

RIDGEFIELD HISTORIC DISTRICT COMMISSION
Town Hall, 400 Main Street
Ridgefield, CT 06877
October 19, 2023

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.

UNAPPROVED REGULAR MEETING MINUTES

A regular 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, October 19, 2023, and beginning at 6:40 p.m.

The following members were present:

Dan O’Brien (Chair), Sean O’Kane (Vice-Chair), Kam Daughters, Rhys Moore, Sara Kaplan (alternate to Harriet Hanlon) and Michael Mitchell (alternate)

AGENDA

- 1) **149 Main Street – Addition to main building, rebuilding of the barn with metal and other changes.**
- 2) **Approval of 2024 Meeting Dates**
- 3) **Approval of Meeting Minutes**
 - **August 17, 2023 – Regular Meeting Minutes**
 - **September 11, 2023 – Site Visit and Special Meeting Minutes re: 45 West Lane**
 - **October 8, 2023 – Site Visit and Special Meeting Minutes re: 127 Main Street**
 - **October 8, 2023 – Site Visit and Special Meeting Minutes re: 149 Main Street**

Meeting:

The meeting was called to order by Mr. Dan O’Brien at 6:40 p.m.

- 1) **149 Main Street – Addition to main building, rebuilding of the barn with metal roof and other changes**

Mr. and Mrs. Earl Flath, property owners, and Mr. Rich Vail, Architect, were present.

Main House

Mr. Vail said they were removing the North side covered porch, adding a West side family room with a small West side mudroom and North side exit to a stone patio. The kitchen bay window would be replaced with three windows.

Mr. O’Kane asked if there would be steps from the proposed conservatory. Ms. Flath said yes, they were going to have a stone patio between the conservatory and family room. The stone patio would have steps leading to the pool.

Mr. Vail said they planned to move the conservatory closer to the East. Mr. O’Kane asked if they had checked with Zoning. Mr. Vail said the site coverage changes came to a net zero. Mr. O’Kane suggested they still check with Zoning. Mr. Vail said there were no changes being made to the front. Ms. Kaplan said there would be visibility from the front of the street if one drew a diagonal line. Mr. O’Kane said the view would probably be of the conservatory. Mr. O’Kane said the existing stone wall would help block the visibility. Mr. Vail said the patio would be fieldstone. Mrs. Flath said it would match their current stonework.

Mr. Vail said the new siding would match the existing siding. Ms. Flath asked if Hardy board cement siding could be used. Mr. O’Kane said there were issues with the siding because it was prefinished but then needed to be repainted after installation. He said there were other preferable materials. Mr. O’Brien said the HDC prefers natural materials be used.

Ms. Kaplan asked if the front wall line of the conservatory was the same as the current covered porch. Ms. Flath said no, but they would be happy to move it a bit back (West) so there would be a window shutter to that last window. Mr. O’Kane asked the size of the conservatory. Ms. Flath said it would be 10’ x 6’. Mr. O’Kane said that was smaller than the current covered porch. Looking at the proposed North Elevation plans, Mr. O’Kane suggested the conservatory be centered under the second floor window and moved to the West allowing for the matching window shutter to remain.

Ms. Flath asked if double pane windows could be used. Mr. O’Kane said simulated divided light insulated windows could be used.

Mr. O’Kane asked if there was more information about the electric fireplace in the proposed family room. He didn’t see an outside vent. Ms. Flath said it didn’t require venting. However, she would be obtaining more information and submitting it to the HDC.

Mr. Vail said for the new West side mudroom, they were taking elements from the house. The roof would be a standard metal roof. Ms. Flath said the conservatory would also have a metal roof. Mr. O’Kane asked if it would be a grey zinc. Mr. Vail said it was a muted grey. Once they had decided on a material, they should send a sample to the HDC. In total, metal roofs would be used for the family room, mudroom and conservatory.

Mr. O’Kane asked about the South elevation windows. They said a couple would be shifted to align equally. He asked if Mr. and Ms. Flath would be using the existing windows and refurbishing them. Ms. Flath said they would be using the existing windows. Upstairs they had different sized windows. Most windows were 6 light and a couple were 9 light. They were hoping to change them to 6 light. Both Messrs. O’Kane and Mitchell agreed the 6 light windows looked better.

Barn

Ms. Kaplan asked what materials would be used. Ms. Flath said the barn would be taken down and materials numbered. The beams probably came from the original house. They would take them and save them. Maybe use them inside. New siding would replace the old siding. They have the original storm windows. They were hoping to repurpose the storm windows and put in new windows.

Mr. O'Brien asked if the barn would be heated. Ms. Flath said not at this time. Maybe later on. Ms. Daughters asked if the structure was coming down. Ms. Flath said yes. The Kellogg brothers would be doing the work. Mr. Mitchell asked about electricity. Ms. Flath said there was none at this time. But they would like to have electricity. There was a water spigot, but it didn't work. Mr. O'Brien said at the last Site visit, it was noted that the foundation floor was all cracked and the sideboards were rotting. Ms. Flath said when they took out the cement floor, they might have the soil excavated.

Mr. O'Kane asked about the East side double doors, what materials would be used. Ms. Flath said similar to what existed. Mr. O'Kane said vertical cedar planks would be ideal. Ms. Flath said she was thinking of an accordion opening. Mr. O'Kane said a centered pair, so they opened onto the sides might work. He said it was important to preserve the current look.

Ms. Flath mentioned there might be French doors on the West side. Mr. O'Kane said that should be clarified on the plan. Also, the type of windows and where they were situated. Ms. Flath said the current barn plans submitted were preliminary.

Mr. O'Kane asked about the roof. Would they be changing it to metal? Ms. Flath said it was currently asphalt shingle. She was interested in what the HDC recommended. Mr. O'Kane said it could be metal to match the house. But that should also be clarified on the plans along with the other items. .

Mr. O'Kane also suggested they speak with Zoning. If they were planning on taking the barn down, they should make sure they can put it back in the same spot. The barn is situated close to the South side boundary line. They should check with Zoning to make sure the setbacks are still acceptable, along with confirming lot coverage.

Mr. Moore said approval on the barn would have to wait until further information and updated plans were submitted to the HDC commission. Ms. Kaplan said she liked the direction they were headed.

Mr. O'Kane moved and Mr. Moore seconded a motion to approve the application as presented for the family room, conservatory and mudroom additions to the main building, with the conservatory located as presented and usage of natural material siding. Further, sample metal roof material and electric fireplace venting information must be presented to the HDC for their review and approval before installation. Motion passed 5-0.

2) **Approval of 2024 Meeting Dates**

Mr. O'Brien distributed the 2024 HDC meeting dates. Ms. Daughters mentioned the March 10th, 2024 tentative Site Visit date was when daylight savings time began.

Ms. Daughters moved and Ms. Kaplan seconded a motion to approve the 2024 meeting dates. Motion passed 5-0

3) **Approval of Meeting minutes**

Mr. Moore moved and Ms. Kaplan seconded a motion to approve the August 17, 2023 regular meeting minutes, September 11, 2023 site visit and special meeting minutes, October 8, 2023 site visit and special meeting minutes and October 8, 2023 site visit minutes. Motion passed 5-0.

Ms. Kaplan moved and Mr. Moore seconded a motion to adjourn the Historic District Commission Meeting at 8:19 p.m. Motion passed by unanimous vote.

Respectfully submitted,

Nancy L. Fields
Recording Secretary