

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

**APPROVED MINUTES – SPECIAL MEETING AND SITE VISIT  
SEPTEMBER 23, 2018**

A special meeting and site visit of the Ridgefield Historic District Commission (“HDC”) was held at 77 High Ridge Avenue, Ridgefield, CT 06877, on Sunday, September 23, 2018, and beginning at 3:00 p.m.

The following members were present:

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

**AGENDA**

**77 High Ridge Avenue – Various Renovations and Exterior Changes to House**

The meeting was called to order by Mr. O’Brien at 3:00 p.m. Alex Bellina with Doyle Coffin Architecture was present and conducted a tour of the outside of the house and highlighted the proposed restorations and exterior changes proposed to be made to the structure. Mr. Bellina also presented comparisons to other historic structures of the same period as the subject property.

In response to questions by various members of the Commission regarding the expected work to be done on the wraparound porch, Mr. Bellina stated that due to rot of materials underneath the flooring, the floor would need to be replaced with like materials. He also pointed out that the placement of the new columns would be better aligned than the existing ones and such change would also require the movement of the current stone bases below each of the columns, again with the same or like material. Mr. Tobin pointed out the beautiful flow of the wood panels comprising the porch ceiling, especially in the areas of the turret raised ceiling, and inquired as to whether in the event that the porch ceiling needed to be taken down as a result of the restoration or the complete rebuilding of the porch, would a replacement ceiling be of like materials and same design as the present. Mr. Bellina stated that yes it would be.

Mr. Bellina also pointed out and discussed with Commission members the other proposed changes to the exterior including the addition of central Gable overbuilt roof on Northeast corner; modification of windows on East (front) and North (right) facades; exterior and interior renovation of kitchen wing, resulting in new door and window locations, as well as ± 70 sq. ft. addition and removal of small uncovered deck; and all roof rakes and eaves to be extended to eliminate Yankee Gutters and accept new trim.

**B. Tobin moved, and J. Gasperino seconded, a motion to approve as presented for:**

- 1. Renovation of existing wrap-around porch, including columns, railing and associated trim. All replacement materials to be used will be like materials to those present. Should replacement of the porch ceiling be done, such replacement will be with a like wood product and the current design and pattern of the wood will be replicated.**

- 2. Addition of central Gable overbuilt roof on Northeast corner.**
- 3. Modification of windows on East (front) and North (right) facades.**
- 4. Exterior and interior renovation of kitchen wing, resulting in new door and window locations, as well as  $\pm$  70 sq. ft. addition (beneath existing porch) and removal of small uncovered deck.**
- 5. All roof rakes and eaves to be extended to eliminate Yankee Gutters and accept new trim.**

**Motion passed 5-0.**

**K. Daughters moved, and H. Hanlon seconded, a motion to adjourn the Historic District Commission Meeting at 3:35 p.m. Motion passed by unanimous vote.**

Respectively submitted,

Daniel O'Brien, Chair