



**Town of Fairfield
FAIRFIELD HISTORIC DISTRICT COMMISSION**

MINUTES
January 14, 2021

https://www.youtube.com/watch?v=YVIyx_Kedjc

Virtual hearings were held through WebEx beginning at 4:15 p.m. Notice of this Hearing was published in the Friday, January 1, 2021, edition of the *Fairfield Citizen*.

Call to Order: Chairman Klyver called the meeting to order at 4:15 p.m. and welcomed Alternate Commissioner Alyssa Stack.

Designation of Voting Alternates: James Bohan, George Clark, Alyssa Stack

Present: Arthur Gravanis, Adam Klyver, Dr. Daryn Reyman-Lock, Christopher Shea

Absent: Rosina Negrón

Public Hearings:

1. Jeffery Rosen & Richard Mervis, 249 Old South Road, Southport, CT 06890. For property located at 249 Old South Road, Southport, CT 06890.

Margaret Browning of Browning Design presented the item. She stated the home is an 1871 Italianate. They propose to remove two greenhouse windows that were added in the 1940s/1950s and restore to original look. The old trim is underneath. They found original sashes in the basement and would like to reinstall original windows. Then they would like to add a second AC condenser next to existing unit, same size and both screened with evergreen planting. Mr. Shea asked about the condenser location that seems to be in front of the basement sash and below an existing window and wondered if it is permissible. Ms. Browning said it will be put below the window and come forward enough to clear it, no more than 10" in front of the other one. Mr. Shea asked are you putting shutters on new windows to match existing. Ms. Browning replied yes and will replicate existing materials. Photos were shared.

Public comment – none.

The hearing closed at 4:25 p.m.

2. Southport Congregational Church, 524 Pequot Ave, Southport, CT 06890. For property located at 524 Pequot Ave, Southport, CT 06890.

Jack Franzen presented the item. The church was built in 1875 that replaced an earlier Greek revival church. The existing church is stone and there are stone steps leading up to three major entrances to church. Step locations were reviewed on the site plan. These steps do not have a railing and propose a railing since they are now used more because of social distancing. It will mimic existing main entrance rail, painted black wrought iron.

Public comment – none.

The hearing closed at 4:29 p.m.

3. Robert & Amelia Johnson, 187 Westway Road, Southport, CT 06890. For property located at 187 Westway Road, Southport, CT 06890.

Jack Franzen presented a site plan outlining the proposed path lights, surface lights at porch ceiling and a flagpole light. The only light now is over front porch. Access to front of the house is by means of the circular drive and a secondary driveway with a secondary entrance to the house. The side entrance has stepping stones connected to circular drive and a short path connecting it to the secondary driveway. They propose three pairs of lights to illuminate pathway and reviewed locations.

The lights proposed are made by Aurora and are short, only 8" high in dark bronze with a 180 degree array. He said you can direct horizontally and are soft low light, very unobtrusive. They also propose to install two ceiling lights 12'x12' and 5" deep, color mimics incandescent light under the covered recessed porch. The last item on the application is proposing a well light on existing flagpole, incandescent 100 watt lamp, only rim and lens are exposed because fixture is in ground. Mr. Shea said the application doesn't specify the Aurora path light color. Mr. Franzen replied dark bronze. Mr. Klyver questioned the fixtures project 1" 1/8 on ground. Mr. Franzen said the Aurora is 8" and the flag pole light is less than an inch, Mr. Klyver said on the application detail the ground level is 1" 1/8". Mr. Franzen clarified the 8" isn't visible.

Public comment – none.

The hearing closed at 4:39 p.m.

4. Michael Mombello & Julia Pierson, 71 Spruce Street, Southport, CT 06890. For property located at 71 Spruce Street, Southport, CT 06890.

Jack Franzen began with site plan and noted the home is circa 1926-1927 according to the guidebook and explained design. They propose to add a one story bay addition on top of existing one story addition. The roof line conforms to the older house. The siding and trim will match existing materials, all wood. The roof slope will be same as main roof slope. They would line the driveway with steel edge and put oil and stone on top. They propose to remove shutters on back of house. Ms. Stack asked if you are removing shutters for aesthetics or repurpose on front of house. Mr. Franzen said the owners do not want them. He explained the small window on first floor has no shutters, it is a bathroom. They felt since that didn't have one, the one above shouldn't either. Mr. Clark asked if you putting shutters on end of house, Mr. Franzen replied no only the front. Mr. Klyver asked if the rear elevation visible, Mr. Franzen answered it is.

Public comment – none.

The hearing closed at 4:48 p.m.

5. David & Elizabeth Barrett, 114 Westway Road, Southport, CT 06890. For property located at 114 Westway Road, Southport, CT 06890.

