



HISTORIC DISTRICT COMMISSION
Town of Ridgefield, Connecticut
400 Main Street
Ridgefield, Connecticut 06877
www.ridgefieldct.org

APPROVED SITE VISIT AND SPECIAL MEETING MINUTES

Thursday, October 7, 2021

A site visit and special meeting was held at 17 Main Street which was open to the public on Thursday, October 7, 2021, at 6:00 p.m.

The following members were present:

Dan O'Brien, Chair
Briggs Tobin, Vice Chair
Rhys Moore
Sean O'Kane
Kam Daughters (alternate for Harriet Hanlon)

Agenda

The purpose of the site visit and special meeting was to view the following proposed actions:

- Addition of new skylight on the southside flat roof
- New stone wall (extension of neighbor's wall, matching material, detailing and proximity to sidewalk)
- New wood picket gate
- Replacement of rotting, removable glass enclosure panels at sunroom with operable new window units

Special Meeting

The special meeting was called to order by Mr. O'Brien at 6:01pm and began with a walk of the site led by Alex Bellina of Doyle Coffin Architecture and the homeowner's Robert and Jillian Rae.

Mr. Bellina said that although the skylight on the flat roof was not visible from Main Street, there might be 8 inches that would stick up and perhaps some flashing could be seen. Mrs. Daughters asked if there was venting. Mr. Bellina said there was no venting.

Mr. Bellina said the stone wall would begin from the neighbor's stone wall on the South side, cross the front yard, incorporate the tree to the North and terminate at far end of the driveway. There would be a wood picket gate at the walkway to the house. The stone wall would then pick up after the driveway, and end at the neighbor's property on the North side. Mr. O'Kane asked how low would the stone wall height be and Mr. Bellina said it would match the neighbor's stone wall height on the South side. Mr. O'Kane said that would be a good visual cue. There was discussion by Mrs. Rae, Mr. Bellina and Mr. O'Kane regarding

stone piers on either side of the driveway by which to illuminate the driveway. Mrs. Rae decided she would not go ahead with any stone pier. Rather, she would look into the recessed lighting in the lower half of the stone walls at the driveway that Mr. O'Kane suggested. The recessed lighting (approximately 4" x 8") would be in the ends of the stone walls on each side of the driveway.

Mr. Bellina said the wood picket gate would be similar to the one across the street, with the same height. Mrs. Daughters asked if there would be wooden fencing atop the stone wall like across the street. Mr. Bellina said no.

Mr. Bellina said the sunroom's glass enclosure panels would be triple hung windows, so as to drop down to rail height. There would be the same lite cuts. Mr. O'Brien asked if he had examples to share. Mr. Bellina said he would send literature to Mr. O'Brien. Mr. O'Kane said he would like to see them too. Mr. Rae said he was looking to do either triple or double hung windows now. Mr. O'Kane said he wanted to see the elevation. Mrs. Daughters asked if they were rebuilding the railing. Mrs. Rae said they were but keeping the current look. Mrs. Rae said the porch would remain a three season porch. Mr. Briggs asked if the current curtains had mosquito netting. Mrs. Rae said 'no'. Mr. O'Brien said to send in the plans, with the window details, changes in the stone wall. lights and wood gate as discussed on site prior to the next scheduled meeting.

Mrs. Rae said next year, they were looking to extend their current patio out back with a soaking pool (approximately 8 ft by 13 ft). Did the HDC think it would be visible to the front? Mr. O'Kane asked where the mechanicals would be located. Mr. Rae said near the a/c. They also mentioned they were thinking of a 200 Sq. ft shed/studio out back. Would that be visible from Main Street? Mr. O'Kane said he didn't think so. But that when they were closer to deciding on the project, to submit a revised Certificate of Appropriateness application so that the HDC could then properly review and consider all aspects of the proposed work.

The meeting was adjourned at 6:24 p.m.

Respectfully submitted,

Nancy L. Fields
Secretary