

RIDGEFIELD HISTORIC DISTRICT COMMISSION
Lower Level Small Conference Room
Town Hall, 400 Main Street
Ridgefield, CT 06877
June 15, 2017

APPROVED MINUTES

A regular meeting of the Ridgefield Historic District Commission (“HDC”) was held in the lower level small conference room of the Town Hall, 400 Main Street, Ridgefield, CT 06877, on Thursday, June 15, 2017, and beginning at 7:30 p.m.

The following members were present:

Briggs L. Tobin, Vice-chair
Harriet Hanlon (Alternate – Voting for Joe Gasperino)
Rhys Moore
Dan O’Brien (via Cell Phone – Non-Voting)

Absent: Joe Gasperino, Eric Pashley, Kam Daughters (Alternate)

AGENDA

- 1) 104 Main Street – Proposed addition of a garage
- 2) 51 West Lane – Addition of a porch
- 3) 103 Main Street – First Congregational Church of Ridgefield – Change to the exterior lighting fixtures in the parking lot.

MEETING

The Meeting was called to order by Mr. Tobin at 7:30 p.m.

- 1) 104 Main Street – Proposed addition of a garage

D. O’Brien recused himself from voting, since he could not see the drawings via cell phone. The owner, Megan Keane was present as well as her architect, Steve Nelson.

M. Keane presented and handed plans to the HDC members. M. Keane is looking to build a 2 car garage behind the house, off to the right side of the property. The house was bought in August 2016. The garage will be way in the back. Materials to be used are clapboard, cedar siding, asphalt shingles for the roofing, and all will be finished to match the house. The driveway is directly across from the fountain. M. Keane states it is difficult to see the driveway, especially because of the two large trees in the front. M. Keane states you can see a small side, but mostly what you’ll see is the roof and a portion behind the house due to the angle. B. Tobin asked if currently there was a garage on the property. M. Keane said there was no garage at present. They currently park in the gravel area and at the end of the driveway. S. Nelson said most of the paved area will remain and be graded to continue to the garage.

B. Tobin asked if there were always driveways on both sides of the house. M. Keane said that there were always two driveways on either side of the house.

M. Keane also stated that sometime in 1974, the cottage was converted to an apartment. There is a gentle slope from the driveway.

H. Hanlon said she could see no issues provided they were trying to match the house materials. D. O'Brien asked if the materials were blending with the exterior of the house. M. Keane said the width of the clapboard would be the same as the house as well as the paint, and the clapboards would have the smooth side facing out. The style would also be the same.

H. Hanlon moved and R. Moore seconded a motion to approve the application for the proposed addition of a garage. Motion passed 3-0.

2) 51 West Lane – Addition of a porch

The owner, Max Axler, was present as well as his architect, Roger Provey of Designs by Artisans.

M. Axler stated he bought the house about 4 years ago. M. Axler said the house is approximately 6 houses from the left of the fountain. Currently, there are holes on the outside wood and broken stones in the front walkway. The prior owners ripped the porch off the house and left holes in the cement. The wood was patched badly. M. Axler wants to restore the house in the Colonial revival style.

R. Provey passed the drawings he prepared to the HDC members. R. Provey stated the two existing windows would be removed to realign the columns and get more pitch on the roof. The front entry door would remain. The width of the gable would be smaller and there would be more clearance. These changes are more representative of the drawing supplied previously. B. Tobin asked if M. Axler had the photo of what had been discussed previously. M. Axler said he would try to pull it up on his cell phone.

D. O'Brien asked if there was stone at the bottom of the column. B. Tobin said that was not in the current plan. B. Tobin said the two windows were to come out. R. Provey said the windows were fixed leaded glass. They were not integrated with the door. D. O'Brien asked if light was going to be lost in the entrance. R. Provey said the side lights were staying but yes, there would be some loss of light. However, these changes would make the structure more in proportion to the house. Perhaps down the road, there would be changes to the door to make them partial glass.

B. Tobin said plan materials are mostly wood and fiberglass columns for durability. R. Moore asked if there was a picture before the changes. M. Axler said he had found a picture on realtor.com previously. D. O'Brien said if the existing roof is a different pitch. R. Provey said yes, the new roof would have a steeper pitch. M. Axler said the changes does fit with the colonial revival style.

D. O'Brien questioned which two approaches were more appealing. M. Axler said his wife is uncomfortable with the current structure because people can see thru to inside the house. H. Hanlon said the current structure appears out of scale. B. Tobin said what is proposed is an improvement. R. Moore said it was a big improvement but questioned the materials to be used.

B. Tobin asked if asphalt roofing. R. Provey agreed, that it would be consistent with the current crown mold style. Further, the face of the gable would be flat surface painted. B. Tobin asked if copper on the cornices. R. Provey said yes. Siding material on the rear column would be vertical type joint (small area) which would be a cleaner look and the joints would be tight. The trunk beam would be kept to a smaller profile, 3 ½ inches and crown mold goes up from that. Square rectangle column drops down, flat panel could line up with the panels of the side light of the door. The columns are not tapered. B. Tobin asked if

the front columns were gothic. R. Provey said the existing entry door would stay the same. H. Hanlon asked if the stairs were elevated R. Provey said the walk is straight on.

B. Tobin asked if the columns could be done in wood. R. Provey said yes. R. Moore said to remain consistent with the materials, it could have to be natural materials. That would be the change the HDC would ask. M. Axler said he could change to wood if required. Synthetic materials would last longer and he would prefer that. When painted, no one would know it was synthetic material. B. Tobin said to be consistent, natural materials would be needed and with that change, the HDC would be able to vote. M. Axler agreed to use natural materials.

R. Moore moved and H. Hanlon seconded a motion to approve the application for the proposed addition of a porch, on the condition that the materials used be natural materials and not synthetic. Motion passed 3-0.

- 3) 103 Main Street – First Congregational Church of Ridgefield – Change to the exterior lighting fixtures in the parking lot

There were no participants present.

- 4) Approval of the HDC Meeting Minutes – May 18, 2017

H. Hanlon took a moment to review the May 18 2017 HDC meeting minutes.

R. Moore moved and H. Hanlon seconded a motion to approve the May 18, 2018 HDC meeting minutes. Motion passed 3-0.

B. Tobin stated the next HDC meeting would be on July 20, 2017 at 7:30pm.

B. Tobin moved and H. Hanlon seconded a motion to adjourn the Historic District Commission Meeting at 8:06 p.m. Motion passed by unanimous vote.

Respectfully submitted,

Nancy L. Fields