



Town of Fairfield
FAIRFIELD HISTORIC DISTRICT COMMISSION
MINUTES
March 12, 2020

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, February 28, 2020, edition of the *Fairfield Citizen*

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

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

Commissioners Absent: Margaret Kufferman

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

Public Hearings:

1. Sasquanaug Association, 320 Harbor Road, Southport, CT. For property located at 33 Main Street, Southport, CT 06890.

Sasquanaug Association Board Member, Fran Dubicki, representing the Robinson Cottage, reported that it is in need of chimney caps which are bluestone on brick pillars. The contractor was not present.

Public comment – none.

The hearing closed at 4:17 p.m.

2. Melvin F Hill IV, 1020 Old Post Road, Fairfield, CT. For property located at 1020 Old Post Road, Fairfield, CT 06824.

Property owner, Melvin Hill IV, presented and distributed a sample asphalt shingle and cut sheets on other materials to be used including the Pella windows. Mr. Hill's wife, Denise DeJani, spoke to their intent to restore the home's historical integrity. Mr. Hill said they are focused on repairs and restoring it to original form. He reported most repairs are not visible from the Old Post Road but are visible from the Library parking lot and displayed photos of the home from each side as well as elevations.

Mr. Hill explained the proposed work he is seeking to have performed; extend the existing dormer matching the roof cedar shingle and install a fireplace with a 12"x12" vent where there is currently a boarded up window. Their plan is to extend the wall, remove window and install vent. In back of the house, extend the dormer and replace with veneer chimney repurposed with original bricks cut to ¾". The red cedar shingles will match existing. The Pella windows will be traditional reserve wood to continue to preserve the history and general feel and look of the house.

Mr. Bohan inquired about the east side fireplace. Mr. Hill explained it will be a gas fireplace with a vent, not a chimney, and showed the location. Mr. Shea said he believes the windows are clad with aluminum. Mr. Melvin Hill III said they are all wood inside and out and will match almost identically. Mr. Shea asked if they will add a foundation and Mr. Hill replied yes to where they are bumping out. Mr. Klyver confirmed the windows must be wood. Mr. Hill will supply additional information on the windows. Ms. Negron has the same concern about the windows. Mr. Clark asked if they are doing anything with leading and Mr. Hill replied no.

Public comment – none.

The hearing closed at 4:28 p.m.

3. DeCalice Deane Drouet Trustee, 104 Old South Road, Southport, CT. For property located at 104 Old South Road, Southport, CT 06890
Mr. Klyver recused himself.

Mr. Shea conducted the hearing. Steven Kittel presented representing DeCalice. Mr. Kittel is requesting two skylights. He distributed photos of the home's existing conditions and another of proposed changes. He said there was concern with four skylights in his previous proposal last month and installing black out shades was suggested but monitoring use would be difficult. He is also proposing a larger window in the attic playroom. He is waiting on approval to remove all four or just two.

Ms. Negron questioned the window material. Mr. Kittel was unsure and will check. Mr. Clark said the three casement windows with check rail material has to be confirmed and that they look like clad. Mr. Clark is not happy with seeing the skylights at all and he thinks it's going to be a white light to Harbor Road. He said there are other ways of getting in light with horizontal windows without having a beam of light. Mr. Bohan asked for clarification on the skylights and Mr. Kittle reiterated.

Public comment – none.

The hearing closed at 4:43 p.m.

Consideration of Public Hearing Item 1:

1. **Sasquanaug Association, 320 Harbor Road, Southport, CT. For property located at 33 Main Street, Southport, CT 06890.**

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

2. **Melvin F Hill IV, 1020 Old Post Road, Fairfield, CT. For property located at 1020 Old Post Road, Fairfield, CT 06824.**

Commissioner Gravanis motioned to approve Items a, b, c, d, e and f as presented with the stipulation windows in Item a are all wood. Commission Clark seconded the motion which carried, 5-1. (Bohan, Clark, Gravanis, Klyver, Negron in favor and Shea opposed).

3. **DeCalice Deane Drouet Trustee, 104 Old South Road, Southport, CT. For property located at 104 Old South Road, Southport, CT 06890**

Mr. Klyver recused himself.

Commissioner Gravanis motioned to approve a, b and c as presented for discussion purposes only. Commissioner Negron seconded the motion for discussion purposes only.

Ms. Negron is opposed as they are coming to the Commission after the fact of installation and they don't know the materials. Mr. Clark said they are requesting a larger window to provide more light so will skylights be necessary and the cladding has to be validated. He is not a fan of skylights and suggests they entertain a different configuration.

The motion failed, 0-6. (Bohan, Clark, Gravanis, Klyver, Negron and Shea opposed).

Commission Gravanis motioned to deny without prejudice a, b and c. Commissioner Negron seconded the motion.

Mr. Bohan asked for clarification. It was explained denying the application will allow the Commission to obtain additional information on the material. What was previously approved was different from what was installed and the window size was questioned.

The motion carried unanimously, 6-0.

Approve Minutes from 2-13-20 meeting (Bohan, Clark, Gravanis, Klyver, Kufferman, Negron)

Commissioner Bohan motioned to approve the minutes. Commissioner Clark seconded the motion which carried unanimously, 5-0-1. (Bohan, Clark, Gravanis, Klyver, Negron in favor and Shea abstained).

Chairman's Report

Repairs:

1. 1020 Old Post Road-Chimney rebuild
2. 575 Harbor Road- Replace fence and gates "in kind"

Violations:

1050 Old Academy Road

Mr. Klyver provided background on 1050 Old Academy Road home with the Belgium block. In 2015 they returned to the Commission with an application for a Certification of Appropriateness which was denied. They were then issued an Order to Comply. Since so much time has passed the Commission will issue another Violation Notice and fine. The owner is resubmitting an application.

89 Westway Road

Mr. Klyver reviewed the 89 Westway Road shutter violation. They have been in violation for a while and have not responded. There was discussion on how the Commission wants to handle including fines which involve going to superior court. The April Commission meeting will probably be cancelled and will revisit at the May meeting.

Mr. Klyver asked for a general sense of body on the non-response from 89 Westway Road. Mr. Shea suggested the next call is to the attorney and fines. Mr. Gravanis noted state statute gives the Commission the ability to fine up to \$100 per day. Mr. Klyver considered if it is worth the Town's time and money to enforce the shutter violation. Mr. Shea understood we are here to maintain the Historic District and preserve it for generations to come. Mr. Gravanis offered to visit the home and inform them of the Commission's intentions and will report back to the Commission. The Commission believed this to be an appropriate course of action.

104 Old South Road

Mr. Klyver would like to issue one more violation to 104 Old South Road that encompasses all of the violations. He will compile a list of violations he is aware of, verify others and review with Mr. Shea.

Other possible violations

The Commission discussed other locations possibly in violation including 980 Old Post Road.

Old Business:

1. Update on handbook revisions

Ms. Negron reported they met and reviewed the handbook and revisions. They are further examining the section regarding painting and researching other sources.

New Business:

Ann Katis' letter was read regarding redistricting Roger Sherman Elementary School. The Commission agreed it is out of the Historic District Commission's purview and suggested residents contact the BOE and RTM.

Adjourn

Commissioner Gravanis motioned to adjourn the meeting at 5:13 p.m. Commissioner Bohan seconded the motion which carried unanimously, 6-0. (Bohan, Clark, Gravanis, Klyver, Negron, Shea in favor).

Respectfully submitted,

Sheila Tesei
Recording Secretary