

**RIDGEFIELD HISTORIC DISTRICT COMMISSION**  
**Lower Level Small Conference Room**  
**Town Hall, 400 Main Street**  
**Ridgefield, CT 06877**  
**February 21, 2019**

**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, February 21, 2019, and beginning at 7:30 p.m.

The following members were present:

Dan O’Brien, Chair  
Briggs Tobin, Vice Chair  
Rhys Moore  
Kam Daughters (Alternate for Sean O’Kane)

**AGENDA**

- 1) 57 Rockwell Road – Various exterior changes and possible roof replacement**
- 2) Approval of the Special HDC Meeting Minutes – January 10, 2019**

**MEETING**

**The meeting was called to order by Mr. O’Brien at 7:29 p.m.**

- 1) 57 Rockwell Road – Various exterior changes and possible roof replacement**

Maureen Rivard, the homeowner, was present along with Steve Anderson.

D. O’Brien distributed the HDC Certificate of Appropriateness application, specifically pointing out the pictures of the existing and proposed kitchen windows.

M. Rivard said she believed the kitchen expansion was done in 2006. The kitchen was very dark inside. It looked like two separate houses. The goal was to try to make it cohesive, the new and the old section, the interior and the exterior. S. Anderson said the windows would be double hung. D. O’Brien asked if the windows would match up and what style? S. Anderson said yes, they would match. The windows would be wood clad, not aluminum. K. Daughters asked if two more windows would be added. M. Rivard said yes. They were going from size 60x48” to 120x48”. They were adding two more windows. They were buying the set of four windows because the two window set of windows were not made anymore. B. Tobin asked if they were looking West. S. Anderson said yes.

D. O’Brien asked if there were any thoughts on the railing in front of the house. M. Rivard said the railing was taken down already. She said it looked much better without the railing. S. Anderson will be making a new basement entry door out of wood. M. Rivard said she took a look at previous photos of the home without the railing, and liked how it looked.

M. Rivard said initially, there was trouble obtaining home insurance due to the wood roof being over 10 years old. Apparently the underwriters did not like wood roofs over ten years. She ultimately was able to insure with Liberty Mutual. The roof was a concern, so they called for an estimate. They found a contractor who had visited the home previously, and quoted \$80K. M. Rivard said apparently they begin to degrade after ten years. D. O'Brien asked the age of the roof. M. Ricard said she guessed it was approximately 12-15 years. She said there were leaks in the interior. S. Anderson said the roof valleys were the weak points. M. Rivard said they went to Ridgefield Supply to explore other options. She presented a board showing different types of Timberline product of asphalt shingles with a wood shingle look-a-like feature in several colors. S. Anderson said they looked at a product that simulated cedar shingles which were about half the cost of cedar shingles. M. Rivard said they were looking to keep the aesthetic look without the issues of function. She said further research showed that upkeep of the wood roof would run to approximately \$4K/year. S. Anderson said the square slab style was not a problem in the front, but rather in the back, where there were valleys in the roof where the roof met the newer additions. M. Rivard said there was enough cause and concern in redoing the roof. They know it has to be done. S. Anderson said he's used Timberline product before in the slate color, and it looked good. D. O'Brien asked what color would be selected. S. Anderson said Shake Wood. M. Rivard said they would match closest to the original color. S. Anderson said he loved the house because of the historical aspect. K. Daughters asked where the leaks were located. S. Anderson said the leaks were around the vents and transom. K. Daughters asked the material of the roof. S. Anderson said it was cedar shingle. He said the HDC would be able to see the degradation, upon a site visit. B. Tobin said the view was so classic. He grew up in a house with this similar feature. B. Tobin said a site visit would be important.

D. O'Brien proposed a site visit on Sunday, March 3 2019 at 11:00 a.m. All present HDC agreed. D. O'Brien said it would be good if either M. Rivard or S. Anderson would be present. S. Anderson said he would be present. M. Rivard said they were not living in the house yet. M. Rivard said they were currently living at a New Street address.

## **2) Approval of the Special HDC Meeting Minutes – January 10, 2019**

**K. Daughters moved and B. Tobin seconded a motion to approve the January 10, 2019 Special HDC meeting minutes, with Commission members who did not attend such meeting abstaining. Motion passed 3-0.**

**R. Moore moved and K. Daughters seconded a motion to adjourn the Historic District Commission meeting at 8:04 p.m. Motion passed by unanimous vote.**

Respectfully submitted,

Nancy L. Fields  
Recording Secretary