



Town of Fairfield
FAIRFIELD HISTORIC DISTRICT COMMISSION
MINUTES
July 9, 2020

<https://www.youtube.com/watch?v=H6afF38wzA0>

Virtual hearings were held through Webex beginning at 4:15 p.m. Notice of this Hearing was published in the Friday, June 26, 2020, edition of the *Fairfield Citizen*

Call to Order: Chairman Klyver called the meeting to order at 4:19 p.m.

Designation of Voting Alternates: James Bohan, George Clark

Commissioners Present: James Bohan, George Clark, Arthur Gravanis, Adam Klyver, Margaret Kufferman, Christopher Shea

Commissioners Absent: Rosina Negron

Public Hearings:

1. Henderson, Peter T & Amie Redgate, 62 Center Street, Southport, CT. For property located at 62 Center Street, Southport, CT 06890.

Mr. Franzen is proposing a two-car garage that looks like a barn and the shed is up against the Southport School property line. The contractor had concerns with a wood roof since vegetation drops on the roof and instead proposed copper. He feels it is equally appropriate as a wood roof and helps aesthetics because it differentiates the shed from the barn.

He is proposing Henderson lanterns the same as what they already have in the back of the house on the patio. The Commission approved pathlights at the last meetings. They propose a 23 ½" genie light over the garage door and a 16 ½ light over the corner of garage facing patio. The material is copper which would darken over time. Mr. Franzen displayed photos and architectural drawings of each proposal.

Mr. Franzen said the bulb is just one 60 watt bulb or equivalent over the garage door. It is 23 ½ high including the bottom and top accessory, the frame is only about 18 or 19". He assured them there is plenty of room for the corner garage light.

Public comment – none.

The hearing closed at 4:28 p.m.

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

Mr. Franzen proposed to install path lights on the property and showed the location at the last meeting. He said the property is extremely hilly. There is a series of stairs that go to Long Island Sound from the terrace level and explained locations. They are all deteriorating. He is proposing to replace existing path lights on terrace, on stairs and by the front door all similar to existing. The only new lights are by the pavilion door. The lights are available 13 1/2" tall, copper, mushroom shape which he thinks are appropriate.

Public comment – none.

The hearing closed at 4:34 p.m.

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

Mr. Franzen noted the history of the colonial revival home built in 1926/1927 and explained the area. They propose new openers to open up spaces creating pedestrian access. Install new french doors where double hung doors are and relocate existing to the sun room. They will get a new double hung window and flank along french doors. Mr. Franzen confirmed all the windows being resused are wood and are in pretty good shape.

The second part of application is two identical A/C units they want to install for central air on the south side of house. He shared locations, dimensions and photos. He said they typically put evergreen around units but cedar fence gets the job done therefore is up to the Commission.

The other part of application is front porch stoop. They will replace with the same size and square off instead of round and and remove the iron railing that distracts from the elegance and is not needed for code because the stoop is only 9" above grade.

Public comment – none.

The hearing closed at 4:44 p.m.

4. Mitchell & Jessica McManus, 1088 Harbor Road, Southport, CT. For property located at 1088 Harbor Road, Southport, CT. 06890.

Ms. McManus presented and stated they are not adding any fencing but using the same open space and adding new solid wood gates. The old gates didn't function well. There are no wood door options for the slider. They have a great view with the downstairs doors and don't want to block with nine wood screen doors and propose to use phantom screens. Mr. Klyver explained phantom screens have no frames, there is a metal tube that fits on the side of the jam.

Public comment – none.

The hearing closed at 4:49 p.m.

5. George & Elisabeth Clark, 174 Old South Road, Southport, CT 06890. For property located at 174 Old South Road, Southport, CT 06890.

Mr. Clark recused himself.

Mr. Clark presented and displayed the area outline of property and proposed arbor. He said it sits on the terrace on the back of the property. The Commission viewed the site plan that showed property lines, street, terrace, arbor and elevations. The arbor will be made out of cedar, not painted. He met with the new owners and they are in 100% support. He said they are going to put in electricity but not lighting. Mr. Shea was concerned it seems closer than 7' to property line. Mr. Clark answered that it is not a living structure so it's not a setback issue.

Public comment – none.

The hearing closed at 4:55 p.m.

6. Michael Latefi, 1170 Hillside Road, Fairfield, CT. For property located at 1170 Hillside Road, Fairfield, CT 06824.

Ms. Latefi shared photos and said it was in bad shape when they bought house. She identified the vertical and horizontal siding on top which is 5-6" cedar. Aestically it is awkward with the vertical chopped off by the horizontal making the small house look even smaller. They propose to put standard cedar shake shingles on the dormer creating a better aesthetic look and truer to the historical nature of the house. The Commission examined the photos of the gables and dormers. Ms. Latefi confirmed they are painting it white and will keep the trim.

