



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

January 11, 2018

Hearings were held in the Second Floor Conference Room, Old Town Hall beginning at 4:15 p.m.

Notice of this Hearing was published in the Friday, December 29th, 2017 edition of the *Fairfield Citizen*

Attendance and designation of voting alternates: Kaylor, Gravanis, Negron
Commissioners Present: Shea, Gravanis, Smith, Kaylor, Klyver, Negron, Kufferman
Commissioners Absent: -

Call to order: At 4:15 PM Chairman Shea called the meeting to order.

Public Hearings:

1. Joan M. Frost, For Property Located at 1000 Harbor Road, Southport, CT 06890
 - a. Install new heat pump unit.

Jack Franzen of Franzen Associates represented the Owners. He stated that the Owners are building a barn, approved last year, and are proposing to install a heat pump condensing unit on the north side of the barn, which now is up in frame. All other mechanical equipment on the property for the main residence is located in a sunken pit. It is being proposed that a Mitsubishi heat pump unit, with dimensions of 52” high, 12” thick and 42” wide be located on the north side of the property. The unit will be located 6” off building, and between air space and unit it sticks out 18” from the building. The unit will be screened permanently with evergreen hedges.

Commissioner Smith asked about the unit and it was clarified that the unit would heat and cool. Commissioner Kaylor asked about the visibility of the unit without evergreens. Mr. Franzen indicated that it would be visible but evergreens will be provided.

There were no comments from the public.

The hearing closed at 4:21pm.

2. Tide Mill Associates, For Property Located at 95 Harbor Road, Southport, CT 06890
 - a. Replace third floor deck
 - b. Replace third floor deck railings and posts
 - c. Replace third floor bathroom window and siding
 - d. Replace metal lined gutter with aluminum gutter
 - e. Replace two windows and one door with cedar louvers

Jack Franzen of Franzen Associates represented the Owners. He indicated that they are requesting approval for five items as part of renovations that are being undertaken. Mr. Franzen provided a bit of content, and presented an etching and photographs. The property was built in the late 18th century, and turned into an inn - half timber tudor style multi gable gothic building, and subsequently converted into office space. From 1970-79 Zenios worked on the property and in 1979-80 Dr. Kueffner moved in. Work has not been performed in the apartment since the late 70's. The intent is to renovate and make the apartment attractive.

A new cable rail system is being proposed to replace the old board slats railing with planters behind it. The solarium green house glass sash windows would be replaced with louvers to conceal the air conditioning equipment/condensing unit being proposed in this space. Replacement of windows is being proposed as well as replacement of the home-made gutter on the building which plans to be replaced with a wood fascia and a half round aluminum gutter. The existing and proposed windows are clad windows but it was what was there, installed when it was deemed appropriate to use modernist materials to differentiate from the existing property.

Commissioner Smith asked about the cable rail and indicated that it looks abrupt and different from what is there. Commissioner Kaylor inquired about the louver windows and clarification on the location of the condensing unit was provided. Commissioner Klyver asked about the existing deck material and the proposed, the gutters and the windows. Commissioner Kufferman inquired about the louvers as did Commissioner Shea who also inquired about the air conditioning units in the building. Commissioner Gravanis discussed the rail, the view and the gutters. Commissioner Smith indicated that the structure architecturally crosses so many lines, it is difficult to determine which style or what solution would be appropriate.

There were no comments from the public.

The hearing closed at 4:55pm.

3. Jonathan and Danielle Segal, For Property Located at 780 Harbor Road, Southport, CT 06890
 - a. Remove existing portico
 - b. New front porch
 - c. New light fixtures
 - d. New ceiling fans

Commissioner Klyver recused himself from this hearing.

Will Cooper was representing Jonathan and Danielle Segal the Owners who are proposing an addition of a porch, which was approved by the Commission three years ago. Mr. Cooper began by citing examples of other homes with porches added to properties in the area. He presented 712 Harbor Road, the Austin Perry House, with a Greek Revival porch. He also showed images of 608 Harbor Road, the Sturges House, in which a porch was added. 114 Westway was presented to be the most similar as the porch wraps the corner and resembles the Federal Style. It was mentioned that these porches are added and can be removed at any given time.

Images from 780 Harbor Road were presented which showed the 1914-1957 existence of a porch, which Mr. Cooper indicated is precedence for a porch. Mr. Cooper expressed the reasons to add the porch such as current architectural trends, the beautiful view, the children currently living in the house would love to play on the front yard and the parents would like to watch the kids from outdoors.

Mr. Cooper presented the existing floor plan, which he indicated is exactly what was approved three years ago. He presented the elevations and explained the differences between the previous and the existing design in which previously tuscan columns were provided, while the current design presents farmhouse style columns. The porch would have columns and decking made of wood, the entablature would be proportional to the house, and a copper standing seam roof. Five hanging gas lanterns would be provided, ceiling fans and two sconces at the entrance and one on the west elevation. Mr. Cooper expressed that for the Segal's, the proposed porch was something exciting when purchasing the property. He further indicated that the house will be in perfect keeping as it was originally intended modifying how people live today. Mr. Cooper provided cut sheets of the glass lanterns, made in copper; sconces, and fans.

