



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

April 12, 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, March 30, 2018 edition of the *Fairfield Citizen*

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

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

Public Hearings

1. Sean Cowan, 275 Center Street, Southport, CT 06890 For Property Located at 275 Center Street, Southport, CT 06890
 - a) Replace asphalt roof shingles with red cedar shingles
 - b) Replace aluminum gutters and leaders with copper

Mr. Cowan did not have a visual presentation but requested approval for the items above.

Comments from the public: Margaret Zellers of 95 Main Street, Southport, said she thought it was a good idea because it was an upgrade and used natural materials.

The hearing closed at 4:25pm.

2. John Paul, 27 Blue Jay Drive, Trumbull, CT 06611 For Property Located at 480 Old Post Road, Fairfield CT 06824
 - a) Remove fire damaged portions of exterior as required to rebuild
 - b) Rebuild outside to match existing conditions
 - c) Replace and or repair existing trim, siding and shutters
 - d) Replace existing exterior wood doors and windows to match existing
 - e) Install new architectural grade asphalt roof shingles
 - f) Repair and replace existing wood fence to match existing
 - g) Build new 2 car garage per plans

Joe Mingolello, architect from 90 Huntington St., Shelton, CT. presented a display of photos of the house as it is now after a fire destroyed the back. He presented elevation plans for the restoration that would have all materials and design elements to match the original structure. The only change would be adding dormers to a new garage. The plans for the garage had been previously approved by the Zoning Board in 2015.

Commissioner Klyver asked who would be manufacturing the windows. Mr. Mingolello replied that they would be custom built by Gelman. The siding would be pre-finished wood to match. A fence would be repaired. Commissioner Kufferman commended them for restoring the building. She had a concern that the garage doors might not be in character with the house. Mr. Mingolello said that they could simplify them. Commissioner Shea also commended them for undertaking the restoration. He also asked if the footprint of the garage was the same size as the one that was previously approved. Mr. Mingolello said that it was. He also confirmed that all the exterior and windows were wood.

There were no comments from the public.

The hearing closed at 4:43pm.

3. Ben P. Schober, agent, St. Paul's Episcopal Church, For Property Located at 661 Old Post Road Road, Fairfield, CT 06824.

There was no one there to present the application.

4. Robert Longo, agent, Fairfield YMCA, For Property Located at 841 Old Post Road, Fairfield, CT 06824.

There was no one there to present the application.

Item 5. was delayed until later in the meeting.

6. Louis A. and Lyn Sommer Matis For Property Located at 95 Chester Place, Southport, CT 06890

Commissioner Kufferman was recused from this portion of the meeting.

- a) Exterior Porch Ceiling Fixtures
- b) Post Light
- c) Front Entry Wall Lights
- d) Driveway Lights
- e) Front Walk and Step Lights
- f) End of Courtyard and Gate Lights
- g) Pergola Lights
- h) Path Lights at end of Pool

Christine Nick presented plans for the exterior lighting on the house itself. These included 3 overhead fixtures for the porch and front and side entry sconces. Wendy Lindquist continued the presentation with the landscaping light. For the front of the property she is requesting a post light, recessed lights embedded in the wall at the entrance, lights in the trees to illuminate the driveway, and front walk and step lights to avoid tripping. Her plans also call for 4 recessed lights on the hedge that marks the end of the driveway, 1 embedded light in the entrance arch to the back, lights embedded in the rafters of the pergola and lights on the path around the pool.

Commissioner Clark questioned the necessity of the lights illuminating the hedge. Ms. Lindquist replied that they would be very low wattage. Commissioner Klyver asked for clarification of the type and appearance of the lights around the steps. He also commented that up lighting of trees is discouraged in the Historic Districts and that this would be very visible to the public. Commissioner Smith agreed that the tree lights are not in keeping with the Historic District. He said that, in general, the lighting plan was excessive. He also asked if the plans had been presented to the neighbors. Ms. Lindquist replied that they could bring down the number of lights to three and that they would be willing to meet with the neighbors. Commissioner Smith said that taking the intensity of the lighting down would make it more theatrical than functional.

Comments from the public: Margaret Zellers of 95 Main Street, Southport, objected to the plan saying that there was too much lighting. She felt that Southport was traditionally a natural setting and not pretentious. She also questioned parking on Chester Place which is very narrow. She asked if the lights would be on all night or if they could be action activated as needed. Ms. Lindquist replied that they would be on a timer. Lyn Matis, owner of 95 Chester Place, said that lighting the trees was not for image, but just to get up the driveway.

The hearing closed at 5:07pm.

