

**Town of Ridgefield
Historic District Commission
Local Historic District Study Report**

East Ridge Historic District



Prepared for:

Historic Preservation Council
State of Connecticut
Historic Preservation Office

Prepared by:

Ridgefield Historic District Commission
and
The Ridgefield Historical Society



July 2025

Proposed East Ridge Historic District

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General Description of the Proposed East Ridge Historic District

East Ridge Road, located in Ridgefield's Town Center, has an important place in Ridgefield history and is one of the most beautiful and appreciated historic streetscapes in Ridgefield.

East Ridge Road runs parallel to Main Street on its east side. The proposed historic district runs the entire $\frac{3}{4}$ of a mile length of East Ridge Road from the corner of Branchville Road running north to the corner of Prospect Street.

The East Ridge historic area adjoins the present Historic Districts #1 and #2, and its designation as a Historic District #3 would effectively expand the recognized historic district area in the Town Center. The East Ridge historic area also lies within the Cultural District and serves as an important geographic link between the cultural venues on Main Street and the cultural venues located east of Main Street. (Ridgefield was designated the first "Cultural District" in the State of Connecticut in 2021 based on its multitude of non-profit and for-profit cultural facilities and activities serving the region.)

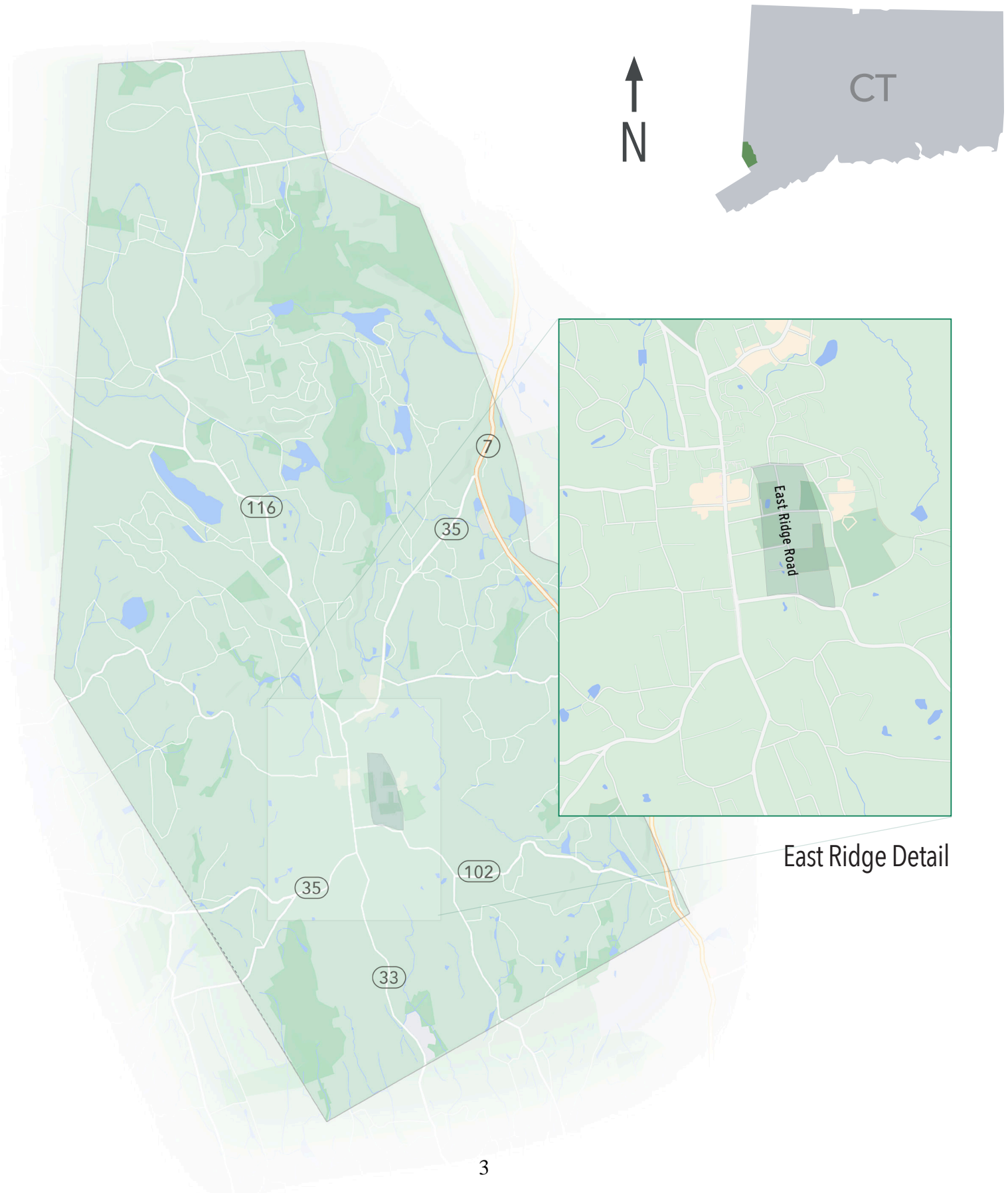
100 Years of History and Architecture in Three Periods of Ridgefield Development

All of the houses and buildings along East Ridge Road were built during the approximate 100-year period from the 1880's to the 1970's and represent three very distinct periods of development in Ridgefield history. These three development periods are:

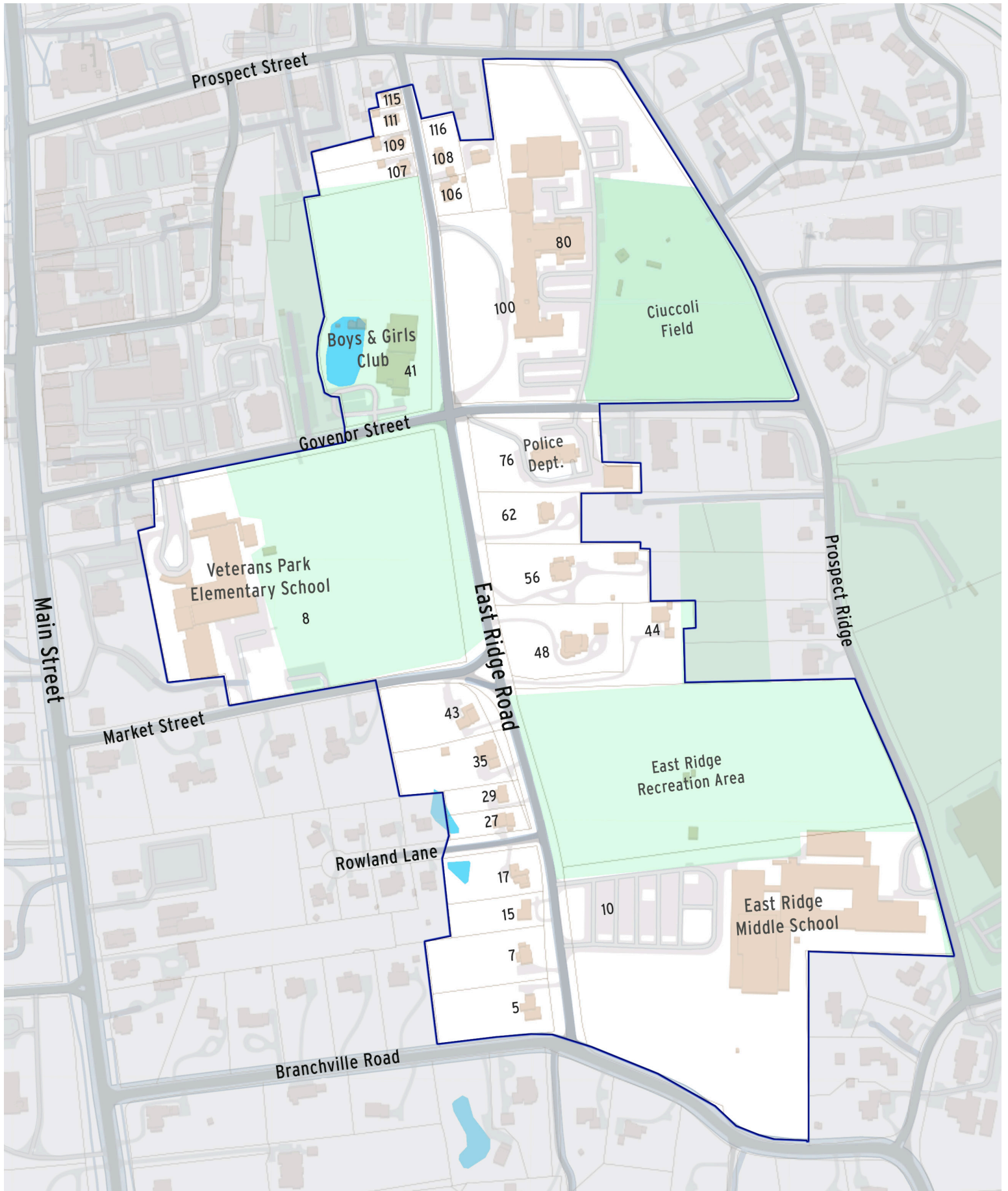
- I. **1880's to 1900's – "Resort" Era** when large estate-type houses were built throughout Ridgefield and especially so on Main Street, High Ridge Avenue and East Ridge Road (between Market and Governor Streets).
- II. **1900's to 1930's – the Revival Period** consisting of mostly vernacular colonial revival style houses built in the northern end of East Ridge Road running from Governor Street north to Prospect Street. This neighborhood was initially inhabited by craftspeople, merchants and other working families, many of them recent immigrants from Europe.
- III. **1940's to 1970's – 20th Century Period.**
 1. **Residential Houses.** The houses built during this period on the southern end of East Ridge Road running from Market Street south to the corner of Branchville Road are representative of the styles of construction (generally vernacular colonial revival and vernacular cottages) popular during this period of significant housing development in Ridgefield and elsewhere throughout the country following World War II.

