



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

Fairfield Historic District Commission
Approved Minutes
September 8, 2011

The Fairfield Historic District Commission met on Thursday, September 8, 2011 at 4:30 p.m. in the second floor Conference Room, Old Town Hall, Fairfield, CT 06824

Legal notice of the Public Hearing was published in *The Fairfield Citizen* on Wednesday, August 31, 2011.

ATTENDANCE AND DESIGNATION OF VOTING ALTERNATES

Present: Ellen Gould, Henry Backe, Peter Petron, Commissioners, and Thomas Dailey, Adam Klyver, Alternates.

Absent: Commissioners Timothy Smith, Margaret Browning.
All present will be voting.

CALL TO ORDER

Ellen Gould, Chairman, called the meeting to order at 4:33 pm.

PUBLIC HEARINGS

1. Robert and JoAnn Runk, 16 Church Street, Southport, CT 06890

a) 2 exterior air conditioning units on the side of the house

The application was presented by Mr. Rosow.

The house was built in 1835. The condensers, 26' x 33' and 24' x 20', will be on the side of the house, which faces neighbors. They will not be visible from Prospect Street or Rose Hill Road.

The supply lines will run from inside the house.

No discussion.

From the public:

No one spoke in favor of the application.

No one spoke against the application.

Hearing closed.

2. Patrick and Findley Shaw, 75 Meeting House Lane, Fairfield, CT 06824

a) Application to remove 4' cement walkway

b) Install new blue stone walkway with grass joints

c) Install granite step

The application was presented by Chris West, mason.

Owner wishes to remove existing 4' walk way and replace it with natural cleft blue stone in a grid pattern with grass joints making the walk way slightly wider, 4'2". It was specified that the lowest step be of Swenson grey granite.

Short discussion followed.

From the public:

No one spoke in favor of the application.

No one spoke against the application.

3. Carla Muro 14 Willow Street, Southport, CT 06890

a) new addition, 21x 23'

b) pool,

c) new stone wall

d) fence, chain link with living hedge on south side

e) new blue stone walks

f) new patio

g) revise driveway

h) rehabilitate garage

The application was presented by Jack Franzen who stated that the 1825 Greek Revival house was built by the Bulkley family of Southport. The front porch, added in the 1870s, is Italianate. Mr. Franzen presented an application that had been revised from one previously heard by the Commission.

a) addition first floor will be approximately 600 sq. ft., 1000 sq. ft. including the second floor bedroom and bath. The first floor will serve as an mdroom, family space and a small office. The siding and roof will have cedar shingles. The gutters will be copper trip and the windows, 6 over 6 with shutters that will match the main house.

b) pool will be 16'x 23' with a blue stone coping surround.

c) stone wall will be 20" high with 3 risers.

d) fence will be chain link with 3 gates and a living hedge on south side of proposed pool.

e) new walks will be blue stone.

f) revised driveway which comes off of Westway Road, making it wider near the garage and narrower near the house.

g) garage entrance faces backside of house and Westway Road. It needs a new roof and the 3-bay garage doors need to be replaced.

Discussion followed:

All the Commissioners spoke. The presentation was complimented as being an improvement on the prior one. Mrs. Gould did not think the proposed garage doors were appropriate to the structure.

Mr. Dailey discussed the historic importance of the house and the massing of the proposed addition.

From the public:

No one spoke in favor of the application.

Against the Application:

Ralph Hodgson, next door neighbor, spoke against the proposed plan stating that the new expansion was too big for the lot and not in keeping with the feeling of a small village. Robbie Hodgson voiced concerns over the storage area for the pool and the noise of the circulation pump. She and her husband also are troubled by the permanent puddle in the driveway and its runoff into the street, especially in winter when it is continually ice. When the driveway is redone, it needs to have underground drainage away from the road and be porous. Mrs. Hodgson also mentioned that another neighbor on Willow Street, Mr. Foran, who could not be present, objects.

