



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

Approved Minutes
July 12, 2012

The Fairfield Historic District Commission met on Thursday, July 12, 2012 at 4:31 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 Friday, July 6, 2012.

ATTENDANCE AND DESIGNATION OF VOTING ALTERNATES

Present: Ellen Gould, Henry Backe, Timothy Smith, Margaret Kufferman, Peter Petron, Commissioners; Adam Klyver, Thomas Dailey, Alternates.
All present will be voting. Adam Klyver is 1st alternate.

CALL TO ORDER

Mrs. Gould, Chairman, called the meeting to order at 4:31 p.m.

PUBLIC HEARINGS

1. Thomas K. and Taylor A. Purdy, 105 Meeting House Lane, Fairfield, CT 06824

- a) new curbing

Christina Gates, landscape architect, gave the presentation on behalf of the Purdys. They wish to install antique old stone, naturally cleft curb edging 412 feet long, 200 feet of which will edge their property along Meeting House Lane; the rest, their driveway. Each stone is approximately 4 feet long, 6 inches thick and 6 inches high. The stones will be set in concrete with earth back hoed to the edge so that there will be no lip on the back side. Christina has met with and gotten the approval of the Town Engineering Department and the Highway Department (the Highway Department would be present at the time of installation).

No discussion.

From the public:

No one spoke in favor of the application.

No one spoke against the application.

Hearing closed.

2. Spencer C. and Dana M. Weneck, 1199 Hillside Road, Fairfield, CT 06824

- a) remove existing walkways
- b) new walkways

Mrs. Gould and Mr. Smith recused themselves. Mr. Dailey and Mr. Klyver will be voting. Dr. Backe, vice chairman presided for this hearing.

Christina Gates, landscape architect, gave the presentation on behalf of the Wenecks. They wish to reduce the width of the existing gravel paths and in place install large random field stones approximately four inches apart. Each stone will vary and be about 3 to 4 feet across, but the path itself will be 2 ½ feet wide. She showed photos of the existing paths and others of field stone.

No discussion.

From the public:

No one spoke in favor of the application.

No one spoke against the application.

Hearing closed.

3. George E. and Elizabeth R. Clark, 179 Main Street, Southport, CT 06890

- a) change windows
- b) gas fireplace vent
- c) add sidelights

The application was presented by Jack Franzen. Present at the meeting was Virginia Cargill who will own the house once renovations are completed. Item c has been removed as the door will have solid wood on the bottom and glass panes on top. They wish to add two windows on the second floor of the shed dormer addition and a tripartite window on the side of the house first floor.

No discussion.

From the public:

No one spoke in favor of the application.

No one spoke against the application.

Hearing closed.

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

- a) new walks and paving
- b) new gates
- c) new lights

The application was introduced by William Fitzpatrick, attorney, who asked Jack Franzen to present.

a) There will be gravel walks with steel edging on the back of the house underneath the new mud room for access to the garbage and storage areas. The gravel will be 3/8 loose native washed stone on a compact base.

b) The “iron” manual double gate (steel simulated iron) at the entrance to the Westway Road driveway will align with the arbor vitae hedge. There will be no fence. The gate will be 15 feet wide and attached to 3 inch square posts. It will be 4 feet tall on the sides and 5 feet tall in the center. Jack Franzen showed many photos of iron gates in Southport.

c) The rectangular lighting fixtures were custom made in Belgium of patinated metal with a bronze finish. There are seven fixtures in four locations. One on the front porch 22” high, two on the front and two on the back of the mud room, 14” high, and two on the back raised entryway, 17”

high. Mr. Franzen said that they are properly scaled to the size of the house, have a contemporary aesthetic, but in feeling harken back to period lighting. At night the lights within these fixtures dim so as not to be obtrusive to neighbors. He showed many photos of other lighting fixtures installed in the Southport Historic District.

William Fitzpatrick concluded citing numerous legal principles of state statutes.

No discussion.

From the public:

No one spoke in favor of the application.

No one spoke against the application.

Hearing closed.

5. Philip C. and Patricia B. King, 211 Harbor Road, Southport, CT 06890

- a) new shed dormers
- b) new loft door
- c) new window
- d) add flood vents
- e) replace asphalt roof with cedar shingles

The application was presented by John Wasaluski of David Parker Architects. He spoke of appropriateness, preservation and usability for an outbuilding next to a sea wall. Presently the building (originally a barn moved from another location over sixty years ago) is almost five feet below flood level and therefore the first floor is uninhabitable. Consideration was given to raising the building five feet, but engineers concluded it would be too much stress on the sea wall. Same was given to relocating the building adjacent to the residence, but the lot is already nonconforming. For present-day adaptive reuse, even with stabilization, the loft area would be the only livable space, with a new interior staircase and dormers for a bedroom and half bath. These latter two, dormers and half bath, were approved by the Zoning Commission on April 5, 2012 as well as a loft door.