Commissioner Kaylor inquired about the amount of ceiling fans, which was clarified to be five between the pendants. Commissioner Negron asked about the prominence of the light fixtures and why put a focus on decorative lanterns. Mr. Cooper indicated that the lanterns are similar to those from the period when the house was built and is in keeping with the house. Commissioner Kufferman asked for clarification of what was under the porch, which Mr. Cooper indicated is a wood deck and wood fascia on the front in which the steps would remain as is, extruding on either side. Commissioner Kufferman also asked about the porch columns from 1914 which seem to be simple ionic with six spaces while only five are being proposed which, in her opinion, look better. Commissioner Smith expressed that the three houses in the area are an iconic collection of Federal/Farm Revival. He further stated that this house is exact as the Austin Perry House in taking the porch off and that in his opinion was an improvement which enables the community to see both houses as a different idea. Commissioner Smith indicated that he would be against as it destroys the architectural essence of what the house is. He expressed that we are not in a porch on porch off period in architecture and is disappointed with the porch on and so many gas lights which are theatrical at best. Commissioner Shea reminded all that though the previous proposal was approved, it was not built and that Certificate of Appropriateness has expired. This is a new application.

Comments from the public against the application were provided by Margaret Zellers, 95 Main Street Southport. She began her statement by thanking the Commissioners for the time put in. She expressed that it is important to remember that the previous porch was on before the historic district was created. She agreed with Commissioner Smith's comment on the iconic value of the house across from Perry Green and the Harbor and that careful consideration be given to the application. Ms. Zellers is not in favor of adding the porch. In her opinion, the current owners bought the house knowing how it looked like. She hopes the Owners enjoy the house and Southport.

Commissioner Shea noted that four letters from members of the public had been received and asked Commissioner Negron to read them into the record. Commissioner Negron read two letters against the application provided by Sharon Klammer and Ellen Gould, and two letters in favor of the application provided by John and Ellen Levinson, and Laura and Scott Balkan. Mr. Cooper responded to the letters against correcting a statement made in Ms. Klammer's letter regarding the voting on the previous porch application three years ago and reiterating as indicated in Ms. Gould's letter that the current proposal for a porch complies with Standard 10 as it keeps the existing structure unpaired.

This hearing closed at 5:34pm.

Consideration of Public Hearings 1 – 3:

1. Joan M. Frost, For Property Located at 1000 Harbor Road, Southport, CT 06890

Commissioner Klyver moved to approve a) as presented with the stipulation that mature evergreen plantings be installed and maintained to screen the mechanical equipment in perpetuity. Commissioner

Kaylor **seconded** the motion, which **carried unanimously with five in favor** (Shea, Gravanis, Smith, Kaylor, Klyver) (Negron was the non-voting alternate) (Kufferman was not present).

2. Tide Mill Associates, For Property Located at 95 Harbor Road, Southport, CT 06890

Commissioner Klyver **moved to approve a), b), c), d), e) as presented**. Commissioner Gravanis **seconded** the motion, which **carried with three in favor** (Gravanis, Klyver, Negron) and **two opposed** Shea, and Smith (Kaylor was the non-voting alternate) (Kufferman arrived late).

3. Jonathan and Danielle Segal, For Property Located at 780 Harbor Road, Southport, CT 06890

Commissioner Kaylor **moved to approve a), b), c), d) as presented**. Commissioner Kufferman **seconded**. **After discussion**, the motion **failed unanimously with five opposed** (Shea, Smith, Kaylor, Negron, Kufferman) (Gravanis was the non-voting alternate) (Klyver recused himself).

Commissioner Kaylor presented another motion, **moved to deny a), b), c), d) without prejudice**. Commissioner Kufferman **seconded**. **After discussion**, the motion **carried unanimously with five in favor** (Shea, Smith, Kaylor, Negron, Kufferman) (Gravanis was the non-voting alternate) (Klyver recused himself).

Approve minutes from 12-14-17 (Shea, Kufferman, Gravanis, Smith, Kaylor, Klyver, Negron)

Commissioner Kaylor moved to **approve the minutes**, Commissioner Gravanis **seconded** the motion which carried unanimously **with all in favor**.

Chairman's Report

Repairs: None

Violations : None

Old Business: None

New Business:

Sherman Parsonage House 480 Old Post Road – Commissioner Shea indicated a developer, who recently brought the property, was performing selective demolition in portions of the interior of the property without a permit. The building department has stopped the work until a permit can be issued.

Adjourn

Commissioner Kaylor **moved** to adjourn. Commissioner Smith **seconded** the motion, which **carried unanimously**. The meeting stood adjourned at 6:00 p.m.

Respectfully submitted,

Rosina Negron

Clerk, Acting Recording Secretary