



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

October 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, September 28, 2018 edition of the *Fairfield Citizen*

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

Call to order: At 4:15 p.m. Acting Chairman Gravanis called the meeting to order.

Public Hearings

1. Carla Muro, 14 Willow Street, Southport, CT 06890 For Property Located at 14 Willow Street, Southport, CT

- a) Maintain current placement of window shutters on existing home (shutters on front elevation only).
- b) Add shutters to front elevation of addition to match front of existing home.

Gerard Muro presented photographs of the present façade and a drawing of the proposed changes. The shutters were removed to paint the house. Some shutters were damaged and had lead paint. As a temporary measure, they have put up some others from around the house. They would like to maintain shutters on the front of house and add similar shutters to the side addition to match the front of the house.

Commissioner Negron asked if the only reason to remove the shutters was painting. Mr. Muro answered yes. She asked if both facades were visible from the street? They are. Commissioner Clark asked if they wanted shutters on the front only. Mr. Muro replied that they want them on both the front and the side. Commissioner Kufferman asked if the shutters that are there now are just applied and not functional. He said that they were not functional and never had been.

There were no comments from the public.

The hearing closed at 4:20 p.m.

2. Kristina Gates, Agent, 37 Verna Field Road, Fairfield, CT for property located at 564 Harbor Road, Southport, CT

- a) Front entry piers and fence
- b) Driveway Entrance Piers
- c) Re-align and repave driveway
- d) Driveway courtyard and expanded bluestone landing
- e) Reset main entrance terrace
- f) Upper driveway courtyard fieldstone curb wall
- g) Full depth bluestone steps at rear terrace
- h) New rear bluestone terrace
- i) Drop off railing at new retaining wall
- j) Pool fence
- k) Remove bluestone paving adjacent to covered porch

Commissioner Kufferman recused herself.

Kristina Gates and Regina O'Brien gave a presentation including elevations, drawings and photographs. They would like to pare back the design of the front wall to be more like the original which had only a single gate with two piers. They would rebuild the wall, take out the side gates and redo the middle one. Their design for the gate would take a detail of a rosette from the front entrance and use that in the design of the white wooden gate.

They would like to repair the piers at the driveway entrance and remove the caps. They would also remove the fence paneling which would allow for a strait driveway into the property.

They would like to realign the driveway and repair the existing oil and stone and steel edging and add a bluestone curb of 5". They would do some minimal grading coming up to the courtyard. They propose a fieldstone curb wall to frame the courtyard and create a better parking area. This change would only be visible if a tree were to be cut down.

At the end of the courtyard, there is a path that leads up to the terrace which they would widen from 5' to 8' with a linear, bluestone paving pattern.

They also want to create a granite banding to frame the upper terrace area which would have a linear bluestone paving pattern.

The pool is not visible to the public, but it informs other design decisions. They intend to install the pool in lower garden area. The old area now will have spa and terrace and then steps down to the lower pool area. The pool fence would go on the inside of a hedge. They want to extend the existing wall out to create new terrace area and remove the old terrace. The Town says they need a drop off rail and they have designed a black, thin metal rail. The ramp area is to be filled in to become a new terrace and that would require a wall. To get to that area, there is now a 5' bluestone steps and they are proposing to extend that across the whole area to become long steps.

Commissioner Kaylor wanted to confirm that the rosette designs would be put in each of the intersections of the gate. They would be (eight in all with two half rosettes on the sides). She asked if the wall would be natural stone on top, No that has a coping. She was also concerned that they have so many different materials in the driveway. They replied that the bluestone wouldn't handle the grade change so that they needed the fieldstone. Commissioner Clark asked if the driveway was the same width as before or less. The opening would be the same. He asked if the fencing on the pool would be all around the pool or just the one side of the pool. They replied that the fencing is on the interior of the wall then the hedge then the fence right up against the hedge. Commissioner Negron asked about the gate detailing. Why not vertical pickets. They were trying to create something new and thoughtful but still in keeping with Southport. Commissioner Gravanis asked the about the ryerson edging. They were just doing a repair of what was there in order to hold in the gravel.

There were no comments from the public.

The hearing closed at 4:48pm.

Commissioner Kufferman returned to the meeting.

Consideration of Public Hearings 1 – 2:

1. Carla Muro, 14 Willow Street, Southport, CT 06890 for property located at **14 Willow Street, Southport, CT**. Commissioner Kufferman **moved to approve as presented items a) and b)**. Commissioner Clark **seconded** the motion. Commissioner Kufferman said that the house has two facades each facing different streets and both can be seen. She prefers to see the shutters on the main block and not the addition where they look too crowded. She also commented that the shutters were not real, but applied. Commissioner Kaylor said that the house may have had applied shutters in the past, but that is not in keeping with the house or its neighbors. Commissioner Clark said that the spacing on the front façade was more in keeping with the house and the addition would be fine without them. The motion failed. Commissioner Kufferman **moved to deny without prejudice items a) and b)**, Commissioner Clark **seconded** the motion, which **carried unanimously with four in favor**. (Gravanis, Negron, Clark, Kufferman).

2. Kristina Gates, Agent, 37 Verna Field Road, Fairfield, CT for property located at **564 Harbor Road, Southport, CT**.

Commissioner Kufferman recused herself.

Commissioner Kaylor **moved to approve as presented items a) b), c), d), e), f), g), h), i), j) and k).**

Commissioner Clark **seconded** the motion. Commissioner Kaylor felt that the front gate would be appropriate and in keeping with the house because of the scale and simplicity of the wall. Commissioner Negron concurred but was also concerned that it might be a precedent for others. Commissioner Clark was also concerned about setting a precedence and also thought that there was too much going on at the entrance. Commissioner Gravanis was less worried about setting a precedent. He thought the Commission was very capable of deciding applications on a case by case basis. He also thought that the overall design took into consideration the character of the house. The motion **carried with four in favor** (Clark, Gravanis, Kaylor, Negron) and **one recusal** (Kufferman).

Commissioner Kufferman rejoined the meeting.

Acting Chairman's Report

Repairs:

665 Pequot Avenue, Southport – Replace existing roof shingles with new to match existing.

273 Harbor Road, Southport – Replace existing roof shingles with like shingles and flashing to match existing.

Violations:

None

Old Business:

One-year extension granted for 842 Old Post Road Certificate of Appropriateness. Commissioner Shea has signed off on this.

Study Committee – Historic Property Establishment – Timothy St. Michaels, 554 Tunxis Hill Rd.

Commissioner Negron gave an update on the process of historic designation. The proposal was accepted by the Planning and Zoning Commission at their Oct. 9, 2018 meeting so it now moves on to the RTM and The State Historic Preservation Office. The Historic Preservation Office will review their part at their Nov. 11, 2018 meeting. Both entities will have 65 days to comment, a public hearing will follow and then a 30-day period in which the Owner could object; following this period, the RTM will then vote on whether or not to pass the ordinance. It will then go on to the RTM for their decision on historic property designation.

New Business:

Commissioner Shea had called the Commissioners attention to a proposal that was to come before the Planning and Zoning Commission at their October 9, 2018 meeting. The proposal called for a zoning change and special permit for eight residential units at 766 and 780 Old Post Road. The P&Z agenda being too full, the proposal was moved to the October 23, 2018 meeting.

Adjourn: Commissioner Kaylor **moved** to adjourn. Commissioner Kufferman **seconded** the motion, which **carried unanimously**. The meeting stood adjourned at 5:10 p.m.

Respectfully submitted,
Debbie Noyes
Recording Secretary