No discussion.

From the public:

Jack Franzen spoke in favor of the application stating that it is a novel and appropriate way of preserving the existing building.

No one spoke against the application.

Hearing closed.

6. Christian Mortinger and Guita Dovas, 160 Rose Hill Road, Southport, CT 06890

- a) new gates
- b) change stone wall

Mrs. Gould recused herself. Mr. Dailey will be voting and Dr. Backe presided for this hearing.

Christian Mortinger and his wife, Guita Dovas, presented the application. Presently there are two openings in their stone wall and one for the driveway, each approximately twelve feet wide. One of the openings in the wall is rarely used except to deliver oil and for lawn mowing equipment (the other is the front entrance). They want two sets of new gates, made of galvanized wrought iron with posts 50 inches high. The gates would be 50-65 inches high in the

center. Currently their stone wall varies in height from 22 inches high to 35 inches so they wish to even it out and raise the entire wall to four feet across the front.

No discussion.

From the public:

No one spoke in favor of the application.

No one spoke against the application.

Hearing closed.

7. Town of Fairfield/Old Post Road Association, 725 Old Post Road, Fairfield, CT 06824

a) install 5 new Historic District Signs

Mr. Petron recused himself; Mr. Klyver will be voting.

The application was presented by Zoe Bebon and Ed Vergera. The Old Post Road Association would like there to be official awareness and recognition of the original four corners of the Town of Fairfield when it was established the 17th century by posting five signs. The poles for the signs have been approved by the Town's representative (Bill Hurley). The 4x4 inch wooden poles would stand 10 feet above ground with an additional 4 feet set in cement below ground. The two-sided signs would be 24 x 36 inches, made of "extera" a composite wood that does not warp or split and therefore needs little maintenance. They would be painted white or pale grey with black lettering on both sides. The Town is in charge of the installation and the Association will pay for the signs. The proposed locations for posting the signs are: 1. near the Chase Bank across from the library, 2. near the Circle Diner, 3. near the Congregational Church on Beach Road, 4. on South Benson Road, and 5. near the YMCA. They welcome other ideas for significant locations, such as the old cemetery.

No discussion.

From the public:

Debbie DeRose and Linda Batchelder spoke in favor of the application mentioning the many town events that happen around the old Town Hall throughout the year and what a good addition the signs would be in promoting pride in our town.

No one spoke against the application.

Hearing closed.

8. Derby F. Anderson, 226/228 Main Street, Southport, CT 06890

a) install new generator

The application was presented by Derby F. Anderson. He wishes to install a generator to the rear addition to the Bank building. The venting piping will be placed in the existing elevator shaft. Sixteen new generators have been applied for in Southport in the last year. He showed photos of the exact location of the proposed generator taken from various angles. He stated that he has contacted the immediate neighbors on all sides and that none has any objections.

No discussion.

From the public:

No one spoke in favor of the application.

No one spoke against the application.

Hearing closed.

9. Drummond Bell, 72 Willow Street, Southport, CT 06890

- a) install new chimney caps

Linda Batchelder of Baker Batchelder Architects presented the application. The Bells wish to install masonry caps on the chimneys in order to stop drainage leakage and deterioration. These would make the chimneys about ten inches taller and the tapers of the chimneys would be squared off. Commissioners questioned her whether the tapers were unique and distinctive to this house.

No discussion.

From the public:

No one spoke in favor of the application.

No one spoke against the application.

Hearing closed.

Recess

Decisions

Consideration of Public Hearings 1-9 above

3. George E. and Elizabeth R. Clark, 179 Main Street, Southport, CT 06890

- a) change windows
- b) gas fireplace vent
- c) add sidelights

Motion:

Dr. Backe made a motion to approve as presented with the amendment that the window changes in the dormer be denied without prejudice. Mrs. Kufferman seconded the motion. Voting in favor of the motion: Dr. Backe, Mrs. Kufferman, Mr. Petron, Mr. Smith and Mrs. Gould. Motion carried unanimously.

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

- a) new walks and paving
- b) new gates
- c) new lights

Motion:

Dr. Backe made a motion to approve as presented. Mrs. Kufferman seconded the motion. Voting in favor of the motion: Dr. Backe, Mrs. Kufferman and Mr. Petron. Opposing the motion: Mrs. Gould and Mr. Smith. Motion carried.

5. Philip C. and Patricia B. King, 211 Harbor Road, Southport, CT 06890

- a) new shed dormers
- b) new loft door
- c) new window
- d) add flood vents
- e) replace asphalt roof with cedar shingles

Motion:

Mrs. Kufferman made a motion to approve as presented with the exception of the door on the water side of the building. Mr. Smith seconded the motion. Voting in favor of the motion: Mr. Smith, Mrs. Kufferman, Mr. Petron and Mrs. Gould. Opposing the motion: Dr. Backe. Motion carried.

