



**Town of Fairfield**  
**FAIRFIELD HISTORIC DISTRICT COMMISSION**  
**MINUTES**  
July 11, 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, June 28, 2019 edition of the *Fairfield Citizen*

**Attendance and Designation of Voting Alternates:** James Bohan

**Commissioners Present:** Arthur Gravanis, Adam Klyver, Rosina Negron, Christopher Shea

**Commissioners Absent:** George Clark, Margaret Kufferman

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

**Public Hearings:**

1. William Hurley, Agent for Town of Fairfield, CT. 725 Old Post Road, Fairfield, CT. For Property Located at 611 Old Post Road, Fairfield, CT 06824

Public Works Director Joseph Michelangelo reviewed the revised parking area design which would add net two additional parking spaces.

Mr. Klyver suggested closing the parking lot to add spaces. Mr. Michelangelo said this design was part of the SIH Master Plan. Mr. Shea asked if it affected any elements at Sun Tavern, Mr. Michelangelo replied it does not. Mr. Shea asked about generator screening, Mr. Michelangelo said they will install screening or return to present plans.

Public comment – none.

The hearing closed at 4:25 p.m.

2. William Hurley, Agent for Town of Fairfield, CT. 725 Old Post Road, Fairfield, CT. For Property Located at 725 Old Post Road, Fairfield, CT 06824

Public Works Director Joseph Michelangelo explained the porous pavement material they are adding to the parking lot at SIH. Conservation has approved the material which is also being used in areas at the Train Station.

Public comment – none.

The hearing closed at 4:28 p.m.

3. Graham and Katherine Nix, 160 Harbor Road, Southport, CT. For Property Located at 160 Harbor Road, Southport, CT 06890

Landscape architect, Christina Gates, said the home was built in 1871 and there have been no major renovations although a wraparound porch may have been removed. Ms. Gates reviewed the proposed renovations to the property. The driveway area will not increase and the material will consist of oil and stone. The driveway gateposts hardware will be on the interior. The driveway gate is not automatic, bolts will go into the pavement or on the side. The picket fence is standard. They are matching caps for the garden gate. All fencing and gates are low and line up with the existing fence for a clean look. The posts are hidden on the backside. They would like to remove the

lamppost and install two pathlights. All paving is in dispair and propose to remove and repave. They will add a step and smaller risers to replace the existing uneven ones. The path will be gravel with blue stone stepping stones. She is requesting a change to reduce the stoop size. The path location has not changed they are only straightening out and cleaning up. She said the area has many grade changes and propose adding fill to level out and work with the natural grade to become a more usable space. Huntington Company spec'd out according to regulations. They will reuse millstone off dining terrace and use old cobble to rebuild the wall for a better flow. They will remove, repair and repurpose materials from the property. They propose installing a wood storm door and light fixture over the playroom door to comply with code.

Ms. Negrón reminded her path lights are not to exceed 16" in height. Mr. Klyver said it was a very well thoughtout plan. Mr. Gravanis said it looks nice. Mr. Bohan asked if the house had a storm door, she does not know. Mr. Shea asked about the manual gate for cars, she said there is no visible hardware from Harbor Road and the gate is meant for the children. She clarified types of wood used for fence components. Mr. Shea noted the large terrace, she said it is 17.5'x28', fits an 8 person dining table and has a seating area for a couch and chairs as well. In her opinion the terrace will be visible from Harbor Road and they will add plantings and there will be no lighting in the wall.

Public comment – none.

The hearing closed at 4:53 p.m.

4. Michelle & Andrew Adams, 564 Harbor Road, Southport, CT. For Property Located at 564 Harbor Road, Southport, CT 06890

Regina O'Brien of Southport Design Works, presented lighting revisions. Ms. O'Brien said they removed five pool path lights and want to keep remaining dining terrace lights because of the grade change for safety purposes. They have deleted all uplights and downlight in trees. They reduced pathlights from 21 to 19. They added four pathlights at parking courtyard to create ambient light to ease in parking cars and getting to the door. The gate revision was approved but they decided to scale down as well as reduce the exterior gate frame width.

Public comment – none.

The hearing closed at 5:01 p.m.

