approve (a), (b) and (c) as presented and deny (d).

Second by Mr. Smith.

Voting in favor of the motion: Mr. Dailey, Mr. Klyver, Mrs. Kufferman, Mr. Morgan and Mr. Smith.

Motion carried unanimously.

5. Cynthia Lautenbach, 580 Harbor Road, Southport

- a) new one-story addition
- b) enlarge existing cabana, extend roof overhang, relocate columns

MOTION: Mr. Dailey made a motion to approve the application as presented.

Second by Mrs. Kaylor.

Voting in favor of the motion: Mr. Dailey, Mrs. Kaylor, Mr. Klyver, Mrs. Kufferman and Mr. Smith.

Motion carried unanimously.

6. Cynthia Lautenbach, 580 Harbor Road, Southport

- a) revise terrace stone
- b) new water feature
- c) revise stone walls add seats

MOTION: Mr. Dailey made a motion to approve (a) and (c) as presented and deny (b) without prejudice.

No second – Motion failed for lack of a second.

MOTION: Mr. Smith made a motion to approve (a), (b) and (c) as presented.

Second by Mr. Klyver.

Voting in favor of the motion: Mr. Klyver, Mrs. Kufferman, Mr. Morgan and Mr. Smith.

Voting against the motion: Mr. Dailey.

Motion carried 4 - 1

7. Southport Realty Corporation, 789 Harbor Road, Southport

- a) new foundation finish, north, west, south

- b) new stone course

MOTION: Mr. Dailey made a motion to approve the application as presented.

Second by Mrs. Kufferman.

Voting in favor of the motion: Mr. Dailey, Mr. Klyver, Mrs. Kufferman and Mr. Smith.

Voting against the motion: Mrs. Kaylor.

Motion carried 4 – 1

8. 776 Pequot Avenue realty, LLC, 776 Pequot Avenue, Southport

- a) new one story addition
- b) remove portion of rock garden

MOTION: Mr. Dailey made a motion to approve (a) as presented and approve (b) with the stipulation that as much of the rock garden as possible be maintained and the applicant return with a final plan for the rock garden.

Second by Mrs. Kufferman.

Voting in favor of the motion: Mr. Dailey, Mr. Klyver, Mrs. Kufferman, Mr. Morgan and Mr. Smith.

Motion carried unanimously.

9. Carrie Construction, 127 Spruce Street, Southport

- a) new 2 family house
- b) new driveways/steel edging
- c) new bluestone walkways
- d) new entry porches/railings
- e) new patios
- f) new mechanicals/evergreen screening
- g) new lighting

MOTION: Mr. Dailey made a motion to deny (a) thru (g) without prejudice.

Second by Mr. Klyver.

Voting in favor of the motion: Mr. Dailey, Mrs. Kaylor, Mr. Klyver, Mrs. Kufferman and Mr. Smith.

Motion carried unanimously.

Approve minutes from 11-14-13

Mr. Dailey made a motion to approve the minutes as presented. Second by Mr. Smith.

Motion carried unanimously.

CHAIRMAN'S REPORT

REPAIRS:

39 Meeting House Lane, Fairfield (replace main portion of cedar shingle roof with same)

VIOLATIONS:

824 Harbor Road, Southport

OLD BUSINESS:

Handbook:

**CHANGE TO"REGULATIONS AND PROCEDURES" – 4. APPLICATIONS
CHANGE TO"REGULATIONS AND PROCEDURES' – 12 ENFORCEMENT (REV:
130808).**

**CHANGE TO"DESIGN SITE AND BUILDING ISSUES" – SITE ISSUES – LIGHTING
CHANGE TO"DESIGN, SITE AND BUILDING ISSUES" – BUILDING ISSUES – NEW
CONSTRUCTION**

**CHANGE TO "CHAPTER 1: AN OVERVIEW"- what is the role of the historic district
commission?**

Deferred to next meeting

NEW BUSINESS:

Election of officers

VICE CHAIRMAN:

MOTION: Mrs. Kufferman made a motion to nominate Adam Klyver as Vice Chairman.

Second by Mrs. Kaylor

Motion carried unanimously.

CHAIRMAN:

MOTION: Mr. Klyver made a motion to nominate Ellen Gould as Chairman.

Second by Mr. Dailey

Motion carried unanimously.

CLERK:

MOTION: Mrs. Kufferman made a motion to nominate Christopher Shea as Clerk.

Second by Mr. Dailey

Motion carried unanimously.

Adjournment

Mr. Smith made a motion to adjourn at 7:10 p.m. Second by Mr. Dailey.

Motion carried unanimously.

Respectfully submitted,

Kathy Polifka
Recording Secretary