6. Christian Mortinger and Guita Dovas, 160 Rose Hill Road, Southport, CT 06890

- a) new gates
- b) change stone wall

Mrs. Gould recused herself. Mr. Dailey will be voting.

Motion:

Mr. Smith made a motion to approve as presented with the exception that the gates be reduced from 65" high to 55" high. Mr. Petron seconded the motion. Voting in favor of the motion: No one. Opposing the motion: Dr. Backe, Mr. Smith, Mrs. Kufferman, Mr. Dailey and Mr. Petron. Motion denied.

Motion:

Mr. Dailey made a motion to deny without prejudice for reasons stated in the discussion. Mr. Petron seconded the motion. Voting in favor of the motion: Mr. Dailey, Dr. Backe, Mr. Smith, Mrs. Kufferman and Mr. Petron. Motion carried unanimously.

7. Town of Fairfield/Old Post Road Area Association, 725 Old Post Road, Fairfield, CT 06824

- a) install 5 new Historic District Signs

Motion:

Mr. Petron recused himself; Mr. Klyver voted in his place.

Mr. Klyver made a motion to approve as presented. Dr. Backe seconded the motion. Voting in favor of the Motion: Mrs. Gould, Mr. Klyver, Mr. Smith, Dr. Backe and Mrs. Kufferman. Motion carried unanimously.

8. Derby F. Anderson, 226/228 Main Street, Southport, CT 06890

- a) install new generator

Motion:

Mr. Smith made a motion to approve as presented. Mrs. Gould seconded the motion. Voting in favor of the Motion: Mrs. Gould, Mr. Petron, Mr. Smith, Dr. Backe and Mrs. Kufferman. Motion carried unanimously.

9. Drummond Bell, 72 Willow Street, Southport, CT 06890

- a) install new chimney caps

Motion:

Dr. Backe made a motion to deny without prejudice. Mrs. Kufferman seconded the motion. Voting in favor of the motion: Mrs. Gould, Mr. Petron, Mr. Smith, Dr. Backe and Mrs. Kufferman. Motion carried unanimously.

1. Thomas K. and Taylor A. Purdy, 105 Meeting House Lane, Fairfield, CT 06824

a) new curbing

Motion:

Mr. Smith recused himself; Mr. Klyver, alternate, voted in his place.

Mr. Klyver made a motion to approve as presented. Dr. Backe seconded the motion. Voting in favor of the motion: Dr. Backe, Mr. Klyver. Opposing the Motion: Mrs. Gould. Abstaining: Mrs. Kufferman, Mr. Petron. Motion denied.

Application continued until next hearing.

2. Spencer C. and Dana M. Weneck, 1199 Hillside Road, Fairfield, CT 06824

a) remove existing walkways

b) new walkways

Motion:

Mrs. Gould and Mr. Smith recused themselves; Mr. Dailey and Mr. Klyver, alternates, voted in their place.

Mr. Dailey made a motion to approve as presented. Mr. Klyver seconded the motion. Voting in favor of the motion: Mr. Dailey, Mr. Klyver, Mr. Petron, Dr. Backe and Mrs. Kufferman.

Motion carried unanimously.

APPROVAL OF DRAFT MINUTES OF PREVIOUS MEETINGS

04.26.12

Mrs. Gould and Mr. Dailey were not present at that meeting

Mr. Petron made a motion to accept as presented. Dr. Backe seconded the motion. Voting in favor of the motion: Mr. Klyver, Mr. Petron, Dr. Backe and Mrs. Kufferman. Motion carried unanimously.

06.14.12

Mr. Petron made a motion to accept as presented. Mr. Smith seconded the motion. Voting in favor of the motion: Mr. Petron, Dr. Backe, Mr. Smith, Mrs. Gould and Mrs. Kufferman.

Motion carried unanimously.

CHAIRMAN'S REPORT

Repair Orders approved

506 Jennings Road, Fairfield (Silliman House) - replace basement hatch, new storm door

581 Pequot Avenue, Southport- replace flat membrane roof on back of house

715 Pequot Avenue, Southport-repair existing rear bluestone walk and rear gravel drive

Old Business

Show Cause: 53 Spruce Street, Southport - Still being worked on

Violations

1050 Old Academy Road, Fairfield - Fence: Mr. Dailey following up

2644 Bronson Road, Fairfield - Gate on side of old cemetery: Mrs. Gould working on a resolution

New Business

None

Motion to Adjourn

Dr. Backe made a motion to adjourn at 9:05 p.m. Mrs. Kufferman seconded. Meeting adjourned.

Respectfully submitted,

**Madeleine Mackenzie
For the Commission**