



**Town of Fairfield
FAIRFIELD HISTORIC DISTRICT COMMISSION**

MINUTES
February 11, 2021

<https://www.youtube.com/watch?v=tmhfTwOYLs8>

Virtual hearings were held through WebEx beginning at 4:15 p.m. Notice of this Hearing was published in the Friday, January 29, 2021, edition of the *Fairfield Citizen*.

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

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

Present: Arthur Gravanis, Adam Klyver, Rosina Negron

Absent: Dr. Daryn Reyman-Lock, Christopher Shea

Public Hearings:

1. Kevin Lynyak, 72 Willow St., Southport, CT 06890. For property located at 72 Willow St., Southport, CT 06890.

Mr. Franzen presented the proposed alternations and additions. The house is listed as Federal/Italianate in the Handbook built in 1797. The Handbook doesn't mention the remodeling of 1950 when the barn was built. He read its historical background. The only way to enter the basement is by going out the kitchen door through a covered porch area. There is a full basement and wine cellar with mechanicals. They went to ZBA and were granted enough square footage to add space to existing pavilion and reconfigure it. By doing that they can go out and install stairs to go down to the basement. They will relocate laundry if granted permission. In conjunction to that they plan to relocate the trash enclosure which is now visible from public way. They are also asking to change the configuration of dormers on east side of house. It has a federal style roof line and would install windows more vertically proportioned in harmony with the rest of the house. The mud room addition roof shingles are wood and the other part of house's roof is asphalt which the owner plans to replace with wood at life's end. They propose to renovate the barn that is located at the end of the driveway. It has a chauffeurs quarters but isn't insulated or plumbed. They would like to improve it and install a gym, half bath and storage. There is currently a barn lock door they want to replace with glass door to remain in an open position. Reconfigured garage door location was viewed. On the west elevation they want a similar opening as proposed in the loft with new windows and add a door. They would put a door that opens vertically to use as a pass through from garage. On the east side the window plan is to replace with new and add a new window and screen the AC unit. There are no proposed north elevation changes. The site plan was viewed with locations to build a rectangular pool and an L shape patio off of the barn with blue stone stepping stone. The pool equipment will be in an already shrubbed area but plan to add more screening. They also proposed gates, hot tub gate, a pool maintenance gate and rectangular koi pond made out of blue stone. All materials, siding, trim and gates are wood western red cedar. Flashing is red copper. Driveway is oil & stone. They will return with proposed lighting plan.

Mr. Clark asked about the lighting from the garage 2nd floor window and fears it could be annoying. Mr. Franzen said he doesn't have a lighting plan for the inside of barn but the owner would be sensitive to your thoughts. He said they could use tinted glass as they do for the turtle migration in Florida. Mr. Clark agreed it's a good solution. He also asked to put the pool equipment as far away as you can to lessen noise. Mr. Franzen said they can shift it 10' to the east. Mr. Clark mentioned the windows on the street side have a stylistic change to what is there today which will have a different look. Ms. Negron asked why they are proposing shutters for the big window. Mr. Franzen thinks it's unnecessary but the advantage is it looks like the other window and would be willing to eliminate. Ms. Stack asked how they decided on the new dormers model. Mr. Franzen said it's the type you would see on a federal house and elaborated on the logic. Mr. Franzen said side yard is setback is 15'. Mr. Bohan noted there are a lot of pools in the neighborhood. Mr. Gravanis asked him to provide details for proposed solution about interior lighting. Mr. Franzen said the tinted glass could be a stipulation on west side of house. Mr. Klyver thinks changing dormers isn't inappropriate as they always seemed odd.

Public comment – none.

The hearing closed at 4:50 p.m.

2. Caroline & Paul Gibson, 137 Rose Hill, Southport, CT 06890. For property located at 137 Rose Hill, Southport, 06890.

Caroline Gibson shared survey and locations with the new addition. They propose pushing the fence back by 6' to property line and put a white picket fence to match existing with a gate and garden and enclosure condensers. The four lights on outside of main door are same fixtures that were previously approved in other locations. Photos were viewed. The new fence will take out one parking spot.

Public comment – none.

The hearing closed at 4:58 p.m.

3. Emily & John Flynn, 340 Beach Road, Fairfield, CT 06824. For property located at 340 Beach Road, Fairfield, CT 06824.

Emily Flynn shared photos and asked for approval to replace two exterior doors and add one, replace and add windows, convert garage space to mud room. Materials and spec sheets were examined. Windows will be Marvin wood double hung and door Simpson wood. Door with shutters will be replaced with Marvin all wood slider and casement replaced. They propose adding on opposite side of pool a slider and one window. The lattice was on the house when they bought it.

Public comment – none.

The hearing closed at 5:06 p.m.