Jack Franzen shared the site plan to relocate the previously approved pool mechanicals. They approved to put mechanicals behind garage and the pool company was concerned because there was almost no way to not disturb tree roots. They proposed to put the pool equipment near AC equipment and extend evergreen screening in order not to jeopardize trees. They don't need to elevate it because that part is above elevation 12. They think it's a better solution. Mr. Franzen said their plan is to ensure the whole east side of property is screened.

Public comment – none.

The hearing closed at 4:52 p.m.

6. Chris & Haylee Milligan, 75 Old South Road, Southport, CT 06890. For property located at 75 Old South Road, Southport, CT 06890

Jonathan Hopkins presented the site plan. He said the new application is revised with a reduced lighting plan. He reduced fixtures and removed in grade well lights and up lights in the rear and reduced scope by 12 fixtures less. The lights that remain are path lights that egress and lights in masonry. He walked them through fixtures noting materials and locations. He also reduced pool lights from three to one. Mr. Shea said he can't tell how tall proposed path lights are. Mr. Hopkins replied the units are 16.9" and regulations say 16" so he made a note to set them at 16" high. Mr. Shea asked how visible will they be from public way. Mr. Hopkins answered in rear garden there is evergreen, the front maybe the entry lights, those are behind two boxwood and fixture on parking court wall for safety. Mr. Klyver noted the generator should not be on the agenda.

Public comment – none.

The hearing closed at 5:00 p.m.

7. Pequot Yacht Club, 669 Harbor Road, Southport, CT 06890. For property located at 669 Harbor Road, Southport, 06890

Mr. Clark recused himself.

Barbara Geddis gave background on the cupola which suffered damage during Hurricane Isaias. She shared various before and after photos. There were three areas impacted; deck, railing and cupola. She gave an extensive history of building. She said the original cupola looks exactly like proposed replacement. During the storm the cupola was blown off. The rail is not sturdy and needs to be replaced. The original footprint is not 90 degrees when measured creating challenges. They recommend IPE for the decking for more durability in salty air. The original cupola was painted gold over copper, the proposed provides more ventilation for upper floor. They are looking for an elegant solution for the awning in the future. She went into detail about guard railing and stated they are trying to be extremely faithful to style prior to hurricane and cognizant of safety.

Mr. Shea said the cupola height isn't mentioned. Ms. Geddis said it matches height and width of existing. He said if new louvers are taller how could it match. She said it is 3' 11" and explained they took exact dimensions. He asked about the materials. She said the top bell piece will be copper and below is aluminum. There is a separation between the two is all metal no plastic. They intend to repurpose the salvaged weathervane. They elected not to bring the urn like objects on the original back and couldn't find them. Mr. Shea questioned the guard rail height that indicates it is 42" tall and asked if that is the minimum height by code, not 36". She replied yes 3' 6". Bahman Azarm said the difference is 42" for commercial and 36" for residential. She said the posts and railing are both stainless steel.

Dr. Reyman-Lock commented the central square has cross bars in all except on the left hand and asked will that be different than the rest of the rail. Mr. Azarm said it is a half a piece since it abuts the building. Dr. Reyman-Lock clarified her question, on each of the sections there is the internal "X" that goes across the railing and a square that has a plus. Ms. Geddis said that is wrong and it will match the rest of the railing it will be corrected. Ms. Geddis added the deck plan has an open stair with a low rail so they are also replacing rail side of stair which can't be seen from public way for safety.

Mr. Klyver had questions on the cupola. He said he doesn't see many similarities. It's wood and you're changing to aluminum, proportion is different, bigger overhang on crown, different transitions, base is wider and closer to roof. It doesn't look anything like original cupola. She explained they measured the cupola on the ground and sent dimensions to company to replicate and said there may be a slight difference where base meets the roof. Mr. Klyver remarked it is a very significant detail on this building, his concern is it is not the same. He added the railings on existing deck are wood and you're changing to steel and replacing decking when only two planks are broken and it doesn't all need to be pulled up and replaced. Mr. Azarm said when they replace the railing it will need replacing. She said there is no grandfathering for safety, there is for aesthetics. Mr. Klyver asked if the town is making you change it, she said they must replace with a safe height to comply. An extensive discussion on necessity continued.

Public comment – none.

The hearing closed at 5:53 p.m.

8. Matt O'Connell & Drew Coyne, 175 Old Post Road, Fairfield, CT 06824. For property located at 175 Old Post Road, Fairfield, CT 06824.

Matt O'Connell reminded the Commission at the November hearing some items were not approved and they've incorporated feedback in this application. They adjusted fence and gate material and location and pool equipment location. They provided more visuals to give clarity. He began with the fence and gate detail. The gate fence is now pool code mesh. The gate location adjusted and moved over to side so it wouldn't be in line of the vision of the pool. It is now a solid gate not picketed so it won't be visible and it is 4' wide and tall. The fence will be entirely screened with hedge. The pool equipment will be in rear of property. He showed proposed and existing sketches and photos. It shouldn't be visible to public way because of elevation. Commission agreed these were great modifications.

