



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

**APPROVED MINUTES**

**AUGUST 12, 2010**

The Fairfield Historic District Commission met on Thursday, August 12, 2010 at 4:30 p.m. in the First Floor Conference Room of Sullivan Independence Hall, Old Post Road, Fairfield, Connecticut.

Legal notice of the Public Hearing was published in *The Fairfield Citizen News* on August 04, 2010.

**ATTENDANCE AND DESIGNATION OF VOTING ALTERNATES:**

**Present:** Commissioners Ellen Gould, Tim Smith, Margaret Browning. Alternates Adam Klyver and Thomas Dailey.

**Absent:** Commissioner Henry Backe  
Alternate sequence Klyver, Dailey

**CALL TO ORDER:**

Ellen Gould, Chairman called the meeting to order at 4:36 p.m.  
All members present will be voting on the applications

**PUBLIC HEARINGS:**

**1. Greenfield Hill Congregational Church, 986 Old Academy Road, Fairfield**

- a) Replace wood in steeple with stealth material painted to look like wood

Lucia Chiochio, attorney with Cuddy & Feder of White Plains, New York, representing AT & T spoke. She stated that Mr. Howard a representative from the church was present at the meeting. She also read from letter from Chuck Ellis, a church member, explaining the process that the church went through with T-Mobile in 2006 and the current application with AT & T. Mr. Ellis wrote that the church was built in 1855 and the steeple was destroyed during a hurricane in 1944. The current steeple was built in 1944. Naish Artaiz, architect with URS Corporation, presented the application. He stated that the entire spire would be removed and replaced with a simulated material. He explained the process and stated that wood would not allow radio signals to transmit. David Vivian representing AT & T also spoke.

Thomas Dailey, alternate commissioner, presented photographs of the existing steeple. He also read the application from T-Mobil in 2006 stating that there would be no visual impact.

Photographs indicated that shingles added were clearly different.

Mike Howard, head of the executive committee of the church, stated that the proposed work had been approved by all church boards.

Bob Hatch, restoration architect for the windmill on Bronson Road, stated that the company chosen to do the work for the church was the same company that was used for the windmill. He stated that every hip had cracked and leaked making it necessary to put hip shingles to cover the cracks

Jack Franzen, architect, stated that this would eliminate the need for cell towers in Greenfield Hill.

No one spoke in favor of the application.

No one spoke against the application

## **2. Randall Phelps and Pamela Daley, 241 Harbor Road, Southport**

- a) new generator

The application was presented by Gary Kopsko, vice-president of Yankee Electric of Fairfield. He presented a survey of the property showing the location of 2 existing air conditioner compressors and the proposed location of the new generator. The new generator would be installed behind the existing compressors. It would be located closer to the harbor and further from the street. He also stated that the homeowner would plant additional shrubs to conceal the generator.

No one spoke in favor of the application.

No one spoke against the application.

## **3. Henry and Tara Backe, 338 Old Post Road, Fairfield**

- a) New snow guards

The application was presented by Scott Donahue, contractor. He presented a sample of the proposed snow guard. They would be stainless steel. He stated that the purpose of snow guards is to prevent the sudden release of snow from a slate roof.

No one spoke in favor of the application.

No one spoke against it.

## **4. Joan Frost, 1000 Harbor Road, Southport**

- a) new "old" window
- b) align existing window

The application was presented by Jack Franzen, architect. He presented drawings of the existing house and drawings of the proposed changes. He stated that an application had been previously approved and while doing the work they discovered that there had been a window that had been removed. They would like to reinstall a window that had been saved from the previous work.

They would also like to align the existing lower window.

No one spoke in favor of the application

No one spoke against the application.

**5. 207 Main Street LLC/William A. Douglass, 207 Main Street, Southport**

- a) new chimney cap

Ellen Gould recused herself and left the room. Tim Smith took over as chairman.

The application was presented by Jack Franzen, architect. He presented photographs of the existing chimney. It currently has no cap and when it rains, the water saturates the chimney and works its way down into the house. He presented a drawing of the proposed cap. It would be made of brick with a solid slab of bluestone on top.

No one spoke in favor of the application.

No one spoke against the application.

**6. Ari W. and Rachel L. Abramowitz, 411 Harbor Road, Southport**

- a) new dormers

The application was presented by Jack Franzen, architect. Nira Abramowitz was also present. He gave a description of the house and the lot. He presented a drawing of the proposed dormer and stated that the house appeared to be a Cape Cod from the Harbor Road side and was actually a Colonial Revival from the rear view. He stated that due to the house's expansive roof, the homeowner felt dormers would be an improvement. The windows on the dormers would be the same as the window on the side of the garage. It would have a cedar shingle roof with flush siding. The dormers would not be functional since they would be located in the attic.

No one spoke in favor of the application.

No one spoke against the application.

The commission took a short three minute break at 6:05.

**7. Stephen Ramsey and Ann Jones, 363 Old Post Road, Fairfield**

- a) new roof
- b) new second story porch

The application was presented by Bob Hatch, architect. He presented a sample of the proposed wooden railing on the second story porch over the sunroom. He also presented photographs of the house in the late 1800's or early 1900's. He also presented a photo of the house after the railing had been demolished. He presented a sample of the proposed roofing material for the sun porch. He stated that this room had been a solarium with a glass roof. The glass had been removed and covered with a roof with glass set in. The homeowner is proposing a type of roof that is green with grit so the surface is non slick.

No one spoke in favor of the application.

No one spoke against the application.

**RECESS:**

None was taken.

