



HISTORIC DISTRICT COMMISSION
Town of Ridgefield, Connecticut
400 Main Street
Ridgefield, Connecticut 06877
www.ridgefieldct.org

June 8, 2021

Mr. Steven March
Cobble Court Interiors, Inc.
21 South Avenue
New Canaan, Connecticut 06840

RE: 351 Main Street
Ridgefield, CT 06877

Dear Mr. March:

At a special meeting of the Ridgefield Historic District Commission on Thursday, June 3, 2021, the Commission voted on your application for a Certificate of Appropriateness. Please note the following:

APPROVED:

In a decision 5-0:

Approved the application as presented based upon plans dated May 19, 2021 for the following proposed changes to the exterior of house and certain landscape changes:

A. Windows

1. All windows to be replaced by Marvin windows with exterior wood.

B. East Side of House (Front of House)

2. Replace existing front door.
3. Remove existing ADA ramp.
4. Sunroom to be renovated with new and additional windows and doors.
5. New decorative rail on widows walk and front door overhang.
6. New shutters.
7. Remove existing door from dining room to north side porch and replace with new single door to match.

C. North Side of House (Church Side)

8. Remove existing door from 1st floor office to north side porch and replace with new French doors to match.
9. Remove existing door from 2nd floor master sitting room to north side roof and replace with new French doors to match.
10. Remove existing door from 2nd floor master sitting room to screened sleeping porch and replace with new French doors to match.
11. Remove existing window into existing kitchen, provide new window in new location; infill remaining opening; to match existing adjacent tooth-in siding.
12. Remove existing window into future kitchen; infill remaining opening; to match existing adjacent tooth-in siding.
13. Remove existing door at top of stairs and provide new glass door to match.
14. New wall and windows at back of house at open lower level area; siding and trim to match existing.

D. West Side of House (Back of House)

15. Remove existing door at top of fire escape; provide new window to match. Infill below sill with roofing to match adjacent. Tooth-in shingles.
16. Sunroom to be renovated with new and additional windows and doors.
17. Remove existing door and replace with half glass door at basement.
18. Remove existing window and replace with new glass door w/36" high guard rail.
19. New walls, windows, and glass door in future family room and basement mud room area at back of house.

E. South Side of House

20. Remove existing door in second floor front bedroom and replace with new window, to match adjacent. Tooth-into existing shingles.
21. Sunroom to be renovated with new and additional windows and doors.
22. Remove existing door at 2nd floor fire escape and replace with new window, to match adjacent. Tooth-into existing siding.
23. New window and sliding glass doors w/36" guardrail in future kitchen/family room.
24. New walls at existing open lower level area; siding and trim to match existing.
25. Addition of attached garage with a balcony on top.

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F. Landscape Plans

Fencing

26. 4' picket fence across front of property with returns at driveway for gate.
27. Fencing on north side of property will not extend towards Main Street past the southwest corner of stone church building.

Driveway

28. Replace oval circular driveway in front of house.
29. Stone apron at opening of circle driveway.
30. Herringbone brick path to seating area in front lawn.

Approved Conditions:

1. **This procedure is in accordance with sections 7-14d to 147f of the Connecticut General Statutes.**
2. **This letter shall be deemed your Certificate of Appropriateness and is valid for one year from the date hereof and is not transferable.**
3. **The exact same plans approved must be submitted with any application which may be required.**
4. **Work to be performed and completed must be "exactly" as shown on the approved plans.**
5. **If there are any changes to your approved plans or should the work extend beyond one year from the date hereof, the Commission requires that you return for a review.**

Respectfully submitted,



Daniel J. O'Brien, Chair
HISTORIC DISTRICT COMMISSION
cc: Mr. Richard Baldelli, Zoning Enforcement Officer
Mr. Jason Celestino, Building Official
Ridgefield Historical Society