

RIDGEFIELD HISTORIC DISTRICT COMMISSION
Town Hall, 400 Main Street
Ridgefield, CT 06877
March 10, 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 SITE VISIT MINUTES

A Site Visit of the Ridgefield Historic District Commission (“HDC”) was held at 149 Main St, Ridgefield, CT 06877, on Sunday, March 10, 2024 and beginning at 12:00 p.m.

The following members were present:

Dan O’Brien, Chair
Sean O’Kane, Vice Chair
Rhys Moore
Kam Daughters
Sara Kaplan (alternate for Harriet Hanlon)
Michael Mitchell
Mark Blandford

AGENDA

149 Main Street

- Barn reconstruction
- Changes to previously approved plans for certain exterior changes to main house

The site visit was called to order by Mr. O’Brien at 11:50 a.m. Property owners Colleen and Earl Flath were present.

Mr. Dan O’Brien distributed copies of the updated plans.

Ms. Flath advised that they would be reducing by approximately two or three feet the length of the proposed addition covering the patio.

Proposed South Elevation: Sheet A6

On the upper level, left – there were four windows. They would be replacing the two upper right hand windows with one window. On the lower level, left – there were three windows. The small window to the right of the door would be removed.

Proposed West Elevation: Sheet A5

They were adding six feet for the mudroom and the glass enclosed porch would be smaller than the original plans approved by the Commission. Mr. O’Kane said the roofline should be continuous. The plans showed they would not.

Proposed North Elevation: Sheet A4

Ms. Flath said they wanted to eliminate the steps by raising the ground level, including raising the conservatory level.

Ms. Flath said the stone wall closed off the front. She wanted to open it up for access to the yard by removing the curved portion. Ms. Flath said she could put up wooden entry gates. Mr. Blandford said he wanted to see proposed plans. Ms. Flath said the stone wall did not exist in 1977. There were hedges along the walkway in 1936. Landscape could address privacy issues.

Proposed Barn: Sheet A1B

Ms. Flath said they were taking the old storm windows from the house to reuse in the barn. Some house windows removed will also be reused in the barn – the bottom casements for the back of the barn. She was advised by her builder to get the plumbing put in, along with the power and sewer. Planning & Zoning had reduced the barn by four feet (due to lot coverage restriction).

Mr. O'Brien asked about the timing. Ms. Flath said once the HDC approved, they would talk to the builder. Mr. O'Kane asked if they would be putting in a barn cupola. She said no.

Mr. Blandford and Mr. O'Brien asked about final plans. Ms. Flath said what had now been drawn was the final plan. Mr. Blandford said what had been described during the walk thru had some changes. Mr. O'Brien said on Thursday the Commission could decide on conditional approvals. However, Mr. and Ms. Flath had to define what was definite. They still had to talk with their architect about Sean's suggestions.

Meeting was adjourned at 12:28 p.m.

Respectfully submitted,

Nancy L. Fields
Recording Secretary