

RIDGEFIELD HISTORIC DISTRICT COMMISSION
Town Hall, 400 Main Street
Ridgefield, CT 06877
April 11, 2024

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 MINUTES

A meeting of the Ridgefield Historic District Commission (“HDC”) was held at 400 Main Street, Ridgefield CT 06877, on Thursday, April 11, 2024, and beginning at 6:30 p.m.

The following members were present:

Dan O’Brien (Chair), Sean O’Kane (Vice-Chair), Harriet Hanlon, Michael Mitchell (alternate for Rhys Moore), Sara Kaplan (alternate for Cam Daughters) and Marc Blandford (alternate)

AGENDA

- 1) **149 Main Street – Barn reconstruction; changes to previously approved plans for certain exterior changes to main house**
- 2) **St. Stephen’s – 353 Main Street – Placement of certain directional and building identification signs throughout the property**
- 3) **164 Main Street – Installation of a stockade style privacy fence at the rear of the property.**
- 4) **Approval of Meeting Minutes**
 - **March 14, 2024 – Regular Meeting Minutes**

Meeting:

The meeting was called to order by Mr. Dan O’Brien at 6:31 p.m.
Ms. Hanlon arrived at 6:34 p.m.

- 1) **149 Main Street – Barn reconstruction; changes to previously approved plans for certain exterior changes to main house**

Mr. Earl Flath, homeowner, was present along with Mr. Richard Vail, architect. Mr. Vail distributed drawings to the Commission.

Barn - Mr. Vail confirmed it would be a shorter length in the rear of the barn to conform to P&Z requirements. Ms. Kaplan asked about the metal roof’s color. Mr. Vail said it would be a matte black or dark grey. The same as for the Conservatory. Mr. Blandford asked about the barn siding material. Mr. Vail said it would be a knotty cedar siding, possibly stained.

Mr. O’Kane asked about the barn loft space/possible bedroom upstairs. He suggested that an egress window be added. Mr. Vail agreed. This would be on the West side, which wasn’t visible to the front of the property.

The Applicant is planning to add rough plumbing, but not connected, to allow for future plans. Mr. Vail said for now, the barn plans were to be for unheated storage space. They would be repurposing the main house storm windows and use them for the barn. The new barn carriage doors would swing out.

House addition – Mr. Vail said they would be replacing the shutters and related hardware with comparative shutters and hardware. Ms. Kaplan said she wanted to see the proposed shutters. Mr. O’Brien said they should send the Commission samples. Mr. Vail asked if PVC was acceptable. Mr. O’Brien said that given the historic nature of the building, only natural materials would meet historic standards. Mr. O’Kane said cedar shutters with a leaded piece on top was available in the market. He suggested they take a look at Timberlane and other companies.

Mr. O’Kane said the conservatory looked great. Ms. Kaplan and Mr. Blandford agreed. Mr. Blandford said the roofline looked good. He asked Mr. Flath if there were additional changes. Mr. Flath said no.

Ms. Kaplan moved and Mr. O’Kane seconded a motion to approve the plans dated March 27, 2024 as presented, subject to the Commission’s agreement of the proposed shutters for the main house. Motion passed 5-0.

2) St. Stephen’s – 353 Main Street – Placement of certain directional and building identification signs throughout the property

Mr. O’Brien advised that the updated sign plans would be ready for the next HDC meeting.

3) 164 Main Street – Installation of a stockade style privacy fence at the rear of the property.

The Applicant withdrew his application.

5) Approval of the March 14, 2024 HDC Regular Meeting minutes

Mr. Blandford moved and Mr. O’Kane seconded a motion to approve the March 14, 2024 HDC Regular Meeting minutes. Motion passed 5-0.

Ms. Hanlon moved and Mr. Mitchell seconded a motion to adjourn the Historic District Commission Meeting at 7:04 p.m. Motion passed by unanimous vote.

Respectfully submitted,

Nancy L. Fields
Recording Secretary