

RIDGEFIELD HISTORIC DISTRICT COMMISSION
Lower Level Small Conference Room
Town Hall, 400 Main Street
Ridgefield, CT 06877
October 20, 2018

APPROVED MINUTES

A regular 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 18, 2018, and beginning at 7:30 p.m.

The following members were present:

Dan O’Brien, Chair
Rhys Moore
Sean O’Kane
Kam Daughters (Alternate for Briggs Tobin)
Harriet Hanlon (Alternate for Joseph Gasperino)

AGENDA

- 1) 21 West Lane – Window replacement
- 2) 17 Main Street – Enlargement of garage and addition of a breezeway to house; rebuilding of a larger porch on the south side

MEETING

The Meeting was called to order by Mr. O’Brien at 7:25 p.m.

- 1) 21 West Lane – Window replacement

David Lussier and Chris Bennett of the First Congregational Church and John Doyle of Doyle|Coffin Architecture was present. An Existing Exterior Elevation board was presented to the Commission.

J. Doyle showed several elevation drawings of the property. J. Doyle said the Federal style was changed to Italianate. J. Doyle said there appeared to be renovations done a number of times. The casement windows style is from the 1960’s-1970’s. The front face windows are 2 x 2’s.

J. Doyle said overall, it appeared there were problems with the foundation and siding and which were not holding up well. The application though was to bring the windows up to a uniform style.

J. Doyle said the kitchen window’s change to 2 x 2, would tie in with the Italianate style. They proposed to put in a clad replacement with sash. The church owns the building. J. Doyle said it was not possible to split the property up. There was a lot of great detail, which needed painting. The proposal is to use a clad material on the sash and to leave the window frames in their wood condition. The clad they looked at had putty glaze and white muntin bars with a consistent look which provided good maintenance. C. Bennett said the schedule of windows replaced were driven by the status of the apartments. J. Doyle passed around a cross cut of the proposed clad window. D. O’Brien said it looked like metal. J. Doyle agreed. D. O’Brien

asked if there was another wood-like appearance model available. J. Doyle said the Kolbe model in mind was consistent with the look previously used. S. O’Kane said Anderson had windows that were wooden clad. They were the series 400 or A, clad material that looked just like wood. J. Doyle said they wanted to be consistent with what was previously used. J. Doyle said this model window had the same opening, a thick sill, with same details as the original. Showed drawing to S. O’Kane. D. O’Brien asked about the repairs to the siding. J. Doyle said siding repairs were not going to be done in this phase. It was difficult to find funding. It was not possible to split the property as per Planning & Zoning. S. O’Kane asked if Kolbe would make the same size. D. O’Brien asked if wood panel. J. Doyle said the windows would be new casement, and probably yes, wood panel. They were trying to keep in character. D. O’Brien asked about the other windows. J. Doyle said the other windows were set back, they weren’t seen. But they would also be 2 x 2. S. O’Kane asked if the intention were to have everything 2 x 2. J. Doyle said yes. Currently, there was a mix of 6 x 6, 8 x 8 and 2 x 2. S. O’Kane said this would be a big improvement.

S. O’Kane asked if the windows for the apartment were Phase 1, were the other windows also on West Lane not to be changed yet. J. Doyle said when the other windows would be replaced would probably be a phase 2 item. S. O’Kane said then that would be another review at a later date. D. O’Brien asked when phase 2 would be initiated. D. Lussier said it depended on what phase 1 cost. D. O’Brien said phase 1 and phase 2 could be incorporated instead of just for the one apartment. J. Doyle said it would be great to do all windows in phase 1. D. Lussier said most windows were not functional. D. O’Brien said materials used were what mattered to the HDC. J. Doyle said they could go to Ridgefield Supply and get the window sample. S. O’Kane said keeping the trim was a huge plus. Kolbe was a good product. The concern was that the proposed sample looked metallic. D. O’Brien said phase 1 had the West Lane apartment done, but it would be better for all window replacement on West Lane to happen at once. It would be better for the look. J. Doyle said that would be 19 windows. D. Lussier said they would be able to coordinate that. S. O’Kane asked the schedule. J. Doyle said right away. D. O’Brien said they could look at Ridgefield Supply for the 400 or A series. He wasn’t sure which one had the wood clad. Façade had to be consistent. D. O’Brien said 2 x 2, West lane windows replaced, on condition of wood-like appearance. HDC would need a cut sheet for the Anderson window, for acceptance by the commission.