2. **Town of Ridgefield Municipal Properties.** The 1940's to 1970's also includes certain important Town of Ridgefield municipal properties built during this period and forming an important part of the East Ridge historic area and its history and architecture. These municipal properties include:
- (1) **The “old” Ridgefield High School** c.1914, 1940, 1957 and 1970 which was a “Contributing Property” to the Town’s successful application to be listed as the “Ridgefield Central Historic District” in the National Register of Historic Places in 1984.
 - (2) The renowned **Ridgefield Playhouse** is a component part of the “old” Ridgefield High School building which offers a wide range of top name entertainment in its iconic historic 500-seat theater originally designed in 1938.
 - (3) **Veterans Park Elementary School** built c.1956, 1958 and including **Veterans Memorial Park** with its recreation fields bordering East Ridge Road from Market Street to Governor Street.
 - (4) **East Ridgefield Middle School** built in 1966, 1970 along with the adjacent athletic fields is also located along East Ridge Road on its south end by Branchville Road.
- 3, **Boys & Girls Club of Ridgefield.** The Boys & Girls Club of Ridgefield (the “Club”) is a nonprofit organization operating a youth development center originally built in 1958 and substantially expanded and redeveloped in 2004, 2007 and 2023. The Club’s property prominently borders East Ridge Road beginning at its corner with Governor Street and is an important property within the East Ridge historic area.

Connecticut / Ridgefield / East Ridge Road Map



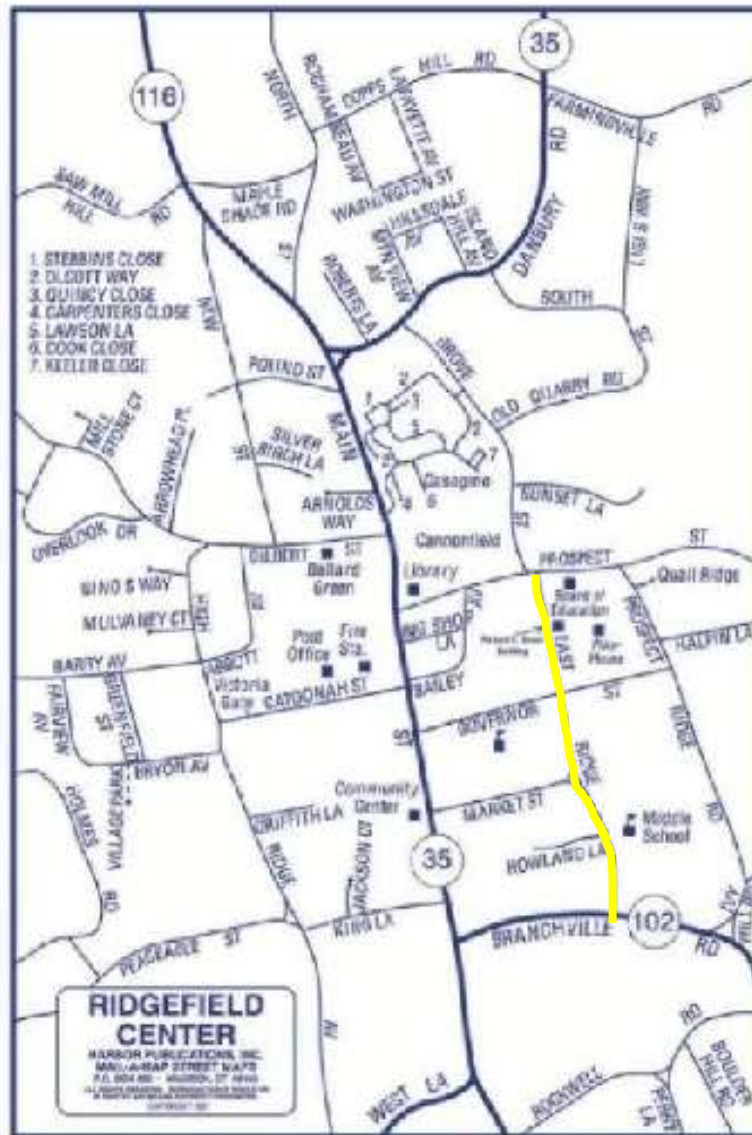
East Ridge Historic District Map Detail



Town Center Map

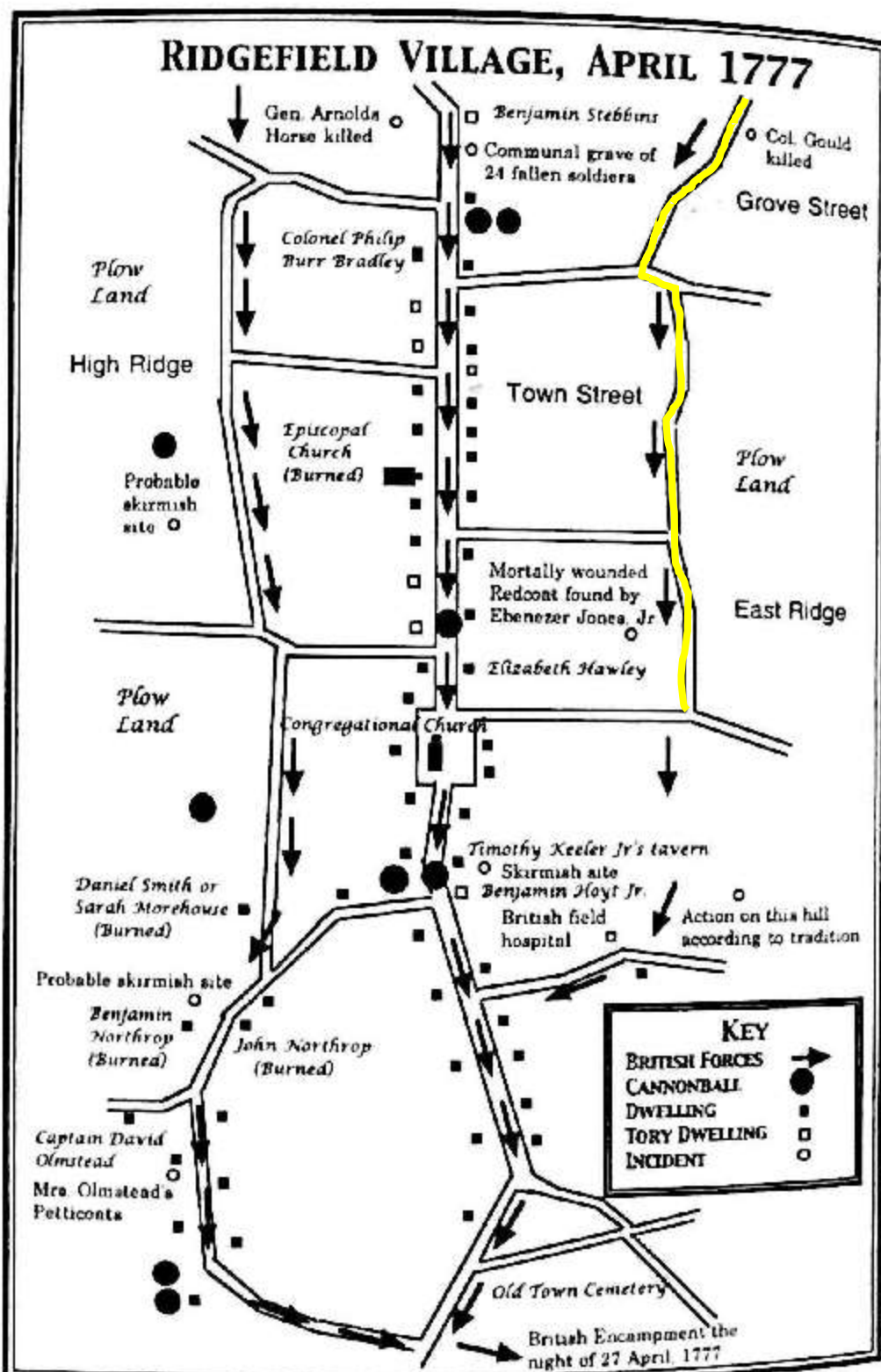
RIDGEFIELD

Including BRANCHVILLE



Battle of Ridgefield Map

Source: The Battle of Ridgefield by Keith Marshall Jones III. Connecticut Colonel Publishing Company 2024, page 148 including map.



