



Town of Fairfield
FAIRFIELD HISTORIC DISTRICT COMMISSION
MINUTES
March 14, 2019

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 1, 2019 edition of the *Fairfield Citizen*

Attendance and Designation of Voting Alternates: Bohan, Clark
Commissioners Present: Klyver, Negron, Shea
Commissioners Absent: Kufferman, Gravanis

Call to Order: Chairman Shea called the meeting to order at 4:15 p.m.

Public Hearings:

1. Sylvia Leiss, 364 Beach Road, Fairfield, CT. For property located at 364 Beach Road, Fairfield, CT 06824

Jeff Romatzick displayed window photos and Charlie Carrano of Pella Windows reviewed window material composition.

Commissioner Klyver said he met with Ms. Leiss and she said she might replace the windows in wood. Mr. Romantzick said the back windows were clad. Chairman Shea said the windows they wanted to replace were wood. He said there was a building permit taken out for a sunporch and that window was vinyl clad so there is a precedent for other than wood windows installed on the home. They discussed window grills.

Public comment – none.

The hearing closed at 4:22 p.m.

2. Drew Coyne and Matt O’Connell, 175 Old Post Road, Fairfield, CT 06824. For Property Located at 175 Old Post Road, Fairfield, CT 06824

Drew Coyne said he bought the house in October and found the cedar shingles were in need of repair and asked to replace with architectural shingles. They were last done in the late 80s/early 90s and the gutters will remain as is.

Commissioners Negron and Bohan asked about the shingle color and Mr. Coyne said they are going to match the existing shingle which is a light gray.

Public comment – none.

The hearing closed at 4:26 p.m.

3. Matthew Rappoport and Benigno Varela, 1199 Hillside Road, Fairfield, CT 06824. For Property located at 1199 Hillside Road, Fairfield, CT 06824

Jack Franzen of Franzen Architects spoke as Mr. Rappoport and Mr. Benigno’s representative and proposed items in response to the Commission’s comments made at the last meeting. Mr. Franzen referred to schematic design boards. He gave a history of the home which was the old Greenfield Hill store that was moved to 1199 Hillside Road. He proposed three ground lights on the path from the old driveway up to the kitchen which is about six steps and is very dark and seven ground lights in the driveway vicinity. He showed post light photos and proposed to make the post

6 ½ to 7' from ground to top of the lamp ring and noted scones material. He said all lights mimic incandescent or LED, 2700k, and won't have blue tone. They eliminated three lights that were close to the road.

He also proposed wood gates and arbor. He said they replaced the fence with hedging around driveway and showed the bluestone sidewalk locations.

Chairman Shea asked about the gate hardware. Mr. Franzen said it will be like forged iron hardware nothing shiny. Chairman Shea asked if the lighting was for security. Mr. Franzen said the house is located on a cut through street and is very dark at night. He said there are several lamp posts in the area painted white but they chose brushed metal to blend. He said the step lighting is to see the walkway to the patio at night for safety and to define the driveway for safety while walking from the car to the house. He said there are no flood lights.

Public comment – none.

The hearing closed at 4:40 p.m.

4. Katherine and Graham Nix, 160 Harbor Road, Southport, CT 06890. For Property located at 160 Harbor Road, Southport, CT 06890

Linda Batchelder, architect representing Katherine and Graham Nix, explained the proposal and referred to sketches of existing conditions and photos. Ms. Batchelder said they want to enclose the screened porch it but keep the porch-like feel. They are adding a stoop, double hung windows and French doors. She proposed replacing materials with wood paneling and wood windows. The footprint and roof are staying the same. She gave the history of the 1871 Victorian home.

Chairman Shea asked about the lights under the porch. Ms. Batchelder said they are looking for just enough to satisfy code which is required for the stoop and perhaps use ballast lighting to make it disappear. She said they will submit a separate application for the planting plan.

Public comment – John Wynne of 144 Harbor Road said he thinks it is great and a tasteful addition that it doesn't impact the historic district. He said it is critically important to adapt to family needs.

The hearing closed at 4:48 p.m.

5. Alex and Deane DeCalice, 104 Old South Road, Southport, CT 06890. For Property located at 104 Old South Road, Southport, CT 06890

Commissioner Klyver recused himself from Item 5.

