



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

**Approved Minutes**

**January 12, 2012**

The Fairfield Historic District Commission met on Thursday, January 12, 2012 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, January 4, 2012.

**ATTENDANCE AND DESIGNATION OF VOTING ALTERNATES**

**Present:** Ellen Gould, Henry Backe, Timothy Smith, Margaret Kufferman, Commissioners;  
Adam Klyver, Thomas Dailey, Alternates.

**Absent:** Peter Petron, Commissioner

Adam Klyver is the first alternate.

**CALL TO ORDER**

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

**PUBLIC HEARINGS**

**1. Christopher and Meghan Rosow, 16 Church Street, Southport, CT 06890**

**a) new generator**

The application was presented by Christopher Rosow. He stated he is applying for a natural gas generator. It will be situated behind the bump out of the house behind the air conditioners. It will be only slightly visible from Rose Hill Road and will have a screening of rhododendrons.

No discussion.

From the public:

No one spoke in favor of the application.

No one spoke against the application.

Hearing closed.

**2. Mathew Goldsmith and Cheryl Guibone, 715 Pequot Avenue, Southport, CT 06890**

**a) new retaining wall and cap**

**b) new generator**

**c) stipulated screening for generator**

The application was presented by Jack Franzen. A new generator is proposed for behind a new retaining wall (necessary because of slope) with green screening.

No discussion.

From the public:

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

**3. Frank V. and Vicki B. Pensiero, 115 Spruce Street, Southport, CT 06890**

- a) remove garage, greenhouse, shed, deck**
- b) 1-storey addition, south**
- c) 1-storey addition, north**
- d) 2-storey addition, west**
- e) new walkways, driveway**
- f) new front stoop**
- g) new stoop, north**
- h) new retaining walls, front and rear**
- i) new rear terrace**
- j) new mechanicals at rear**

The application was presented by David Preusch. He stated that the circa 1947 post war Cape Cod has simple detail: 1½ stories, steep roof line with two dog house dormers, center doorway and separate one car garage at back of side driveway. It has had no changes in the last 60 plus years. It is isolated at the end of Spruce Street, surrounded by four later built houses. The back of the property has a wetland easement so any changes to the house must be made in the front. Normally this house would be a tear down, built for a time that no longer exists. However, the owners wish to maintain the Cape Cod look and the style adapting it to present time and use. In order to restore its value to the historic district and their current needs, the owners wish to anchor the existing house, adding wings and extensions behind, thus retaining the spirit of the original Cape. Very few pristine post-war Capes still exist. This type of basic house is very adaptable and with new wings, dormers, porch, patio and garage, it will be transformed, but essentially look the same from the front. The solution is a “run-on house”: maintain the central block, raise the ridge board 2’ and expand this block 5’ forward for more room on the ground floor and upstairs and add wings to the left and right that will hide the mud room and back attached garage on ground level only.

Frank Pensiero, owner and builder, explained his intention to maintain the historic sense of the structure by reduplicating the siding shingles, rakes, cornices and ogee gutters. He showed samples of the shingles with an 8” exposure. The new or rebuilt chimneys will have the same common red brick and the walkways will be brick pavers. He needs to put in a retaining wall at the edge of the wetlands at the back of the property and will use only native moss field stone. Vicki Pensiero submitted four e-mails of approval from neighbors.

Discussion followed for clarification of points mentioned above. Only real wood will be used on the renovations, no composites. The windows will be Lincoln windows.

From the public:

In favor of the application:

Fran Dubicki complimented the project, the diligence of the owners and the architect in preserving the character of a post World War II Cape.

Sharon Klammer agreed saying it was a beautifully thought out job that now extends the historic district to the end of Spruce Street including a presently vacant lot.

Mr. Klyver read into the record the e-mails from neighbors in favor of the application.

Hearing closed.

**4. Proposed changes and additions to the Handbook:**

**a) Additions to the Southport Historic District section**

**b) New introduction to the three Historic District narratives**

Mr. Klyver read the proposed changes into the record.

From the public:

No one spoke in favor of the application.

No one spoke against the application.

Hearing closed.

**DECISIONS**

Considerations of Public Hearings 1-4

**1. Christopher and Meghan Rosow, 16 Church Street, Southport, CT 06890**

**a) new generator**

MOTION: Mr. Klyver made a motion to approve the application as presented with the stipulation that plantings screen the generator. Seconded by Mr. Smith.

Voting in favor of the motion: Mrs. Gould, Mr. Smith, Mrs. Kufferman, Mr. Klyver, Dr. Backe.

Motion carried unanimously.

**2. Mathew Goldsmith and Cheryl Guibone, 715 Pequot Avenue, Southport, CT 06890**

a) new retaining wall and cap

b) new generator

c) stipulated screening for generator

MOTION: Dr. Backe made a motion to approve the application as presented with the stipulation of year round planting to screen the generator. Seconded by Mrs. Kufferman. Voting in favor of the motion: Mrs. Gould, Mr. Smith, Mrs. Kufferman, Dr. Backe, Mr. Dailey.

Motion carried unanimously.

**3. Frank V. and Vicki B. Pensiero, 115 Spruce Street, Southport, CT 06890**

a) remove garage, greenhouse, shed, deck

b) 1-storey addition, south

c) 1-storey addition, north

d) 2-storey addition, west

e) new walkways, driveway

f) new front stoop

g) new stoop, north

h) new retaining walls, front and rear

i) new rear terrace

j) new mechanicals at rear

MOTION: Mr. Smith made a motion to approve the application as presented. Seconded by Dr. Backe. Voting in favor of the motion: Mrs. Gould, Mr. Smith, Mrs. Kufferman, Dr. Backe, Mr. Klyver.

Motion carried unanimously.

**4. Proposed changes and additions to the Handbook:**

a) Additions to the Southport Historic District section

b) New introduction to the three Historic District narratives

MOTION: Dr. Backe made a motion to approve the changes and additions as presented.

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Seconded by Mrs. Kufferman.

Voting in favor of the motion: Mrs. Gould, Mr. Smith, Mrs. Kufferman, Dr. Backe, Mr. Dailey.

Motion carried unanimously.

## **APPROVAL OF DRAFT MINUTES OF PREVIOUS MEETING**

Mrs. Kufferman made a motion to approve Draft Minutes of December 8, 2011. Mr. Smith seconded. Voting in favor of the motion: Mrs. Gould, Mr. Smith, Mrs. Kufferman, Mr. Klyver, Mr. Dailey. Motion carried unanimously.

## **CHAIRMAN'S REPORT**

### **Repair Orders approved:**

Town of Fairfield/Burr Mansion, 611 Old Post Road, Fairfield, CT 06824 (replace copper downspouts)

487 Old Post Road, Fairfield, CT 06824 (Return asphalt roof to cedar shingles)

### **Violations:**

### **New Business:**

Review letter from Town Clerk

### **Motion to Adjourn**

Mrs. Kufferman made a motion to adjourn at 6:25 p.m. Mr. Smith seconded. Meeting adjourned.

Respectfully submitted,

**Madeleine Mackenzie**