Historical Significance of the East Ridge Road Area

I. East Ridge Road Area History

When the Town of Ridgefield was founded in 1708, the founders laid out three parallel roads running north and south along the three ridges comprising the Ridgefield Town Center. More than 300 years later this area continues to comprise the Ridgefield Town Center. These three historic ridge roads are Main Street, High Ridge Avenue and East Ridge Road. Each of these three ridge roads and the properties lining the historic parts of these ridge roads have been fairly well preserved over a great many years.

A map of the Ridgefield Center is shown on page 5.

The Main Street and High Ridge areas are part of the existing regulated historic districts #1 and #2, respectively, which are under the purview of Ridgefield Historic District Commission. East Ridge Road, however, is not in a regulated historic district and, accordingly, lacks similar statutory preservation protection notwithstanding its historical, architectural and scenic streetscape values.

The East Ridge Road historic area has an important place in Ridgefield history.

Ridgefield historian Jack Sanders reports that East Ridge Road is an old road stretching between Prospect Street and Branchville Road. East Ridge Road was also referred to as “Middle Ridge Road” and “Orchard Lane” at different times. Its purpose early on was likely as a path around the fields east of Main Street which were pasture and croplands from the earliest settlement of the community. (Ridgefield Names by Jack Sanders. The Red Petticoat Press, 2022.)

The Battle of Ridgefield on April 27, 1777, took place in part on East Ridge Road as American Patriots engaged British forces attempting to outflank the principal battle line on Main Street. The engagement continued down the length of East Ridge Road. A map of the battle area appears on page 6. (The Battle of Ridgefield by Keith Marshall Jones III. Connecticut Colonel Publishing Company 2024, page 148 including the map appearing on page 6.)

The historic area of East Ridge Road has maintained its original historic character for a great many years. The entire historic neighborhood was developed during the period between the 1880’s and 1970’s.

Historical Significance of the East Ridge Road Area, continued

II. Town and East Ridge Area Development

After the Civil War, the population of Ridgefield fell to 1919 individuals by 1870. Ridgefielders were farmers, craftspeople and merchants. The Town took measures to attract visitors and summer and weekend residents to counter the loss in population. In the mid-to-late nineteenth century, Ridgefield gradually developed from an agricultural and industrial town into a resort center. The construction of a railroad spur line of the Danbury and Norwalk Railroad into Ridgefield in 1870 greatly aided these efforts. The Ridgefield station stop for the railway was near the corner of East Ridge Road and Prospect Street. By 1910, Ridgefield's population had increased to 3,118 people. (Town-Wide Historic Resources Inventory of Ridgefield, Fairfield County, Connecticut, 2023. Chronicle Heritage, pages 42 through 53 with respect to Town certain development in the Late Industrial Period 1865 – 1929.)

It was during this period that many immigrants began arriving in Ridgefield. The Irish arrived in the 1860's and the first Italian immigrants in Ridgefield arrived in the 1880's. This influx of craftspeople and laborers was instrumental to the significant building and growth of the Town during this period when many of the larger houses and estates were built in Ridgefield. The need for housing for working families resulted in clusters of vernacular style houses constructed in areas such as East Ridge Road, New Street and elsewhere in the Town center.

The proposed East Ridge Historic District provides an early and excellent example of both the large "resort" type houses as well as an early cluster of Revival Period style houses built during the 1880's to 1930's period for craftspeople, merchants and service providers. During the 1940's to 1970's, Ridgefield experienced significant increases in population and development which were taking place across the country as a result of the post World War II "Baby Boom". Accordingly, the houses on the south end of East Ridge Road built during this period are now 50 years old or older and are good examples of architecture and construction from this period.

1907 Postcard of East Ridge Road

East Ridge

Page Source: <https://jackfsanders.tripod.com/eastridg.htm>



Four elegant Victorian houses from the 1890s are shown in this LithoChrome card, printed in Germany around 1907. The house at left, once part of the Misses Vinton School for Girls and later the long-time home of State Police Troop A, has been the Ridgefield Police headquarters since around 1976

Most of the fields shown here, including some orchards, belonged to former Connecticut Governor Phineas C. Lounsbury, who lived up the hill (to the right, foreground) in what is now the Ridgefield Community Center. Today, these are town-owned athletic fields.

The road shown in the foreground is now Governor Street. East Ridge Road runs from left to right a bit in front of the houses. The old Ridgefield High School, originally an elementary school built in 1913*, would have been just to the left of this view; the building is now the Richard E. Venus Municipal Building, housing various community offices. To the right, today, is East Ridge Middle School, built in 1966.

* The old Ridgefield High School, originally the Benjamin Franklin Grammar School opened in 1915.

Historical Significance of the East Ridge Road Area, continued

III. The Mansions of Ridgefield's East Ridge Road

[Information in this section of the Study Report is substantially developed, except as noted, from The Mansions of East Ridge compiled by Dave Daubenspeck, April 2016, unpublished.]

1907 post card photo on the preceding page provided by Ridgefield historian Jack Sanders of this historic streetscape showing the four houses at 76, 62, 56 and 48 East Ridge Road and facing East Ridge, the view of which is unchanged from today other than the large trees which now exist.

Architectural Style

Each of the three mansions located at 76, 62 and 48 East Ridge Road are in the American Queen Anne architectural style, popular in the 1880's – 1900's. Prominent features of the American Queen Anne architectural style are the dormer gabled front façade, often with overhangs; front façade surrounding porches; and round, square or polygon towers. Tower variations are an easy way to distinguish among these three mansions; polygon tower on 76 East Ridge Road with small roof dormers, polygon tower on 62 East Ridge Road with no roof dormer; and round tower on 48 East Ridge Road. The fourth mansion in this section of East Ridge Road between Governor and Market Streets at 56 East Ridge Road is in the Neo-Classical Revival architectural style of Connecticut's Exhibition Building at the 1893 Chicago Columbian Exposition as also replicated in the #316 Main Street Lounsbury House.

History of Mansion Ownership

The four "Resort Era" mansions on East Ridge Road are significant to Ridgefield's history not only because of their beautiful architecture but, perhaps more importantly, due to the important property ownership by individuals of historical note.

The Rockwell and Lounsbury family names are well known and steeped in Ridgefield's history. The Rockwell and Lounsbury families became related starting with the marriage in 1850 of Joel Lawrence Rockwell (1826-1909) to Ann Eliza Lounsbury (1834-1915) (sister of Phineas Chapman Lounsbury). Joel was a direct descendant of Jonathan Rockwell (1665-1731), one of the original Ridgefield Proprietors who received Lot 3 in the 1708 drawing.

The development of East Ridge Road began with the acquisition of the land upon which these four mansions sit in the late 1880's and early 1890's by the brothers George Edward Lounsbury (1838-1904) and Phineas Chapman Lounsbury (1841-1925), both of whom led distinguished business and political careers and both served as Connecticut governors. George Lounsbury was elected governor in 1898 and George's younger brother Phineas having preceded his brother as governor having been elected in 1887. George tended his many business interests and was also the first President of the First National Bank & Trust Company of Ridgefield which is now a Wells Fargo branch office on the corner of Main Street and Governor Street. In 1896, Phineas retired from active politics and built his Main Street home Grovelawn, now known as the Lounsbury House which is listed on the

National Register of Historic Places. George was a board member of several New York banks and was President of the Merchants Exchange Bank of New York in 1900.

The mother of George and Phineas Lounsbury was Delia Anna Scofield Lounsbury (1809-1895). Besides being the only Connecticut woman to be the mother of two governors, Delia is believed to have been the first woman from Ridgefield to have formally served the country during the Civil War; she was a nurse in an Army hospital in Washington, D.C. [Ridgefield Names by Jack Sanders, the Petticoat Press, March 14, 2022.]

The Lounsbury brothers were long-time Ridgefield residents, major property owners and shoe manufacturers under the name Lounsbury, Matheson and Company in South Norwalk. Later known as Lounsbury Brothers & Rockwell when Joel Lawrence Rockwell (1826-1909) and his two sons George Lounsbury Rockwell (1869-1947) and Nathan Lounsbury (1851-1910) became associated with the firm. At its peak, the firm employed 310 people and sold shoes directly to retail dealers across the country.

The four mansions appeared to be already on the properties when conveyed, apparently built by the Lounsbury brothers.

76 and 62 East Ridge Road

The houses at 76 and 62 East Ridge Road were built in 1890 apparently by George Edwin Lounsbury who in 1901 leased both properties for nine years to the Vinton Sisters Elizabeth and Gertrude for use as their Vinton School for Girls.

George E. Lounsbury died in 1904 and left 76 East Ridge Road to his nephew George Lounsbury Rockwell (a son of Joel Lawrence Rockwell who purchased 56 East Ridge Road from the Lounsbury brothers in 1895). Growing up, George Lounsbury Rockwell, while a son of Joel Lawrence Rockwell, lived with his uncle George E. Lounsbury and Aunt Frances, and he was employed and later a partner in the Lounsbury shoe manufacturing business.). George E. Lounsbury left the 62 East Ridge Road property to his good friend the Rev. John Henry Bell of New Britain, Connecticut. (Rev. Bell was the son-in-law of George's wife Frances.)