5. Alayne K. Burger, 2905 Bronson Road, Fairfield, CT. For Property Located at 2905 Bronson Road, Fairfield, CT 06824

Elisa Israel spoke on behalf of her parents, Marty and Alayne Burger, and explained the dilemma of the stonewalls. Ms. Israel said their Linden trees are 80-100 years old and have had baby trees that caused the crumbling. They removed the younger trees which were 42 years old whose roots caused the damage. She said they researched various designs and concluded they cannot rebuild the stonewall as is. She said the Linden trees are the only ones in the Historic District. Their proposed solution is to end the stonewall on either side of the trees and add further plantings to create a flow. She referred to the Historic District Handbook Section 7-147g; variations permissible when unusual circumstances or hardship. She said to take down trees would be a massive project and feels they are part of the Historic District as well as attracting birds and bees. She has contacted the Forestry Commission and hopes to work together to repair wall and maintain integrity of trees.

Mr. Gravanis thought it was a good solution. Mr. Klyver asked if they have considered building a wall in front of it, she didn't feel it would work. She said they will plant dogwoods and perennials in front to fill in the missing trees. Mr. Shea asked if she considered repairing other areas of wall that are in disrepair when the masons repoint and finish the ends of the wall. She was unaware of other damaged areas but is sure her parents would repair them.

Public comment – none.

The hearing closed at 5:11 p.m.

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

Mr. Klyver recused himself.

Alex DeCalice proposed slightly moving the picket fence three feet closer to the garage away from the pool. Mr. DeCalice said the windows are extremely old and would replace all windows and sashes with wood for the same look and feel. They would install a skylight similar to the one on the other side. He showed the locations where they will screen with evergreens around the condensing units.

Charlie Carrono of Pella Windows displayed the finished window product and said windows are all wood and all interior trim is staying. Mr. Shea thought the application said change the sash not the whole window. Mr. Carrono said the light cuts will be the same with no drastic changes. He reviewed the condensor locations and noted the house is more than 30' from the street.

Public comment – none.

The hearing closed at 5:23 p.m.

7. KC Gausepohl, 249 Beach Road, Fairfield, CT. For Property Located at 249 Beach Road, Fairfield, CT 06824

Homeowner Katie Gausepohl explained the house is 253 years old and some windows do not open and some will not stay open. She stated when they purchased the home in 2002 they installed storm windows and reglazed the front window. She clarified they windows would be full wood replacements, not Anderson windows.

Public comment – none.

The hearing closed at 5:29 p.m.

8. David J. Ives & Elisabeth M Ives, 411 Harbor Road, Southport, CT. For Property Located at 411 Harbor Road, Southport, CT 06890

Jack Franzen representing David and Elisabeth Ives reported on the followup work for the approved application. Mr. Franzen stated that all work is on is on the harborside of the property. The two level deck will not cover the patio but make it usable and give access from second floor. They propose four copper lanterns, recessed lighting on the lower level and new lighting in the seating area. The additional lighting will not be visiable from across the harbor. The lighting will be equiviablent of a 50 or 60 watt bulb and all will be 2700 color temperature matching incadensent lamp.

Public comment – none.

The hearing closed at 5:35 p.m.

#### **Consideration of Public Hearing Items 1-8:**

- 1. William Hurley, Agent for Town of Fairfield, CT.725 Old Post Road, Fairfield, CT. For Property Located at 611 Old Post Road, Fairfield, CT 06824**

*Commissioner Gravanis motioned to approve as presented. Commissioner Negron seconded the motion which carried unanimously, 5-0. (Bohan, Gravanis, Klyver, Negron, Shea in favor).*

- 2. William Hurley, Agent for Town of Fairfield, CT.725 Old Post Road, Fairfield, CT. For Property Located at 725 Old Post Road, Fairfield, CT 06824**

*Commissioner Klyver motioned to approve as presented. Commissioner Negron seconded the motion which carried unanimously, 5-0. (Bohan, Gravanis, Klyver, Negron, Shea in favor).*

**3. Graham and Katherine Nix, 160 Harbor Road, Southport, CT. For Property Located at 160 Harbor Road, Southport, CT 06890**

*Commissioner Klyver motioned to approve a through p as presented. Commissioner Negron seconded the motion which carried unanimously, 5-0. (Bohan, Gravanis, Klyver, Negron, Shea in favor).*

**4. Michelle & Andrew Adams, 564 Harbor Road, Southport, CT. For Property Located at 564 Harbor Road, Southport, CT 06890**

*Commissioner Klyver motioned to approve as presented. Commissioner Gravanis seconded the motion which carried unanimously, 5-0. (Bohan, Gravanis, Klyver, Negron, Shea in favor).*

**5. Alayne K. Burger, 2905 Bronson Road, Fairfield, CT. For Property Located at 2905 Bronson Road, Fairfield, CT 06824**

*Commissioner Gravanis motioned to approve a and b as presented. Commissioner Negron seconded the motion which carried unanimously, 5-0. (Bohan, Gravanis, Klyver, Negron, Shea in favor).*

