



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

APPROVED MINUTES
MAY 13, 2010

The Fairfield Historic District Commission met on Thursday, May 13, at 4:30 p.m. in the Second Floor Conference Room of Old Town Hall, 611 Old Post Road, Fairfield, Connecticut.

Legal notice of the Public Hearing was published in *The Fairfield Citizen* on May 05, 2010.

ATTENDANCE:

Present: Commissioners Ellen Gould, Henry Backe, Bruce Graham, Tim Smith and Margaret Browning
Alternate Adam Klyver.

Absent: Thomas Dailey

CALL TO ORDER:

Ellen Gould, Chairman called the meeting to order at 4:32 p.m.

PUBLIC HEARINGS:

1. Sean and Kelly Russell, 981 Old Post Road, Fairfield

- a) pool fencing

The application was presented by Sean Kelly, homeowner. He stated that the fence is visible from the left corner of the property on Old Post Road. He presented photos of different styles of fence and stated that they are made of aluminum rather than wood. He indicated which fence they intended to use.

No one spoke in favor of the application.

No one spoke against the application.

2. Steven Della Rocca and Courtenay Hardy, 860 Pequot Avenue, Southport

- a) replace two lower sash

Linda Batchelder of Baker, Batchelder Architects presented the application. She presented photos and drawings of the proposed sash. She presented a site plan and a sample of the proposed glass. The existing sash was retrofitted. It fits poorly and the pink glass may not be tempered. The code requires tempered glass in this location. The storm windows will remain as well as the top sash.

No one spoke in favor of the application.

No one spoke against the application.

3. David and Jean Rosow, 575 Harbor Road, Southport

- a) revise deck railings

The application was presented by Chris Rosow, son of the homeowners. He presented photos and drawings of the proposed work and explained the challenges of the proposed work. The application requested the insertion of glass panels into the openings in the deck railing on the third floor. The panes would be approximately 30 inches high with no cap. The glass would be clear and tempered.

No one spoke in favor of the application.

No one spoke against the application.

4. Cynthia Baldwin French

- a) new fence and gates
b) new edging

c) realign/repair sidewalk

The application was presented by Jack Franzen, architect. Jack stated that the fence had been approved by the commission more than one year ago. Since tree roots have grown under the sidewalk and the grade is uneven, the contractor has recommended moving the fence four to six inches onto town property. The town engineering department has been contacted regarding this. A drawing of the proposed fence was presented. It will be 46 inches high with black steel edging and washed native stone under. The fence itself will be cedar wood. The bluestone sidewalk will be repaired using as much of the original bluestone as possible.

No one spoke in favor of the application.

No one spoke against the application.

5. David and Elizabeth Barrett, 114 Westway Road, Southport

a) new fence

The application was presented by Jack Franzen, architect. The fence will be located on only one side of the property. It will create a formal entry with fence posts on each side of the driveway. He presented drawings of the fence, caps and corner posts. Bruce Graham questioned the location of the fence as did Ellen Gould who also commented that that the fence was purely an ornament and served no purpose. Elizabeth Barrett, homeowner, spoke. She stated that there is a stockade fence on the one side of the property.

No one spoke in favor of the application.

No one spoke against the application.

6. Jennifer Dow Murphy, 104 Main Street, Southport

a) new addition

b) enlarge terrace

c) new steps

d) new gate

The application was presented by Jack Franzen, architect. He requested that the commission deny the application without prejudice since his clients are proposing some design changes.

7. Kathleen M. Flynn, 1220 Hillside Road, Fairfield

a) demolish garage

b) demolish breezeway

c) remove dormers

d) remove windows and doors

e) new windows and doors

f) new addition

g) new walkways

h) change fence

i) remove light post

Ellen Gould and Margaret Browning recused themselves and left the room.

The application was presented by Alfred McNeil. He presented a site plan, elevations and photos of the existing house. The new garage will provide a mudroom and a formal entry to the main house. The new addition will provide an office for the homeowner. The owner plans on using either Lepage or Marvin windows.

No one spoke in favor of the application.

No one spoke against the application

RECESS

Recess at 6:02 to wait for Dr. Brittis to arrive. He was delayed in surgery.

PUBLIC HEARING

Meeting resumed at 6:15.

8. Dante and Tracey Brittis, 212 Center Street, Southport

a) revise stone wall

Ellen Gould and Henry Backe recused themselves and left the room.

The application was presented by Dante Brittis, homeowner. He explained that the wall had already been rebuilt without a certificate of appropriateness. It had been compromised during construction at the Brittis home. It was

built with the original stone but with more mortar than the original wall. Photos were presented of the new wall which the applicant stated is higher than the previous wall by a stone's width, and has more obvious mortar joints. No one spoke in favor of the application.
No one spoke against the application.
Ellen Gould and Henry Backe returned to the room.

DECISIONS

1. Steven Della Rocca and Courtenay Hardy, 860 Pequot Avenue, Southport

- a) replace two lower sash

MOTION: Bruce Graham made a motion to approve the application as presented. Second by Henry Backe.
Motion carried unanimously

2. Sean and Kelly Russell, 981 Old Post , Fairfield

- a) pool fencing

MOTION: Bruce Graham made a motion to approve with the stipulation that the fence have an open top rail. Second by Tim Smith.
Motion carried unanimously.

3. Tracy and Dante Brittis , 212 Center Street, Southport

- a) revise stone wall

Ellen Gould and Henry Backe recused themselves and left the room.

