

RIDGEFIELD HISTORIC DISTRICT COMMISSION
Lower Level Small Conference Room
Town Hall, 400 Main Street
Ridgefield, CT 06877
January 16, 2020

APPROVED MINUTES

A 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, January 16 2020, and beginning at 7:30 p.m.

The following members were present:

Dan O’Brien, Chair
Briggs Tobin, Vice Chair
Sean O’Kane
Rhys Moore
Harriet Hanlon (Alternate) – via cell phone
Mark Blandford (Alternate) – joined the meeting at 7:37pm

Elizabeth DiSalvo, a candidate for a position on the commission joined the meeting at 7:37pm.

AGENDA

- 1) **Election of Commission Officers for 2020**
- 2) **207 Main Street – Jesse Lee Memorial United Methodist Church – Window addition on church building**
- 3) **2 Parley Lane – Home insulation for exterior walls, replace existing roof and AC compressor location**
- 4) **22 West Lane – West Lane Inn – Certain exterior changes including front stairs**
- 5) **152 Main Street – Keeler Tavern – Discussion of plans for site development**
- 6) **Approval of the HDC Meeting Minutes – December 19, 2019 Executive Session**

MEETING

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

- 1) **Election of Commission Officers for 2020**

D. O’Brien moved and S. O’Kane seconded a motion to elect B. Tobin as Commission Vice Chair. B. Tobin and R. Moore seconded a motion to elect D. O’Brien as Commission Chair. Both are for one-year terms ending on December 31, 2020. Motion passed 5-0.

2) **207 Main Street Jesse Lee Memorial United Methodist Church – Window addition on church building**

Jeff Mose, architect, was present along with Peter Seirup of the Church.

J. Mose showed the Commission large map plans. He said the two new windows are proposed for the South side facing elevation of the church. Windows on the West wall were previously eliminated. The new windows would be matching the existing windows. S. O’Kane asked if they were simulated divided lite type. J. Mose said he was not sure. S. O’Kane asked if the new windows matched the existing windows. J. Mose said they would match existing windows on the structure. They were going to be clad, white to match. J. Mose said there were only a small number of existing windows. D. O’Brien asked if the rest of the windows were wood. J. Mose said yes. They were a clad product with wood interior.

B. Tobin moved and S. O’Kane seconded a motion to approve the addition of the two windows on the condition they matched the existing windows on the church building. Motion passed 5-0.

3) **2 Parley Lane – Home insulation for exterior walls, replace existing roof and AC compressor location**

Bob Tompkins, the father of the homeowner, was present as agent for the property owner.

B. Tompkins distributed plans to the Commission. B. Tompkins said when his son bought the home, they found no insulation in the walls. They brought insulation companies to bid and did homework on the best method of insulation, from the outside and inside. To insulate from the exterior, they would have to drill holes on the exterior and dense pack insulation quite a bit. The fear was that if they would fuss with the old clap board, they might destroy it. So from a cost effective perspective, they thought it better to respackle and paint from the inside. So they are not doing the insulation from the exterior walls.

They are looking to replace the existing roof. Currently, they have asphalt shingles which they are looking to replace with the same material. B. Tompkins brought out samples of the existing shingles and the new fiberglass architectural grade shingles. B. Tompkins said the new shingles looked more like a shake roof shingle. It was guaranteed for 15 years and expected to last 40 years. Their color preference was charcoal but that black looked better. S. O’Kane asked if in the attic there were slats. B. Tompkins said he did see slats but they were ply wooded over. The original roof could have been a shake roof. S. O’Kane asked if they had considered replacing with a shake roof. B. Tompkins said they don’t last and they did not price them. Their choice was closest to a shake look.

M. Blandford asked about the flashing detail. Would copper be used? Or would same material be used. B. Tompkins said it was painted over so they didn’t know. But they would be glad to reproduce. S. O’Kane asked about the gutters. It appeared they were aluminum. What was the plan? B. Tompkins said they would be replaced. They were open to the material. Yankee gutters were existing over the porch roof of the house. S. O’Kane said in the photo, the gutter should not be stapled to the shingle. M. Blandford asked the Commission if asphalt was already used, could the replacement be asphalt. D. O’Brien and B. Tobin said yes, with improvement. B. Tompkins said that probably in 1968, the asphalt shingles were installed. M. Blandford asked how it was going to work with the flashing and gutters. B. Tompkins said they would do it right. S. O’Kane said they had a complicated roof line. Using copper would be a long lived solution.

B. Tompkins said they were looking to fix the water issue for now, so they were going to work with the roof and insulation. They would return in 6-8 months for the other items. His son was only around on the weekends. B. Tompkins asked if D. O’Brien knew when the drive was changed. D. O’Brien said he didn’t know. Suggested he contact the Historical Society on Grove Street.

M. Blandford moved and R. Moore seconded a motion to approve replacing the existing roof with Landmark Pro Architect asphalt shingles, with flashing and gutter materials being consistent of high quality with long lived solutions, and with gutters attached with careful attention. Motion passed 5-0.

4) 22 West Lane – West Lane Inn – Certain exterior changes including front stairs

D. O'Brien said it was expected that the applicant would appear at the next HDC meeting in February 2020.

5) 152 Main Street – Keeler Tavern – Discussion of plans for site development

Sean O'Kane, architect, was presenting on behalf of Keeler Tavern. As such, he was recused. H. Hanlon replaced S. O'Kane.

S. O'Kane distributed handouts. He said this was all very preliminary and as such, just a discussion. The Keeler Tavern was looking at two items at the moment. Their first priority was the Garden House. The north side had a lot of problems. It was in terrible shape. The doors were rotting and the original French doors had to be restored. Most people now entered from the North side. The Restoration Committee hadn't settled on all items. But this was their first priority. Their second priority was developing a new larger parking area. They were considering taking down the rental cottage behind the recently acquired new reception building to connect into the existing driveway. Most parking would be in the back. Kent Lane would remain a private driveway. Because of heavy activity, parking was an issue. This discussion was a heads up. He will be returning with more details in a few months. D. O'Brien asked about site visits. S. O'Kane said more information needed to be available before site visits as plans were still fluid. M. Blandford asked about neighbor screening. S. O'Kane said the Keeler Tavern would be considerate neighbors.

6) Approval of the HDC meeting minutes – December 19, 2019

R. Moore moved and B. Tobin seconded a motion to approve the December 19, 2019 HDC meeting minutes, with Commission members who did not attend such meeting abstaining. Motion passed 5-0.

M. Blandford welcomed Elizabeth DiSalvo and stated she would be a wonderful addition to the Commission.

B. Tobin moved and H. Hanlon seconded a motion to enter into Executive Session. Motion passed 5-0 at 8:14pm.

The Commission returned to public session at 8:48 p.m.

R. Moore moved and S. O'Kane seconded a motion to adjourn the Historic District Commission meeting at 8:50 p.m. Motion passed by unanimous vote.

Respectfully submitted,

Nancy L. Fields
Recording Secretary