



TOWN OF FAIRFIELD
Town Hall — Fairfield, Conn.

FAIRFIELD HISTORIC DISTRICT COMMISSION
MINUTES
December 13, 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, November 30, 2018 edition of the *Fairfield Citizen*

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

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

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| a) Remove existing chimney flue | e) Add triple window to east elevation |
| b) Remove low stone wall | f) Install new chimney flue |
| c) Replace existing windows with new to match | g) Install new wood roof |
| d) Add triple window to south elevation | h) Install new copper gutters and downspouts |

Mark Turner, designer hired by the Adams to design and renovate their barn. They are proposing to reduce the size of the barn keep the two bedrooms. Relocate the chimney flue, move it to the back keep the chimney, it's out of code and a fire hazard. The low stone wall which is not visible from the street it's right against the barn structure timbers are rotten would like to remove, water proof it properly. Replace existing windows new to match wood windows asking to add triple windows to the south side it currently has one window. The new roof would be cedar and copper gutters.

Commissioner Gravanis asked about item e (add triple window to east elevation) to go over. Mr. Turner replied in the gable in the second-floor bedroom that would service the egress window for that bedroom. Commissioner Smith asked if the west elevation was a slider, Turner replied yes, it's going to be a slider door, in the elevation that doesn't face the street, it's the new covered porch that was in the addition that was built in the 30's or 40's. Commissioner Smith asked if the west is not visible from the street, Turner confirmed west is not visible. Commissioner Klyver asked about the proposed porch roof, Turner spoke about the part of the porch they are adding a covered porch which is part of the backside which is more of a modern adaptation, that's when Commissioner Shea said that is not visible from a public way, Turner confirmed it's not.

There were no comments from the public.

The hearing closed at 4:25pm.

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

- a) Install new light fixture on side porch
- b) Install picket gate at front fence to match fence

Mike Reynolds submitted an onion light fixture picture for the front because they weren't able to match the existing, after Reynolds submitted he was able to find the exact fixture they currently have. Mike presented

pictures of the fixture, same company, the location would be from the side of the house. He would also like to install new picket gate at front fence to match the fence. His neighbor across the street have them and he thinks it would add to the fence that he's proposing.

There were no comments from the Commissioners

There were no comments from the public

The hearing closed at 4:28pm.

3. James and Kristen Brill, 566 Greenfield Hill Road, Fairfield, CT 06824. For Property Located at 566 Greenfield Hill Road, Fairfield, CT 06824

- a) Replace 2 gable windows with larger windows to match size of 1st and 2nd floor windows

Lance the remodeler for the Brill's spoke in their behalf to replace two gable windows with larger windows to match 1st and 2nd floor windows. To increase window size they would like to bring it up to an egress size. In order to achieve an egress size that would be fitting, the proper fit match the windows located in the original house, 1st and 2nd floor. However that floor print 5.7 sq ft they would need to qualify for an egress window could not come double hung, especially with a 60/40 split. Found a builder in Vermont that can build them in a casement window with an offset sash that could split 60/40 would be an all wood window that can achieve the 5.7 sq ft required to qualify for an egress window. Proposing for the 40 /60 split would allow to have more light in the dark attic. The Brill's ultimately would like to have storage in the attic.

Commissioner Kylvær asked are there other windows in the house that are egress windows, Lance replied yes in the other wing there was in addition put in the 1990 he believes. Marvin windows were installed in that additional wing they matched the width of all the windows in the house just how we would the rough opening is 2 foot 10 so all the windows would have the same overall width 2 foot 10 rough opening it would be 4 foot 5 tall. Lance continues so all the other bedrooms in the other wing would have egress windows.

Commissioner Shea said what you submitted was the cottage style window which is what you referred to 60/40 that is what we are voting Today not the 50/50 just for clarification that's on your application and that's what we are considering, Lance replied yes that's what we are leaning to have the cottage.

There were no comments from the public.

The hearing closed at 4:36pm.

4. Pequot Library Association, 720 Pequot Avenue, Southport, CT 06890. For Property Located at 231 Westway Road, (Reeves Park), Southport, CT 06890

- a) Add a plaque to previously approved "Little Free Library".

Christine Catallo Chief Librarian at the Pequot Library proposes the addition of a plaque to the "Little Free Library" at Reeves Park. The plaque would read "This Little Free Library is in memory of Susan Ei beloved Pequot Children Librarian".

Commissioner Smith asked if this was going to be an add to the Library, Christine replied that it would be added to the door of the library.

Commissioner Shea asked if the Little Free Library.org plaque would remain on it, Christine replied yes.

There were no comments from the public.

The hearing closed at 4:38pm

5. Brian T. McMahon, 1100 Harbor Road, Southport, CT 06890. For Property Located at 1100 Harbor Road, Southport, CT 06890

- a) Add lattice screening at front porch
- b) Replace lattice skirting at front porch

Jack Franzen represented for Brian T. McMahon started his presentation by handing out information about a research for the proposed work to add lattice screening at front porch and replace lattice skirting at front porch to create a little more privacy that faces the yacht yard. Per the information he presented for the lattice the holes can't be too big or too small. The panels need to relate to the foundation of the porch architecture The porch has

piers or columns the lattice should align with it. The proposed screen on the porch it's going to be between the two porch posts on top of the railing.

