

RIDGEFIELD HISTORIC DISTRICT COMMISSION
Town Hall, 400 Main Street
Ridgefield, CT 06877
November 17, 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, November 17, 2022, and beginning at 6:30 p.m.

The following members were present:

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

Nadia Blair, a Ridgefield resident, was present as an interested candidate for the HDC.

AGENDA

- 1) 149 Main Street – Window restoration**
- 2) 181 Main Street – Window replacement**
- 3) Open Commission Alternate Position Discussion**
- 4) Approval of Minutes**

MEETING

The meeting was called to order by Mr. Dan O’Brien at 6:30 p.m.

1) 149 Main Street – Window restoration

The homeowners, Colleen and Earl Flath were present. Their application, proposal and pictures were distributed previously via email.

D. Flath advised they were going to have the Cooper Group do the window restoration. S O’Kane agreed with their choice. C. Flath said their attic windows were quite old. But they weren’t going to be done in this round. E Flath said they would begin with the windows facing Main Street. C. Flath said they were told that although they have the original storm windows, it was less expensive to build new ones from mahogany. E. Flath said they reached out to Kronenberger for a proposal with no success.

S. O’Kane moved and H. Hanlon seconded a motion to approve the application as presented and as detailed in the proposal from the Cooper Group dated October 25, 2022 for historic window restoration. Motion passed 5-0.

2) 181 Main Street – Window replacement

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.

D. O’Brien distributed the specific plans for the window replacements. J. Hardridge stated that she received confirmation from the Building department that the second floor window size was suitable for egress. The window type, however, must be of casement type. Said she might have to make it an inch wider, but there was no structural work that had to be done. S. Kaplan asked if J. Hardridge was replicating the muntins to 6 over 6. In the drawing distributed, they showed 8 over 8. J. Hardridge said that was a mistake as they were to be 6 over 6. S. O’Kane asked if they were to be all wood. J. Hardridge agreed.

S. Kaplan asked about the sidewise windows with the arch over them. Would they be 6 over 6 too? J. Hardridge said yes, and also double hung. J. Hardridge said for the window in the back, they had to put safety glass. S. O’Kane said to speak with the Building department about putting the storm window on the inside.

S O’Kane asked about the side door that may not be operable. He said that it didn’t have to be a working door. J. Hardridge said it was all rotted. S. O’Kane said it would be preferable to repair and keep it. J. Hardridge said it was not facing the street. S. O’Kane that he would personally prefer to have it kept and repaired. If the door was not operating, it could still look like that since it appeared as a part of the original fabric of the building.

S. O’Kane said they could leave the front window and just black it out. J. Hardridge agreed with retaining the shed’s front door and front window. J. Hardridge said the new shutters would be replaced with wood. She also mentioned the chimney was sagging. It would be taken out and replaced.

K. Daughters moved and H. Hanlon seconded a motion to approve the application as presented for the installation of Kolbe windows and installation of an egress window pursuant to plans dated October 27, 2022, and as modified to retain the single door and window on the shed extension. Motion passed 5-0.

3) Open Commission Alternate Position Discussion

Nadia Blair said she had a great interest in historic preservation. There were a lot of historic homes in her family history, throughout the New England area. Her own home was built in 1901. She would enjoy being part of the Historic District Commission.

D. O’Brien moved and S. O’Kane seconded a motion to add to the agenda, discussion on Keeler Tavern lighting photometrics. Motion passed 5-0.

D. O'Brien distributed lighting photometrics received from Ms. H. Grob (Keeler Tavern) on November 15, 2022. Their light plan was approved 4-0 on April 3, 2022 subject to receipt of the photometrics and acceptance of such by the HDC Commissioners. Mark Blandford had a lighting person on his staff who reviewed the documents. M. Blandford reported to Mr. O'Brien that based on the light measurements submitted by Ms. Grob, the photometric measures were acceptable. The Commission members present at today's meeting unanimously agreed that the condition had been met and a Certificate of Appropriateness will be issued accordingly. S. O'Kane said one of the lights originally presented in the back was removed. S. O'Kane said the fixtures selected would be great. D. O'Brien said he would be sending H. Grob an amended Certificate of Appropriateness removing the condition.

4) Approval of the October 20, 2022 HDC minutes and October 20, 2022 Special meeting minutes

S. O'Kane moved and R. Moore seconded a motion to approve the October 20, 2022 HDC minutes and October 20 2022 HDC Special meeting minutes. Motion passed 5-0.

R. Moore and S. O'Kane seconded a motion to adjourn the Historic District Commission Meeting at 8:00 p.m. Motion passed by unanimous vote.

Respectfully submitted,

Nancy L. Fields
Recording Secretary