



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

November 8, 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, October 26, 2018 edition of the *Fairfield Citizen*

Attendance and designation of alternates: Gravanis

Commissioners Present: Gravanis, Kufferman, Negron, Shea, Smith

Commissioners Absent: Clark, Kaylor, Klyver

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

**Public Hearings:**

1. Michelle and Andrew Adams, 564 Harbor Road, Southport, CT 06890. For Property Located at 564 Harbor Road, Southport, CT 06890

- a) Revise previously approved garage doors
- b) Install new deck railing

Elizabeth DiSalvo, architect, addressed the issue of the railing of the second-floor deck. The State has denied their request for a variance of both the height of the railing and the spacing of the uprights. As a result, they are planning a rail that is 36" high with a low reflectivity, 1" glass panel behind the uprights. They would also like to update the size of the garage doors (previously approved) to 9' wide and 8' high. The size originally proposed would not fit most modern cars.

Commissioner Smith asked if the height was mandated by the State and if the panel would be glass or polymer. Ms. DiSalvo replied that the height is mandated and the panel is 1/2" tempered glass with a low iron coating so it won't have a green tint and will be less reflected. She thought that polymer would scratch, fog and tend to get dirtier than the glass. Commissioner Negron asked if the glass will be attached and if it would be behind the uprights. Ms. DiSalvo said that it will be attached from behind. Commissioner Shea asked if the denial from the State was available to add to the Commission's records. He also wanted to know if the denial was due to the minimum sphere passthrough of the uprights as well as the height. Ms. DiSalvo said she could make the get the Commission the formal denial and that the issue was also the passthrough space. He then asked if the garage doors would be wood. She replied that they were.

There were no comments from the public.

The hearing closed at 4:23pm.

At this point Commissioner Kufferman joined the meeting

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

- a) Replace stockade fence on side and rear with new
- b) Install new picket fence on front portion of sides to match existing front fence
- c) Install previously installed shutters and hardware on front of house only
- d) Re-align and repave driveway with oil and stone top course and steel edging

Mike Reynolds proposes replacing the rotting fence on the side and rear of the property with all cedar, custom

made fencing. He would also like to install new picket fencing on the front portion of the side to match the existing front fencing. He showed pictures of the original shutters. All have been removed and he has enough in good shape that he would like to replace on the front facade only. The current driveway comes into the property at a slight angle and he would like to shift it over and straighten it out. It would be covered with black top for now, and then topped with oil and stone in the spring with a steel edging.

Commissioner Smith commented that the front shutters would be the only ones visible to the public.

Commissioner Gravanis asked about the steel edging. Mr. Reynolds replied that it looks better and cleaner and that someone beginning to drive over it would definitely feel it. Commissioner Smith said that the Commission encourages steel edging. Commissioner Shea asked if the shutters would be new to match or the original and if they would be operable. Mr. Reynolds replied that he had enough of the originals to use for the front and confirmed that they are operable and he had the original hardware as well.

There were no comments from the public.

The hearing closed at 4:33pm.

3. Philip Cerone, Architect, Agent, 421 Meadow Street, Fairfield, CT 06824. For Property Located at 66 Old South Road, Southport, CT 06890

- a) Replace existing windows with new of various sizes
- b) Remove wood door adjacent to front door
- c) Install new window adjacent to front door to match opposite side window
- d) Remove exhaust vent
- e) Install new wood trim as required
- f) Install new wood shutters at previously installed and new locations

Philip Cerone, architect, and Jonathan Mauer, owner, made the presentation. They reported that the previous owners had removed the shutters on the house without a Certificate of Appropriateness. Mr. Mauer would like to install new shutters. On the driveway side, they want to remove the basement door and vent and replace these with a window to match one on the other side of the front door. They plan to make the side facing Westway larger with a new window that would only be seen from the garage. They will take out louvers that are no longer needed. They also want to replace two windows with taller ones and turn a double window into a triple. They will also install some new crown moldings.