Commissioner Smith asked about the lattice underneath the porch, Jack said they will change the lattice that is in the porch (presented drawing). Commissioner Klyver asked about adding the lattice at the end of the porch. Jack replied the one piece at the end of the porch. Commissioner Klyver asked in the middle are you adding, Jack replied the whole panel is being added its a border of the lattice. Commissioner Shea asked there are three sides to this porch you are proposing to add it to the north side, Jack confirmed north side. Commissioner Shea asked below it's just the rail the vertical pickets, Jack replied it's the existing pickets and there's a built in bench and the pickets are in the back of the bench. Commissioner Shea asked if thats all for privacy screening and Jack confirmed.

There were no comments from the public.

The hearing closed at 4:46pm

6. Elizabeth Montelli, 205 Beach Road, Fairfield, CT 06824. For Property Located at 205 Beach Road, Fairfield, CT 06824.

- a) Replace window and door at main house with wood French doors
- b) Replace 2 – 8-foot-wide garage doors with 9-foot-wide doors, re-center wall lanterns
- c) Remove brick chimney at rear of garage
- d) Replace asphalt roofing on house and garage with Alaskan yellow cedar shingles
- e) Relocate driveway, piers and fence section at old driveway opening
- f) Extend bluestone walkway
- g) Extend privacy fence at pool equipment
- h) Install 4 Type A walkway lights

Jack Franzen represented for the Montelli's is proposing for the main house to replace an existing door and window with a pair of wood doors in each bay of the porch. This elevation faces South and is not part of the original house. All the slanted roof of the main house currently house asphalt shingles and want to replace them with Alaskan cedar shingles (presented the material). Also proposed to replace the garage roof with Alaskan Cedar Shingles. They also want to replace two sets of 8-foot door with two sets of 9-foot wide door which requires re-hooking of lanterns and changing the spacing of trim and siding on the sides. They want to remove the non-functional rear brick chimney with the roof replacement. They proposed to realign the driveway and have it come straight off of Post Rd. Relocate the two post on the side of the driveway, re-adjust the fencing to create an apron to accomodate guest parking. They want to extend the bluestone walkway, and also extend existing fencing to enclose the pool mechanicals. They also proposing to have four antique lighting that are 15" high.

Commissioner Smith asked if they were going to change the window and if it was visible. Jack replied you can see it from Beach Rd. Commissioner Negron asked if the new garage doors that you are increasing the size will be wood. Jack replied that they are wood and the paneling will match the layout of the old doors. Commissioner Klyver asked what kind of material they were going to use on the driveway, Jack replied that it would be asphalt, oil and stone. Commissioner Shea asked if they are proposing to do oil and stone on new and existing surface of the drive. Jack replied 3/8" native stone. Commissioner Klyver asked if they intend to have any edging which Jack replied that if they have any edging it would be steel but probably be no edging. Commissioner Klyver asked about the fence. Jack said that the fencing would be wood to match the existing fencing. Commissioner Klyver asked about the door and Jack replied that they would be Marvin doors. Commissioner Klyver asked about door hardware and Jack said that they would match existing. Commissioner Shea asked what kind of shingles were at the home prior to the asphalt shingles. Jack believes that they were pine shingles back in the day, Commissioner Shea asked what color does it turn when it ages jack replied Grey. Commissioner Shea asked if they received permission from the Department Public Works to relocate the driveway. Jack said they haven't asked them one way or the other. Mr. Montelli said that he spoke to someone at the engineering department and they thought it was a good idea. Commissioner Shea believes that a permit is required to move the driveway

There were no comments from the public.

The hearing closed at 5:02pm

7. Jennifer and Brennan Keating, 3171 Bronson Road, Fairfield, CT 06824. For Property Located at 3171 Bronson Road, Fairfield, CT 06824.

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|--|---------------------------|
| a) Demolish existing Mudroom, Playroom, Garage | d) Wood windows and doors |
| b) Proposed Addition | e) Expand Stone Terrace |
| c) Mudroom Entry Roof | f) Outdoor fireplace |

Elizabeth DiSalvo representing the Keating's presented plans and pictures for proposing to demolish the existing Mudroom, Playroom and Garage. They want to make it a more suitable size and properly built an addition so the home owners can live with their three small children. They want to start by taking off from the Mudroom on and rebuilding in a similar size, to create a new entry and Mudroom zone and a proper two car garage that would fit modern cars. They want to built a staircase that would lead to a playroom above, also adding a family room with walls being rebuilt. The windows will be Marvin to match with 7/8, garage doors will be wood. The Roof will be Red Cedar.

Commissioner Negron asked how does the height of the new structure relates to the height of the new addition, Elizabeth replied that it would be slightly taller about 3 feet tall to the actual peak. Commissioner Negron also asked about item f) Outdoor fireplace. Elizabeth said that the outdoor fireplace and extended patio will be in the back (refers to the plans) you will be able to see from an angle from Bronson Rd.