Sharon Klammer of Harbor Road asked the Commission to consider the concept of a 2/3 acre historic property with a substantial addition including pool and a great deal of landscape planting and screening for privacy will greatly alter the present look of the property. She understands the homeowners need for privacy, but is against the application.

Noted: The previously approved parapet on the new kitchen addition has not yet been built.

Hearing closed.

DECISIONS

1. Robert and JoAnn Runk, 16 Church Street, Southport, CT 06890

a) 2 exterior air conditioning units on the side of the house

Motion: Mr. Dailey made a motion to approve as presented with the stipulation that shrubbery planting around the units be maintained. Motion seconded by Mr. Klyver. Voting in favor of the motion: Mr. Dailey, Mr. Klyver, Mr. Petron, Dr. Backe, and Mrs. Gould. Motion carried unanimously.

2. Patrick and Findley Shaw, 75 Meeting House Lane. Fairfield, CT 06824

a) Remove 4' cement walkway

b) Install new blue stone walkway with grass joints

c) Install granite step

Motion: Mr. Dailey made a motion to approve as presented with stipulation that the step be of the same material (blue stone) as the walkway. Motion seconded by Mr. Klyver. Voting in favor of the motion: Mrs. Gould, Mr. Dailey, Mr. Klyver, and Dr. Backe. Mr. Petron abstained. Motion carried 4-0-1.

5. Carla Muro, 14 Willow Street, Southport, CT 06890

a) New addition 21'x 23'

b) Pool 16'x 32' with blue stone coping surround

c) Stone wall 20" high with 3 risers

d) Chain link fence with living hedge on south side of pool

e) Blue stone walks

f) Blue stone patio

g) Revise drive way

h) Rehabilitate garage

Motion: Mr. Dailey made a motion to deny without prejudice a through h. Motion seconded by Mrs. Gould.

There ensued a lengthy discussion about the historical importance of the house and whether the proposed addition was so significant as to violate HDC Regulation 13. There was also a discussion about the pool and its related mechanical equipment, as well as the garage and driveway.

Voting in favor of the motion: Mrs. Gould and Mr. Dailey. Voting against the motion: Dr. Backe, Mr. Petron and Mr. Klyver. Motion failed 3-2.

Motion: Mr. Klyver made a motion to approve as presented a through f with the stipulation that the pool equipment be covered, fenced and screened; g and h denied without prejudice. Motion seconded by Mr. Petron. Voting in favor of the motion: Mr. Petron and Mr. Klyver. Voting against the motion: Mrs. Gould, Mr. Dailey and Dr. Backe. Motion failed 3-2.

Motion: Dr. Backe made a motion to approve a and h and deny without prejudice b, c, d, e, f, g. Motion seconded by Mr. Klyver. Voting in favor of the motion: Dr. Backe, Mr. Klyver and Mr. Petron. Voting against the motion: Mrs. Gould and Mr. Dailey. Motion carried 3-2.

APPROVAL OF DRAFT MINUTES OF PREVIOUS MEETING

Mr. Dailey made a motion to approve the draft Minutes of August 11, 2011. Mr. Klyver seconded. Voting in favor of the motion: Mrs. Gould, Mr. Dailey, Mr. Klyver and Mr. Petron. Dr. Backe abstained. Motion carried.

CHAIRMAN'S REPORT

Repair Orders approved:

75 Meeting House Lane, Fairfield, CT 06824 (replace driveway)

52 Main Street, Southport, CT 06890 (replace and repair structure damaged in storm)

Violations:

249 Beach Road, Fairfield, CT 06824 (arbor built without COA)

New Business:

Handbook revisions: Discussion.

October 6, 2011: There will be a Special Hearing for the residence proposed at 920 Harbor Road on Friday, September 30 at 2 p.m. to view poles showing the height of the proposed house.

October 13, 2011: The Special meeting to hear the application will be held on October 6, 2011 at 4:30 p.m. in Old Town Hall.

Motion to Adjourn

Mr. Dailey made a motion to adjourn at 7:18 p.m. Dr. Backe seconded. Meeting adjourned.

Respectfully submitted,

Madeleine Mackenzie
For the Commission