MOTION: Bruce Graham made a motion to deny the application because the wall is exemplary of the type of stone wall that is discouraged within the Historic Districts, as exhibited in The Handbook. Second by Adam Klyver.
Motion carried. Bruce Graham, Tim Smith, Margaret Browning and Adam Klyver voting in favor of the motion.

4. David and Jean Rosow, 575 Harbor Road, Southport

- a) revise deck railings

MOTION: Bruce Graham made a motion to approve the application as presented. Second by Tim Smith.
Motion carried unanimously.

5. Cynthia Baldwin French, 115 Main Street, Southport

- a) new fence and gates
- b) new edging
- c) realign/repair sidewalk

MOTION: Bruce Graham made a motion to approve the application with the stipulation that the service gates be diminutive to the main gate and that drawings be submitted for approval. Second by Henry Backe. Motion carried unanimously.

6. David and Elizabeth Barrett, 114 Westway Road, Southport

- a) new fence

MOTION: Bruce Graham made a motion to deny the application without prejudice. Second by Henry Backe. In Favor: Ellen Gould, Henry Backe, Bruce Graham and Margaret Browning.
Opposed: Tim Smith. Motion carried 4 – 1.

7. Jennifer Dow Murphy, 104 Main Street, Southport

- a) new addition
- b) enlarge terrace
- c) new steps
- d) new gate

MOTION: Bruce Graham made a motion to deny the application without prejudice. Second by Henry Backe.
Motion carried unanimously.

8. Kathleen M. Flynn, 1220 Hillside Road, Fairfield

- a) demolish garage
- b) demolish breezeway
- c) remove dormers

- d) remove windows and doors
- e) new windows and doors
- f) new addition
- g) new walkways
- h) change fence
- i) remove light post

Ellen Gould and Margaret Browning recused themselves.

MOTION: Bruce Graham made a motion to deny the application without prejudice. Second by Henry Backe. Motion carried unanimously.

SHOW CAUSE HEARING

1. Pieter Van Munching, 75 Meeting House Lane, Fairfield.

- a) alleged violation: failure to submit drawings for approved flagpole showing alternate material, size, and location as stipulated in the approval on August 13, 2009. Violation letter issued on October 02, 2009. Cease, Desist and Restore Order issued on March 25, 2010. CONTINUED FROM APRIL 15, 2010.

Ellen Gould recused herself and Henry Backe took over as chairman

Pieter Van Munching, homeowner spoke. He stated that he looked at many flagpoles in Fairfield and then wrote a letter to the commission asking why the size, material and location were inappropriate. He presented a display with numerous photos of existing flagpoles in Fairfield. They were various heights, various materials and located on different locations on the properties. He would like the commission to reconsider his previous application and approve his flag pole.

Henry Backe, acting chairman, stated that one of the photos predates the Historic Commission and state statutes don't give the commission the power to remove something if it was installed prior to the existence of the commission. He also stated that most of the photos are of flagpoles on public buildings, not residential. He stated that the commission's issue with the material was that it was too commercial looking and too detached from the house. He also stated that if the flagpole is removed, there will no longer be a violation.

Mr. Van Munching left the hearing and stated that the commission was very unpatriotic.

Don Hoffman, a friend of Mr. Van Munching, asked why a violation was issued for the flagpole. It was stated that the flagpole was installed without a certificate of appropriateness and nothing had been done to correct the violation. Henry Backe stated that the commission tries to work with people. He also stated that the homeowner has 90 days to comply and the violation will be put on the land records tomorrow.

Ellen Gould returned to the room and took over as chairman.

APPROVE MINUTES OF PREVIOUS MEETINGS

Henry Backe made a motion to approve the minutes of the April 8, 2010 (regular) meeting. Second by Bruce Graham. Motion carried unanimously.

Henry Backe made a motion to approve the minutes of the April 15, 2010 (work) meeting. Second by Bruce Graham. Motion carried unanimously.

CHAIRMAN'S REPORT:

Repair Orders

28 Center Street, Southport (replace rear fence to match existing)

648 Harbor Road, Southport (replace rear fence to match existing)
207 Main Street, Southport (replace basement door and side door of garage to match existing)
860 Pequot Avenue, Southport (rebuild 2 chimneys to match existing)
564 Harbor Road, Southport (repair porch and porch roof, rebuild rear chimney to match existing)
214 Main Street, Southport (replace rear driveway to match existing)
892 Harbor Road, Southport (replace rotted boards, moldings and door to match existing)

Violations

None

OLD BUSINESS:

1177 Hillside Road – Jim Gilleran received a letter from the homeowner’s attorney stating that the owners are working on an application for the stone wall and fence that were installed without submitting an application for a certificate of appropriateness.

114 Westway Road – It was determined that the existing flagpole was installed prior to the existence of the Historic District Commission therefore it can remain.

323 Old Post Road – Jim Gilleran received a letter regarding the tree house that was built in 1991 or 1992. Since the commission has visited the property numerous times over the years and not noticed the tree house, Henry Backe suggested that the commission should rescind the violation.

Ellen Gould said she would check with Dick Saxl, the town attorney.

NEW BUSINESS:

Bruce Graham announced that he will be resigning from the commission after the June 10, 2010 meeting. Ellen Gould mentioned that Stefanie Lazard who has a degree in historic preservation is interested in becoming a member of the commission.

ADJOURNMENT:

Bruce Graham made a motion to adjourn at 7:52. Second by Henry Backe. Motion carried unanimously.
Respectfully Submitted

Kathy Polifka
Recording Secretary