

**RIDGEFIELD HISTORIC DISTRICT COMMISSION**  
**Town Hall, 400 Main Street**  
**Ridgefield, CT 06877**  
**October 20, 2022**

Policy: Historic District Commission meetings will be conducted under Roberts Rules of Order and all participants are expected to conduct themselves with dignity and treat all those present with respect, empathy and civility.

**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, October 20 2022, and beginning at 7:30 p.m.

The following members were present:

Dan O’Brien, Chair  
Rhys Moore  
Sean O’Kane  
Harriett Hanlon  
Kam Daughters  
Marc Blandford (alternate)  
Sara Kaplan (alternate)

Josh Fischer, a Ridgefield resident, was present as an interested candidate for the HDC.

**AGENDA**

- 1) **181 Main Street - New roof and window replacement for cottage**
- 2) **Approval of Minutes**

**MEETING**

The meeting was called to order by Mr. Dan O’Brien at 7:26 p.m.

- 1) **181 Main Street – Possible new roof and window replacement for cottage**

Julie Hardridge, founder of Architexturegroup, current resident of 181 Main Street and applicant was present. She was presenting on behalf of Mr. Pappas, the property owner.

J. Hardridge distributed two window spec sheets (Anderson A Series and Kolbe Ultra Series/Heritage Series), emails to D. O’Brien and current cottage (carriage house) pictures.

J. Hardridge said they were renovating the carriage house and were looking to replace several windows. Many of the panes were broken. On the plan, those noted in red were not historic. The blue marked windows had broken panes. They were looking for windows providing for good insulation. The addition to the house was added in the 1990's and the main structure was built in 1940. They were looking to use either Anderson or Kolbe. D. O'Brien asked if they were wood clad. J. Hardridge said yes. The two eyebrow windows at the front and back would remain.

There was an issue on the second floor in replacing the two windows. The issue was that for egress purposes they had to be a specific size. The dormer on the left was a bedroom. J. Hardridge thought that maybe a skylight would be an option for egress but had to find out. S. O'Kane said the egress was for safety purposes. He suggested an option of a window that looked like a double hung but operated as a casement. J. Hardridge said she would speak with an architect to see what minimum size window would be acceptable. She thought perhaps a skylight in the back would be acceptable so it wouldn't be seen from the street. J. Hardridge could speak with Ridgefield Supply. M. Blandford said she first had to figure out what window she would present in order to obtain approval from the Board. J. Hardridge asked what was acceptable. S. O'Kane said she should investigate the building code factor first. He suggested perhaps a wall to accommodate the egress window. M. Blandford said he had no objection to that but would want to see proposed window plans before voting on it. J. Hardridge said she will investigate and render what windows would fit.

J. Hardridge said they wanted to keep the window boxes on the first floor. She also mentioned they were only renovating the carriage house for now.

The main house had the cedar roof repaired due to water damage. However, they had to replace the Carriage house roof. Mr. Pappas had given her the go ahead to replace the roof with a new cedar roof.

**S. O'Kane moved and K. Daughters seconded a motion to approve the application as presented for replacement of the Carriage House cedar roof with cedar roof shingles. Motion passed 5-0.**

J. Hardridge mentioned that a side door barely opened. She wanted to replace it with a window to bring in light. S. O'Kane said it may be original to the house. So instead of replacing it, they should repair the side door. It might even be a conversation piece.

J. Hardridge also referenced the two windows with the arch over them. She thought the windows were not original. Especially given the direction of the panes. She believed given the arch, it might have been an original opening. M. Blandford agreed. He thought it could have been double doors.

S. O'Kane said J. Hardridge needed to do a rendering of the window changes. Also with reference to the choice, he would suggest the Kolbe over the Anderson. The Kolbe was all wood, with a solid construction. Given the historic nature of the carriage house, it would be the right thing to do. J. Hardridge agreed they were looking to do the right thing.

J. Hardridge said that she would return to the Commission with specific plans for the window replacements as discussed for the Commission's consideration. At this point, J. Hardridge exited the meeting.

J. Fischer said he had an interest in the design of Historic homes. He was a second generation Ridgefielder. He is an Art Director and had done graphic work for the Keeler Tavern. He was interested in possibly being an alternate for the HDC commission. J. Fischer left at 8:01pm.

**D. O'Brien moved and R. Moore seconded a motion to enter into the Special Meeting Session and return to the regular HDC meeting session thereafter. Motion passed 5-0 at 8:02pm.**

**D. O'Brien moved and H. Hanlon seconded a motion to enter into Executive Session to discuss HDC candidates. Motion passed 5-0 at 8:10pm.**

The Commission returned to public session at 8:24 p.m.

**2) Approval of the April 21, 2022 HDC minutes, two April 21 2022 HDC Special meeting minutes, two May 2, 2022 HDC Site visit and Special meeting minutes, June 14 2022 HDC Special Meeting minutes, August 1, 2022 HDC Site visit and Special meeting minutes, October 3 2022 HDC Site visit and Special meeting minutes and October 3, 2022 Site visit minutes**

**S. O'Kane moved and K. Daughters seconded a motion to approve the April 21, 2022 HDC minutes, two April 21 2022 HDC Special meeting minutes, two May 2, 2022 HDC Site visit and Special meeting minutes, June 14 2022 HDC Special Meeting minutes, August 1, 2022 HDC Site visit and Special meeting minutes, October 3 2022 HDC Site visit and Special meeting minutes and October 3, 2022 Site visit minutes. Motion passed 5-0.**

**M. Blandford and S. O'Kane seconded a motion to adjourn the Historic District Commission Meeting at 8:44 p.m. Motion passed by unanimous vote.**

Respectfully submitted,

Nancy L. Fields  
Recording Secretary