

RIDGEFIELD HISTORIC DISTRICT COMMISSION
Town Hall, 400 Main Street
Ridgefield, CT 06877
January 19, 2017

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 19, 2017, and beginning at 7:30 pm.

The following members were present:

Daniel J. O’Brien, Chair
Joe Gasperino
Sean O’Kane – (Alternate – voting for Rhys Moore)
Briggs Tobin

Absent:

Harriet Hanlon
Jim Hancock (The Commission learned that Jim Hancock passed away today, January 19, 2017)
Eric Pashley
Rhys Moore

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

1. **Election of Officers** – By a vote of 4-0, Daniel O’Brien was elected as Commission Chair and Briggs Tobin as Vice-Chair for a one-year term ending, December 31, 2017.

The minutes of the December 15, 2016 Regular Meeting of the Historic District Commission were approved as written.

AGENDA

1. **87 High Ridge Avenue** – Presentation of final design on previously approved new gate. D. O’Brien, Chair, indicated that he has not heard from the Applicant this month. He’ll give the architect Jane Didona a call.
2. **51 West Lane** – Restoration of steps and exterior damage and to add a porch and replace a walkway. Max Axler came forward to discuss further the proposed restorations and addition to his own home.

Plans call for the replacement of the walkway which is cracked and severely damaged. The rot in the wood on the outside of the house are going to be repaired. The previous owner removed the front porch. Mr. Axler presented a

picture of a colonial revival porch. The pillars could be stone on the bottom but Mr. Axler is open to the idea that they could be completely wood instead. S. O’Kane stated how a company named Chatsworth makes historically-correct columns. He further stated how columns of wood would be less costly than stone on the bottom. D. O’Brien stated how wood columns would more likely be approved. If the columns are to be part stone, Mr. Axler would need to come back before the Commission and present a rendering. Mr. Axler revised his proposal that the columns would be entirely wood.

In response to Mr. Axler’s question on process, Mr. O’Brien stated how a Certificate of Appropriateness is needed first which is then presented to the Building Department.

By a vote of 4-0, the Commission approved the plans as presented for replacement of a walkway and plans for the addition of a small porch based upon an illustrative photo of such a porch subject to the Applicant providing architectural plans consistent with the porch design presented in the illustrative photo presented.

The Certificate of Appropriateness will be issued to Mr. Axler after he has complied with the aforementioned condition to submit such architectural plans.

3. 188 Main Street

The application is for the demolition and rebuilding of carriage house but not the existing garage portion of the structure. B. Tobin acted as Chair for the discussion as previous owner D. O’Brien recused himself. Keith Gerety shared the drawings for this project which are the same as presented previously approved for the building’s exterior. Changes have been made on the interior. The plans also include replicating the cupolas. The stone facing of the exterior is visible on the East elevation. A site visit was held on January 7, 2017.

Mr. Gerety stated how he is interested in making the carriage house more structurally sound. The current structure is unstable with extensive wood rot in the cross beams. He would like not to retain the current brick wall separating the garage and apartment. The use of stone would be better than using fieldstone. The thought is the possible use of propane for heat. The rebuilding of the brick wall would be extremely costly. The cupolas will be visible when one drives by. The roof is asphalt now and the new roof is going to be asphalt also. Beams that are salvageable will be used.

By a vote of 3-0 (D. O’Brien recused himself), the Commission approved the plans for the demolition of the apartment area of the carriage house and its reconstruction based upon the plans presented with are consistent with the previously approved plans subject to a prior issued Certificate of

Appropriateness but without the current separating brick wall being reconstructed and the brick chimney being replaced. Should the Applicant or property owner subsequently decide to add a chimney, this approval is subject to the Commission's approval of such chimney.

4. 207 Main Street – Jesse Lee Memorial Church

Jeff Mose, Architect, made the presentation for the Jesse Lee Church. The expansion of the existing porte-cochere was previously approved by the Commission on June 20, 2013 including a second floor addition on the west side of the Church. The present application eliminates plans for the second floor addition and modifies the plans for the proposed new porte-cochere including proposed change in the roof pitch. Mr. O'Brien reminded Mr. Mose that applications approved after 2013 are valid for one year from date of issue and that should the work extend beyond such time, the Applicant is required to return to the Commission for review.

By a vote of 4-0, approved changes to plans previously for the reconstruction and expansion of the existing porte-cochere including the change in the proposed roof pitch and to eliminate plans for a second floor addition to the Church building.

Jeff Mose shared the news that long-time Commission member Jim Hancock had just passed away.

The January 19, 2017, meeting of the Historic District Commission was closed at 8:50 p.m. by unanimous vote. The next meeting of the HDC is scheduled for Thursday, February 23, 7:30 p.m.

Respectfully submitted,

Janet L. Johnson