



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

APPROVED MINUTES

June 9, 2011

The Fairfield Historic District Commission met on Thursday, June 9, 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 Wednesday June 1, 2011 and Friday June 3, 2011.

ATTENDANCE AND DESIGNATION OF VOTING ALTERNATES:

Present: Commissioners Ellen Gould, Timothy Smith and Peter Petron. Alternate Thomas Dailey.

Absent: Commissioners Henry Backe and Margaret Browning and Alternate Adam Klyver

CALL TO ORDER:

Mrs. Gould, Chairman, called the meeting to order at 4:33 p.m.

PUBLIC HEARINGS:

1. Christopher and Tina Ahlberg, 229 Old Post Road, Fairfield

- a) new patio

The landscape architect working on the project presented the application. She stated that she has a degree in historic preservation and planning. She presented a site plan and stated that the patio will be smaller than the deck that was removed. It will be made of bluestone.

No one spoke in favor of the application.

No one spoke against the application

2. Paul C. and Stacy C. Fama, 455 Old Post Road, Fairfield

- a) remove and add stone walls
- b) revise driveway
- c) new brick paths
- d) new arbor, trellis, window box
- e) new gates, fencing
- f) new light post

Mr. Petron recused himself and left the room.

The application was presented by the garden designer. She presented original photographs of the Sunnieholme estate that once occupied the property. She also presented a photograph of the existing house and a site plan showing the location of the proposed changes. She stated that at the rear of the property, the existing stone wall would be removed, the grade raised and a new stone wall added. The proposed gates and fence would be made of cedar and the pathways would be red paper brick.

No one spoke in favor of the application.

No one spoke against the application.

3. Edward and Ximena Jordan, 872 Hillside Road, Fairfield

- a) replace windows

The application was presented by Edward Jordan, homeowner. He stated that 11 windows would be replaced. They are old and no longer energy efficient. He presented photos of the windows that would be replaced and stated that there would be no storm windows on the new windows.

No one spoke in favor of the application

No one spoke against the application.

4. Kim Valentini, 53 Spruce Street, Southport

- a) new roof

The application was presented by Pat Marsh. She stated that the wood cedar roof was removed and replaced with an asphalt architectural shingle roof in weathered wood color. Neither a certificate of appropriateness nor a building permit was obtained for the work, which was done recently. The owner resides in New York and uses 53 Spruce Street for a week-end home. She was unaware that she needed to submit an application to the Historic District Commission. Ms. Marsh presented photographs of the house and stated that it was built in 1880.

No one spoke in favor of the application.

Sharon Klammer, speaking for the Sasquanaug Association, spoke against the application. She stated that they feel that the wooden shingle roof is appropriate for this house.

5. MH Parsons and Sons, Lumber Co, 402 Pequot Avenue, Southport

- a) change windows

Mrs. Gould stated that the district ends next door, therefore this address is not in the Historic District.

Jack Franzen stated that it was his opinion that in a case such as this where the property is not located in the Historic District but it comes to the Commission's attention that work is being done, the neighbors should be notified.

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

- a) new treehouse

Jack Franzen, architect, presented the application.

He presented a site plan and stated that the structure is 7 feet across and 8 feet high. It is in the Swiss Family Robinson style. He presented drawings of the proposed structure and pointed out the location on the site plan. It would be wood shingle with a wood shingle roof.

No one spoke in favor of the application.
No one spoke against the application.

7. John Koren, 968 Harbor Road, Southport

- a) change windows

The application was presented by Jack Franzen, architect. He presented a photo of the existing windows and a drawing of the proposed windows. The replacement would be authentic divided light, replicating the existing window.

No one spoke in favor of the application.

No one spoke against the application.

8. Lucy D. Roberts, 1060 Harbor Road, Southport

- a) new lighting

The application was presented by Jack Franzen, architect, and Lucy Roberts, homeowner. They presented drawings of the locations of the proposed lights. There would be three groupings of lights. Two would be in planting beds and a third grouping in the narrow bed along the driveway. The one located along the driveway would be function to light a dark portion of the driveway at night.

No one spoke in favor of the application.

No one spoke against the application.

9. John F. and Sara H. Walsh, 1100 Harbor Road, Southport

- a) new walkway

The application was presented by Jack Franzen, architect. He stated that the sidewalk had been previously approved in 2004 but never installed. He presented a photograph of the sidewalk, which was installed without a valid Certificate of Appropriateness. The sidewalk runs from the front steps to the curb and is made of bluestone.

No one spoke in favor of the application.

No one spoke against the application.

10. Clara Louisa Huemann, 494 Harbor Road, Southport

- a) expand garage
- b) change driveway
- c) new retaining wall

The application was presented by Jack Franzen, architect. He stated that the proposed work was approved by the Zoning Board of Appeals on June 3, 2011. He presented drawings of the original garage, which he cited as one of the important outbuildings in the Southport Historic District. He stated that part of the existing foundation is rotting. The garage would be raised 18 inches and a new foundation would be put under it. He also described the expansion of the garage. New swing out doors would be installed. The siding would be wooden clapboard and the roof wood cedar shingles. The new retaining wall would be at the end of the driveway. He stated that the character defining elements of this old structure would be saved.

Sharon Klammer of 406 Harbor Road spoke in favor of the application.

No one spoke against it.