George Lounsbury Rockwell, in turn, leased his inherited 76 East Ridge Road mansion to the Vinton Sisters for two years. The Vinton Sisters reduced the operating school to one house rather than both 76 and 62 East Ridge Road, and by 1910 the Vinton Sisters had relocated their school to Pomfret, Connecticut.

Ironically, it is George Lounsbury Rockwell himself who has assured the family's name being remembered through his "History of Ridgefield", the largest and most extensive history of the town. Published in 1927 and reprinted in 1979, "Rockwell History" contains more than 600 pages of information, some of it based on articles he had written for The Ridgefield Press over the years and all based on more than 35 years of interviewing old-timers, inspecting old papers and sifting through town hall records. (Source: Ridgefield Names by Jack Sanders published by The Red Petticoat Press, March 14, 2022 Edition, page 421.)

George Lounsbury Rockwell was married to Anna Delores Ryan (1878-1943) who was the aunt of Pat Nixon, President Richard Nixon's wife. George was also deeply involved in politics having been elected to the State legislature in 1904. In 1911, President Taft appointed George as Deputy Consul General in Montreal. George was appointed Ridgefield's postmaster from 1914 to 1916 and again from 1924 to 1935. George died in 1947.

One of George's sons, George Lounsbury Rockwell, Jr., was born in Ridgefield and graduated from Ridgefield High School. He went on to serve in the navy and served briefly as postmaster. Unfortunately, George died in 1954 at the age of 38 of a heart attack after engaging in a foot race along Main Street with one of his friends.

76 East Ridge Road

After the two-year lease to the Vinton Sisters ended in 1907, it is not clear how often and when George Lounsbury Rockwell and his family occupied 76 East Ridge Road between 1907 and 1927, the time when George leased the property to the Connecticut State Police to house its Troop A State Troopers. The State Police subsequently purchased the property in 1927 and continued to use the property as a troopers' barracks until the Ridgefield Police Department began occupancy in 1976 from which it still operates, the Ridgefield Police Department.

62 East Ridge Road

The acquisition of 62 East Ridge Road by a Rockwell son-in-law involves two of Ridgefield's 20th Century immigrant families – the Irish Tobins and the Italian Montanaris.

After Rev. John Henry Bell's inheritance of 62 East Ridge Road from George E. Lounsbury in 1904 and then following John Henry Bell's 1924 sale of 62 East Ridge Road, the property passed through another owner to James Bernard Christopher, husband of George Lounsbury Rockwell's daughter Catherine (1910-1974), establishing the first (and only) Rockwell connection to the property. The Christophers held the property from 1929 to 1941 when they sold it to Daniel J. Tobin, son of the immigrant Daniel J. and Mary Roche Tobin. At the end of World War II, the Tobins began selling eastern portions of the property, selling the last and largest portion containing the mansion at 62 East Ridge Road in 1946 to Ciro and Teresa Montanari, whose youngest of five surviving children, son Fred P. Montanari, by 1984 had acquired the entire 62 East Ridge Road property and remains the owner of the property today.

56 East Ridge Road

Joel Lawrence Rockwell acquired this mansion and its property in 1895 in two sections from brothers George and Phineas Lounsbury and lived here with his family until his death in 1909. Joel Lawrence Rockwell arrived in Ridgefield in 1847 and operated a tailor shop on Catoonah Street until he became associated with the Lounsbury shoe making business in South Norwalk. As referred to previously, Joel's son George Lounsbury Rockwell inherited the house and property at 76 East Ridge Road in 1904 from his uncle George E. Lounsbury. Ownership of 56 East Ridge Road passed from Joel's estate to his grandson Winthrop E.

Rockwell (1881-1947) and his wife Olivia Bell Lawrence Rockwell (1894-1979). Winthrop died in 1947 and Olivia continued ownership of 56 East Ridge Road until she conveyed the property to the Town of Ridgefield in 1969. Olivia died in 1979. The Town of Ridgefield acquired 56 East Ridge Road as part of a plan to establish an “educational campus” running along East Ridge Avenue northward from Branchville Road. The Town’s plan did not come to fruition and 56 East Ridge Road stood vacant for some years and eventually sold in 1976 to Michael and Sue Manning. Michael Manning died in 2004 and Sue Manning remains the current owner of 56 East Ridge Road. Sue Manning has been active in Ridgefield civic affairs for many years, including having served as the Town’s First Selectperson for ten years.

48 East Ridge Road

48 East Ridge Road property was conveyed in 1895 by Phineas C. Lounsbury to his nephew Nathan Lounsbury Rockwell (1851-1910) (another son of Joel Lawrence Rockwell). The 48 East Ridge Road property was the northern part of a 12-acre tract acquired by Phineas in 1892 from J. Howard and Henrietta King. (The King family was a prominent Ridgefield family in real estate, service in the Revolutionary War and State politics.) The Southern part of this 12-acre tract was eventually acquired by Nathan’s son Winthrop E. Rockwell whose sons, in turn, conveyed it and a tract adjacent to the south of it to the Town of Ridgefield in 1969, which became the athletic fields of the East Ridge Middle School at 10 East Ridge Road. The tract to the south of Winthrop’s tract had been conveyed to the Town of Ridgefield earlier in 1964 by Genevieve Dey Green Bailey on which the middle school was built in 1966. Ms. Bailey had acquired the property from Winthrop E. Rockwell.

Winthrop E. Rockwell is perhaps best known as the longest serving Ridgefield First Selectperson of the 20th Century – from 1926 – 1947.

48 East Ridge Road passed to Nathan’s wife upon his death in 1910. Emily S. Rockwell (1853-1931), in turn, conveyed the property to daughter Alice Elizabeth Rockwell (see below) in 1927 who lived there until 1946 when the property was sold to John E. and Maude Bouvier Davis. John Davis was a New York stockbroker and Maude Bouvier Davis was the aunt of Jackie Bouvier Kennedy, who would sometimes visit 48 East Ridge Road. The Davis’ resided there until 1969 after which there were several owners of the property through the present time.

Alice Elizabeth Rockwell (1894 – 1972)

Alice became a physician which was unusual for a woman of her era,. She transferred her credits from Wheaton College to Goucher College in Baltimore, Maryland, graduating with an AB in 1917 and went on to graduate from Johns Hopkins School of Medicine in 1921. The 1920 Census shows Alice as a medical student in Baltimore and also at 48 East Ridge Road in Ridgefield with her widowed mother Emily.

In August of 1921, Alice, chaperoned by her mother Emily, sailed to Peking China (with stops for travel in Japan and Hong Kong) where Alice started two years of service as a physician at the Peking Union Medical College Hospital. Alice joined a volunteer staff of American physicians dedicated to the training of Chinese doctors, nurses and medical

technicians. Johns Hopkins School of Medicine was an early affiliate of the Peking Medical College.

(The Peking Union Medical College Hospital was founded in 1906 by the Rockefeller Foundation in cooperation with leading American medical colleges. It is still in operation today as one of China's leading medical educational facilities now known as Beijing Xiehe Hospital.)

After Alice's two-year tour of duty in the tradition of her family's concept of meaningful service, she and her mother departed Shanghai and returned to the U.S. in July of 1923.

Alice has been called the first woman to practice medicine in Bridgeport, Connecticut's largest city. She opened her practice in 1936 and retired in 1959.

In the late 1960's Alice relocated to Phoenix, Arizona and then to Minnetonka, Minnesota, continuing her medical practice in both places. After she became ill, she lived for a period with her nephew Winthrop Edward Rockwell, Jr.'s family in Hennepin, Minnesota. She died January 14, 1972 at the age of 78 in the Hopkins Nursing Home in Hopkins, Minnesota after a long illness. Alice's remains were returned to Ridgefield where she is buried in the Lounsbury Cemetery.

Architectural Significance of the East Ridge Historic Area

Encompassing 19 residential properties and four significant municipal properties and the nonprofit Boys & Girls Club of Ridgefield, the proposed district is a significant local historic resource graced with the many architectural styles and designs in a striking and intact blend of original examples of mostly Queen Anne and Vernacular Colonial Revival houses along with the modern style of the municipal school properties and the Boys & Girls Club of Ridgefield that span the approximate 100 years from the 1880's to the 1970's.

1880's to 1900's – Resort Era, Dominated by Picturesque Queen Anne and Greek Revival

Location: Between Market and Governor Streets

Residential development of Resort type properties in the period 1880 to the 1900's along East Ridge Road began with the construction between Governor and Market Streets on East Ridge Road of the three Queen Anne and one Neo-Classical Revival houses described on pages 28 to 32 of this Study Report.

These four large houses along East Ridge Road from Governor to Market Streets were all constructed in the 1890's and sited on their respective lots further back from the road and these properties have maintained their original historic character for almost 150 years with little to no change. Each of these properties on this section of East Ridge Road were considered "contributing" properties as part of Ridgefield's 1984 application to have this area successfully recognized in the National Register of Historic Places as part of Ridgefield Central Historic District and they are an important part of Ridgefield's history and its architecture.

