



TOWN OF FAIRFIELD
Town Hall — Fairfield, Conn.
FAIRFIELD HISTORIC DISTRICT COMMISSION
APPROVED MINUTES
June 14, 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, June 1, 2018 edition of the *Fairfield Citizen*

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

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

Public Hearings:

1. Town of Fairfield, 725 Old Post Road, Fairfield, CT 06824 For Property located at 739 Old Post Road, Fairfield, CT 06824

- a) Install sidewall exhaust vent
- b) Install exterior condensing unit

Mike Chaley requested a re-authorization of an HDC approval of January 14, 2016. As part of an on-going renovation, and in order to comply with fire codes, the Town would like to install items a) and b). The units will be screened with additional evergreens.

There were no comments from the public.
The hearing closed at 4:19 pm.

Item 2 was tabled until later in the meeting.

3. John P. Franzen, agent, J.P. Franzen Associates, 1241 Post Road, Fairfield, CT 06824 For property located at 252 Main Street, Southport, CT 06890

- a) Remove 3rd floor balcony roof to extend 4th floor balcony
- b) Remove 3rd floor balcony roof columns under edge of existing 4th floor balcony.
- c) Relocate 3rd floor balcony rails under edge of existing 4th floor balcony
- d) Relocate 3rd floor flower boxes to new railing line

John Fallon, attorney, represented John Franzen Assoc. He said that they are presenting the same proposal that was approved by the FHDC back in 2017 and extended 6 mo. to July 19, 2018, but that they wanted to “reset the clock”. The proposal was to make modifications to third floor balconies to bring them into compliance with the fire department and also to satisfy a lawsuit filed by neighbors whose view was obstructed. David Weitowitz, architect with Franzen Assoc., showed the original plans that had been approved.

Commissioner Kaylor said she had no problems with the plans but was concerned that they needed to keep extending the deadline. Commissioner Klyver confirmed that the modifications were for the third-floor balconies only.

There were no comments from the public.
The hearing closed at 4:33 pm.

2. John P. Franzen, agent, J.P. Franzen Associates, 1241 Post Road, Fairfield, CT 06824 For property located at 231 Westway Road, Southport

a) Install “Little Free Library” post mounted book storage box

Kristine Catallo, chief librarian for the Pequot Library, presented the proposal to have a “Little Free Library” for use as a take-a-book, leave-a-book program. The box looks a bit like a big birdhouse, about 15 ½”. It would be monitored by the Library to be sure there were books there. The box would be located across from the Library in a park at 1241 Westway East Park.

Commissioner Shea asked if the Library would be maintaining the box. Ms. Catallo said they would. He also said that if they wanted a plaque dedicated to former Chief Librarian, Susan Imes, that would need to be a separate application.

There were no comments from the public:

The hearing closed at 4:35 pm.

4. John Paul, 27 Blue Jay Drive, Trumbull, CT 06611 For Property Located at 480 Old Post Road, Fairfield CT 06824

a) Build new 2 car garage per plans

John Paul presented an elevation showing the modifications he had made to a previous application including the elimination of dormers, shutters and windows in the doors. It is a two-car garage with a slightly smaller footprint than the original design.

Commissioner Klyver was concerned about disturbing the streetscape and wondered if the doors could be oriented so that they didn’t face the street. Mr. Paul replied that bringing the driveway back and around would not be possible due to the drop off in the grade of the property and a sanitary sewer line that runs through it. Commissioner Kaylor said that it was difficult to get a sense of scale and proportion without an elevation of the complete site, including the house. She would also have liked to see a cutsheet of the lights. Commissioner Negron also would have liked to see a cutsheet. She confirmed that the doors would be wood. Commissioner Shea also would have liked a cutsheet for the lights.

Comments from the public:

Tara Backe of 388 Old Post Road was concerned with the proximity of the garage to both the house and the road. Typically, and in accordance with the HDC handbook, out buildings would be far removed from the house. Of the 47 houses she surveyed, only two had very visible garages. She read into the record an email from neighbors, Zoe, and David Bebons [attached], who felt that the garage was too close to the road. Jack Kubicak was concerned that if the garage was moved back into the property, it would be too close to his house. He read an email from William and Karen Winget of 458 Post Road East who don’t want to see the garage moved to the back of the property and think that turning the garage 90 degrees would require a right of access from the Kubicak. They approve the plan as presented.

The hearing closed at 5:02 pm.

5. Craig Samuelson, agent, 61 Flat Rock Road, Easton, CT 06612 For Property Located at 53 Rose Hill Road, Southport, CT 06890

a) Change roofing on house and garage from asphalt shingles to cedar wood shingles

b) Change gutters and leaders on house and garage from aluminum to copper

Mr. Samuelson, acting as an agent for Juliana Smith, had a presentation showing the property. He thinks that making the above changes will make the property more historic.

There were no questions from the Commissioners and no comments from the public.

The hearing closed at 5:04 pm.

6. Michael and Meg Reynolds, 171 Old South Road, Southport, CT 06890 For Property Located at 171 Old South Road, Southport, CT 06890

a) Replace existing windows (except at 3rd floor dormers) with new wood windows.

The Reynold thought that as long as they were remodeling, it would be good to replace the windows at the same time. Nothing will change the outside appearance.

Commissioner Kaylor asked if they were making the change to help with heating. Mr. Reynolds replied that there were a number of reasons: the new windows would cut down on draft, the mechanisms of the current windows were not all working well and they don't love the storms. Commissioner Klyver asked if he is replacing the sashes, if the current glass was antique and what kind of windows were being installed. Mr. Reynolds said that the entire window is pulled out and a new one installed. The glass is not antique. He is using Marvin windows, all wood. He also felt that eliminating the storms would make the house look more historic.

