



**FAIRFIELD HISTORIC DISTRICT COMMISSION
MINUTES**

August 12, 2021

<https://www.youtube.com/watch?v=bhsXONI72rk>

Virtual hearings were held through WebEx beginning at 4:15 p.m. Notice of this Hearing was published in the Thursday, July 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: Alyssa Stack, James Bohan, George Clark

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

Absent: Daryn Reyman-Lock

Public Hearings:

1. Southport Congregational Church, 524 Pequot Ave. Southport, CT 06890. For property located at 524 Pequot Avenue, Southport, CT 06890.
 - a) Expand existing bluestone patio with edging
 - b) New Path lights

Kelly McGovern reviewed existing and proposed edging. They will straighten out path with aged bluestone to match existing with adequate pitch to drain water away from home and add a compliant walking path by widening for two people. The existing patio is set in stone dust. They propose adding small lights to cast over sidewalk and doesn't believe they would be seen from street because there is a 5' grade from street. The low voltage LED lighting is on a timer. They are replacing existing lights and are lower, about 2" from the ground and don't shine up. There are five existing light fixtures along walkways, none in patio area and some uplighting in garden.

Public comment – none.

The hearing closed at 4:30 p.m.

2. Old South Road, LLC, 171 Old South Road, Southport, CT 06890. For property located at 171 Old South Road, Southport, CT 06890.
 - a) Changes to previously approved lighting and new additional lighting

Jack Franzen spoke representing Fred Ryan. They proposed some lighting changes to what was previously approved, explained locations, gave light dimensions and shared photos. Mr. Franzen agreed to eliminate the two closest to the stoop because the ceiling light will cover. Mr. Klyver said the two other ones are random. Mr. Franzen said there is a fence on this property so it shouldn't be too bad.

Public comment – none.

The hearing closed at 4:41 p.m.

3. Kathleen & John Gausephol, 249 Beach Road, Fairfield, CT 06824. For property located at 249 Beach Road, Fairfield, CT 06824.
 - a) Change doors/windows
 - b) New balcony
 - c) Convert screen porch to shed
 - d) New lanterns
 - e) Masonry terrace

Mr. Franzen reviewed the renovations to the main house and cottage. He gave an extensive background on the Isaac Tucker house and the accessory dwelling that served as the Old Academy tea room from 1915-1929 and explained the historic value it played in Revolutionary War. He said some of what remains predates the conflict and shared historical maps.

Main house – they propose to convert the screen porch to a shed-like structure to function as mud room with the same footprint, change arrangement of French doors, replace rear window of second floor with French door Juliet balcony and wrought iron railing. Convert two double hung windows to casement windows to serve as egress window for bedroom, eliminate chimney which is not original to house, add new copper lantern light fixtures on shed and replace rear patio with rectangular bluestone.

Tea room - they propose to relocate secondary entrance and move the gas meter. Replace garage doors with more authentic ones, change gutters to copper, add new lanterns on garage doors (same type proposed on rear of house). Specs of windows, lanterns, gutters and windows were provided.

Public comment – Mr. Klyver read a letter of support from the Montgomery's, 205 Beach Road.
The hearing closed at 4:55 p.m.

4. Rosina Negron, 952 Old Post Road, Fairfield, CT 06824. For property located at, 952 Old Post Road, Fairfield, CT 06824.
 - a) Wood little free library mounted on wood pole

Ms. Negron recused herself. Ms. Negron presented a mockup photo of the library with location and size. The sign is undecided.

Public comment – none.
The hearing closed at 5:02 p.m.

5. Hardy & Jennifer Royal, 720 Old Post Road, Fairfield, CT 06824. For property located at 720 Old Post Road, Fairfield, CT 06824.
 - a) Remove existing arbor from front walkway

Jennifer Royal cleared out greenery that was planted in the 1990s from the front yard. She shared historic photos from the Fairfield Museum that showed the arbor was not original to the house.

Public comment – none.
The hearing closed at 5:06 p.m.

