



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

APPROVED MINUTES

February 10, 2011

The Fairfield Historic District Commission met on Thursday, February 10, 2011 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 February 02, 2011.

ATTENDANCE:

Present: Commissioners Ellen Gould, Henry Backe, Timothy Smith, Margaret Browning and Peter Petron (arrived at 4:40 p.m.) and Alternates Thomas Dailey and Adam Klyver (arrived at 4:35 p.m.).

Alternate Sequence: Klyver, Dailey

CALL TO ORDER:

Mrs. Gould, chairman called the meeting to order at 4:30 p.m.

PUBLIC HEARINGS:

1. Southport Volunteer Fire Department Association, 69 Main Street, Southport
 - a) demolish shed
 - b) new shed

The fire chief had not yet arrived. Hearing will continue when he arrives.

2. Sturm Ruger & Co. Inc., 95 Station Street, Southport
 - a) proposed parking spaces
 - b) proposed asphalt area with bluestone curbing
 - c) proposed striped parking

The application was presented by Attorney John Fallon. Leslie Gaspar, corporate secretary for Sturm Ruger and Dave Huntington, land surveyor, were also present. Mr. Fallon presented photos of the Station Street property and gave a short history of the property's use. He stated that it is Sturm Ruger's intention to establish their corporate presence in this historic building. The F.H.D.C. previously approved a repair order for the roof, siding and windows. The Fairfield

T.P.Z. and Z.B.A. have already given the approval for Sturm Ruger to re-establish their office at the Station Street property. Mr. Fallon presented a site plan and referred questions regarding parking to Mr. Huntington. He stated that the parking lot is currently gravel and will be changed to black top. Currently there are 24 or 25 parking spaces. This number will be increased to 37 total striped parking spaces. The applicant stated that they are willing to remove the Belgian Block curb along Station Street and install bluestone.

No one spoke in favor of the application.

No one spoke against the application.

1. Southport Volunteer Fire Department Association

The application was presented by Fire Chief Andrew Papageorge. He stated that the existing 8x5 metal shed had fallen down. He presented photos and a color sample from Klotter Farms of the proposed shed. It is 10x18, light gray and a New England series Dutch Colonial. He stated that due to increased storage needs, the department needs a larger shed to store such things as extra pumping equipment and generators. The shed will be located just behind the historic Robinson Cottage. When questioned as to whether an addition on the existing building would be a better solution, he stated that it would be but that currently there is no funding for this expense. Due to a non-conforming lot size, approval has been obtained from the Fairfield T.P.Z. At their request, the shed was downsized from 14x18 to 10x18. Chief Papageorge stated that the fire department is willing to simplify the existing design.

Jack Franzen spoke in favor of the application.

No one spoke against the application.

3. Richard Scott and Laura Balkan, 780 Harbor Road, Southport

- a) new gates
- b) new arbors
- c) new fences

Dr. Backe recused himself and left the room.

Jack Franzen, architect, presented the application. He stated that the existing pool is code compliant with perimeter fencing and walls. The owners are requesting that fencing be installed around the pool to make it safe for their young children. The proposed fence would be 4 feet high black wire interwoven into the existing landscaping and vegetation around the pool. Mr. Franzen presented drawings of the proposed arbor and picket gate that will be part of the landscaping.

No one spoke in favor of the application

No one spoke against the application.

4. Carla Muro, 14 Willow Street, Southport

- a) new chimney

- b) new parapet
- c) replace windows in rear shed dormer
- d) replace existing double-hung window with casement
- e) remove casement window on north elevation

Dr. Backe recused himself.

The application was presented by Jack Franzen, architect. He presented drawings of the existing house and with the proposed addition of the chimney and parapet. The chimney will be brick veneer and is necessary because of the addition of a new fireplace being installed in the family room. The parapet would have a cut out design and would be on the existing flat roof. He stated that it was necessary to replace the windows on the third floor dormer because they leak and do not close. The existing double-hung window in the kitchen, over the sink, would be replaced with the same size casement window. This would allow for easier opening.

No one spoke in favor of the application.