<u>East Ridge Road Address</u>	<u>Architectural Style</u>	<u>Year Built</u>	<u>Study Report Page Reference</u>
44 East Ridge Road	Queen Anne	1895	28
48 East Ridge Road	Queen Anne	1880	29
56 East Ridge Road	Neo Classical Greek Revival	1893	30
62 East Ridge Road	Queen Anne	1890	31
76 East Ridge Road	Italianate Queen Anne	1890	32

North and South Ends of East Ridge Road

The predominant style of houses in both the north and south ends of East Ridge Road is Vernacular/Colonial Revival. **Vernacular architecture** is also known as local or traditional architecture. Vernacular style emphasizes practicality and functionality and provides insights into the cultural and historical contexts in which the houses were created. Construction is usually by local builders, many times without the involvement of formal architects.

1900's to 1930's – The Revival Period

Location: North End of East Ridge, from Governor Street to Corner of Prospect Street

<u>East Ridge Road Address</u>	<u>Architectural Style</u>	<u>Year Built</u>	<u>Study Report Page Reference</u>
106 East Ridge Road	Vernacular/Dutch Colonial	1930	34
107 East Ridge Road	Vernacular/Colonial Revival	1930	35-36
108 East Ridge Road	Vernacular/Colonial Revival	1912	37
109 East Ridge Road	Vernacular/Colonial Revival	1900	38
111 East Ridge Road	Vernacular/Colonial Revival	1920	39
115 East Ridge Road	Vernacular	1920	40

Architectural Significance of the East Ridge Area, continued

1940's to 1970's – 20th Century Period

Location: **South End of East Ridge, from Market Street to Corner of Branchville Road**

<u>East Ridge Road Address</u>	<u>Architectural Style</u>	<u>Year Built</u>	<u>Study Report Page Reference</u>
5 East Ridge Road	Vernacular/Dutch Colonial Revival	1975	42-43
7 East Ridge Road	Vernacular/ Colonial Revival	1975	44
15 East Ridge Road	Vernacular/Split Level	1959	45
17 East Ridge Road	Colonial Revival	2025	46
27 East Ridge Road	Vernacular/Cottage	1938	47
29 East Ridge Road	Vernacular/Cottage	1950	48
35 East Ridge Road	Vernacular/ Colonial Revival	1924	49
43 East Ridge Road	Farm Building to Greek Revival to Colonial Revival	1937	50-51

Municipal Properties and Boys & Girls Club of Ridgefield

The following four properties share significant borders on East Ridge Road within the proposed Local Historic District and represent a contiguous part of the properties within the District.

	<u>Address</u>	<u>Architectural Style</u>	<u>Year Built</u>	<u>Study Report Page Reference</u>
"Old" High School (complex includes the Ridgefield Playhouse with an address of 80 East Ridge Road.)	100 East Ridge Road	Georgian Revival	1914/1940/ 1957/1970	53-54
Veterans Park Elementary School (including Veterans Memorial Park)	8 Governor Street	Mid Century Modern	1955	55-56
East Ridge Middle School	10 East Ridge Road	Brutalist-influenced Modernism	1966	57
Boys & Girls Club of Ridgefield	41 Governor Street	Modern Traditional	1958/2004/ 2007/2023	58

I. East Ridge Neighborhood Views

East Ridge Road has been fortunate to have not only retained its historic character but the road itself has also been able to retain its rural character notwithstanding its location in the heart of the busy Town Center.

East Ridge Road Neighborhood Photos



East Ridge Road view from the back of the Veterans Park Elementary School property on Market Street looking across the athletic fields of Veterans Memorial Park towards the intersection at Governor Street and East Ridge Road. Boys & Girls Club of Ridgefield on the left, the Old High School to the right of that and followed by the “resort” style larger homes between Governor and Market Streets on the right side.

Length of East Ridge Road Neighborhood Photos



East Ridge Road from corner of Governor Street looking north towards Prospect Street with the rear of the Boys & Girls Club of Ridgefield property running along the left side and the Old High School property on the right side.

Length of East Ridge Road Neighborhood Photos



East Ridge Road from north border of the Boys & Girls Club of Ridgefield property looking north towards Prospect Street.

Length of East Ridge Road Neighborhood Photos



East Ridge Road from corner of Governor Street looking south towards Market Street.

Length of East Ridge Road Neighborhood Photos



East Ridge Road from corner of Market Street looking south towards Rowland Lane.

Length of East Ridge Road Neighborhood Photos



East Ridge Road from corner of Rowland Lane looking north towards Market Street.

Length of East Ridge Road Neighborhood Photos



East Ridge Road from corner of Branchville Road looking north towards Rowland Lane.

East Ridge Historic District Property / House Listing

Street #	Street Name	Date	Owner	Style	Study Report Page
Resort Era – 1880’s to 1900’s					
44	East Ridge Road	1895	David C. Beeman / Donna S. Beeman	Queen Anne	28
48	East Ridge Road	1880	William J. Smith / Jennifer L. Smith	Queen Anne	29
56	East Ridge Road	1893	Sue W. Manning, Trustee	Neo Classical Greek Revival	30
62	East Ridge Road	1890	Thomas M. Montanari	Queen Anne	31
76	East Ridge Road	1890	Town of Ridgefield (Police Station)	Italianate Queen Anne	32
Revival Period – North End of Street – 1900’s to 1930’s					
106	East Ridge Road	1930	Joan Laspia	Vernacular/Dutch Colonial	34
107	East Ridge Road	1930	Brian F. Carey / Gina Carey	Vernacular/Colonial Revival	35-36
108	East Ridge Road	1912	Lucille Paterniani, Teresa Cooper et al	Vernacular/Colonial Revival	37
109	East Ridge Road	1900	The 109 E Ridge Trust	Vernacular/Colonial Revival	38
111	East Ridge Road	1920	Michelle A. Kearney / Peter Kearney	Vernacular/Colonial Revival	39
115	East Ridge Road	1920	Meng Zhang	Vernacular	40
20th Century Period – South End of Street – 1940’s to 1970’s					
5	East Ridge Road	1975	Anna O. Caruso	Vernacular/Dutch Colonial Revival	42-43
7	East Ridge Road	1975	Robert P. Dennis Trustee / Amy R. Dennis Trustee	Vernacular/ Colonial Revival	44
15	East Ridge Road	1959	Jane Berendsen / Ronald P. Hill	Vernacular/Split Level	45
17	East Ridge Road	2025	Robert B. Hendrick / Sarah R. Hendrick	Colonial Revival	46
27	East Ridge Road	1938	Sarah C. McKenna	Vernacular/Cottage	47
29	East Ridge Road	1950	Jody Mallory / Baker Mallory	Vernacular/Cottage	48
35	East Ridge Road	1924	James Zegarelli / Teresa Zegarelli	Vernacular/ Colonial Revival	49
43	East Ridge Road	1937	William J. Najam, III / Eloisa Najam	Farm Building to Greek Revival to Colonial Revival	50-51
Municipal Properties* and Boys & Girls Club of Ridgefield					
80	East Ridge Road	1940	Town of Ridgefield (Ridgefield Playhouse)	Georgian Revival	53
100	East Ridge Road	1914/1940 1957/1970	Town of Ridgefield (“Old” High School)	Georgian Revival	54
8	Governor Street	1955	Town of Ridgefield (Veterans Park Elementary School)	Mid Century Modern	55-56
10	East Ridge Road	1966	Town of Ridgefield (East Ridge Middle School)	Brutalist-influenced Modernism	57
41	Governor Street	1958/2004/ 2007/2023	Boys & Girls Club of Ridgefield	Modern Traditional	58

* Municipal properties also include the Police Station at 76 East Ridge Road shown above in the Resort Era – 1880’s to 1900’s section.

I. Property Section

**Resort Era
1880's to 1900's**

44 East Ridge Road



c.1895. Former carriage house for 48 East Ridge Road. Two-story, shingled structure with similar configuration to that of the main house except that the tower is square with pyramidal roof, and the front gable is on a smaller scale.

The formerly combined 48 and 44 East Ridge Road properties were a Contributing Property in the Town's successful application to be listed as the "Ridgefield Central Historic District" on the National Register of Historic Places in 1984.

See 48 East Ridge Road description on following page.

48 East Ridge Road and 44 East Ridge Road



c.1880. Large, three-story, Queen Anne, frame, asymmetrical, shingled house on stone foundations. 3½-story, hexagonal tower with onion-shaped roof, on the right, balances wide gable on the left. Front porch wraps around three sides of the house, with gazebo-like corner entrance. Three-sided bay and elliptical window at the second floor.

This house is a beautiful example of the Queen Anne style which deserves its place in the State Historic Registry. Of special architectural merit is the round tower with its onion-domed roof, the diamond-paned windows in the tower, the bay windows and the balustrade of the wrap-around veranda.

