



HISTORIC DISTRICT COMMISSION
Town of Ridgefield, Connecticut
400 Main Street
Ridgefield, Connecticut 06877
www.ridgefieldct.org

APPROVED SPECIAL MEETING AND SITE VISIT MINUTES

Sunday November 7, 2021

A special meeting and site visit was held at 53 Rockwell Road which was open to the public on Sunday, November 7, 2021, at 11:00 a.m.

The following members were present:

Dan O'Brien, Chair
Rhys Moore
Sean O'Kane

Agenda

The purpose of the site visit and special meeting was to view the area of the proposed addition to the front of the structure on the property at 53 Rockwell Road and hear and consider the Applicant's proposal thereof.

The special meeting was called to order by Mr. Dan O'Brien at 11:03 a.m. and began with a view of the site. The property owner Ms. Maureen Rivard was present.

The Commission members walked the property with Ms. Rivard who pointed out the proposed addition (approximately 140 Sq. ft.) above the existing cottage garage which she had documented in the plans she had submitted to the Commission on October 27, 2021. Ms. Rivard showed the enlarged proposed plans to the commission members. She said there was no change to the existing footprint. Mr. O'Brien asked about the wood roof. Ms. Rivard said it would be replaced with the same wood material. Mr. O'Kane asked about the additional footage. Ms. Rivard said it would rest above the existing garage, where the wall would open up and the living room would be bigger. The Commissioners asked about the age of the structure. Ms. Rivard said the original barn was older. Mr. O'Brien said that the Town records had a date of 1900. The barn was likely converted to its present use in the 1960's.

Ms. Rivard said on the South elevation, there was currently one window above the entrance. They were proposing to replace it with two windows. Mr. O'Kane asked about the windows in the proposed addition over the garage, would they be ganged together or spread apart with mullion in between. He explained that traditionally, there was mullion in between. They walked around to the West, which showed windows with mullion in between. Ms. Rivard said those mullion looked large. Mr. O'Kane said a reasonable width would be 3 ½" spaced apart. He also asked if the replacement windows were wood. Ms. Rivard said they were proposing to use Anderson 200 series, the same as had been used for the Master bedroom on the front bump out of the house. Mr. O'Brien asked if it was aluminum. Ms. Rivard said no.

Mr. O'Brien asked about the peak of the proposed addition. Ms. Rivard showed that on the plans, the peak was not higher than the existing roof and in line with the current roof line.

Mr. O'Kane asked if the current garage doors were going to be replaced as it would be a huge improvement. Ms. Rivard said they were pricing it out and had it under consideration and that she was looking to do wood panels with double cross barn doors.

Mr. O'Kane asked about the gutters and existing range hood vent. Ms. Rivard said they would be having gutters on the addition and the range hood vent would be moved to the side of the structure.

Mr. O'Kane said that when the roof was replaced, it should match the existing wood roof of 57 Rockwell Road. Ms. Rivard agreed.

S. O'Kane moved and R. Moore seconded a motion to approve the application as presented for the proposed addition over the existing cottage garage subject to 1) having windows spaced apart with at least 3 ½" mullion, 2) the range hood vent be relocated from the front, 3) the entire cottage wood roof and addition when replaced would match with the wood roof at 57 Rockwell and 4) the garage carriage barn doors if replaced would be by a wood barn door-type garage door. Motion passed 3-0.

The meeting was adjourned at 11:25 a.m.

Respectfully submitted,

Nancy Fields
Recording Secretary