5. Paul Harris and Caroline Gibson For Property Located at 137 Rose Hill Road, Southport, CT 06890
 - i) Install 2 larger windows on SE side to match size of windows on SW side
 - j) Install two wall sconces at Front Door to match previously approved fixtures
 - k) Install two wall sconces at kitchen door to match previously approved fixtures

John L. Wasilewski of David Scott Parker Architects presented plans showing windows of the SE side of the house preserving the original trim at the top but then being lengthened to match the existing windows on the SW side. They would also install two wall sconces at Front Door to match previously approved fixtures They would also take the existing fixtures on the side of the kitchen door and replace them to match those at the front.

Both Commissioners Klyver and Smith asked what material the windows would be and if they would match the existing ones. Mr. Wasilewski replied that the windows would be wood and would be custom built to match.

Comments from the public: Margaret Zellers of 95 Main Street, Southport, said that it was wonderful that they were maintaining this traditional house. She also commented that it had a long driveway with no lighting and cars have gotten up and down that driveway for generations.

The hearing closed at 5:12 pm.

Consideration of Public Hearings 1-6:

1. **Sean Cowan For Property Located at 275 Center Street, Southport, CT 06890.** Commissioner Klyver **moved to approve as presented items a) and b).** Commissioner Kufferman **seconded** the motion, which **carried with four in favor** (Clark, Klyver, Kufferman and Smith) and **one abstention** (Shea).
2. **John Paul For Property Located at 480 Old Post Road, Fairfield CT 06824.** Commissioner Klyver **moved to approve as presented items a), b), c), d),e), f) and g).** Commissioner Gravanis **seconded** the motion. Commissioner Kufferman said that she would like to see a simpler garage treatment. The curved arch of the doors seems out of place. Commissioner Klyver **made a friendly amendment to approve as presented items a), b), d) e) and f) and deny item g) without prejudice.** Commissioner Kufferman **seconded** the motion, which **carried unanimously with five in favor** (Gravanis, Klyver, Kufferman, Shea, Smith)
3. **Ben P. Schober, agent, St. Paul’s Episcopal Church, For Property Located at 661 Old Post Road Road, Fairfield, CT 06824.** Commissioner Shea **moved to deny items a) and b) without prejudice.** Commissioner Klyver **seconded** the motion, which **carried unanimously with five in favor** (Clark, Klyver, Kufferman, Shea, Smith)
4. **Robert Longo, agent, Fairfield YMCA, For Property Located at 841 Old Post Road, Fairfield, CT 06824.** Commissioner Shea **moved to deny item a) without prejudice.** Commissioner Klyver **seconded** the motion, which **carried unanimously with five in favor** (Gravanis, Klyver, Kufferman, Shea, Smith)
5. **Paul Harris and Caroline Gibson For Property Located at 137 Rose Hill Road, Southport, CT 06890.** Commissioner Kufferman **moved to approve as presented items a), b), and c).** Commissioner Clark **seconded** the motion, which **carried unanimously with five in favor** (Clark, Klyver, Kufferman, Shea, Smith).
6. **Louis A. and Lyn Sommer Matis For Property Located at 95 Chester Place, Southport, CT 06890** Commissioner Klyver **moved to approve as presented items a), b), c), e), f), g), and h), and deny without prejudice item d),** Commissioner Gravanis **seconded** the motion. Commissioners Klyver and Shea both thought that the uplighting of the trees was not appropriate. Commissioner Shea also thought that the lights on the hedge were not necessary; people won’t walk into the hedge and cars have lights.

Commissioner Klyver thought that they would not have much impact due to their location. Commissioner Smith thought that the neighbors should be consulted and that the whole plan was overlit. He thought that items d) and f) were appropriate. Commissioner Shea noted that a notice had been published and that the plans were on file if the neighbors had wanted to see them. Commissioner Klyver **made a friendly motion to approve as presented items a), b), c), e) g) and h) and deny items d) and f) without prejudice.** Commissioner Shea **seconded the motion** which was **approved with 4 in favor** (Clark, Gravanis, Klyver Shea), **one opposed** (Smith) **and one recusal.** (Kufferman)

Approve minutes from March 8, 2018 (Clark, Gravanis, Shea, Smith present and voting)

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

Chairman's Report

Repairs:

1. **3171 Bronson Road, Fairfield - Replace rotted and storm damaged fence with new to match existing**
2. **105 Meeting House Lane, Fairfield – Replace damaged sections of existing fence along Meeting House Lane with new to match existing**

Violations : None

Old Business: None

The Study Committee for the Historic Property Establishment of Timothy St. Michaels 554 Tunxis Hill Rd.: Commissioner Negron was not present, so there were no updates.

New Business:

There was no new business.

Adjourn

Commissioner Gravanis **moved** to adjourn. Commissioner Clark **seconded** the motion, which **carried unanimously.** The meeting stood adjourned at 5:28 p.m.

Respectfully submitted,
Debbie Noyes
Recording Secretary