4. Bonnie Paige, 241 Ruggles Ave. Newport, RI 02840. For property located at 72 Rose Hill, Southport, CT 06890

Paul Vincente explained they want to change existing portico to a simpler one and shared photos. There is existing pergola and want match those details. On the NW side he wants to change windows with 2 over 2 sliding glass that overlooks pergola. In the kitchen space there is a large double hung and would like to change to smaller 2 over 4 light casement to get privacy. In back of house they want to change double hung and enclose existing porch to simply to three double hung. They would like to glass in porch, enclosure was approved by ZBA. There are new steps added that go to patio and side door. There is a two-car detached garage and would like to change scale so she can park one car and use other side for storage. Site plan with locations were reviewed. They are going to continue masonry and wrap around side to existing wall in back of property and emulate existing.

Bonnie Paige showed photos of back wall that is in disrepair. She moved generator to condenser area and would like to fence in to hide. She would like to continue wall and add fence on top of stone wall to block fire department view. Fence is 6' high. She is repairing existing stone retaining wall. A site plan was viewed showing a proposed half circle oil and stone driveway in front and walkway to front door. They propose adding a step at pergola to allow access to side yard.

Ms. Slack questioned the change in garage doors. Ms. Paige gave their history and said they are trying to make a carriage door that is more appropriate. The single garage door replicates the front door. Driveway approval discussed. Mr. Vincente said the grade slopes down and cuts off view and can almost never see garage from street side. Ms. Paige said roof is asphalt now and wants to replace with wood and replace siding if rotted to match existing.

Public comment – none.

The hearing closed at 5:28 p.m.

Consideration of Public Hearing Item 1-4 above

1. **Kevin Lynyak, 72 Willow St., Southport, CT 06890. For property located at 72 Willow St., Southport, CT 06890.**

Commissioner Gravanis motioned to approve as through l as presented. Commissioner Stack seconded the motion.

Ms. Negron felt shutters on new window compete with existing door. Mr. Gravanis questioned whether tinted glass is it within our purview. Mr. Klyver replied yes because lighting is in our jurisdiction and we regulate. Mr. Gravanis is concerned setting a precedence not within our scope, i.e. the light behind the glass and believes the neighbors should workout amongst themselves, it's not a question of appropriateness. Mr. Gravanis is concerned with wording about moving pool equipment as far as possible. Ms. Stack asked how the sound issue relates to historical appropriateness.

Commissioner Gravanis motioned to amend the motion and approve a through l with two stipulations; the new windows on upper elevation be tinted and these same windows be added without shutters. Commissioner Negron seconded the amendment which carried unanimously 5-0.

The main motion as amended carried unanimously, 5-0. (Bohan, Gravanis, Klyver, Negron, Stack in favor).

2. Caroline & Paul Gibson, 137 Rose Hill, Southport, CT 06890. For property located at 137 Rose Hill, Southport, 06890.

Commissioner Clark motioned to approve a through d as presented. Commissioner Gravanis seconded the motion which carried, 4-0-1. (Clark, Gravanis, Klyver, Stack in favor and Negron abstained).

3. Emily & John Flynn, 340 Beach Road, Fairfield, CT 06824. For property located at 340 Beach Road, Fairfield, CT 06824.

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

4. Bonnie Paige, 241 Ruggles Ave. Newport, RI 02840. For property located at 72 Rose Hill, Southport, CT 06890

Commissioner Gravanis motioned to approve a through l as presented. Commissioner Bohan seconded the motion.

Ms. Stack said the garage doors look radically different and wants to hear other options if it is historically consistent. Mr. Bohan doesn't see anything not historical, is no way inappropriate and it is barely visible from public way. Ms. Negron said it is a reversible change.

The motion carried, 5-0-1. (Bohan, Clark, Gravanis, Negron, Stack in favor and Klyver abstained).

Approve Minutes: 01-14-21 (Klyver, Bohan, Shea, Gravanis, Reyman-Lock, Clark, Stack)

Commissioner Bohan motioned to approve the minutes. Commissioner Stack seconded the motion which carried unanimously, 5-0. (Bohan, Clark, Gravanis, Klyver, Stack)

Chairman's Report

Repairs:

1. 171 Old South Road-Replace existing siding and trim with like materials.
2. 780 Harbor Road-Replace cedar roof "in kind"
3. 647 Pequot Ave-Replace existing wooden deck with new wooden deck, replace wooden sashes in two existing windows with new-in kind wooden sashes.
4. 506 Jennings Road- Replace window panes with insulated glass, by Window Restoration of Connecticut.
5. 2860 Bronson Road- Replace existing bedroom windows on south side "in kind"

Violations: none although Mr. Klyver will issue a letter to 480 Old Post Road based on Mr. Backe's emails.

Old Business: 1. Discussion on handbook revisions

Mr. Klyver relayed Dr. Reyman-Lock has not received any comments from the Commission, please email her comments.

New Business: 1. Revise November meeting date (proposed on Veteran's Day)

The Commission unanimously approved the 18th as the November 2021 meeting date.

Ms. Negron noted the Old Post Road Church and Beach Road crossing will be revamped according to the RTM.

Adjourn *Commissioner Gravanis motioned to adjourn the meeting at 6:05 p.m. Commissioner Clark seconded the motion which carried unanimously, 6-0.*

Respectfully submitted,

Sheila Tesei
Recording Secretary