



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

APPROVED MINUTES

MARCH 10, 2011

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

ATTENDANCE AND DESIGNATION OF VOTING ALTERNATES:

Present: Commissioners Ellen Gould, Timothy Smith, Margaret Browning and Peter Petron (arrived at 5:30). alternates Adam Klyver and Thomas Dailey.

Absent: Commissioner Henry Backe

Alternate sequence Klyver, Dailey

Both alternates will be voting on Public Hearings 1-3.

Thomas Dailey will be voting on Public Hearing held at Special Meeting on March 03, 2011.

CALL TO ORDER:

Ellen Gould, Chairman called the meeting to order at 4:37 p.m.

PUBLIC HEARINGS:

1. William Kueffner, 97 Harbor Road, Southport

- a) new air conditioners

William Kueffner, owner, presented the application. He thanked the commission for approving the application for the installation of solar panels. He requested that the window air conditioners be removed and holes cut in thru the walls in two locations to install air conditioners. He stated that the new tenant would like an unobstructed view thru the windows. He also stated that installing central air conditioning on the second floor would be more costly and complicated because the third floor is finished.

Jack Franzen, architect and tenant at 95 Harbor Road, spoke in favor of the application.

No one spoke against the application

2. Martha O'Brien, 197 Harbor Road, Southport

- a) new pent roof

The application was presented by Jack Franzen, architect. He stated that Bessie Bradley has lived in the house for 30 years. He stated there is a valley in the roof above the front door. When it rains or snows, water falls onto the front stoop where it often freezes and causes a very slippery condition. He presented drawings of the existing roof, the proposed roof and a 3D rendering with the new pent roof. The new roof will be approximately 10 feet wide and is zoning compliant.

No one spoke in favor of the application.

No one spoke against the application.

3. Pequot Library Association, 720 Pequot Avenue, Southport

- a) revised new entry

The application was presented by Robert Stern Architects. The application was to add handicap accessibility to the entrance on the parking lot side of the library. They stated that instead of an actual ramp, the ground will slope up with an approximate 2 1/2 % slope. There will be no steps required to access the building at this location. Since the slope is less than 5%, no railings will be required. The architects also presented revisions to the model.

Dan Snyder, executive director of Pequot Library, was very pleased because this design allows for complete accessibility to the building.

No one spoke in favor of the application

Sharon Klammer spoke against the application stating that she felt that without a handrail, there was a possibility that the handicap access to the building could be slippery.

Attorney John Fallon stated that handicap access was not relevant to Historic District Commission jurisdiction. He stated that before the design was approved, the architects met with a representative from handicap services and the building official. Representatives from Robert Stern's office stated that the material that will be installed will meet the code and be safe.

DECISIONS:

1. William Kueffner, 97 Harbor Road, Southport

- a) new air conditioners

MOTION: Timothy Smith made a motion to approve the application as presented. Second by Margaret Browning. In favor of the motion: Timothy Smith. Opposed: Ellen Gould, Margaret Browning, Adam Klyver and Thomas Dailey. Motion denied.

MOTION: Adam Klyver made a motion to deny the application. Second by Thomas Dailey. Motion carried unanimously.

2. Martha O'Brien, Trustee, 187 Harbor Road, Southport

- a) new pent roof

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

3. Pequot Library Association, 720 Pequot Avenue, Southport

- a) revised new entry

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

RECESS:

A recess was taken from 5:40 until 5:47

OLD BUSINESS:

Consideration of public hearing held at a Special Meeting on March 03, 2011.

JCU, LLC, 935 Harbor Road, Southport

- a. demolish existing house and garage, out-building
- b. new house in new location
- c. new garage
- d. re-grade land
- e. new terraces
- f. remove stone wall
- g. new stone walls
- h. new driveways, edging
- i. new walkways
- j. new spa
- k. new lighting

MOTION: Thomas Dailey made a motion to deny (a) because the house is an integral component of Southport and its demolition would have an irreversible impact and deny (b) and (c) because the scale and massing are incongruous to the site. Second by Margaret Browning.

Margaret Browning, a residential designer for 17 years, read a statement she wrote with reasons for denial of the application.

Thomas Dailey also read a statement he wrote citing numerous reasons for denial.

Peter Petron and Timothy Smith also cited their reasons for denial.

For the record Mrs. Gould clarified that Rod Mckenzie is not the librarian for the Historic District Commission, but is a part-time employee of the Fairfield Museum & History Center that is not connected to the HDC in any way. Mrs. Gould also stated that at no time prior to the purchase of 935 Harbor Road did the applicant consult with her regarding the regulations and procedures of the Historic District Commission.

Thomas Dailey stated that he would like to amend his motion but it was decided to vote on the original motion.

The motion was denied unanimously.

MOTION: Peter Petron made a motion that a new motion be made. Second by Timothy Smith. Motion carried unanimously.

MOTION: Thomas Dailey made a motion to deny (a) as presented since the existing house is an historically and architecturally integral component of the Southport Historic District and Southport Harbor waterfront – and is an important visual component that-if lost-will have an irreversible impact on its immediate neighborhood, on the Southport Historic District and Southport Harbor Waterfront – and for reasons cited in the record and the commission’s discussion and deny (b), (c), (d), (e), (f), (g), (h), (i), (j), (k) as presented since the scale and massing, rigid formality of the dominant Georgian style, scale of the fenestration, new location and additional hardscape are incongruous with its site near to the historic commercial wharf and will forever change the appearance of Southport Harbor waterfront and of the Southport Historic District – and for reasons cited in the record and commission’s discussion. Second by Peter Petron. Motion carried unanimously.

APPROVAL OF MINUTES of 1-20-11 and 2-10-11

Thomas Dailey made a motion to approve the 1-20-11 minutes as presented. Second by Timothy Smith. Voting in favor: Ellen Gould, Timothy Smith, Margaret Browning and Thomas Dailey. Motion carried unanimously.

Thomas Dailey made a motion to approve the 2-10-11 minutes as presented. Second by Margaret Browning. Voting in favor: Ellen Gould, Timothy Smith, Margaret Browning, Peter Petron, Adam Klyver and Thomas Dailey. Motion carried unanimously.

CHAIRMAN’S REPORT:

Repair Orders

651 Pequot Avenue, Southport (signage) - approved

Violations

None issued but question new porch posts at 698 Old Post Road

Mrs. Gould asked the commissioners to drive by and look at the second floor. She questioned whether the owners might be building a 2nd floor porch without HDC approval. Mr. Petron stated that he drove by and questioned the same thing.

ADJOURNMENT:

A motion was made by Thomas Dailey to adjourn at 7:25. Second by Margaret Browning. Motion carried unanimously.

Respectfully Submitted,

Kathy Polifka

Recording Secretary