The structure is a complex grouping of wood shingled forms. On the right of the west façade is a cylindrical tower with its onion-domed roof. To the left is the main unit, 2½ stories, gabled cross-plan with the gable end on the west projecting over the second story and a wrap-around veranda separating the 2nd from the 1st story, on the north, west and south facades. In the center of the gable is a tiny, recessed bay window. Below, on the second floor a large bay window fills the left half, while a paired window and oval window fill the right half. The entrance in the center of the 1st story is a paneled door flanked by a large window, all enframed by pilasters. The wrap-around veranda is composed of a shed roof supported by doric columns. Spanning the colonnade is an ornate balustrade. The porch is raised on the high stone foundation.

The former carriage house c.1895 to 48 East Ridge Road located in the rear of this property was subdivided and sold as a separate residence. See previous page of this Study Report.

56 East Ridge Road



c.1893. Large, three-story, Neo-Classical Greek Revival, frame, hipped-roof house covered with clapboards. Central, pavilion consists of colossal, Ionic columns that support a pediment with crescent window. The house is patterned after the Connecticut building at the World Columbian Exposition of 1893 as was the Governor Lounsbury Mansion at 316 Main Street and a third house on North Main Street. (demolished).

56 East Ridge Road was a Contributing Property in the Town's successful application to be listed as the "Ridgefield Central Historic District" on the National Register of Historic Places in 1984.

Three stores high, this clapboard home is topped with a hipped roof which is two gabled dormers. Separating the second story from the third is a balustrade running the full length of the facade, projecting out slightly from the wall, and supported by ionic columns. A colossal prostyle portico with pediment projects out from the center – in front of the balustrade and minor porch – supported by colossal ionic fluted piers and resting on pedestals. The recessed central entrance is divided by a paneled door flanked by ionic pilasters. On the second story, the central unit is a bayed window. The entire home rests on a continuous plinth approach by six-steps. The tall brick (with corbelling) chimneys are on either end of the roof. A balustrade composing a window's walk on top of the roof.

62 East Ridge Road



c.1890. Large, three-story, Queen Anne, Italianate frame, gable-roofed house covered with fish scale shingles. The central section of the front elevation has a pedimented gable end over first- and second-story bay windows. To the right is a 3½-story hexagonal tower with tent roof. To the left is a two-story hexagonal bay with apsidal roof. The wide, wrap-around front porch has paired, bracketed posts.

In form, this ornate home is typically Queen Anne: the roof is high with a multiple of silhouettes (including an octagonal tower) and an irregular mass. There are several materials used: wood (shingles), brick (chimney and foundation) and stone. Though the extreme ornament is also typical of the Queen Anne period, stylistically it is Italianate, with the following Italianate elements: Octagonal tower, diamond panes, paired windows, patterned shingles, veranda, bays.

62 East Ridge Road was a Contributing Property in the Town's successful application to be listed as the "Ridgefield Central Historic District" on the National Register of Historic Places in 1984.

Three stories high, the wood shingled façade is composed of a complex variety of volumes. The front façade is basically three sections: the central being hipped roofed, with the gable filled with three adjacent double-hung windows. Below, on the first and second floor is a bay window. Separating the first from the second floor is a hip roofed porch supported by bracketed and turned posts. This veranda runs across the front from the left around the right corner to the side. The right section is an octagonal three-story tower crowned with a trumpeted roof. The left section is two stories which terminates on one side with a three-sided bay window (full two stories) and is capped with a hipped roof. Above this section is a tall brick chimney. The entire façade is covered with fish-scale shingling.

76 East Ridge Road



c.1890. Police Headquarters. Large three-story, Italianate Queen Anne, frame, gable-roofed house covered with clapboards at the first story and with fish scale shingles above. Gable end is towards the street, treated as a deeply-recessed tympanum with tripartite window. A second horizontal element, a pent roof above the window, breaks the pediment into two parts. The second floor has two windows to the left and two to the right. The first floor has a wide porch with paired columns. To the left is a 3½-story hexagonal tower with tent roof.

This complex home is typically Queen Anne in its irregular grouping of forms, the tall octagonal tower and the swooping shed roofs in the pediment/gable on the west façade. The fish-scale shingles are also Queen Anne features. There is an attempt to integrate this Queen Anne form with Italianate elements: the west façade and porch with its doric colonnettes.

76 East Ridge Road was a Contributing Property in the Town's successful application to be listed as the "Ridgefield Central Historic District" on the National Register of Historic Places in 1984.

Over three stories in height, this shingled structure is composed of an octagonal tower (three stories plus full attic story) on the left and a (2½ story) wide, gable-roofed section on the right. This right section has the gable end facing the street with the gable becoming a pediment due to the decorative dentil molding at the cornice. Centered in the pediment are three adjacent vertical windows, above which a projecting hood runs from roof-to-roofline, parallel to the lower cornice and having the same swooping shed roof as the lower one does. The 2nd story is composed of two evenly spaced groups of paired windows (joined by coffered panels), and projects over the 1st story, separated by a shed roof supported by paired doric columnettes. The entrance is on the left of this recessed ground floor, and is composed of panelled door flanked by coffered panels. Another gable projects off the south facade, a wing (shed) off the north side, and the three-story tower is nestled off this north side, too. The lower floor on all facades is clapboard, while upper stories are covered with fish scale shingles.

II. Property Section

**Revival Period – North End of Street
1900's to 1930's**

106 East Ridge Road



c.1930. Vernacular/Dutch Colonial Revival. The northern section of the house has a Dutch gambrel roof with a long-shed dormer. The original cornice and other details are still intact. There is a one-story southern addition with a single shed dormer. There is a later entry portico with elongated porch posts.

107 East Ridge Road



c.1920. Vernacular/Colonial Revival. This is an interesting example of a 1920's Colonial Revival home, in that few revival homes were built with such accuracy. To start with, few 20th century homes were so small, nor did the second story nestle so tight under the roof. This home obviously shows the interest of the architects in recreating a Colonial home as closely as possible, even though it was to be a small middle-class home.

This 2½ story clapboard home is topped with a gabled roof, through which protrudes a brick chimney near a gable end. The front (east) façade is three bays wide, articulated by 6-over-6 double-hung windows. The lower central bay is composed of a six paneled door frame by a pedimented hood resting on simple columns. A shed roof porch projects off the south side supported by similar doric columns with a balustrade spanning the front edge.

See additional photo next page.

107 East Ridge Road with Garage



108 East Ridge Road



c.1910. Vernacular/Colonial Revival. A shingled early 20th century vernacular house in the “Colonial” style applied to builder’s houses of the period. A bungalow element is the porch sided to the dado line in shingles, with prostyle slender doric columns. Cornice return at the gable is fairly pronounced. Many original details are intact. Existing vestigial hardware indicates that the paired windows originally had four shutters.

109 East Ridge Road



c.1900. Vernacular/Colonial Revival. Turn of the century building in the style then designated as “Colonial”, this house sports a single paired window dormer with hip roof on its front façade. The second story windows have pediments which abut the rather wide entablature, and a bay window of Italianate Victorian heritage is found on the south gable end of the ground floor. A wide hooded portico of Federal inspiration provides cover for a modern door flanked by pilasters and side lights original to the house. The 2-over-2 double-hung windows are recent but historically appropriate. The roof has new Tesla solar tiles.

111 East Ridge Road



c.1920. Vernacular/Colonial Revival. 3½ stories high with large windowed front entry porch. The strong entablature over the second story suggests that the third story is a later addition. The windowed front porch is very similar in design to the open porch on 108 East Ridge Road across the street (see page 37), suggesting that the windows on the porch at 111 East Ridge Road may be a later addition. The similarity between the two houses is also apparent in their matching side bay windows.

115 East Ridge Road



c.1890; addition 1929. Vernacular style. House sits on the street, on grade, is the only one close to the road. Very small lot, 72' x 46'. Predates other house nearby, built probably as a tenant house.

This two-story home is clapboard sided, capped with a gabled roof through which protrudes a central chimney. Basically "T" shaped in plan, a one-story addition with hipped roof fills the crook of one corner. This addition has the most interesting windows in the house: over twice as tall as they are wide, the paned glass rises into an arch on top. The interior tracery repeats this pattern twice with concentric curving lines. The other windows of the house are plain and unadorned.

III. Property Section

**20th Century Period – South End of Street
1940's to 1970's**

5 East Ridge – North View from Branchville Road



c.1975. Vernacular/Dutch Colonial Revival. An L-shaped clapboard house, three bays wide, with a gambrel roof and dormers. There is a one-story ell with recessed porch on the north façade.

See additional photo next page.

5 East Ridge – West View from East Ridge Road



7 East Ridge Road



c.1975. Vernacular/Colonial Revival. A Colonial Revival house that is three bays wide, two stories high, with garages underneath. There is a lower, one-bay north wing stepped back from the main block.

15 East Ridge Road



c.1959. Vernacular/Split Level. A typical split-level house with garage below the front-gabled south structure and entrance in the one-story north ell.

17 East Ridge Road
(Demolished due to fire – new house under construction)



Photo above of c.1925 home destroyed by fire in March 2024. Architectural rendering of new house under construction shown above to the right. New construction is traditional 2-½ story 5 bay wide central block with attached barn-like 2-½ story garage wing.

27 East Ridge Road



c.1938. Vernacular/Cottage. One story cottage with offset entry addition and lower north ell.

