



Town of Fairfield
FAIRFIELD HISTORIC DISTRICT COMMISSION
MINUTES
August 8, 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, July 26, 2019 edition of the *Fairfield Citizen*

Attendance and Designation of Voting Alternates: James Bohan, George Clark

Commissioners Present: James Bohan, George Clark, Adam Klyver, Rosina Negron, Christopher Shea

Commissioners Absent: Arthur Gravanis, Margaret Kufferman

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

Public Hearings:

1. Clara Louisa Baur & Nelson Heumann, 608 Harbor Road, Southport, CT. For property located at 608 Harbor Road, Southport, CT.

Jack Franzen presented representing the Heumanns. Mr. Franzen reviewed changes to existing garage. They would like to raise the roof 36" and install a lift to perform automotive work. The proposal keeps the same architecture, gable and pitch. The garage doors are larger to fit the proportion. All materials are the same; all wood matching existing. They will return with an application to install a single lantern between and above the garage doors.

Public comment – none.

The hearing closed at 4:20 p.m.

2. Henderson, Peter T. & Amie Redgate, 62 Center Street, Southport CT. For property located at 62 Center Street, Southport, CT.

Jack Franzen presented representing the Hendersons. Mr. Franzen noted the home is the Julius Pike house circa 1830. The current 18'x21' barn is not contemporary to the house. It has two bays, the driveway is shared and it is not a heavy traffic area. They propose a 22'x26' garage and 14'x25' shed with a small loft above garage to be used as a home office. There will be a covered sitting area with a bluestone walkway. They received ZBA approval last week. He said the need for a new garage is apparent as the bays barely accommodate a lawn tractor. The abutting neighbors and Southport School have been notified and support the proposal. They are also proposing to construct a small plunge pool and expand the patio. The stone wall will match existing wall on property. The pool enclosure is a wrought iron gate and the pool will be gunnite. They will comply with Southport Conservancy's request to coordinate deliveries and work so that it won't interfere with the school.

They will return with the lighting application. The plunge pool will be partially visible and is about 40' from the sidewalk. They will landscape around the stone wall. The pool equipment will be where current AC equipment is housed in an area that will not be visible. Mr. Klyver is concerned with garage elevation. Mr. Franzen said the property is flat and is about 63' from street.

Public comment – none.

The hearing closed at 4:35 p.m.

3. Southport Congregational Church, 524 Pequot Ave, Southport, CT. For property located at 524 Pequot Ave, Southport, CT.

Sarah Morsches of Franzen Associates presented the proposed signage. Ms. Morsches noted the buildings many areas. She said the signage is confusing and they want to clarify. She said it is consistant with existing Southport signs. They also propose the existing wooden plank signs at entrances be be removed and replaced with the same color and typeface as existing. Mr. Franzen said the canvas awnings color will be neutral. He said the signs are made of wood with vinyl letters that look like silk screening.

Public comment – none.

The hearing closed at 4:42 p.m.

4. Fairfield Country Day School, 3051 Bronson Road, Fairfield, CT. For property located at 3051 Bronson Road, Fairfield, CT.

Jim Vosechari of B&G presented the proposed generator installation along the backside of the existing fence. Mr. Vosechari said the area is very heavily shrubbed and it now conseals three existing A/Cc units. He is confident it will not be visible from the street. It is a small 22 kW model and is smaller than the existinge condenser unit.

Public comment – none.

The hearing closed at 4:46 p.m.

5. Mr. & Mrs. Chris Wilson, 931 Old Post Road, Fairfield, CT. For property located at 931 Old Post Road, Fairfield, CT.

Joe Ran presented representing the Wilsons. Mr. Ran said they plan on changing the current granite slate shingles to more period correct asphalt shingle similar to the house next door.

Public comment – none.

The hearing closed at 4:47 p.m.

6. Emily & John Flynn, 340 Beach Road, Fairfield, CT. For property located at 340 Beach Road, Fairfield, CT.

Homeowner Emily Flynn asked to replace 13 damaged wood windows. Ms. Flynn said all will be replaced with Marvin wood double hung windows and will look exactly the same.

Public comment – none.

The hearing closed at 4:49 p.m.

7. Olivia Newhouse, 17 Rose Hill Road, Southport, CT. For properety located at 17 Rose Hill Road, Southport,CT.

John Wasilewski of David Parker Architects representing Ms. Newhouse presented. Mr. Wasilewski said the current proposal includes removing and relocating the existing wood door and reconfiguring to make the mudroom more useful. They will relocate existing wall sconce. The new door will be wood and trim and siding will match existing. The stoop to the existing patio stays the same and nothing changes from the Rose Hill view. All the work is in the backside of the house.

Public comment – Olivia Newhouse said she just purchased the home and is excited to make it a great family space.

The hearing closed at 4:54 p.m.

Consideration of Public Hearing Items 1-7:

1. Clara Louisa Baur & Nelson Heumann, 608 Harbor Road, Southport, CT. For property located at 608 Harbor Road, Southport, CT.

