



**Town of Fairfield
FAIRFIELD HISTORIC DISTRICT COMMISSION**

MINUTES
May 13, 2021

[Historic District Commission - 5/13/21 - YouTube](#)

Virtual hearings were held through WebEx beginning at 4:15 p.m. Notice of this Hearing was published in the Friday, April 30, 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, Alyssa Stack

Present: George Clark, Adam Klyver, Rosina Negron, Daryn Reyman-Lock, Christopher Shea

Absent: Arthur Gravanis

Public Hearings:

1. Pequot Library, 720 Pequot Avenue, Southport, CT 06890. For property located at 720 Pequot Avenue, Southport, CT 06890.
 - a) Remove existing screens on upper stained glass dormer windows

Ann Coke Wilcox representing the Pequot Library Board of Trustees presented the restoration. Ms. Wilcox proposed not adding back the metal screens to stained glass windows thus enhancing the building's beauty. The screens were installed in the 1950s and are not authentic. Architect Danielle Davis with Perry Associates of New Haven is helping the library with exterior restoration. Ms. Davis showed several photos of the screens. They removed them to repair the wood around metal screen and in the process they are having the stained glass windows restored as well as the sashes. Their stained glass restorer feels the screens could jeopardize the stained glass and nails increase the degradation and accelerate deterioration. She shared the site plan that showed window locations. They will keep the screens in archives. Stained glass doesn't need additional screen protection. The original purpose according to the manufacturer's advertisement was as sun shades pre air conditioning. Screens are only suggested for vandalism protection for stained glass that is at grade. She will submit manufacturer's information for the record.

Public comment – none.

The hearing closed at 4:29 p.m.

2. Katis Main Trust, 996 Old Post Road, CT 06824. For property located at 996 Old Post Road, Fairfield, CT 06824.
 - a) Replace existing damaged garage with new garage

Ann Katis said the garage was crushed by tree last August during Storm Isaias. She shared the survey of the property with the zoning variance stamp. The proposed plan is to build the garage in the exact footprint. Drawings from the new architect were shown. It is going to be a wooden garage with wooden doors. They need 9' garage doors because they won't be able to get a car into an 8' garage door. Photos, door description, lamp specs were shared. The side door was salvaged and is a wooden door with glass panels.

Public comment – none.

The hearing closed at 4:36 p.m.

3. Lisa Beth Zelson, 297 Harbor Road, CT 06890. For property located at 297 Harbor Road, Southport, CT 06890.
 - a) Replace French doors with new folding doors

Jack Franzen presented. The colonial revival home was constructed in 2002 and sits close to the water. It has many double hung windows and divided light French doors. He requests to replace full height French doors. Site plans, door locations, side lights and rendering views were examined. Door material is all wood with simulated divided light (SDL) construction. They do not intend to change any existing lighting.

b) New retractable shade awnings

They propose a retractable awning for each door set that will extend out at a shallow angle 10'. The awning will disappear under the overhang. The shroud of the awnings should do a good job to protect the doors. Awning will be a light color canvas. Aluminum will be painted to match trim.

Public comment – none.

The hearing closed at 4:49 p.m.

4. Daniel Hughes Callahan and Lisa Winton Callahan, 290 Beach Road, Fairfield, CT 06824. For property located at 290 Beach Road, Fairfield, CT 06824

a) Install glass railing to existing roof deck

Jack Franzen said the home was built in 1836 and was the site of the Buckley Tavern, General Tryon's headquarters during the invasion of Fairfield. The brick house was built on the original site within the original home's shingled walls. Mr. Franzen said the home has gone through many changes and explained the kitchen wings history. The original railing is decorative and only 28" high. A weather station is on the corner which the owner needs access to. So they propose to install a protective railing within the railing. It would be a glass railing, 36" inset 4' from the existing. There are no metal studs or railing on top and is self-supporting. There is an 8" height difference. It is all removable if they sell the house and the new owners do not have the same safety concerns.

Public comment – none.

The hearing closed at 4:57 p.m.

5. David J & Elisabeth M Ives, 411 Harbor Road, Southport, CT 06890. For property located at 411 Harbor Road, Southport, CT 06890

- a) Widen driveway
- b) Repave driveway with asphalt
- c) New stone apron @ Harbor Rd.
- d) Widen sidewalk and reposition lights
- e) Remove curb @ garage

Jack Franzen reported the renovation project is virtually complete except for some changes to the driveway and around the front door. They plan to straighten out driveway, repave oil and stone with asphalt and align retaining wall. In doing that they have to remove curb and repair a cobblestone apron. They want to widen the current sidewalk in front door area.

Public comment – none.

The hearing closed at 5:06 p.m.

6. 910 Harbor Investors, LLC, 920 Harbor Road, CT 06890. For property located at 920 Harbor Road, Southport, CT 06890.

a) New outdoor fireplace w/ evergreen screening

Landscape architect Bruce Eckerson said the property is extensively landscaped and they propose to build a new outdoor fireplace with storage at the end of the existing central arched pergola, 120' away from street. Photos, elevations and views were displayed. There will be two side wood storage areas and a fire box. Fireplace material will match fieldstone chimney. He doesn't believe chimney will be visible from street.