29 East Ridge Road



c.1950. Vernacular/Cottage. One story cottage with offset gable and entry door facing the street. Large stone chimney anchors the home to its site.

35 East Ridge Road



c.1800's, 1924. Historical progression from 19th Century farm building with Greek Revival elements to Colonial Revival. The central portion of the residence was once a 19th century barn on the Hurlbutt property on Market Street and Main Street (the main residence fronted on Main Street; this rather massive barn is quite a distance behind the main residence). It has sustained many architectural revisions including a Greek Revival "update" c.1835. In 1924 the barn and its adjacent ice house were remodeled into a place of residence articulated by the "colonial" motifs popular at the time (e.g., shuttered windows, etc.). The ice house, now altered and incorporated into the 1975 car addition on the south side had a shed for pick-up. The living room is open through the second story. Much of the 20's interior detail remains in the original form. The massive stone fireplace dates from 1924. The basement floor has been remodeled into a master suite with heated plunge and free standing fireplace. No evidence remains of original post and beams.

The original 19th century barn and attached ice house, were the sites of the Hurlbutt Market & Ice business. These commercial ventures operated until c.1924 (when the conversion into residential quarters occurred). This structure is important not only because of its association with a prosperous Ridgefield commercial enterprise, but because it is an architectural novelty: it being several building types (barn, market/ice business, and home) during its illustrative history.

43 East Ridge Road



c.1937, 1978. Vernacular/Colonial Revival. Moderate-sized Colonial Revival home suitable in scale to the wider than usual street. The original 1937 house is three bays, with a fourth bay on the south side added as part of a 1978 expansion.

See additional photo next page.

43 East Ridge Road
Corner of East Ridge Road & Market Street



IV. Municipal Properties and Boys & Girls Club of Ridgefield

Ridgefield Playhouse – 80 East Ridge Road



Performing Arts Theater, part of the “old” high school building complex, located on the eastern side of the building and facing south towards Governor Street. The portico appears to be a later addition.

The Ridgefield Playhouse is a non-profit performing arts center which entertains, enriches and educates the community and surrounding regional area.

Originally designed in 1938 by Cass Gilbert, Jr., the son of Ridgefield resident Cass Gilbert who was the architect of Supreme Court Building and the Woolworth Building, the auditorium in the “old” high school was once the heart of Ridgefield’s cultural life. During its prime, before being abandoned in 1972, the space hosted school performances, community events and town meetings. Notably, during World War II, the legendary Arturo Toscanini conducted here twice, leaving an indelible mark on the community.

In 1994, a dedicated group of Ridgefield residents came together to form Friends of RPAC (Ridgefield Performing Arts Center). These volunteers donated countless hours to bring the vision to life. The Ridgefield Playhouse was opened in December 2000 with a performance by guitarist Jose Feliciano.

Today, the Ridgefield Playhouse embraces its historic role and offers even more to the community. The interior preserves the auditorium’s renowned acoustics, making it an ideal venue for both musical performances and live theater.

100 East Ridge Road



c.1914, 1940, 1957, 1970. Former Ridgefield High School. Large, two-story, Georgian Revival, brick, hipped-roof school with cupola and white trim. Architect for 1914 work was Philip N. Sunderland. The present Ridgefield Town Hall was also constructed in 1896 from plans by architect Philip R. Sunderland. The school assumed its present configuration in 1940 as a Public Works Administration/Federal Works Administration project. Now leased by the Town for use as offices and for several Town agencies. Architect for 1940 work was Cass Gilbert, Jr. (plaque in foyer).

100 East Ridge Road was a Contributing Property in the Town's successful application to be listed as the "Ridgefield Central Historic District" on the National Register of Historic Places in 1984.

This is the first high school for Ridgefield, having originally started out as Benjamin Franklin Grammar School opened in 1915 with additions added over the years as the Ridgefield school population grew. The larger gymnasium, now Yanity Gym, was added in 1957 and the "Morganti Addition", now the Town Hall Annex, was built in 1970. Built of brick with the white wood trim, this institutional structure like many of the 1920's, looks back to the Georgian period for its style. The "E"-shaped plan was used both in Independence Hall and in its replicas, but the basic five-part plan was the influence of Palladio via James Gibbs' A Book of Architecture, (1728) which all Georgian buildings and Georgian Revival structures especially looked to for inspiration. The tradition of using Georgian Revival for school buildings was popular across the USA until World War II.

This two-story high school is composed of five basic units which form the "E"-shaped plan. Topped with a hipped roof, the entire building is made of brick. The central extension rises another half story into a pediment, in the center of which is a fanlight. Pronounced cornice returns identify the cornice line. The main entrance is on the ground floor directly below the pediment, and is composed of a tripartite recessed doorway framed by wood pilasters and another small pediment with dentil molding. The fenestration does not articulate rhythmic bays but is symmetrical in its overall look.

8 Governor Street
Veterans Park Elementary School
Front of School Facing West on Main Street



c.1955, 1958. Mid-century Modern. Built and still used as an elementary school. The architects were Sherwood, Mills & Smith of Stamford, a firm known for introducing modern architecture to educational and residential projects throughout Fairfield County. The Stamford-based firm became one of the largest and most renowned firms in the area at that time, designing furniture, buildings and interior spaces. Low-slung flat roofed, with continuous walls of classroom windows anchored by brick elements, Veterans Park Elementary School was the first modern public building in Ridgefield.

The Cleves Auditorium within the school allowed for the mid-century innovations of Sherwood, Mills & Smith to migrate into the everyday place setting of the Veterans Park School. Described in *The Ridgefield Press* of 1955, it was the, “most modern auditorium ever constructed in Ridgefield” (*The Ridgefield Press*, 1955, pp.5). Some of the auditorium’s key features include peaks and valleys replicated on the flooring and walls, the bleached Philippine Mahogany that panels the walls, a tall pitched ceiling, and the little use of windows. This very continuous design was a complete contrast to the classrooms with their entire walls of windows and clerestory lighting. The architecture of Veterans Park School provides a valuable glimpse into Ridgefield’s history during this 1950’s period.

See additional photo next page.

8 Governor Street
Veterans Park Elementary School
Back of School Facing East Towards East Ridge Road



10 East Ridge Road
East Ridge Middle School
Front of the School Facing West Toward East Ridge Road



1966, 1970. Brutalist-influenced Modernism. The building was originally constructed in 1966 as East Ridge Junior High School by prolific Ridgefield builder Morganti, who also did the 1970 addition. In the decade following the construction of Veterans Park Elementary School at 8 Governor Street in the Mid-century Modern style (see pages 55-56), the influence of the Brutalist movement had begun to be seen in public architecture throughout the United States. With its broad expanse of brick and its ever procession of wide brick columns, East Ridge Junior High School shared this influence.

41 Governor Street
Boys & Girls Club of Ridgefield
Front of Building Facing West



c.1958, 2004, 2007, 2023. (Traditional Modern) The 11,000 sq. ft. 2023 addition by Mose Associates Architects knits together the previous 19,000 sq. ft. of programming in order to create a 30,000 sq. ft. facility. The gabled brick design of the new facade picks up elements of the Georgian Revival Ridgefield High School building across the street at 100 East Ridge.

Proposed Amendment of Current Ridgefield Historic District Ordinance

Town of Ridgefield, CT
Proposed Amendment of Existing Historic District Ordinance
to Add East Ridge as a District No. 3

[Changes Shown as Marked]

Chapter 208. Historic Districts

[HISTORY: Adopted by the Town of Ridgefield 6-5-1974 as Ch. 6, Art. I of the 1974 Code.
Amendments noted where applicable.]

GENERAL REFERENCES

Historic District Commission — See Ch. 19, Art. V.

Building construction — See Ch. 135.

§ 208-1. Purpose.

The purpose of this chapter is to promote the educational, cultural, economic and general welfare of the Town through the preservation and protection of buildings, places and districts of historic interest by the maintenance of such landmarks in the history of architecture and of the Town. [1]

[1]

Editor's Note: By ordinance of 6-28-2000 the Town adopted by reference the provisions of C.G.S. §§ 7-147p to 7-147y regarding historic properties.

§ 208-2. Definitions.

As used in this chapter the following terms shall have the meaning ascribed to them:

COMMISSION

The Ridgefield Historic District Commission as constituted in accordance with this Chapter 19, Article V of the Town Code.

EXTERIOR ARCHITECTURAL FEATURES

Includes the location, architectural style, general design and general arrangement of such portion of the exterior of a structure as is open to view from a public street, way or place.

HISTORIC DISTRICT

Ridgefield Historic District No. 1 and any other historic district hereafter established pursuant to state law.

§ 208-3. District No. 1.

A.

Established. Through the development of appropriate settings for buildings, places and districts, there is hereby established an historic district in the Town, to be known as "Ridgefield Historic District No. 1, Main Street, South," and the boundaries of the historic district are hereby fixed and defined in the manner shown on the map on file with the Town Clerk.

B.

Extension.

[Added 4-23-1976]

(1)

The original historic district known as "Ridgefield Historic District No. 1 Main Street, South," is hereby extended to include all those certain pieces and parcels of land as shown on the Map of Existing and Proposed Historic Districts of Ridgefield, Connecticut, which map is dated December 1, 1974, revised March 20, 1975, and is on file in the office of the Town Clerk.