There were no comments from the public.

The hearing closed at 5:10 pm.

Consideration of Public Hearings 1 –6:

1. Town of Fairfield, 725 Old Post Road, Fairfield, CT 06824 For Property located at **739 Old Post Road, Fairfield, CT 06824**. Commissioner Klyver **moved to approve as presented items a) and b)**. Commissioner Kaylor **seconded** the motion, which **carried unanimously with four in favor** (Kaylor, Klyver, Negron, Shea).

2. John P. Franzen, agent, J.P. Franzen Associates, 1241 Post Road, Fairfield, CT 06824 For property located at **231 Westway Road, Southport**. Commissioner Kaylor **moved to approve as presented item a)**. Commissioner Negron **seconded** the motion, which **carried unanimously with four in favor** (Kaylor, Klyver, Negron, Shea).

3. John P. Franzen, agent, J.P. Franzen Associates, 1241 Post Road, Fairfield, CT 06824 For property located at **252 Main Street, Southport, CT 06890**. Commissioner Klyver **moved to approve as presented items a), b), c) and d)**. Commissioner Kaylor **seconded** the motion, which **carried unanimously with four in favor** (Kaylor, Klyver, Negron, Shea).

4. John Paul, 27 Blue Jay Drive, Trumbull, CT 06611 For Property Located at **480 Old Post Road, Fairfield CT 06824**. Commissioner Klyver **moved to deny item a) without prejudice**. Commissioner Kaylor **seconded** the motion. Commissioner Klyver thought that the location was problematic and that the neighbors' opposition needed to be considered. He felt that there were other options. Commissioner Kaylor recommended that Mr. Paul show an elevation that includes the house and also cutsheets of any fixtures with any future applications. Commissioner Shea said that he would be able to meet with Mr. Paul prior to the next application. The motion **carried unanimously with four in favor** (Kaylor, Klyver, Negron, Shea).

5. Craig Samuelson, agent, 61 Flat Rock Road, Easton, CT 06612 For Property Located at **53 Rose Hill Road, Southport, CT 06890**. Commissioner **moved to approve as presented items a)**. Commissioner Klyver **moved to approve as presented items deny a) and b)**. Commissioner Kaylor **seconded** the motion. Commissioner Kaylor thought it was a nice change. The motion **carried unanimously with four in favor** (Kaylor, Klyver, Negron, Shea).

6. Michael and Meg Reynolds, 171 Old South Road, Southport, CT 06890 For Property Located at **171 Old South Road, Southport, CT 06890**. Commissioner Klyver **moved to approve as presented item a)**. Commissioner Kaylor **seconded** the motion, which **carried unanimously with four in favor** (Kaylor, Klyver, Negron, Shea).

Approve minutes from May 10, 2018

There not being enough commissioners present who had attended the May meeting, this item was tabled until the next meeting.

Chairman's Report

Repairs:

1. **349 Beach Road, Fairfield – Replace existing windows with new wood windows on front and side elevations.**
2. **450 Harbor Road, Southport – Replace 9 existing front windows with wood windows and wood trim material.**

Violations : None

Old Business:

Commissioner Negron reported for the Study Committee of the Historic Property Establishment for Timothy St. Michaels 554 Tunxis Hill Rd. She read a Statement of Significance put together by Commissioner Gravanis [attached]. She is researching other buildings designated as Historical. 10 of them are outside of the Historic Districts. She is also waiting for information from Mary Dunn on the location of two previous studies.

New Business:

There was no new business.

Adjourn

Commissioner Kaylor **moved** to adjourn. Commissioner Negron **seconded** the motion, which **carried unanimously**. The meeting stood adjourned at 5:22 p.m.

Respectfully submitted,
Debbie Noyes
Recording Secretary

From: Zoe Bebon [mailto:zdbebon@optonline.net]
Sent: Thursday, June 14, 2018 9:09 AM
To: Henry Backe
Subject: RE: Sherman Parsonage

Hi Henry & Tara,

Thank you *so much* for spear-heading this effort; David & I are travelling today or I would have joined Tara in support.

We believe that although it is very important that the Parsonage have a garage to maintain its property value (and conversely all of ours), we do not like garage plan as it has been proposed.

- The proposed plan places it too close to the road where it will visually “compete” with not only the Parsonage but with the neighboring Office (Kubica)
- Precedence dictates that it either be set very far back like its neighbors at 536 OPR(Habetz) & 415 OPR or tucked behind like 432 OPR (Bebon) or 308 OPR (Backe)
- If it is set back – we oppose the natural wood doors – although pretty; it is much too modern in its aesthetic.

Thank you!

Kind regards,
Zoe & David Bebon

Statement of Significance

Trinity St. Michael’s Episcopal Church is located at 554 Tunxis Hill Road in Fairfield, is a tale of two churches. St. Michael’s Episcopal church was first organized in 1921 under the auspices of the Episcopal parishes of Bridgeport, primarily for unchurched Italian-American immigrants. The present building was consecrated in 1922. Another local parish in nearby Bridgeport, known as Trinity Episcopal Church, was taken in the early 1970s by eminent domain for the construction of the Route 8/25 and I-95 interchange. Following the destruction of Trinity Church, the two parishes merged and in 1973, Trinity St. Michael’s Church was re-consecrated at its current Fairfield address.

The church, built largely by Italian immigrant craft persons, is made of local fieldstone. The architectural design is Romanesque with a tile roof, stone campanile and one bell. Many of the features of the Trinity church have been incorporated in the re-built edifice, including the stained-glass windows, wrought iron gate, sanctuary lamps and carved wood crucifix.