**DECISIONS:**

Consideration was given to those applicants still present

**1. Greenfield Hill Congregational Church, 986 Old Academy Road, Fairfield**

- a) replace wood on steeple with stealth material painted to look like wood

**MOTION:** Adam Klyver made a motion to approve the application as presented. Second by Tim Smith. Motion carried unanimously.

**2. Randall Phelps and Pamela Daley 241 Harbor Road, Southport**

- a) new generator

**MOTION:** Margaret Browning made a motion to approve the application with the stipulation that screenings be maintained around the generator and two air compressors. Second by Tim Smith. Motion carried unanimously.

**3. Henry and Tara Backe, 338 Old Post Road, Fairfield**

- a) new snow guards

**MOTION:** Margaret Browning made a motion to approve as presented. Second by Tim Smith. Motion carried unanimously.

**4. Joan Frost, 1000 Harbor Road, Southport**

- a) new "old" window
- b) align existing window

**MOTION:** Margaret Browning made a motion to approve the application as presented. Second by Thomas Dailey. Motion carried unanimously.

**5. 207 Main Street LLC/William A. Douglass, 207 Main Street, Southport**

- a) new chimney cap

There were motions to deny without prejudice and approve as presented. Both motions resulted in tie votes. After further discussion regarding the size of the chimney cap, the following motion was made.

**MOTION:** Tim Smith made a motion to deny the application without prejudice. Second by Thomas Dailey. In favor of the motion: Tim Smith, Margaret Browning, Adam Klyver and Thomas Dailey. Recused: Ellen Gould. Motion carried.

**6. Ari W. and Rachel L. Abramowitz, 411 Harbor Road, Southport**

- a) new dormers

**MOTION:** Thomas Dailey made a motion to deny the application. Second by Ellen Gould. After a lengthy discussion as to whether the dormers were appropriate, Thomas Dailey withdrew the motion.

Adam Klyver made a motion to deny the motion without prejudice. Second by Margaret Browning. Motion carried unanimously.

**7. Steven Ramsey and Ann Jones, 363 Old Post Road, Fairfield**

- a) new roof
- b) new second story porch

**MOTION:** Tim Smith made a motion to approve a) and b) as presented. Second by Thomas Dailey. Motion carried unanimously.

**APPROVAL OF MINUTES OF PREVIOUS MEETING**

Margaret Browning made a motion to approve the minutes of the June 3, 2010 (Special Meeting) with a correction to the spelling on line 6. Second by Thomas Dailey. Motion carried unanimously.

Margaret Browning made a motion to approve the minutes of the July 8, 2010 (regular Meeting) with a correction to page 2, 2<sup>nd</sup> line – Hill should not be all capitals. Second by Adam Klyver. Motion carried unanimously.

**CHAIRMAN’S REPORT:**

**Repair Orders**

- 388 Old Post Road, Fairfield (re-point and re-flash chimneys; Replace Yankee gutters to original copper)
- 240 Harbor Road, Southport (re-roof and make chimney repairs due to storm damage)
- 363 Old Post Road, Fairfield (replace balcony on front façade to match original)
- 46 Willow Street, Southport (replace flat roof and rotted wood)
- 14 Willow Street, Southport (repair fence; replace rotted boards on porch floor)

**Violations**

- 1199 Hillside Road, Fairfield (re-roof with new material, new garage doors)

The portico over the front door on the North side of the house was re-roofed with a copper material. New garage doors were also installed. Ellen spoke to the homeowner who promised to bring in an application for the September meeting.

The homeowners on Bronson Road across from the Friedline residence installed a cutout for a car without a permit from the engineering department or approval from the Historic Commission.

**OLD BUSINESS:**

- 39 Meeting House Lane (Belgian block removed-violation corrected)

**NEW BUSINESS:**

The Christmas tree on Greenfield Hill green is dying and will be cut down. The electrical wiring is attached to the existing tree. Outlet boxes and piping used for the wiring of the new tree and vendors for the Dogwood Festival must be installed.

The Chair suggested that these utilities be put underground.

Second meeting in August: Thomas Dailey has questions regarding updating the list of properties for the Blue Book. A decision will be made as to whether a second meeting will be held.

**RECESS:**

A recess was called at 7:18

The meeting resumed at 7:34

**For Informational Purposes Only**

Presentation by Matthew and Susan Rush, 224 Old Post Road, Fairfield

Regarding installation of Belgian block along the driveway. **Continued from July 8, 2010**

Ellen Gould recused herself and left the room. Thomas Dailey took over as chairman.

Matthew Rush spoke. He stated that the Belgian block was installed eight years ago without an application to the commission. Extensive work had been approved by the commission and he thought the Belgian block was considered landscaping. Three years later he came to the board and didn't hear from them again until May 2010 at which time he received a letter stating he was in violation. He questioned the length of time it took the commission to issue the violation. Thomas Dailey stated that the commission is volunteer and at this point in time they are trying to bring everyone into compliance. Mr. Rush presented photographs of Belgian block in the Historic Districts. Mr. Dailey stated that some of these were located outside of the District and some had already been removed as a result of violations being issued. Mr. Dailey also stated that the records indicate that the Belgian block at 224 Old Post Road was denied on September 11, 2003. Mr. Dailey stated that no motion would be made and the violation stands.

Mrs. Gould returned to the meeting

**ADJOURNMENT:**

A motion was made by Tim Smith to adjourn at 7:51. Second by Adam Klyver. Motion carried unanimously.

Respectfully Submitted,

Kathy Polifka  
Recording Secretary