



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

APPROVED MINUTES

April 12, 2012

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

ATTENDANCE AND DESIGNATION OF VOTING ALTERNATES:

Present: Commissioners Ellen Gould and Peter Petron.

Alternates Adam Klyver and Thomas Dailey.

Absent: Commissioners Henry Backe, Timothy Smith and Margaret Kufferman
All present will be voting on all applications.

CALL TO ORDER:

Ellen Gould, Chairman called the meeting to order at 4:30 p.m.

PUBLIC HEARINGS:

1. Clara Louisa Heumann, 494 Harbor Road, Southport

- a) Change previously approved retaining wall

Jack Franzen, architect, presented the application. He presented a site plan and stated that a previous application approved the raising of the barn and the lowering of the grade. He stated that due to the need for the pitch to allow for water run off, the retaining wall would be slightly different from the previously approved retaining wall.

No one spoke in favor of the application.

No one spoke against the application.

2. George E. and Elizabeth R. Clark, 179 Main Street, Southport

- a) new garage doors
- b) new gates
- c) new fence
- d) change walls/steps

Jack Franzen, architect, presented the application. He stated that the previously approved application did not notice the garage doors. He presented a drawing of the proposed door. It is a double wide single overhead door. The new gates will be wrought iron with copper elements.

The walls and steps will be changed slightly so that the new gate will not hit them. He presented drawings of the new gates, fence and location of steps and walls.

No one spoke in favor of the application.

No one spoke against the application.

3. Lucie B. McKinney, 271 Westway Road, Southport

- a) new window
- b) new sitting room addition
- c) new sun room addition
- d) new door/frame

Jack Franzen, architect, presented the application. He stated that in 2008 an application was approved that was almost the same as the application being presented this evening. The work was never done, therefore the certificate of appropriateness expired. He presented a site plan and drawings of the proposed additions. The sunroom would face south for maximum sun exposure. On the west elevation three windows would be added. There would be no shutters or blinds on the windows.

No one spoke in favor of the application.

No one spoke against the application.

4. Robert and Kristen Schwabe, 3100 Bronson Road, Fairfield

- a) new rear fence, gate and stone wall
- b) barn alterations

The application was presented by Kristen Schwabe, homeowner. She stated that she was resubmitting the same application that was presented in 2008. The work had never been done. She presented drawings and stated that the stone wall would be dry stack.

No one spoke in favor of the application.

No one spoke against the application.

5. Patrick and Finley Shaw, 75 Meeting House Lane, Fairfield

- a) new addition
- b) replace existing stoop
- c) demolish existing garage
- d) change driveway and walks
- e) new landscape lighting

The application was presented by Jack Franzen, architect. He presented a site plan, drawings of the proposed addition and photos of the existing house. The 17' x 33' addition would be one story and at the rear of the house where the kitchen is located. It would consist of a laundry, pantry and kitchen expansion. The foundation would be stucco rather than the stone that exists on the rest of the house. The existing small wood stoop and garage would be removed. This garage was added within the past ten to fifteen years. The radius on the driveway would be changed and a bluestone walk added to connect the kitchen to the driveway. The driveway cut out would be steel edged oil and stone with the rear being asphalt. The three windows on the rear

elevation would have shutters. The existing windows on the east elevation have shutters and the window on the west elevation does not. Six ground lights would be installed near six existing trees and they would replace the existing standing light along the sidewalk. There would be a bilco door with a wood cedar door installed on the driveway side of the house.

Finley Shaw spoke regarding the proposed lighting. She stated that the lights are necessary for safety due to the length of the sidewalk leading to the front door.

No one spoke in favor of the application.

No one spoke against the application.

6. Thomas K. and Taylor A. Purdy, 105 Meeting House Lane, Fairfield

- a) renovation and addition to barn
- b) raise, relocate and attach existing shed to conform to side setback
- c) new windows and doors to match existing
- d) new asphalt roof to match existing
- e) replace and repair wood shingles and trim to match existing
- f) new gravel path

The application was presented by Mark Finlay and Jay Valade, architects. They presented a site plan and identified the existing buildings on the property. An approved in-law apartment exists on the first and second floors of the main barn. They would like to remove the existing apartment from the main barn and create a one-story residence in the shed that would be relocated out of the setback. They presented photos of the existing property and drawings of the existing and proposed changes. A garage would be created where the previous in-law apartment was located. Garage doors and windows would be added. They would also match and repair the siding and the existing cupola. There was a question as to whether changes on the west side were visible from a public way.

Jack Franzen spoke in favor of the application.

No one spoke against the application.

DECISIONS:

1. Clara Louisa Heumann, 494 Harbor Road, Southport

- a) change previously approved retaining wall

MOTION: Mr. Dailey made a motion to approve the application as presented.

Second by Mr. Petron.

Voting in favor of the motion: Mrs. Gould, Mr. Petron, Mr. Klyver and Mr. Dailey. Motion carried unanimously.

2. George E. and Elizabeth R. Clark, 179 Main Street, Southport

- a) new garage doors
- b) new gates
- c) new fence
- d) change walls/steps

MOTION: Mr. Dailey made a motion to approve the application as presented.