Commissioner Kufferman asked if they knew the age of the house. Mr. Mauer replied that the house was listed as being built in 1939 but that the inner renovations suggested that it was probably from the 1800's – no one knows exactly. Commissioner Smith wanted to know if the new window on the gable faced Old South. Mr. Cerone replied that it faced Westway. Commissioner Kufferman commented that she would like to not see shutters with multiple windows, but that they help to balance the design. Commissioner Shea remarked that the triple window with the transom above it facing Westway seemed out of scale for the space. Commissioner Kufferman agreed, but thought that not much of it will be seen. Commissioner Shea asked if they would be replacing all of the windows. They said they would be replaced with new, double glazed, fully insulated ones.

There were no comments from the public.

The hearing closed at 4:46 pm.

### Consideration of Public Hearings 1 –3:

**1. Michelle and Andrew Adams, 564 Harbor Road, Southport, CT 06890** for Property Located at **564 Harbor Road, Southport, CT 06890**. Commissioner Kufferman recused herself. Commissioner Gravanis **moved to approve as presented items a) and b)**. Commissioner Smith **seconded** the motion, which **carried with four in favor**. (Gravanis, Negron, Shea, Smith) and **one recusal** (Kufferman).

Commissioner Kufferman rejoined the meeting

**2. Michael and Meg Reynolds, 171 Old South Road, Southport, CT 06890** for Property Located at **171 Old South Road, Southport, CT 06890**. Commissioner Kufferman **moved to approve as presented items a) b), c)**

**and d)** Commissioner Negron **seconded** the motion, which **carried unanimously with five in favor** (Gravanis, Kufferman, Negron, Shea, Smith).

**3. Philip Cerone**, Architect, Agent, **421 Meadow Street, Fairfield, CT 06824** for Property Located at **66 Old South Road, Southport, CT 06890**. Commissioner Smith commented that the window facing Westway and the triple window in the front were not typical of the architectural period. Commission Kufferman said that the triple window can't really be seen from the street and was a double window before which was also atypical. Commissioner Gravanis asked if there were guidelines for the number of adjacent windows. Commissioner Kufferman said not until the 1930's when it might be appropriate. Commissioner Smith questioned if the transom at the Westway side was typical. Commissioner Kufferman said that the view from the street would look like the top of a window. Commissioner Shea said that although they were putting in some plantings, the Commission needs to consider what the view would be if the plantings were removed in the future. The motion **failed with two in favor** (Kufferman, Gravanis) and **three opposed** (Shea, Negron, Smith). Commissioner Smith made a motion to **approve as presented items b), c), d), e) and f)** and **deny without prejudice item a)**. Commissioner Shea added a friendly amendment to **approve a)** with the exception of the gable window facing north and the triple window facing west. Commissioner Negron **seconded** the motion which **carried unanimously with five in favor** (Gravanis, Kufferman, Negron, Shea, Smith).

Approve Minutes from 10-11-18 meeting (Commissioners present and voting: Gravanis, Kufferman, Negron). Commissioner Gravanis moved to **approve the minutes**, Commissioner Negron **seconded** the motion which carried unanimously **with all in favor**.

Chairman's Report

**Repairs:**

171 Old South Road, Southport Replace or repair damaged front yard wooden fence components to match existing

488 Pequot Avenue, Southport — Replace rotted front door rail and posts.

970 Old Post Road, Fairfield — Repair side porch to match existing

134 Center Street, Southport Repair exterior lighting damaged by storm

134 Center Street Replace damaged flagstone on front walk

**Violations:**

None

**Old Business:**

None

**New Business:**

Commissioner Shea said that they will set the calendar for 2019 and re-elect officers at the next meeting. Commissioner Gravanis will move to being a full commissioner. Commissioner Smith will remain until Commissioner Gravanis is approved by the RTM and the Board of Selectmen at which point his term will expire. Alternate Commissioner Kaylor will no longer be serving on the Commission. This leaves two spots for alternate commissioner open.

Commissioners Gravanis and Klyver met with a couple of people from the Facilities Board of the Greenfield Hill Congregation Church to answer questions about a proposed project.

**Adjourn:** Commissioner Gravanis **moved** to adjourn. Commissioner Kufferman **seconded** the motion, which **carried unanimously**. The meeting stood adjourned at 5:05 p.m.

Respectfully submitted,  
Debbie Noyes  
Recording Secretary