Public comment – none.

The hearing closed at 5:14 p.m.

7. James A. Fisher & Pamela S Viglielmo, 221 Willow Street, Southport, CT 06890. For property located at 221 Willow Street, Southport, CT 06890.

a) New Generator

Jim Fisher would like to install a generator which would sit off to the side of the house behind landscaping and a good distance from either property line.

Public comment – none.

The hearing closed at 5:17 p.m.

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

- a) Replace existing synthetic roof with red cedar

Rob Johnson stated they are in dire need of replacing the existing synthetic slate roof because of multiple leaks and would like to replace with yellow Alaskan cedar. Images were shared.

- b) Change previously approved fence design and add additional gate

Mr. Johnson showed site plans and photos of the proposed 48” picket pool fence and the previously approved 42” fence. On the west side of house there is an approved shear fence with bushes and they would like add a single gate. Mr. Shea noted the application states the color red but they asked to approve yellow. Drawings were viewed.

Public comment – none.

The hearing closed at 5:25 p.m.

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

- a) Demolish existing two story structure
- b) New two story structure
- c) New Pool patio and lighting

Architect Tanner White introduced Haylee & Chris Milligan. They propose to demolish existing home and rebuild in kind. They do not qualify for SHPO. He reviewed Handbook Regulations in relation to this project. Elevations, drawings, specs and materials were extensively reviewed. Letters of support from neighbors were read. Other developments that were approved for demolition by the Commission were cited.

Landscape architect Joe Werner reported they will maintain existing landscaping, repair stone wall and driveway will remain oil and stone. Existing stone in front will be replaced with more appropriate stone. A proposed small in-ground swimming pool, pool fence enclosure and spa with a fire feature details were examined. The generator will be inside evergreen screening. Lighting fixtures will be low wattage and encased in natural brass. Locations were reviewed.

Public comment – none.

The hearing closed at 5:59 p.m.

Consideration of Public Hearing Item 1-9 above

1. Pequot Library, 720 Pequot Avenue, Southport, CT 06890. For property located at 720 Pequot Avenue, Southport, CT 06890.

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

2. Katis Main Trust, 996 Old Post Road, CT 06824. For property located at 996 Old Post Road, Fairfield, CT 06824.

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

3. Lisa Beth Zelson, 297 Harbor Road, CT 06890. For property located at 297 Harbor Road, Southport, CT 06890.

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

4. Daniel Hughes Callahan and Lisa Winton Callahan, 290 Beach Road, Fairfield, CT 06824. For property located at 290 Beach Road, Fairfield, CT 06824

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

5. David J & Elisabeth M Ives, 411 Harbor Road, Southport, CT 06890. For property located at 411 Harbor Road, Southport, CT 06890

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

6. 910 Harbor Investors, LLC, 920 Harbor Road, CT 06890. For property located at 920 Harbor Road, Southport, CT 06890.

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

7. James A. Fisher & Pamela S Viglielmo, 221 Willow Street, Southport, CT 06890. For property located at 221 Willow Street, Southport, CT 06890.

Commissioner Negrón motioned to approve as presented with the stipulation the evergreen plantings be planted in perpetuity. Commissioner Reyman-Lock seconded the motion which carried unanimously, 5-0. (Clark, Klyver, Negrón, Reyman-Lock, Shea in favor).

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

Commissioner Negrón motioned to approve as presented with the stipulation that it is not red cedar but yellow Alaskan cedar. Commissioner Reyman-Lock seconded the motion which carried unanimously, 5-0. (Bohan, Klyver, Negrón, Reyman-Lock, Shea in favor).

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

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

Approve Minutes: 04-18-21 (Klyver, Bohan, Gravanis, Stack)

Commissioner Bohan motioned to approve the minutes. Commissioner Stack seconded the motion which carried unanimously, 3-0. (Bohan, Klyver, Stack in favor).

Chairman's Report

Repairs:

1. 647 Harbor Road: Replace awning "in kind"
2. 260 Harbor Road: Replace bluestone sidewalk "in kind"
3. 71 Spruce Street: Replace existing cedar stockade fence "in kind"
4. 720 Old Post Road: Replace existing asphalt driveway "in kind"

Violations:

1. 317 Verna Hill Road: Installing synthetic columns

Old Business:

1. Discussion on handbook revisions – Dr. Reyman-Lock will resend Handbook to the Chairman with Commissioner's revisions, comments and suggestions.

New Business: Chairman Klyver received a letter regarding ongoing violations. Old South Road was submitted on Town records. In person meetings may start in a couple months.

Adjourn: *Commissioner Negrón to adjourn the meeting at 6:20 p.m. Commissioner Bohan seconded the motion which carried unanimously.*

Respectfully submitted,

Sheila Tesei
Recording Secretary