RIDGEFIELD HISTORIC DISTRICT COMMISSION
Town Hall, 400 Main Street
Ridgefield, CT 06877
November 19, 2026

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 MINUTES

A regular meeting of the Ridgefield Historic District Commission ("HDC") was held at 400 Main Street, Ridgefield CT 06877, on Thursday, November 19, 2026 and beginning at 6:30 p.m.

The following members were present:

Dan O'Brien (Chair), Sean O'Kane (Vice Chair), Rhys Moore, Kathleen Daughters, Harriet Hanlon, Mark Blandford (alternate), Sara Kaplan (alternate) and Helen Dimos (alternate)

AGENDA

1) **11 Jackson Court**
   - New windows and doors
   - New siding stone veneer and paneling
   - New Tapersawn wood shake roof
   - New roof dormers
   - Demolition and relocate garage

2) **Approval of Meeting Minutes**
   - October 11, 2026 – Site Visit and Special Meeting Minutes – 54 Main Street
   - November 8, 2026 – Site Visit and Special Meeting Minutes – 11 Jackson Court

Mr. O'Kane recused himself from any decision making regarding 11 Jackson Court as he is the architect for his client on this application.

1) 11 Jackson Court

The meeting was called to order by Mr. Dan O'Brien at 6:30 p.m. Mr. Sean O'Kane, architect, was representing the owners.

Mr. O'Kane brought larger scaled plans. Smaller sized copies were distributed to the Commission members.

Mr. O'Kane advised that the plans called for the addition of new dormers, windows, doors, replacement of the asphalt shingled roof with a Tapersawn wood shake roof and limestone trim around the windows. The existing garage will be demolished and another garage built approximately 4 ½ feet further out towards the street. This will enlarge the courtyard. The house footprint would remain the same, while the interior would be completely renovated.

Mr. Blandford asked if the driveway would remain asphalt. Mr. O'Kane said it would remain the same material.

Ms. Hanlon asked if there would be windows in the front of the house. Mr. O'Kane said they planned on adding windows and transom dormers, which would let in more light.

Mr. Blandford asked the type of limestone material that would be used. Mr. O'Kane said it would be Indiana limestone, 2 – 3 inch thick, typical for trim. They were still deciding on the stone veneer. They had several samples on site. Ms. Hanlon asked about the timeline. Mr. O'Kane said they still had to appear before the Wetlands and P&Z commission for their approvals.

Ms. Daughters asked what type of material was the Tapersawn wood shake. Mr. O'Kane said the material was still western red cedar, but heavier than the regular wood shake red cedar. Essentially, it would last longer because the thickness made it more robust and durable.

Mr. O'Kane said they were considering some exterior lighting. However, when those plans were finalized, they would return to the HDC for review and approval.

Ms. Hanlon moved and Mr. Moore seconded a motion to approve the plans dated October 28, 2026, as presented for new windows and doors, new siding stone veneer and paneling, new Tapersawn wood shake roof, new roof dormers and demolition and new garage relocation. Motion passed 5-0.

2) **<u>Approval of Meeting Minutes</u>**

- October 11, 2026 – Site Visit and Special Meeting Minutes – 54 Main Street

Ms. Hanlon moved and Ms. Daughters seconded a motion to approve the October 11, 2026 minutes. Motion passed 5-0.

- November 8, 2026 - Site Visit and Special Meeting Minutes – 11 Jackson Court

Ms. Kaplan and Ms. Dimos seconded a motion to approve the November 8, 2026 minutes. Motion passed 3-0.

Meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Nancy Fields
Recording Secretary