H. Hanlon moved and R. Moore seconded a motion to approve the application for window replacement on the conditions that:

- 1. The windows facing north on West Lane will all be replaced during the same timeframe; and**
- 2. The window replacement model will have a synthetic cladding material with a feel and appearance similar to a wood product. The Applicant’s proposed window replacement model is subject to prior review and acceptance by the Commission in its sole discretion.**

Motion passed 5-0.

- 2) 17 Main Street – Enlargement of garage and addition of a breezeway to house; rebuilding of a larger porch on the south side

Gary Doski and Pam Sherman of Doski Building & Remodeling were present along with the homeowner Rob Rae. G. Doski distributed preliminary plans.

G. Doski said the main house would be unchanged. There was an existing garage that would be brought down and replaced by a garage and a fire pit and patio.

D. O'Brien asked if the garage would match the house. Doski said it would. The roof would be asphalt as is the main house's. S. O'Kane asked if the garage would be bigger. G. Doski said the new garage would be 3 car. D. O'Brien asked about lot coverage. S. O'Kane asked about set back. G. Doski said there was room to move 5-15 feet to be within setbacks. When they get the survey, they would have exact numbers.

D. O'Brien asked if the breezeway would be flush with the North side. G. Doski said yes. It would tie in with the existing porch/mudroom. The rear part of the house wasn't historic, done around 1930's. S. O'Kane asked about the footprint of the old portion. G. Doski indicated on the 3D renderings, it was almost on top. D. O'Brien asked how the breezeway would connect to the new garage. G. Doski said right into the side of the garage, at a 90-degree angle. G. Doski said the new patio would be a little larger. D. O'Brien asked if the garage doors with arches would be wood. G. Doski said yes. The siding would be all clapboard. G. Doski pointed out that in front of the main house (east side), the bottom portion of the siding was different – it was plank boards, which was a bad situation. It was not ship lapped. S. O'Kane asked if that would affect the trim of the window. G. Doski said he would put clapboard over the plank boards. Would not affect the trim. S. O'Kane asked when the house was built. G. Doski said 1790.

S. O'Kane said he would be interested in reducing the scale of the garage, relative to the house. Perhaps reducing the eaves/dormers. G. Doski said they did lower to 2 feet. S. O'Kane said the garage looked large relative to the house. If the eaves were lowered, there would still be a lot of space. D. O'Brien asked if the elevation of the house was higher than the garage. G. Doski said yes. The property sloped in the back. S. O'Kane said that helped. He was fine with the breezeway. The lot coverage or side setbacks might be an issue. G Doski said the survey would be available in approximately 2-3 weeks.

G. Doski said for the breezeway, they were looking at Pella windows. To do wood would be a problem but would look authentic. D. O'Brien asked if Pella had a wood like feel and look. G. Doski said it would still look like wood. S. O'Kane asked if it was wood trim around. G. Doski said no, it would be PVC to avoid rot. They could use wood. But due to maintenance issues, they were looking at PVC. They could change the spec to wood. S. O'Kane said he would like to see more detail. G. Doski said this was a preliminary view. They could get more detail.

H. Hanlon said the plan were heading in the right direction. S. O'Kane said he was concerned with the scale. G. Doski said they could reduce the roof line and redo the dormers. The slab is 3 ½ feet lower than the grade. S. O'Kane said he would definitely like to see that.

D. O'Brien said the next HDC meeting was on November 15th. A site visit could be done before. S. O'Kane said if the survey had an impact on the project, to advise the HDC. Especially if the plans were amended. D. O'Brien said a Saturday or Sunday site visit could be done. Dates would be sent via email.

K. Daughters moved and H. Hanlon seconded a motion to adjourn the Historic District Commission regular meeting at 8:34 p.m. Motion passed by unanimous vote.

Respectfully submitted,

Nancy L. Fields