



**Town of Fairfield
FAIRFIELD HISTORIC DISTRICT COMMISSION**

MINUTES
December 10, 2020

<https://www.youtube.com/watch?v=Boy00OyEmdI>

Virtual hearings were held through WebEx beginning at 4:15 p.m. Notice of this Hearing was published in the Friday, November 27, 2020, 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

Present: Arthur Gravanis, Adam Klyver, Rosina Negron, Dr. Daryn Reyman-Lock, Christopher Shea

Absent: George Clark

Public Hearings:

1. Old South Road, LLC, 171 Old South Road, Southport, CT 06890. For property located at 171 Old South Road, Southport, CT 06890

Mr. Franzen reviewed the site plans proposing a new garage. He said the existing garage is undersized, awkwardly positioned next to a 100 year old oak tree which sits on the corner of the garage and makes it difficult to park in addition is stressing the tree. An arborist was consulted and reported the tree can last if the issues of removing vines and relocating the garage are addressed. They proposed to locate the garage in the back corner of the lot. Plans were submitted to P&Z with the neighbors' unanimous support. The proposed garage is 24' x 22' with 6' of space on the side that is used as a pool snack bar. They proposed to remove existing pergolas and garage and replace. There will be folding accordion French doors facing pool and the new pergola will shelter the patio. He went through details for windows, doors and shed locations and noted the dormer above the loft is to be used as a studio with a bath. Behind garage will be an outside shower with cedar lattice fencing. Neighbors asked them not to put a window on the back. There is fencing and vegetation around backside of garage. The previous application for driveway and fencing differed because it was connected to the garage. All the materials are the same as previously proposed; cedar shingles, copper gutters, wood painted doors, bluestone patios and walks. The proposed lanterns will match existing.

Mr. Shea inquired how the new and existing fence adjoining the neighbors property will be maintained. He remarked it may be a challenge since they are a foot apart and new fence ties into pool enclosure. He said it appears the shower fence is on the property line. Mr. Franzen replied that it was approved by P&Z and fencing would be painted or stained and believes the owners would be responsible for maintaining their fence. He answered Mr. Bohan's question that the new garage will be 10' farther back from Old South Road.

Public comment – none.

The hearing closed at 4:30 p.m.

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

Mr. Klyver recused himself.

Bonnie Paige presented stating they are trying to bring the 1800s home back to its original Queen Anne style by changing out windows and doors to be more appropriate and shared examples of neighbors' homes with similar style. An addition was built in the late 1980s where the portico and bay window were added creating more of a French style. Before and after photos, cuts sheets and views from different elevations viewed. They have applied for a variance for a future porch. They propose changing out the patio door to a sliding wood two-panel door. The windows on side of house are 6 over 6 aluminum storm and propose 2 over 2 wood. They would replace bay window with three windows.

Public comment – none.

The hearing closed at 4:42 p.m.

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

Landscape Jonathan Hopkins said their September presentation for a garage third bay was approved. Resulting from this approval, he prepared a landscape plan shifting the generator location from the side yard to the front yard. In an effort to screen the generator from the street, he proposed a 6' evergreen hedge. The landscape lighting plan for pathlights and uplights with cut sheet was viewed. The lights will be unfinished brass 2 watt, 3000 kelvin style warm lights.

Mr. Shea said the uplights on the magnolia trees are typically not appropriate in the Historic District. Mr. Hopkins said they are in rear with 6'-12' evergreen tree screening and will not be visible at night from a public way and that Old South Road is 150' away. Mr. Klyver also commented on the excessive lighting and agreed with Mr. Shea that we typically don't approve uplights even though they are set back, it will be visible from the street and referenced the HD Handbook. He said we are very concerned about uplighting in the Historic District because it creates a lot of light at night and typically we only like to approve essential path lights for safety.

Public comment – none.

The hearing closed at 4:52 p.m.

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

Ann Katis said their garage was demolished by a neighbor's tree during Storm Isaias. She proposed to replace the garage in the same location with all materials to match original; garage doors will be wood. The side door made of fir wood was salvaged. Their architect included lighting on exterior but she doesn't feel a need for it. Mr. Shea informed her she may need to have one.

Public comment – none.

The hearing closed at 4:59 p.m.

5. Beverly Vanier, 126 Old Post Road, Fairfield, CT 06824. For property located at 126 Old Post Road, Fairfield, CT 06824

Beverly Vanier presented a proposal for a detached garage with a loft and portico. She said the roof will be either metal or asphalt like existing and the garage and windows would be wood as existing.

Mr. Klyver said she did receive a Zoning compliance on her application. Mr. Shea explained the windows, exterior doors and garage door materials need to be wood and Ms. Vanier said she understood. He noted for the record the application doesn't indicate the materials. Ms. Negron asked if the roof portico would be shingle wood or asphalt. Ms. Vanier asked if the Commission had a preference. She is unsure if you can see it from road. Dr. Reyman-Lock said the garage is behind the house on site plan but renderings look like it's to the side. Ms. Vanier clarified it is partially behind and to the side of the house. Mr. Klyver said we can make stipulations the garage and portico materials match existing house cedar wood shingles.

Public comment – none.

The hearing closed at 5:10 p.m.

