

RIDGEFIELD HISTORIC DISTRICT COMMISSION
Town Hall, 400 Main Street
Ridgefield, CT 06877
August 1, 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 SITE VISIT AND SPECIAL MEETING MINUTES

A site visit and special meeting of the Ridgefield Historic District Commission (“HDC”) was held at 90 Poplar Road on Monday, August 1, 2022, at 6:30 p.m.

The following members were present:

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

Josh Fischer – a Ridgefield resident interested in possibly joining the HDC was also present.

AGENDA

90 Poplar Street - Addition of copper gutters and replacement of existing wood shingle roof with like material.

The meeting was called to order by Mr. O’Brien at 6:30 p.m. The Commission members were joined by Mr. Harrison Leavens and Ms. Kate Flynn, the property owners.

Roof – Ms. Flynn said they recently replaced the cedar wood shingle roof with copper detailing. They were fortunate to have found a roofer that had the exact cedar replacement and who was able to install it quickly. Since this was a replacement with like material, HDC approval was not required.

Siding – Mr. Leavens and Ms. Lynn said they were also planning to replace some of the wood siding with original wood siding found within the home. Mr. O’Brien said that was a repair process.

Gutters - Mr. Leavens walked the Commission members along the length of the home, outlining the proposed gutters. They had various roofers stop by. They all recommended the gutters be installed. Inside the home, the floorboards were rotting from the water splashing from the outside. Mr. Leavens said he thought the best material would be copper, as the original detail of the house was copper too. Mr. O’Kane agreed copper was best.

Mr. O’Kane asked about the gutter size. Mr. Leavens said it would be 5 ½” round with 3” downspouts. Mr. O’Kane asked how they were to attach, as the roof had already been replaced, and suggested that it will likely be by brackets underneath the fascia. Ms. Daughters asked about the gutter placement on the house. Mr. Leavens said they would be placed on the middle part of the house. He showed the HDC Commissioners on his laptop, the mapped outline of the gutter system. He would be emailing the plan to Mr. O’Brien to include with the application.

Ms. Daughters asked about gutters on the barn/garage. Mr. Leavens said there would be gutters to the front and rear. Roof replacement was not needed but the roof would be treated to extend its life.

Deck - Mr. Leavens stated the back deck needed to have repair work done. He believed the railing height was a bit low but was only looking to do repair work. The Commissioners agreed and noted this was a repair job instead of a replacement. As such, HDC approval was not required.

Mr. Leavens stated he had lived in a historic home previously and his family had experience with historic homes serving on various Boards. He is excited to maintain this historic home, along with his partner Kate Flynn.

The following motion was made by Kam Daughters and seconded by Harriet Hanlon:

Approved the application as presented for the addition of copper gutters, as per the proposed plans submitted to the HDC Commission. Copper gutter sizing expected to be 5 ½” round with 3” downspouts. Motion passed 4-0.

Meeting was adjourned at 6:45 p.m.

Respectfully submitted,

Nancy L. Fields
Recording Secretary