



TOWN OF FAIRFIELD
Town Hall — Fairfield, Conn.
FAIRFIELD HISTORIC DISTRICT COMMISSION
APPROVED MINUTES
August 9, 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 July 27, 2018 edition of the *Fairfield Citizen*

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

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

Public Hearings:

1. Jennifer Sachs and Paul Slager, 349 Beach Road, Fairfield, CT 06824 For Property Located at 349 Beach Road, Fairfield
 - a) Remove window shutters from front and partial side façadePaul Slager said that he there were two basic factors for their request to remove the shutters. One was the neighborhood fit of the house and the second was restoration of the house's historic integrity. The house is a Colonial Saltbox built in the 1700's and the shutters were a modification probably made in the mid-19th century. He showed about 10 photographs of other Colonial Saltboxes in the State including the Ogden House, the John Osborn House and three others in Fairfield (one of which was used as a style example in the FHDC's own handbook). None of these had shutters. He also cited a small book by Mary Ellen Paulson that said that any shutters prior to the 1890's would have been interior shutters.
Commissioner Smith thanked him for a good presentation especially about the interior shutters. Commissioner Negron said that the only picture she had found at the Fairfield Museum showed the house with shutters, but that was from the 1860's.
Jennifer Sachs said she seconded the removal. Elizabeth DeSalvo also agreed that it was a good idea.
The hearing closed at 4:26 pm.
2. Michelle and Andrew Adams, 564 Harbor Road, Southport, CT 06890 For Property Located at 564 Harbor Road, Southport
 - a. Second floor bedroom addition
 - b. New higher deck railing
 - c. Second floor rear bedroom extension
 - d. Remove basement hatch
 - e. Kitchen addition

- f. New wood windows and doors
- g. New attic dormers
- h. Remove corner jog/roof on rear
- i. New wood garage doors

Elizabeth DeSalvo, architect, made the presentation for the Adams. They are requesting an addition that would extend the second floor back 2 bays over the existing porch to accommodate a new bedroom. Other items in the application are not visible to the public, but this upper corner of the house would be. The design also calls for removing the corner jog in the roof at the rear where there are leaks and the stairs to the attic don't meet code. They also need a higher railing to conform with code. They are asking the State for a variance of the railing uprights which are now spaced further than the 4" required. The dormers are not currently up to code for egress, so they want to pull them out a small amount and make them taller. The garage doors are currently vinyl and they will replace them with wood. They are also making a kitchen addition and removing the basement hatch. Commissioner Shea clarified that even though not all of the items are necessary for the Commission to see, they were part of the application and therefore would be considered.

Commissioner Negron asked if the windows and doors being replaced would be wood. Ms. DeSalvo answered that yes they would be and they would match the existing ones. Commissioner Smith asked if the dormers were original to the house. Ms. DeSalvo didn't know, but assumed that they were never up to code. She confirmed that the extension would be two bays. He asked what the sight lines coming up Harbor Road would be. She replied that you would see a small amount on the top. He commented that the house was an important one to the community and he wanted to see changes that were subtle, not abrupt. Commissioner Shea asked if the dormers would be pulled forward. Ms. DeSalvo replied that they would come forward about 7" and that the roof was steep enough to accommodate that. He also said that he was troubled by the scale of the addition. He felt that it was getting very long and seemed heavy. Ms. DeSalvo said that other versions were considered to be too visually complicated and distracting. He objected to the design of the two new windows being closer together than the other three. He asked if the windows in the dormers were casement. She replied that they were and that the manufacturer was Marvin and they were wood. He asked if the dental molding would be wood. She said yes, and it would replicate the existing molding. HE asked if the addition would require the columns to be steel to carry the load. She replied that that part had yet to be engineered, but that they could be steel clad in wood. Commissioner Smith asked if the basement hatch would be replaced. She said that no, the only access to the basement would be from the interior.

There were no comments from the public.

The hearing closed at 4:48 pm.

Consideration of Public Hearings 1 – 2:

1. Jennifer Sachs and Paul Slager, 349 Beach Road, Fairfield, CT 06824 For Property Located at 349 Beach Road, Fairfield

Commissioner Smith **moved to approve as presented item a)**. Commissioner Negron **seconded** the motion, which **carried unanimously with three in favor** (Negron, Shea, Smith)

3. **Michelle and Andrew Adams, 564 Harbor Road, Southport, CT 06890 For Property Located at 564 Harbor Road, Southport.** Commissioner Negron **seconded** the motion. She was concerned with the pending variance of item b) but had no problem with the other items. Commissioner Smith agreed that item b) was a problem. He amended the motion **to approve as presented items a), c), d), e) f), g), h) and i) deny item b) without prejudice.** Commissioner Negron **seconded** the motion, which **carried unanimously with three in favor** (Negron, Shea, Smith)

Approve minutes from June 14, 2018

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

next meeting.

Approve minutes from July 12, 2018 (Commissioners present and voting: Negron, Shea, Smith)

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

Chairman's Report

Repairs:

958 Hillside Road, Fairfield – Replace existing cedar roofing and flashings replace with new to match existing.

160 Harbor Road, Southport – Replace existing shingle roofing to match existing

952 Old Post Road, Fairfield – Replace a storm damaged shutter with new to match existing wood shutter

66 Old South Road, Southport – Replace previously existing wood shutters with new to match existing

Violations:

89 Westway Road, Southport – Removal of previously existing window shutters

66 Old South Road, Southport – Removal of previously existing window shutters

14 Willow Street, Southport – Removal of previously existing window shutters

Old Business:

Study Committee - Historic Property Establishment – Timothy St. Michaels 554 Tunxis Hill Rd. Commissioner Negron has completed her study, sent it to the State with copies to the other Commissioners and is waiting to hear back from the State for the next move.

New Business: None

Adjourn

Commissioner Negron **moved** to adjourn. Commissioner Smith **seconded** the motion, which **carried unanimously**. The meeting stood adjourned at 4:59 p.m.

Respectfully submitted,

Debbie Noyes

Recording Secretary