6. Blake & Paige Souza, 121 Old Post Road, Fairfield, CT 06824. For property located at 121 Old Post Road, Fairfield, CT 06824.
 - a) Belgium block edging on driveway
 - b) Extension of driveway

Paige Souza gave background, the project was completed without approval and they want to make it right. She shared photos of driveway expansion before and after the Belgian block. Mr. Gravanis said the Historic District's thought on Belgian block is clear. Ms. Negron said the HD received complaints of the Belgian block back in December and tried to address it and there have been several years of noncompliance. Mr. Souza showed a photo of another house in the HD that they tried to replicate. Commission pointed out that it is cobble which is acceptable. Ms. Souza said in 2019 someone came to them to say they did something wrong and felt someone should have welcomed them with a handbook because they were unaware. Mr. Klyver agreed it is an issue and the realtors should offer a handbook which is also available online. The Commission agreed it's hard to keep track and to enforce.

Public comment – none.
The hearing closed at 5:19 p.m.

Consideration of Public Hearing Item 1-6 above

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

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

- 2. Old South Road, LLC, 171 Old South Road, Southport, CT 06890. For property located at 171 Old South Road, Southport, CT 06890.**

Commissioner Negron motioned to approve Item a with the stipulation to have four fixtures in front path not six. Commissioner Gravanis seconded the motion which carried unanimously, 5-0. (Bohan, Gravanis, Klyver, Negron, Stack in favor).

- 3. Kathleen & John Gausephol, 249 Beach Road, Fairfield, CT 06824. For property located at 249 Beach Road, Fairfield, CT 06824.**

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

4. Rosina Negron, 952 Old Post Road, Fairfield, CT 06824. For property located at, 952 Old Post Road, Fairfield, CT 06824.

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

Commissioner Gravanis amended the motion adding the stipulation the 26" little library be included in the CofA. Commissioner Bohan seconded the amended motion which carried, 5-0-1. (Bohan, Gravanis, Klyver, Shea, Stack in favor and Negron abstained).

5. Hardy & Jennifer Royal, 720 Old Post Road, Fairfield, CT 06824. For property located at 720 Old Post Road, Fairfield, CT 06824.

Commissioner Bohan motioned to approve as presented. Commissioner Negron seconded the motion which carried unanimously, 6-0. (Bohan, Gravanis, Klyver, Negron, Shea, Stack in favor).

6. Blake & Paige Souza, 121 Old Post Road, Fairfield, CT 06824. For property located at 121 Old Post Road, Fairfield, CT 06824.

Commissioner Gravanis motioned to deny Item a with prejudice and approve Item b. Commissioner Negron seconded the motion.

There was further discussion on Belgian block.

The motion carried unanimously, 6-0. (Bohan, Gravanis, Klyver, Negron, Shea, Stack in favor).

Approve Minutes: 07-08-21 (Klyver, Reyman-Lock, Gravanis, Negron, Bohan, Clark, Stack)

Commissioner Negron motioned to approve the minutes. Commissioner Gravanis seconded the motion which carried unanimously, 6-0. (Bohan, Clark, Klyver, Gravanis, Negron, Stack in favor).

Chairman's Report: Repairs

1. 669 Harbor Road: Replace cupola "in kind".
2. 297 Harbor Road: Replace window sash "in kind"
3. 57 Spruce Street: Replace roof & copper flashing "in kind"
4. 766 Old Post Road: Replace chimney caps "in kind"
5. 524 Pequot Ave.: Replace fence along exit drive "in kind", reset & replace (where needed) front walkway.

Violations: None.

Old Business:

1. Update and discussion on handbook revisions – Mr. Klyver noted the Special Meeting was very productive and they reviewed the entire handbook. Belgian block, brick painting, fences, gates, shrubbery as well as pre-application meetings were all addressed. Mr. Klyver will review with Town Attorney. Various ways to distribute handbook to new homeowners and realtors was discussed.

New Business:

1. Town update on in-person meetings – The Commission will follow the Town's guidance.

Adjourn: *Commissioner Negron motioned to adjourn the meeting at 6:04 p.m. Commissioner Bohan seconded the motion which carried unanimously.*

Respectfully submitted,

Sheila Tesei
Recording Secretary