11. Proposed changes and additions to the Fairfield Historic District Commission Handbook. Complete text of the proposed changes has been available in the Building Department, Pequot Library, the office of the Town Clerk and on the Town Website: www.fairfield.org

CHANGES TO THE HANDBOOK

a) changes and additions to the section “Southport Historic District”

CHANGES TO THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

a) changes and additions to the “instructions on the back of the application form”

Mr. Petron read the proposed changes.

Jack Franzen and Sharon Klammer spoke in favor of the application.

No one spoke against the application.

DECISIONS:

1. Christopher and Tina Ahlberg, 229 Old Post Road, Fairfield

a) new patio

MOTION: Mr. Petron made a motion to approve the application as presented. Second by Mr. Dailey. Motion carried unanimously.

2. Paul C. and Stacy C. Fama, 455 Old Post Road, Fairfield

- a) remove and add stone walls
- b) revise driveway
- c) new brick paths
- d) new arbor, trellis, window box
- e) new gates, fencing
- f) new light post

MOTION: Mr. Dailey made a motion to approve the application as presented. Second by Mr. Smith. Voting in favor of the motion: Mrs. Gould, Mr. Smith and Mr. Dailey. Recused: Mr. Petron.

3. Edward and Ximena Jordan, 872 Hillside Road, Fairfield

a) replace windows

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

4. Kim Valentini, 53 Spruce Stree, Southport

a) new roof

The commissioners discussed the age of the structure and concluded it must have been built in 1880 since that was the date presented by the applicant’s representative and agrees with the date in the Town of Fairfield Assessor’s records. It was discussed that asphalt shingle roofing was not introduced in the United States until the early 20th century and some

members of the Commission felt that its use to replace the wood roof of a 19th century building was inappropriate.

MOTION: Mr. Dailey made a motion to deny the application for reasons discussed. Second by Mr. Petron. Voting in favor of the motion: Mrs. Gould, Mr. Petron and Mr. Dailey. Abstaining: Mr. Smith.

RECESS:

A recess was taken from 6:58 until 7:02 p.m.

5. MH Parsons & Sons Lumber Co, 402 Pequot Avenue, Southport

- a) change windows

It was determined that this location is not in a historic district.

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

- a) new treehouse

MOTION: Mr. Dailey made a motion to deny the application without prejudice. Second by Mrs. Gould. Mr. Dailey pointed out that there were alternatives, such as the one suggested by the Sasquannaug Association. The height of the proposed tree house and its visibility from Westway Road, particularly in the winter months were cited as concerns. Motion carried unanimously.

7. John Koren, 968 Harbor Road, Southport

- a) change windows

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

8. Lucy D. Roberts, 1060 Harbor Road, Southport

- a) new lighting

MOTION: Mr. Petron made a motion to approve the application as presented. Second by Mrs. Gould. There was general agreement that lighting near the driveway was appropriate for reasons of safety but concerns were expressed with respect to the other proposed lighting. Voting in favor of the motion: No one. Motion denied.

MOTION: Mr. Petron made a motion to approve the application with respect to the three driveway lights and to deny all other lighting. Second by Mr. Smith. Motion carried unanimously.

9. John F. and Sara H. Walsh, 1100 Harbor Road, Southport

- a) new walkway

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

10. Clara Louisa Huemann, 494 Harbor Road, Southport

- a) expand garage
b) change driveway

- c) new retaining wall

MOTION: Mr. Petron made a motion to approve the application as presented. Second by Mr. Smith. Mr. Dailey stated that he did not oppose the enlargement objective of the proposal but expressed concern with the proposed height in connection with a nearby garage on Rose Hill Road. He was also concerned that as one of the most important Gothic Revival outbuildings in the historic district, the expansion of this carriage house should demonstrate greater concern for the original architectural style. Voting in favor of the motion: Mrs. Gould, Mr. Smith and Mr. Petron. Abstaining: Mr. Dailey. Motion carried.

- 11. Proposed changes and additions to the Fairfield Historic District Commission Handbook **Complete text of the proposed is available in the Building Department, Pequot Library, the office of the Town Clerk and the town website: www.fairfieldct.org**

CHANGES TO THE HANDBOOK

- a) changes and additions to the section “Southport Historic District”

CHANGES TO THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

- a) changes and additions to the “instruction on the back of the application form”

MOTION: Mr. Dailey made a motion to approve the proposed changes and additions as presented. Second by Mr. Smith. Mr. Dailey noted that the proposed changes to the Southport Historic District description had been praised by members of the public. Motion carried unanimously.

Minutes will be approved at the next meeting.

CHAIRMAN’S REPORT:

Repairs:

- 3100 Bronson Road, Fairfield (replace roof, siding and windows as per 2009 approval)
- 12 Ermine Street, Fairfield (replace non-original windows to match existing)
- 1220 Hillside Road, Fairfield (replace asphalt driveway)
- 494 Pequot Court, Southport (repairs to rear roof)
- 1001 Hillside Road, Fairfield (replace asphalt driveway)

Violations:

- 224 Old Post Road, Fairfield (new parking pullout)
- Mrs. Gould stated that Bill Hurley from the town engineering department will be issuing a violation.

Adjourn:

Mr. Dailey made a motion to adjourn at 7:16. Second by Mr. Petron.

Respectfully submitted,

Kathy Polifka
Recording Secretary