No one spoke against the application

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

- a) new dormers

Dr. Backe recused himself.

The application was presented by Jack Franzen, architect. He stated that several months ago, the two dormers on the front of the existing house were denied without prejudice. The house is a two-story house with the first story built into the hillside. The first story is visible only from the harbor. He presented drawings of the existing house and with the addition of the proposed dormers. The roof is large and long. He stated that the dormers have been downsized since the previous proposal.

No one spoke in favor of the application.

No one spoke against the application.

Dan Snyder, executive director of Pequot Library and former director of The Newport Historical Society, questioned a reference made to houses in Newport.

Dr. Backe returned to the room.

6. Yvonne Ferris, 89 Westway Road, Southport

- a) new swimming pool and coping
- b) new pool fence enclosures
- c) new gates
- d) new bluestone walks to match existing
- e) new arbor

The application was presented by Rob Marx, architect with Ferris Architects. He presented rear and side elevations and photos of the existing house. The proposed pool is a 10' x 40' lap pool. A black covered wire mesh fencing would be embedded into the existing hedge, thus becoming a

landscape feature. A wooden gate would be placed in the hedge. Going to the pool, bluestone walks would be added. The walks would be stepping stones set in stone dust with grass between. He presented a photo of the arbor that has already been installed by the current owner.

No one spoke in favor of the application.

No one spoke against the application.

7. Spencer C. and Dana M. Weneck, 1199 Hillside Road, Fairfield

- a. new light fixtures
- b. new garage door
- c. new basement door
- d. new basement windows
- e. new front entrance roof

Mrs. Gould recused herself and left the room.

Dr. Backe took over as chairman.

The application was presented by Spencer Weneck, homeowner. He stated that the work was completed prior to the application being submitted to the commission. Mr. Weneck said that he replaced the light fixtures with the pre-existing ones. The garage door that was installed is made of wood with glass at the top. The basement door and the newly installed basement windows are barely visible from a public way. They are weather and rot resistant and vinyl clad. The front entry roof which was previously cedar shakes, was replaced with copper because of the pitch. He presented photos of the completed work.

Jack Franzen spoke in favor of the application.

No one spoke against the application.

8. Pequot Library Association, 720 Pequot Avenue, Southport

- a) revise new sight lighting
- b) revised new entry
- c) revised extension of hedge
- d) revised roof line on drawings

Dan Snyder, Executive Director of Pequot Library, stated that it was determined that the previous lighting plan was insurance not code driven.

The application was presented by architects from Robert A. Stern Architects. They stated that the post lights at the front of the building are being eliminated. They are also extending the hedge at the parking lot. The drawings were revised to more accurately represent the curved roof design on the children's library. Drawings and a model were presented better reflecting the three-dimensional nature of the two arched entrances on the parking lot entrance to the library. This will serve as a secondary entrance and will also be handicap accessible.

Jack Franzen spoke in favor of the application.

Sharon Klammer, 406 Harbor Road, questioned the handicap access. After reviewing the drawings, the architect stated that due to an error, the handicap ramp and railing were left off the model and drawings.

No one spoke against the application.

RECESS:

A recess was taken from 7:35 until 7:45

DECISIONS

Consideration was given to those applicants still present.

2. Sturm Ruger & Co. Inc., 95 Station Street, Southport

- a) proposed parking spaces
- b) proposed asphalt area with bluestone curbing
- c) proposed striped parking

Thomas Dailey voting

MOTION: Dr. Backe made a motion to approve the application as presented with the stipulation that all of the curbing has to be the same/bluestone or natural stone and cannot be Belgian Block. Second by Ms. Browning. Motion carried unanimously.

3. Richard Scott and Laura Balkan

- a) new gates
- b) new arbors
- c) new fences

Dr. Backe recused. Mr. Klyver voting.

MOTION: Mr. Smith made a motion to approve the application as presented. Second by Ms. Browning. Motion carried unanimously.