**6. Alex and Deane DeCalice, 104 Old South Road, Southport, CT. For Property Located at 104 Old South Road, Southport, CT 06890**

*Commissioner Bohan motioned to approve as presented. Commissioner Gravanis seconded the motion which carried, 4-0-1. (Bohan, Gravanis, Negron, Shea in favor and Klyver abstained).*

**7. KC Gausepohl, 249 Beach Road, Fairfield, CT. For Property Located at 249 Beach Road, Fairfield, CT 06824**

*Commissioner Gravanis motioned to approve a and b as presented. Commissioner Bohan seconded the motion which carried unanimously, 5-0. (Bohan, Gravanis, Klyver, Negron, Shea in favor).*

**8. David J. Ives & Elisabeth M Ives, 411 Harbor Road, Southport, CT. For Property Located at 411 Harbor Road, Southport, CT 06890**

*Commissioner Bohan motioned to approve as presented. Commissioner Negron seconded the motion which carried unanimously, 5-0. (Bohan, Gravanis, Klyver, Negron, Shea in favor).*

**Approve Minutes from 6-13-19 meeting (Bohan, Clark, Gravanis, Klyver, Negron, Shea)**

*Commissioner Negron motioned to approve the minutes. Commissioner Gravanis seconded the motion which carried unanimously, 5-0. (Bohan, Gravanis, Klyver, Negron and Shea in favor).*

**Chairman's Report**

**Repairs:**

1. 104 Old South Road, Southport – Repair 3 chimneys, repair an exterior light
2. 81 Main Street, Southport – Replace existing cedar fence and posts with same

**Old Business:**

1. 35 Rose Hill Road, Southport – Commissioners discussion on painting the unpainted brick

Mr. Shea gave background on painting the old telephone company building which was discussed at length. He received a phone call from a neighbor that the new homeowners began painting an existing unpainted brick building. He reviewed the Handbook and according to it, the building should not be painted. He called the homeowner who stopped painting temporarily. The homeowners consulted counsel and finished painting the homes exterior. He

asked for Commissioners to provide input as to whether or not the homeowner should come before the HDC with a Certificate of Appropriateness.

Ms. Negron said the Handbook clearly spells out that paint can eventually destroy brick. Mr. Klyver said these are guidelines not rules, the Commission does not have jurisdiction over paint although he believes the homeowner should have contacted the Commission before painting but they are not obligated. Mr. Gravanis agrees the Handbook is intended to give guidance but does not mandate or compel. Mr. Shea said painting an unpainted brick building changes the character and also happens to be a change in color. He feels going from an unpainted to a painted brick building is a change according to the Guidelines and should come before the Commission. Mr. Bohan said it changes the whole texture of the view but unsure of a remedy. Mr. Gravanis suggested getting Town Counsel opinion. Mr. Shea would like to have been given the opportunity to vote on the application.

Public comment – Margaret Zellers of 95 Main Street said it was a public service building like the bank and the Jelliff building. The building was part of the savings bank the long before it was turned into a house and should remain.

Elisa Israel of 679 Rowland Road said the ambiguous handbook language should be improved for the future.

*Commissioner Klyver motioned to issue a violation to 35 Rose Hill Road for painting an unpainted brick building without obtaining a Certificate of Appropriateness from the Historic Commission. Commissioner Bohan seconded the motion which carried, 3-2. (Bohan, Negron, Shea in favor and Gravanis, Klyver opposed).*

**New Business:**

1. HDC Training session, presented by Mary Dunne, Deputy State Historic Preservation Officer Department of Economic and Community Development. To take place at 3:30 pm prior to this meeting

Mr. Shea thanked those who attended the Training and said it was an excellent presentation.

2. Chairman Shea stepping down as Chair effective after today's meeting. Vice Chair Klyver to assume Chair position through the term ending after the November 2019 Hearing

Mr. Shea announced he was stepping down as Chair effective today due to his inability to continue to give the town the time that is necessary to properly Chair this Commission. He's enjoyed the opportunity to sit as Chair and felt very grateful to be given the opportunity and also extremely thankful Vice Chair Klyver has agreed to step in to serve as Chair through the November hearing. Mr. Klyver's term expires in November. Mr. Shea would like to sit on as Vice Chair and the Commission agreed.

**Adjourn**

*Commissioner Negron motioned to adjourn the meeting at 6:14 p.m. Commissioner Gravanis seconded the motion which carried unanimously, 5-0. (Bohan, Gravanis, Klyver, Negron, Shea in favor).*

Respectfully submitted,

Sheila Tesei  
Recording Secretary