Mr. Klyver reminder her screening the generator was part of the approval. Ms. Latefi explained they had shubbery and bushes but the wildlife desimated two winters ago and they will put in new plantings.

Public comment – none.

The hearing closed at 5:03 p.m.

7. Lauren McGrath and Christopher Lospalluto, 207 Main street, Southport, CT. 06890. For property located at 207 Main street, Southport, CT 06890. (pending ZBA approval)

Mr. Klyver recused himself, Mr. Shea conducted hearing.

Mr. Dumke of Sterling Building Resoration thanked the Board for continuing to conduct business during this trying time. The house was built in 1804 and the garage in 1900. They intend to put a small dormer on the side of the garage for the purposes of creating a loft/office space. Currently there is minimal storage space. The dormers met with the neighbors approval. They will use like materials and while doing the dormers they will update the windows on the garage with marvin wood on wood and make any other improvements without changing the look or size. There is a yard arm hoist on the barn door that they would like to change to a window that matches the same size and scale as existing to provide terrifice light and visibility. Floor plan and elevations were reviewed.

Mr. Dumke confirmed nothing is changing on the outside, no lighting. Mr. Shea said you don't indicate garage door changes but the application says new doors and windows. He said the garage doors will remain the other doors will be changed because they are rotted.

Public comment – none.

The hearing closed at 5:12 p.m.

Consideration of Public Hearing Items 1-11:

- 1. Henderson, Peter T & Amie Redgate, 62 Center Street, Southport, CT. For property located at 62 Center Street, Southport, CT 06890.**

Commissioner Clark motioned to approve a and b as presented. Commissioner Gravanis seconded the motion.

Mr. Shea asked the Commission's thought on the copper roof. Mr. Clark thought it was great. Mr. Klyver said it will be bright at first but then will darken, he doesn't have a problem with it.

The motion carried unanimously, 5-0. (Clark, Gravanis, Klyver, Kufferman, Shea in favor).

- 2. David J Ives & Elisabeth M Ives, 411 Harbor Road, Southport, CT. For Property located at 411 Harbor Road, Southport, CT 06890**

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

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

Commissioner Kufferman motioned to approve a, b, c, d, e and f as presented with the stilpulation evergreen plantings be provided on the Spruce Street side. Commissioner Shea seconded the motion which carried unanimously, 5-0. (Clark, Granvis, Klyver, Kufferman, Shea in favor).

- 4. Mitchell & Jessica McManus, 1088 Harbor Road, Southport, CT. For property located at 1088 Harbor Road, Southport, CT. 06890.**

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

5. George & Elisabeth Clark, 174 Old South Road, Southport, CT 06890. For property located at 174 Old South Road, Southport, CT 06890.

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

6. Michael Latefi, 1170 Hillside Road, Fairfield, CT. For property located at 1170 Hillside Road, Fairfield, CT 06824.

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

7. Lauren McGrath and Christopher Lospalluto, 207 Main street, Southport, CT. 06890. For property located at 207 Main street, Southport, CT 06890. (pending ZBA approval)

Commissioner Gravanis motioned to approve a b c and d as presented. Commissioner Kufferman seconded the motion which carried, 5-0-1. (Bohan, Clark, Gravanis, Kufferman, Shea in favor and Klyver abstained)

Approve Minutes from 6-11-20 meeting (Bohan, Clark, Gravanis, Klyver, Negron, Shea)

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

Chairman's Report

Repairs:

1. 80 Spruce street-Replace asphalt roof
2. 271 Old Post road-Replace asphalt roof
3. 487 Old Post-Replace wood roof
4. 820 Hillside-Replace 7 windows "in kind"
5. 72 Willow street-Replace front porch roof

Violations: None.

Old Business:

1. Update on handbook revisions – no update.

New Business: Mr. Shea inquired about the status on last month's 1170 Hillside application that was denied because the applicant was not present. The applicant is here tonight but on a different subject matter. Mr. Klyver said it was complicated, the application was submitted through Tesla not through the property owner and it was submitted late. The will be coming back next month in August.

Ms. Shea noted the temporary driveway at Southport Yacht Club. He doesn't believe they have a Certificate of Appropriateness. Mr. Klyver stated it's not a permanent structure but temporary. He has had discussions with them. They are trying to come up with a plan to transition to the street and without compromising the seawall.

Adjourn

Commissioner Clark motioned to adjourn the meeting at 5:30 p.m. Commissioner Kufferman seconded the motion which carried unanimously, 6-0. (Bohan, Clark, Gravanis, Klyver, Kufferman, Shea in favor).

Respectfully submitted,

Sheila Tesei, Recording Secretary