Public comment – none.

The hearing closed at 5:10 p.m.

9. Michael Latefi, 1170 Hillside Road, Fairfield, CT. For property located at 1170 Hillside Road, Fairfield, CT.

Application was not fully completed therefore not presented.

Consideration of Public Hearing Item 1-9 above

- 1. Jeffery Rosen & Richard Mervis, 249 Old South Road, Southport, CT 06890. For property located at 249 Old South Road, Southport, CT 06890.**

Commissioner Reyman-Lock motioned to approve as presented. Commissioner Gravanis seconded the motion.

Mr. Shea asked the presenter about the shutters and she indicated to replace in kind, should they come back because they weren't shown on the drawings. Mr. Klyver replied we can't consider because they weren't part of application.

The motion carried unanimously, 5-0. (Bohan, Gravanis, Klyver, Reyman-Lock, Shea in favor).

- 2. Southport Congregational Church, 524 Pequot Ave, Southport, CT 06890. For property located at 524 Pequot Ave, Southport, CT 06890.**

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

- 3. Robert & Amelia Johnson, 187 Westway Road, Southport, CT 06890. For property located at 187 Westway Road, Southport, CT 06890.**

Commissioner Reyman-Lock motioned to approve as presented. Commissioner Gravanis seconded the motion.

Mr. Shea is concerned about flagpole light. Mr. Klyver said it is set back and there are others in the district. The Handbook was reviewed.

The motion carried unanimously, 5-0. (Gravanis, Klyver, Reyman-Lock, Shea, Stack in favor).

- 4. Michael Mombello & Julia Pierson, 71 Spruce Street, Southport, CT 06890. For property located at 71 Spruce Street, Southport, CT 06890.**

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

- 5. David & Elizabeth Barrett, 114 Westway Road, Southport, CT 06890. For property located at 114 Westway Road, Southport, CT 06890.**

Commissioner Clark motioned to approve as presented. Commissioner Reyman-Lock seconded the motion.

Mr. Shea commented on the location of pool equipment. He thinks it's unfortunate, it seems there could be a better spot, it is not ideal. A discussion on appropriateness was had pertaining to noise.

The motion carried unanimously, 4-1. (Clark, Gravanis, Klyver, Reyman-Lock in favor and Shea opposed).

- 6. Chris & Haylee Milligan, 75 Old South Road, Southport, CT 06890. For property located at 75 Old South Road, Southport, CT 06890**

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

- 7. Pequot Yacht Club, 669 Harbor Road, Southport, CT 06890. For property located at 669 Harbor Road, Southport, 06890**

Commissioner Gravanis motioned to approve a, b, c as presented. Commissioner Reyman-Lock seconded the motion.

The Commission re-examined in detail existing and proposed photos and plans. The proposed cupola and sketch differ in details, dome is bell shaped, handrails differ from portico rails above deck were some concerns.

Commissioner Gravanis amended the motion to deny a & b without prejudice and approve c. Commissioner Reyman-Lock seconded the motion.

Mr. Shea said you wouldn't be able to replace the decking in the future if you replaced the railing.

Commissioner Gravanis amended the amendment to deny a, b and c without prejudice Commissioner Shea seconded the motion. The motion as amended carried unanimously, 6-0. (Bohan, Gravanis, Klyver, Reyman-Lock, Shea, Stack in favor).

8. Matt O'Connell & Drew Coyne, 175 Old Post Road, Fairfield, CT 06824. For property located at 175 Old Post Road, Fairfield, CT 06824.

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

9. Michael Latefi, 1170 Hillside Road, Fairfield, CT. For property located at 1170 Hillside Road, Fairfield, CT.

Approve Minutes: 12-10-20 (Klyver, Bohan, Negron, Shea, Gravanis, Reyman-Lock)

Commissioner Bohan motioned to approve the minutes. Commissioner Reyman-Lock seconded the motion which carried unanimously, 5-0.

Chairman's Report

Repairs:

1. 171 Old South Road-Replace existing windows "in kind"
2. 1 Church Street-Replace cedar roof "in kind"
3. 561 Pequot Ave-Replace one window "in kind"

Violations: none.

Old Business:

1. Discussion on handbook revisions

Dr. Reyman-Lock would like Commissioners to send her comments and she will incorporate into one document for review to avoid confusion. Commissioner Shea suggested forming a handbook subcommittee. She thought most Commissioners wanted to be involved. Commissioners Negron, Shea, Bohan and Clark will participate in the draft review. The discussion will continue at the next meeting.

New Business:

1. Set meeting dates for 2021

The Commission unanimously approved the 2021 meeting dates.

Adjourn

Commissioner Clark motioned to adjourn the meeting at 6:44 p.m. Commissioner Shea seconded the motion which carried unanimously, 7-0.

Respectfully submitted,

Sheila Tesei
Recording Secretary