Consideration of Public Hearing Item 1-5 above

1. Old South Road, LLC, 171 Old South Road, Southport, CT 06890. For property located at 171 Old South Road, Southport, CT 06890

Commissioner Gravanis motioned to approve a, b, c, d, e, f as presented. Commissioner Reyman-Lock seconded the motion.

Mr. Shea is uncomfortable with how close the work is to adjacent property line and believes there is more room on the property without having to crowd. Appropriateness was discussed. Dr. Reyman-Lock commending saving the tree.

The motion carried unanimously, 4-1. (Gravanis, Klyver, Negron, Reyman-Lock in favor and Shea opposed).

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

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

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

Commissioner Shea motioned to approve a as presented and deny b without prejudice. Commissioner Negron seconded the motion

Mr. Shea thought there are too many landscape and upright fixtures (30), Mr. Klyver agreed

The motion carried unanimously, 5-0. (Gravanis, Klyver, Negron, Reyman-Lock, Shea in favor).

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

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

5. Beverly Vanier, 126 Old Post Road, Fairfield, CT 06824. For property located at 126 Old Post Road, Fairfield, CT 06824

Commissioner Gravanis motioned to approve a and b as presented with the stipulation materials for garage siding, windows and roof match existing. Commissioner Negron seconded the motion.

Dr. Reyman-Lock said the design is discorded not keeping with the house and garage doors are too modern. Mr. Klyver remarked additions in the Historic District are sometimes purposely designed to look completely different than the existing house. Mr. Shea wanted architects thoughts on portico style, if it is appropriate to the house. Mr. Klyver said the drawings don't do the house justice. Ms. Negron agrees it is a simple house so the proposed portico should be is simple as well.

The motion carried, 4-1. (Gravanis, Klyver, Negron, Shea in favor and Reyman-Lock opposed).

Approve Minutes:

10-14-20 (Klyver, Bohan, Negron, Shea)

Commissioner Shea motioned to approve the minutes. Commissioner Negron seconded the motion which carried unanimously, 4-0.

10-22-20 (Klyver, Bohan, Clark, Gravanis, Negron, Shea)

Commissioner Negron motioned to approve the minutes. Commissioner Shea seconded the motion which carried unanimously, 5-0.

11-12-20 (Klyver, Bohan, Reyman-Lock, Negron, Shea, Clark)

Commissioner Bohan motioned to approve the minutes with a grammatical correction. Commissioner Reyman-Lock seconded the motion which carried unanimously, 5-0.

Chairman's Report

Repairs:

1. 428 Pequot Ave.-Repair & replace picket fence "in kind"
2. 406 Old Post Road-Repairs related to tropical storm Isaias, roof shingles "in kind", fence repairs, rear deck repairs.
3. 303 Beach Road- Remove and replace garage roof "in kind", repoint chimney
4. 163 Harbor Road-Replace mail box

Violations: none.

Old Business:

1. Discussion on handbook revisions - Mr. Klyver reported he discussed revising in-house with Dr. Reyman-Lock. Mr. Gravanis offered his help. Mr. Shea said he and Ms. Negron have worked on verbiage in sections. Mr. Shea said if we get a State Grant, they have folks to write handbooks professionally and suggested a zoom call with a handbook writer. He said it's a big job for someone to volunteer for. Dr. Reyman-Lock said she has reviewed ten handbooks as well as Westport's and Norwalk's history preservation. Mr. Shea would like a sub-committee formed and requests consultation from the State Historical Preservation Office. Mr. Klyver explained the public notice, hearing and approval process for Mr. Bohan. Mr. Klyver said they didn't go to RTM when he worked on the original handbook, Dr. Reyman-Lock concurred RTM approval was not required.

New Business:

Dr. Reyman-Lock informed the Commission she was in the process of writing a report to the State Preservation Office to register her property, 515 Stillson Road, as a historical home and has worked on it for over a year. She shared photos of the home which was built in 1820 and is the oldest farmhouse on the street. She believes the kitchen was older but the previous owner ripped out the remnants that would help date it. The original farm was 38 acres until 1955 when it was subdivided. The previous owner made some unfortunate upgrades in the 1990s and they are anxious to restore it.

1. Alternate Commissioner update – Commissioner Klyver reported Alyssa Stack will be approved as an Alternate at the next RTM meeting.

2. Election of Officers –
Commissioner Klyver motioned to elect Commissioner Negron as Clerk. Commissioner Gravanis seconded the motion which carried unanimously, 6-0.

Commissioner Negron motioned to elect Commissioner Shea as Vice Chair. Commissioner Gravanis seconded the motion which carried unanimously, 6-0.

Commissioner Shea motioned to elect Commissioner Klyver as Chair. Commissioner Bohan seconded the motion which carried unanimously, 6-0.

3. Set meeting dates for 2021 – The Commission will review dates and vote on at the next meeting.

Commissioner Bohan questioned Pequot Library's new roof. Mr. Klyver said they got an approved repair order to replace in kind.

Mr. Shea asked if there is a plan to meet back in person, Mr. Klyver replied no. He suggests they consider revising the application process to require application materials be submitted electronically to post online.

Adjourn

Commissioner Negron motioned to adjourn the meeting at 5:55 p.m. Commissioner Bohan seconded the motion which carried unanimously, 6-0.

Respectfully submitted,

Sheila Tesei
Recording Secretary