4. Carla Muro, 14 Willow Street, Southport

- a) new chimney
- b) new parapet
- c) replace windows in rear shed dormer
- d) replace existing double-hung window with casement
- e) remove casement window on North elevation

Dr. Backe recused. Mr. Dailey voting.

MOTION: Mr. Dailey made a motion to approve (a) thru (e) as presented. Second by Ms. Browning. Motion carried unanimously.

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

- a) new dormers

Dr. Backe recused. Mr. Klyver voting.

MOTION: Mr. Klyver made a motion to approve the application as presented with the stipulation that the dormers be dropped to the location of the previous application. Second by Mr. Smith. In Favor: Mr. Klyver Opposed: Mrs. Gould, Mr. Smith, Ms. Browning and Mr. Petron. Motion denied.

MOTION: Ms. Browning made a motion to deny the application without prejudice. Second by Mr. Smith. Motion carried unanimously.

7. Yvonne Ferris, 89 Westway Road, Southport

- a) new swimming pool and coping
- b) new pool fence enclosure
- c) new gates
- d) new bluestone walks to match existing
- e) new arbor

MOTION: Dr. Backe made a motion to approve the application as presented. Second by Mr. Petron. In Favor: Dr. Backe, Mr. Smith, Ms. Browning and Mr. Petron. Opposed: Mrs. Gould. Motion carried.

6. Spencer C. and Dana M. Weneck, 1199 Hillside Road, Fairfield

- a) new light fixtures
- b) new garage door
- c) new basement door
- d) new basement windows
- e) new front entrance roof

Ellen Gould recused herself. Mr. Dailey voting.

MOTION: Mr. Dailey made a motion to approve (a) as presented. Second by Dr. Backe. Motion carried unanimously.

MOTION: Mr. Petron made a motion to approve (b) as presented. Second by Ms. Browning. Motion carried unanimously.

MOTION: Mr. Petron made a motion to approve (e) as presented. Second by Dr. Backe. In Favor: Dr. Backe, Ms. Browning and Mr. Petron. Opposed: Mr. Smith and Mr. Dailey. Motion carried.

MOTION: Mr. Dailey made a motion to deny (c) and (d). Second by Dr. Backe. In Favor: Mr. Dailey. Opposed: Dr. Backe, Mr. Smith, Ms. Browning and Mr. Petron. Motion denied.

MOTION: Mr. Smith made a motion to approve (c) and (d) as presented. Second by Mr. Petron. In Favor: Dr. Backe, Mr. Smith, Ms. Browning and Mr. Petron. Opposed: Mr. Dailey. Motion carried.

8. Pequot Library Association, 720 Pequot Avenue, Southport

- a) revise new site lighting
- b) revised new entry
- c) revised extension of hedge
- d) revised roof line on drawings

MOTION: Dr. Backe made a motion to approve (a), (c) and (d) as presented and deny (b) without prejudice because handicap access was not shown. Second by Mr. Petron. Motion carried unanimously.

1. Southport Volunteer Fire Department, 69 Main Street, Southport

- a) demolish shed
- b) new shed

MOTION: Dr. Backe made a motion to deny the application without prejudice. Second by Mr. Smith. Motion carried unanimously.

APPROVAL OF MINUTES

Dr. Backe made a motion to approve the 12/09/10 minutes as presented. Second by Mr. Smith. Motion carried unanimously.

Approval of 01/20/11 minutes continued to next month.

CHAIRMAN'S REPORT

Repairs : None

Violations : Trinity Church, 288 Center Street and 651 Pequot Avenue, Southport

Mrs. Gould stated that the signs in the parking lot at 288 Center Street had been removed.

Nelson North, Warden of the Church, agreed to submit a repair order for the sign in front of the church at 651 Pequot Avenue.

Old Business: None

New Business: Discussion of Historical link to Town Website

It was the opinion of the members of the commission that the website was very confusing.

The Commission has been informed by the Office of the First Selectman that there is no more money available for the project.

ADJOURNMENT:

A motion was made by Dr. Backe to adjourn at 8:50 p.m. Second by Mr. Dailey. Motion carried unanimously

Respectfully Submitted,

Kathy Polifka
Recording Secretary