(2)

The names of the property owners to whom notice was given pursuant to C.G.S. § 7-147b, Subsection (e), are: Mr. and Mrs. Augustus J. Detzer; First Church of Christ Scientist; Aldrich Museum of Contemporary Art; Mr. Robert Kraus; Mr. and Mrs. Lance Ballou, Jr.; Mrs. Betty Lou Campbell; Dr. Robert E. Mead; Keeler Tavern Preservation Society; Mr. and Mrs. Donald H. Schmuck; Mr. and Mrs. John Webster; Mr. and Mrs. Clifford R. Wilmot; Mrs. Hammersley Carpenter; St. Stephen's Episcopal Church; Mrs. Julia R.S. Woodford; Mrs. Lillian Robinson; Miss Dorothy E. Honan; Mr. and Mrs. J. Edward Hall; Mr. and Mrs. Paul Fisher; Mrs. Fielding V. Jackson; Jesse Lee Memorial United Methodist Church; Mr. and Mrs. Patrick J. Crehan; Dr. and Mrs. David Weingast; Mr. and Mrs. William McMahon; Mr. and Mrs. Calvin S. Brunen; First Congregational Church; Mr. James P. Lewis, Jr.; Mr. and Mrs. Edwin A. Rideout; Dr. and Mrs. Patrick A. Neligan; Dr. and Mrs. Theodore Safford, Jr.; Dr. Gordon Pettit; DiNapoli Development Co., Inc.; Mrs. Lesley Williams; Mr. and Mrs. Robert Bowie; Mr. and Mrs. Richard Kluger; Mr. and Mrs. Vernon M. Welsh; Mr. and Mrs. Joseph R. Hackett; Mrs. E. Margaret Starr Jessup; C. V. Construction Company, Inc.; and the Independent Order of Odd Fellows.

§ 208-4. District No. 2.

[Added 4-23-1976]

A.

All those certain pieces and parcels of land, shown and delineated as "High Ridge-District No. 2" on that certain map titled "Map of Existing and Proposed Historic Districts of Ridgefield, Connecticut," which map is dated December 1, 1974, revised March 20, 1975, and is on file in the office of the Town Clerk, are hereby included as an historic district of the Town of Ridgefield.

B.

The names of the property owners to whom notice was given pursuant to C.G.S. § 7-147b, Subsection (e), are: Mrs. Jeanne M. Bassett; Mr. James P. Ettinger, Jr.; Mr. and Mrs. Albert D. Swanson; Altna Craig Convalescent Home; Mr. Royal C. Van Etten; Mrs. Lois Hall Herrick; Mr. George R. Halpern; Mrs. Elsie Craig; Mr. and Mrs. Robert Martin; Mr. and Mrs. Stanley R. Lewis; Mr. and Mrs. Russell L. Seymour; Miss Mary Proal Lindeke; Mr. and Mrs. Albert A. Arvay; Mr. and Mrs. Roderick Ellis; Mr. Henry Prieger; Messrs. Joseph, James and Aldo Bacchiochi; Mr. and Mrs. Melish A. Thompson; Mr. and Mrs. David Atherton; Mr. and Mrs. John Alymer White; Misses Jane and Mary Henle; Mr. and Mrs. James A. Bacchiochi; Mrs. Joan L. Jacobson Minot; Mr. and Mrs. W. Lee Noel; Mrs. Bernice O. Schwartz Ridgefield Water Supply Company; First Congregational Church; and the Greenwich Federal Savings and Loan Association.

§ 208-5. District No. 3.

[Added _____]

A.

All those certain pieces and parcels of land, shown and delineated as "High Ridge-District No. 3" on that certain map titled "Map of Existing and Proposed Historic Districts of Ridgefield, Connecticut," which map is dated [____], revised [____], and is on file in the office of the Town Clerk, are hereby included as an historic district of the Town of Ridgefield.

B.

The names of the property owners to whom notice was given pursuant to C.G.S. § 7-147b, Subsection (e), are: David C. Beeman /Donna S. Beeman; William J. Smith / Jennifer L. Smith; Sue W. Manning, Trustee; Thomas M. Montanari; Joan Laspia; Brian F. Carey / Gina Carey;

Lucille Paterniani, Teresa Cooper et al; The 109 E Ridge Trust; Michelle A. Kearney / Peter Kearney; Meng Zhang; Anna O. Caruso; Robert P. Dennis Trustee / Amy R. Dennis Trustee; Jane Berendsen / Ronald P. Hill; Robert B. Hendrick / Sarah R. Hendrick; Sarah C. McKenna; Jody Mallory / Baker Mallory; James Zegarelli / Teresa Zegarelli; William J. Najam, III / Eloisa Najam and Town of Ridgefield.

§ 208-~~65~~. Certificate of appropriateness.

A.

Required; control of advertising.

(1)

No building or structure shall be erected, altered, restored, moved or demolished within an historic district until after an application for a certificate of appropriateness as to exterior architectural features has been submitted to the Commission and approved by said Commission.

(2)

The style, material, size and location of outdoor advertising signs and bill posters within an historic district shall also be under the control of such Commission.

(3)

The provisions of this Subsection A shall not be construed to extend to the color of paint used on the exterior of any building or structure.

B.

Public hearing required.

[Amended 3-21-2007]

(1)

The Historic District Commission shall hold a public hearing upon each application for a certificate of appropriateness. Notice of the time and place of said hearing shall be given by publication in the form of a legal advertisement appearing in a newspaper having a substantial circulation in the municipality at least seven days before such hearing. Within not more than 65 days after the filing of an application as required by Subsection A(1) (which time may be extended with the consent of the applicant), the Commission shall pass its decision upon such application and shall give written notice of its decision to the applicant. Evidence of approval, as referred to in Subsection A(1), shall be by certificate of appropriateness issued by the Commission. In the event that the Commission disapproves an application, it shall state its reasons therefor in the written notice of its decision.

(2)

Failure of the Commission to act within 65 days (or any extension thereof) shall constitute approval and no other evidence of approval shall be needed. The Commission shall keep a record of all applications for certificates of appropriateness and of all its doings under this chapter.

C.

Issuance; considerations to issuance. If the Commission determines that the proposed erection, construction, restoration, alteration or razing will be appropriate, it shall issue a certificate of appropriateness. In passing upon appropriateness, the Commission shall consider, in addition to any other pertinent factors, the historical and architectural value and significance, architectural style, general design, arrangement, texture and material of the architectural features involved and the relationship thereof to the exterior architectural style and pertinent features of other structures in the immediate neighborhood.

D.

Refusal to issue. A certificate of appropriateness may be refused for any building or structure, the erection, reconstruction, restoration, alteration or razing of which, in the opinion of the Commission, would be detrimental to the interest of the historic district.

§ 208-76. Ordinary maintenance and repairs; destruction of unsafe structures.

Nothing in this chapter shall be construed to prevent the ordinary maintenance or repair of any exterior feature in the historic district which does not involve a change of design thereof, nor to prevent the construction, reconstruction, alteration or demolition of any such feature which the Building Official or a similar agent shall certify to the Commission is required by the public safety because of an unsafe or dangerous condition, nor to prevent the construction, reconstruction, alteration or demolition of any such feature under a permit issued by a Building Official or similar agent prior to the effective date of establishment of such district.

§ 208-87. Variations.

Where, by reason of topographical conditions, district border line situations, immediately adjoining existing developments, or because of other unusual circumstances, the strict application of any provision of this chapter would result in exceptional practical difficulty or undue hardship upon the owner of any specific property, the Commission in passing upon applications shall have the power to vary or modify strict adherence to this chapter, or to interpret the meaning of this chapter so as to relieve such difficulty or hardship, provided that such variance, modification or interpretation shall remain in harmony with the general purpose and intent of this chapter so that the general character of the district shall be conserved and substantial justice done. In granting variations, the Commission may impose such reasonable and additional stipulations and conditions as will, in its judgment, better fulfill the purpose of this chapter.

§ 208-98. Enforcement.

[Amended 10-5-1983]

Regulations and orders of the Commission issued pursuant to this chapter or to any rule of procedure adopted hereunder shall be enforced by the Historic District Enforcement Officer, who shall be appointed by the Board of Selectmen for a two-year term, who may be authorized by the Commission to inspect and examine any building, structure, place or premises and to require in writing the remedying of any condition found to exist therein or thereon in violation of any provision of the regulations or orders made under the authority of this chapter or of any rule of procedure adopted hereunder.

§ 208-109. Penalties for offenses.

The owner or agent of any building or premises where a violation of any provision of this chapter or of any bylaw adopted hereunder has been committed or exists, or the agent, architect, building contractor, or any other person who commits, takes part or assists in any such violation, or who maintains any building or premises in which any such violation exists, shall be fined not less than \$10 nor more than \$100 for each day that such violation continues, but, if the offense is willful, the person convicted thereof shall be fined not less than \$100 nor more than \$250 for each day that such violation continues. Each day such violation continues to exist shall constitute a separate offense.