

RIDGEFIELD HISTORIC DISTRICT COMMISSION
Lower Level Small Conference Room
Town Hall, 400 Main Street
Ridgefield, CT 06877
February 15, 2018

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, February 15, 2018, and beginning at 7:30 p.m.

The following members were present:

Dan O’Brien, Chair
Briggs Tobin, Vice Chair
Joe Gasperino
Sean O’Kane (Alternate for open position)
Kam Daughters (Alternate for Rhys Moore)

Absent: Rhys Moore and Harriet Hanlon (Alternate)

AGENDA

- 1) Election of Commission Officers for 2018
- 2) 1 Parley Lane – Replacement of certain windows and doors and garage door
- 3) 236 Main Street – Hawley House – Window replacement and siding repairs

MEETING

The Meeting was called to order by Mr. O’Brien at 7:30 p.m.

- 1) Election of Commission Officers for 2018

A motion was made by Mrs. Kam Daughters and seconded by Mr. Joe Gasperino to nominate and approve Mr. Briggs Tobin as Vice Chairman of the Ridgefield Historic District Commission for a one year term ending December 31, 2018. Motion passed 4-0.

A motion was made by Mrs. Kam Daughters and seconded by Mr. Sean O’Kane to nominate and approve Mr. Dan O’Brien as Chairman of the Ridgefield Historic District Commission for a one year term ending December 31, 2018. Motion passed 4-0.

- 2) 1 Parley Lane – Replacement of certain windows and doors and garage door

Kristine D’Elisa, an architect with KKD Architecture + Design LLC, attended on behalf of the owner, Michele Gay. Proposed plans and pictures were distributed. K. D’Elisa presented three proposed changes; attic windows, French doors and garage doors.

- a) Attic Windows: K. D'Elisa said they were looking to change the windows from double hung to casement windows because of egress. D. O'Brien asked if they would be all wood. K. D'Elisa confirmed that they would be all wood. S. O'Kane asked if same size. K. D'Elisa said they would be the same size. They would be able to swing open which would comply with egress issues. B. Tobin asked if they would be the same dimensions. K. D'Elisa agreed they would be the same dimension. J. Gasperino asked if the sash would be replaced. K. D'Elisa said the trim work would remain.
- b) French Doors: K. D'Elisa said the doors are recessed far back from the front door on either side, such that they are not clearly visible from the street. The French doors appear colonial-like, are in bad shape and need to be replaced. They are proposing to replace them with a two-over-two pattern. S. O'Kane asked if they would consider doing two horizontal. K. D'Elisa said they would consider that. S. O'Kane asked how tall the windows were. K. D'Elisa said 8 feet head height. S. O'Kane said two horizontal might be distracting.
- c) Garage Door: D. O'Brien asked if the doors were visible from the street. K. D'Elisa said they were not visible. K. D'Elisa said they were looking to relocate the man door to the left side, thereby allowing for a mudroom between the garage doors and the house. Currently, there is no mudroom. S. O'Kane asked if they were considering putting a roof over the man door. K. D'Elisa said not at this time. S. O'Kane said the roof would preserve the door better. K. D'Elisa said that was a good suggestion although not submitted in the current plans. S. O'Kane said brackets and a small roof could be added to the request now and K. D'Elisa agreed. D. O'Brien asked if the wall was stone veneer. K. D'Elisa said yes. S. O'Kane asked about the status of the prior application with regards to the portico bump out. K. D'Elisa said she would provide a copy of what was done. S. O'Kane said he wanted to see the 7' overhang just in front of the doors, on the west side facing High Ridge. S. O'Kane said he would agree with these new plans as long as a small roof and brackets centered over the man door were included as a condition of approval.

S. O'Kane moved and B. Tobin seconded a motion to approve the application for the replacement of attic windows, French doors on either side of the front door, and garage door on the condition that a small roof and brackets are centered over the garage man door, to provide cover and enhance durability of the man door. Motion passed 5-0.

3) 236 Main Street – Hawley House – Window replacement and siding repairs

The applicants notified the commission they were not prepared to meet at this time.

4) Approval of the HDC Meeting Minutes – December 14, 2017

The HDC members took a moment to review the December 14, 2017 HDC meeting minutes.

B. Tobin moved and S. O'Kane seconded a motion to approve the December 14, 2017 HDC meeting minutes, with Commission members who did not attend such meeting abstaining. Motion passed 3-0.

K. Daughters moved and S. O'Kane seconded a motion to adjourn the Historic District Commission Meeting at 7:54 p.m. and move into an Executive Session. Motion passed by unanimous vote.

Respectfully submitted,

Nancy L. Fields