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

2. Henderson, Peter T. & Amie Redgate, 62 Center Street, Southport CT. For property located at 62 Center Street, Southport, CT.

Commissioner Bohan motioned to approve as presented. Commissioner Clark seconded the motion.

Commissioner Clark noted there was no lighting on the plan. Commissioner Shea believes the proposed barn is a little too big in scale and noted the "outbuildings" from the Handbook. He said the proposed outbuilding is bigger than existing. Commissioner Klyver agreed and suggested removing the dormer.

The motion failed, 0-5. (Bohan, Clark, Klyver, Negron, Shea against).

Commissioner Clark amended the motion to approve b, c, d and e as presented and deny a without prejudice. Commissioner Negron seconded the motion which carried unanimously, 5-0. ((Bohan, Clark, Klyver, Negron, Shea in favor).

3. Southport Congregational Church, 524 Pequot Ave, Southport, CT. For property located at 524 Pequot Ave, Southport, CT.

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

4. Fairfield Country Day School, 3051 Bronson Road, Fairfield, CT. For property located at 3051 Bronson Road, Fairfield, CT.

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

5. Mr. & Mrs. Chris Wilson, 931 Old Post Road, Fairfield, CT. For property located at 931 Old Post Road, Fairfield, CT.

Commissioner Negron motioned to approve as presented. Commissioner Clark seconded the motion.

There was discussion on the shingle material and the appropriateness of changing the style.

The motioned carried, 3-1-1. (Clark, Klyver, Negron in favor and Shea against and Bohan abstained).

6. Emily & John Flynn, 340 Beach Road, Fairfield, CT. For property located at 340 Beach Road, Fairfield, CT.

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

7. Olivia Newhouse, 17 Rose Hill Road, Southport, CT. For property located at 17 Rose Hill Road, Southport, CT.

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

Approve Minutes from 7-11-19 meeting (Bohan, Gravanis, Klyver, Negron, Shea)

Commissioner Bohan motioned to amend the minutes to clarify the last line on page 4 to "He asked for Commissioners to provide input as to whether or not the homeowner should come before the HDC with a Certificate of Appropriateness and on page 5 Public Comment correct resident name to Margaret Zellers.

Commissioner Shea seconded the amendment which carried 4-0-1. (Bohan, Klyver, Negron, Shea in favor and Clark abstained).

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

Chairman's Report

Repairs:

1. 1122 Old Academy Road -Replace roof
2. 1088 Harbor road-Repair stone wall, Replace asphalt driveway, repair rotten shingles & wood trim
3. 411 Harbor-Replace wood roof & wood siding
4. 564 Harbor Road-Remove and replace (6) columns in the front of the house.
5. 720 Pequot Ave-Repair stained glass windows in auditorium
6. 720 Pequot Ave-Repair damaged iron fence
7. 239 Beach Road-Front porch roof repair with same shingles

Old Business:

1. 35 Rose Hill Road- Update on violation status

Mr. Klyver gave an update. He spoke with Town Attorney Stanton Lesser who stated since the item wasn't noticed in the newspaper it therefore didn't give the homeowner an opportunity to attend and speak. Attorney Lesser advised if we choose to pursue, we have to notice and give the homeowner an opportunity to respond. Mr. Shea said it was on the agenda for two months and discussed in a public meeting with the public present and believes it to be appropriate to issue a violation as was done in the past when he was chair. He questioned why would the attorney required notice of violation. There was further discussion on the violation status and whether the building had ever been painted.

Public comment - Jack Franzen said he will look at neighborhood photos taken 10 or 15 years ago by Bob Hatch. Mr. Franzen said the regulations need to have real clarity.

Mr. Shea will research handbook wording on unpainted brick and wood.

2. 554 Tunxis Hill Road- Update on RTM ordinance status

Ms. Negron said the RTM cancelled their August meeting and will meet in September or October. A commissioner will have to be present to answer any questions.

New Business:

1. The use of AZEK and clad windows for new and non-historic structures

Jack Franzen questioned the approval of the use of AZEK. There was much discussion on various new materials, their uses and how technology has changed. Mr. Franzen said each application should be judged so as not to create a creeping effect on using synthetic materials. Ms. Negron recommend Mary Dunn return to speak and invite the public for a few hours at the History Museum on a Saturday. They could send an invite to the Historic District residents. Mr. Shea said she could speak on appropriate building materials available. Mr. Klyver discussed how the Historic Commission can better work with the Building Department. Mr. Shea suggested meeting with Zoning, Building and the First Selectman to discuss a better way to manage.

Adjourn

Commissioner Shea motioned to adjourn the meeting at 5:46 p.m. Commissioner Bohan seconded the motion which carried unanimously, 5-0. (Bohan, Clark, Klyver, Negron, Shea in favor).

Respectfully submitted,

Sheila Tesei
Recording Secretary