



**HISTORIC DISTRICT COMMISSION**  
**Town of Ridgefield, Connecticut**  
400 Main Street  
Lower Conference Room

**SPECIAL MEETING AND SITE VISIT MINUTES**

**Saturday, May 16, 2020**

**45 West Lane**

**Attendees**

Dan O'Brien, Chair  
Sean O'Kane  
Rhys Moore  
Mark Blandford (Alternate voting for Harriet Hanlon)  
Kam Daughters (Alternate for Briggs Tobin)

The meeting was called to order by Dan O'Brien at 11:00 a.m. Mr. Tim Schmidt, the property owner applicant, was in attendance. Mr. Schmidt walked the HDC members through the proposed roofing and chimney work as the group toured the property. In summary, Mr. Schmidt was replacing the current asphalt shingle roof with historic appropriate tapersawn red cedar shakes with a standing seam red copper strip approximately 3 ft. high along the roof eaves facing West Lane. This work also includes a new cedar wood shingle roof on the sloped roof bump out on the building's west side; a slightly elevated new copper roof on the porch on the building's east side; front door overhang with wood shingles; side shed structure to be roofed with wood shingles; and main chimney to be rebuilt with red brick with similar look and height to the other existing chimney, and as suggested by Sean O'Kane, will also look to match the new copper chimney cap between the chimneys.

**After discussion of the proposed changes, Mark Blandford made the following motion which was seconded by Sean O'Kane:**

**To approve the proposed roof changes as presented:**

- 1. Replace roof asphalt shingles with an historically appropriate tapersawn cedar wood shake with a copper strip along the eaves on the front of the house.**
- 2. Cedar wood shake roof on the slated roof bump out on the building's west side.**

- 3. Slightly elevated new copper roof on the building's porch on its east side.**
- 4. Side shed structure to be roofed with same cedar wood shakes.**
- 5. Main chimney to be rebuilt with red brick having a look and height similar to the other existing chimney and attempt to match the new copper chimney cap between the chimneys.**

**The motion was approved 5-0.**

The meeting was adjourned at 11:26 a.m.

Respectfully submitted,

Daniel J. O'Brien  
Chair