Second by Mr. Klyver.

Voting in favor of the motion: Mrs. Gould, Mr. Petron, Mr. Klyver and Mr. Dailey. Motion carried unanimously.

3. Lucie C. McKinney, 271 Westway Road, Southport

- a) new window
- b) new sitting room addition
- c) new sunroom addition
- d) new door/frame

MOTION: Mr. Petron made a motion to approve the application as presented.

Second by Mr. Klyver.

Voting in favor of the motion: Mrs. Gould, Mr. Petron, Mr. Klyver and Mr. Dailey. Motion carried unanimously.

4. Robert and Kristen Schwabe, 3100 Bronson Road, Fairfield

- a) new rear fence, gate and stone wall
- b) barn alterations

MOTION: Mr. Dailey made a motion to approve the application as presented.

Second by Mr. Petron.

Voting in favor of the motion: Mrs. Gould, Mr. Petron, Mr. Klyver and Mr. Dailey. Motion carried unanimously.

5. Patrick and Finley Shaw, 75 Meeting House Lane, Fairfield

- a) new addition
- b) replace existing stoop
- c) demolish existing garage
- d) change driveway and walks
- e) new landscape lighting

MOTION: Mr. Petron made a motion to approve (a), (b), (c) and (d) with the stipulation that evergreen plantings screen the bilco door, and to deny (e) without prejudice.

Second by Mr. Klyver.

A lengthy discussion followed regarding the appropriateness of proposed shutters and a stucco rather than stone foundation on the proposed addition.

Mr. Petron amended his motion to read : Approve (a), (b), (c), and (d) with the stipulation that the foundation should match the existing stone foundation and that evergreen plantings screen the bilco door and deny (e) without prejudice.

Second by Mr. Klyver.

Voting in favor of the motion: Mr. Petron and Mr. Klyver.

Voting against the motion: Mrs. Gould and Mr. Dailey.

Motion failed.

MOTION: Mr. Klyver made a motion to approve (a), (b), (c) and (d) with the stipulation that the proposed foundation match the existing foundation, that evergreen plantings screen the bilco door and that the three windows on the north elevation not have shutters or blinds and to deny (e) without prejudice.

Second by Mrs. Gould.

Voting in favor of the motion: Mrs. Gould, Mr. Klyver and Mr. Dailey.

Voting against the motion: Mr. Petron.

Motion carried.

6. Thomas K. and Taylor A. Purdy, 105 Meeting House Lane, Fairfield

- a) renovation and addition to barn
- b) raise, relocate and attach existing shed to conform to side setback
- c) new windows and doors to match existing
- d) new asphalt roof to match existing
- e) replace and repair wood shingles and trim to match existing
- f) new gravel path

MOTION: Mr. Dailey made a motion to approve the application with the stipulation that the proposed new windows match the height of the existing windows on the north elevation.

Second by Mrs. Gould.

Voting in favor of the application: Mrs. Gould, Mr. Petron and Mr. Dailey.

Abstain: Mr. Klyver.

Motion carried.

CHAIRMAN'S REPORT

Mrs. Gould introduced Jay Valade who is working with Michael Jehle and Mark Barnhart to apply for a grant from the Connecticut Trust for underutilized historic areas. He explained that there is up to a \$50,000 grant which they are applying for and he gave a description of the areas that were involved in the application.

APPROVAL OF MINUTES OF 3-1-2012 and 3-8-2012

Mr. Petron made a motion to approve the minutes as presented. Second by Mrs. Gould. Motion carried unanimously.

REPAIRS:

480 Old Post Road, Fairfield (replace and repair broken glass in leaded window)

270 Old Post Road, Fairfield (repair and replace asphalt roof)

239 Beach Road, Fairfield (repair side yard fence)

2970 Bronson Road, Fairfield (repair windows to main building)

VIOLATIONS:

1199 Hillside Road, Fairfield (Issued show cause hearing for failure to remove gravel walkway at front of house)

155 Westway Road, Southport (LED lights on walkway)

OLD BUSINESS:

FM & HC Signage on Town Green

The commissioners gave their opinions on the location of the signs that have already been installed. Most commissioners felt that the sign at the Old Academy should be off to the side and the one at Edwards Pond Field should be closer to the sidewalk, not at the depression of the pond.

NEW BUSINESS:

Paci Restaurant at the Eastbound Southport train station is looking to renovate and expand. They want to add a large outdoor dining patio. Comments are being sought from the Historic District Commission even though the Commission does not have jurisdiction. Mrs. Gould stated that she had seen the proposed plans.

Representatives of St. Emery's Church contacted Mrs. Gould regarding having the church named as a historic property. She gave them some information on obtaining a grant to write the report.

EXECUTIVE SESSION:

At 6:50 p.m., Mrs. Gould made a motion to move to Executive Session. Second by Mr. Petron.

At 7:12 p.m., a motion was made by Mrs. Gould to move out of Executive session. Second by Mr. Klyver. Motion carried unanimously.

ADJOURN

A motion was made to adjourn by Mr. Klyver, second by Mr. Smith at 7:13p.m.

Respectfully submitted,

Kathy Polifka
Recording Secretary