There were no comments from the public.

The hearing closed at 5:11pm

Consideration of Public Hearings 1 –7:

1 Michelle and Andrew Adams, 564 Harbor Road, Southport, CT 06890 for Property Located at **564 Harbor Road, Southport, CT 06890**. Commissioner Smith **moved to approve as presented items a), b), c), d), e), f), g) and h).**, Commissioner Gravanis **seconded** the motion, which **carried unanimously with five in favor**. (Gravanis, Negron, Shea, Klyver, Smith).

2. Michael and Meg Reynolds, 171 Old South Road, Southport, CT 06890 for Property Located at **171 Old South Road, Southport, CT 06890**. Commissioner Gravanis **moved approve as presented items a) and b)** Commissioner Smith **seconded** the motion, (Commissioner Shea added an amendment in clarifying that the motion would approve item A as presented tonight and not the light fixture that was in included in the original submission.) which **carried unanimously with five in favor** (Gravanis, Klyver, Negron, Shea, Smith).

3. James and Kristen Brill, 566 Greenfield Hill Road, Fairfield, CT 06824 for Property Located at **566 Greenfield Hill Road, Fairfield, CT 06824**. Commissioner Klyver **moved to approve as presented item a)** Commissioner Smith **seconded** the motion, (Commissioner Shea added that there was discussion of two different window styles and that the cottage style window that was presented in the original submission is what is being voted upon.) which **carried unanimously with five in favor** (Gravanis, Klyver, Negron, Shea, Smith).

4. Pequot Library Association, 720 Pequot Avenue, Southport, CT 06890 for Property Located at **231 Westway Road, (Reeves Park) Southport, CT 06890**. Commissioner Klyver **moved to approve as presented items a)**. Commissioner Smith **seconded** the motion which, **carried unanimously with five in favor** (Gravanis, Negron, Klyver, Shea, Smith).

5. Brian T. McMahon and Karen J. McMahon, 1100 Harbor Road, Southport, CT 06890 for Property Located at **1100 Harbor Road, Southport, CT 06890**. Commissioner Negron **moved to**

approve as presented items a) and b) Commissioner Smith **seconded** the motion, which carried **with four in favor** (Gravanis, Klyver, Negron, Smith) and one opposed (Shea).

6. Elizabeth Montelli, 205 Beach Road, Fairfield, CT 06824 for Property Located at **205 Beach Road, Fairfield, CT 06824**. Commissioner Klyver **moved to approve as presented items a), b), c), d), e), f), g) and h) with the stipulations that the walk lights be no more than 16” above grade and that the entire driveway (new and existing) be clad with oil and stone with 3/8” New England pea stone**. Commissioner Smith **seconded** the motion, which **carried unanimously with five in favor** (Gravanis, Klyver, Negron, Shea, Smith).

7. Jennifer Keating and Brennan Keating, 3171 Bronson Road, Fairfield, CT 06824 for Property Located at **3171 Bronson Road, Fairfield, CT 06824**. Commissioner Gravanis **moved to approve as presented items a), b), c), d), e) and f)** Commissioner Smith **seconded** the motion, which **carried unanimously with five in favor** (Gravanis, Klyver, Negron, Shea, Smith).

Commissioner Shea entertained a motion for the slate of officers for the upcoming calendar year. Commissioner Smith moved that the slate of Officers remain the same as last year, Commissioner Shea as Chairman, Commissioner Klyver as Vice Chair and Commissioner Negron as Clerk. Commissioner Gravanis seconded the motion, which **carried unanimously with five in favor**. (Gravanis, Negron, Shea, Klyver, Smith).

After discussion with the Commissioners in attendance, Commissioner Gravanis made a motion that the meeting dates and times for next calendar year remain unchanged and will be held on the second Thursday of each month at 4:15pm. Commissioner Smith seconded the motion, which **carried unanimously with five in favor**. (Gravanis, Negron, Shea, Klyver, Smith).

Chairman's Report

Repairs:

290 Old Post Road, Fairfield – Remove existing deck, build new smaller deck and patio.

985 Harbor Road, Southport – Existing Shop Building (a.k.a.Burr Shed), repair trim, replace roof and siding with like material, repair existing steam box using like materials.

Violations:

None

Old Business:

None

New Business:

Approve Minutes from 11-8-18 meeting, (Commissioner Shea tabled this until next month as Commissioner Kufferman was not present and had indicated that she had clarifications).

Trinity St. Michael’s Episcopal Church, 554 Tunxis Hill Road, Fairfield, CT 06824, the Historic Preservation Council voted unanimously to recommend approval of the Fairfield Historic District Commission’s study report for the proposed historic property. Commissioner Negron will follow up and advise next steps.

Adjourn: Commissioner Gravanis **moved** to adjourn the meeting, Commissioner Smith seconded the motion, which **carried unanimously with five in favor**. The meeting stood adjourned at 5:24 p.m.

Respectfully submitted,
Andressa Silva-Lyra
Recording Secretary