Alex DeCalice presented his proposal noting items 5. a) – p) and referred to drawings. Mr. DeCalice said the stockade fences are falling apart and would like to continue the look from previous property so all the fencing is the same on the street. He said the pool 5. e) is a classic pool. They will replace the terraces 5 f) g) with new bluestone. He said the roof 5 h) is too low and is a safety issue. They will remove the chimney 5 o) and install a flush skylight 5 i). He said the original doors 5 j) k) are rotted and the deck is not original and will replace with same look and feel of the original house. The barn 5 p) has no door and current access is through a window.

Commissioner Clark asked about lighting and preferred something else for the chain link fence. Mr. DeCalice said there is no lighting change and could use an aluminum fencing which will be covered with plantings and will do whatever the Commission suggests. Commissioner Negron asked if the doors and windows are all wood, the same size and the same in barn; he replied they are wood and she agreed about the chain link fence. Commissioner Bohan asked what shields the pool, Mr. DeCalice said arborvitaes the same as the neighboring houses and the pool will not be visible.

Public comment – no comment.

The hearing closed at 5:02 p.m.

Consideration of Public Hearings 1-5:

1. Sylvia Leis, 364 Beach Road, Fairfield, CT. For property located at 364 Beach Road, Fairfield, CT 06824
Commissioner Bohan moved to approve as presented. Commissioner Klyver seconded the motion which carried 4-1 (Bohan, Clark, Klyver, Negron in favor and Shea opposed).

2. Drew Coyne and Matt O'Connell, 175 Old Post Road, Fairfield, CT 06824. For Property Located at 175 Old Post Road, Fairfield, CT 06824
Commissioner Bohan moved to approve as presented. Commissioner Negron seconded the motion which carried 3-2 (Bohan, Negron, Shea in favor and Clark, Klyver opposed).

3. Matthew Rappoport and Benigno Varela, 1199 Hillside Road, Fairfield, CT 06824. For Property located at 1199 Hillside Road, Fairfield, CT 06824
Commissioner Klyver moved to approve as presented. Commissioner Clark seconded the motion which carried 5-0 (Bohan, Clark, Klyver, Negron, Shea in favor).

Chairman Shea added that the post light be reduced in height from 6 ½ to 7' and gate hardware be black wrought iron material. The item carried unanimously, 5-0. (Bohan, Clark, Klyver, Negron, Shea in favor).

4. Katherine and Graham Nix, 160 Harbor Road, Southport, CT 06890. For Property located at 160 Harbor Road, Southport, CT 06890
Commissioner Clark moved to approve as presented. Commissioner Klyver seconded the motion which carried 5-0 (Bohan, Clark, Klyver, Negron, Shea in favor).

Chairman Shea noted there was no light fixture presented; it will be an item to come back to commission.

5. Alex and Deane DeCalice, 104 Old South Road, Southport, CT 06890. For Property located at 104 Old South Road, Southport, CT 06890
Commissioner Negron moved to approved Items 5 a, c, d, e, f, g, h, i, j, k, l, m, n, o, p and Item 5 b not have a chain link fence between the residence and Willow Street. Commissioner Clark seconded the motioned which carried 4-0-1 (Bohan, Clark, Negron, Shea in favor and Klyver abstained).

Chairman Shea denied Item 5 b without prejudice.

Chairman Shea added a stipulation to modify the motion to include Item 5 d to restate new picket fence on west property in line with evergreen plantings to screen pool in perpetuity. The motion carried unanimously 4-0-1. (Bohan, Clark, Negron, Shea in favor and Klyver abstained).

Approve Minutes from 2-21-19 meeting (Klyver, Shea, Negron, Kufferman, Bohan)
Commissioner Bohan moved to approve the minutes. Commissioner Klyver seconded the motion which carried 4-0. (Bohan, Klyver, Negron, Shea in favor and Kufferman not present).

Chairman's Report

Repairs:

1. 487 Old Post Road, Fairfield – Repair and repoint existing chimney.
2. 564 Harbor Road, Southport – Replace existing cedar roof and copper flashing with new to match existing

Old Business: Stone walls in disrepair; 2905 Bronson Road, Fairfield and 144 Harbor Road, Southport

Chairman Shea met with the owners of 144 Harbor Road, Southport, and he is contacting the Engineering Department, the item is still open.

He has not contacted the owners of 2905 Bronson yet, the item is still open.

Commissioner Negron said 554 Tunxis Hill Road is going before the RTM on March 18 and 25. She will attend both meetings to answer any questions that may come up.

Adjourn

Commissioner Negron moved to adjourn at 5:13 p.m. Commissioner Clark seconded the motion which carried unanimously, 5-0. (Bohan, Clark, Klyver, Negron, Shea in favor).

Respectfully submitted,

Sheila Tesei
Recording Secretary