

RIDGEFIELD HISTORIC DISTRICT COMMISSION
Town Hall, 400 Main Street
Ridgefield, CT 06877
June 9, 2025

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 SITE VISIT AND SPECIAL MEETING MINUTES

A Site Visit and Special Meeting of the Ridgefield Historic District Commission (“HDC”) was held at 32 High Ridge Avenue, Ridgefield CT 06877, on Monday, June 9, 2025 and beginning at 6:00 p.m.

The following members were present:

Dan O’Brien (Chair), Sean O’Kane (Vice Chair), Rhys Moore, Kathleen Daughters, and Sara Kaplan (alternate to Harriet Hanlon).

AGENDA

32 High Ridge Avenue – Proposed reconstruction of deck and terrace, new pool

The meeting was called to order by Mr. Dan O’Brien at 5:58 p.m. Mr. Robert Liesegang of Liesegang Building & Remodeling represented the property owner. Plans had been emailed to the Commissioners beforehand.

Mr. O’Kane and Ms. Kaplan noted they were interested in the updated deck elevations and the view from the public way. The Commissioners walked to the street to see the current public way view. Mr. O’Kane asked Mr. Liesegang what the changes were for the new decks. Mr. Liesegang said the decks would be about four feet wider, but lower. Mr. O’Brien asked if the current white fence (North to South) in front of the current decks was going to stay. Mr. Liesegang said the white fence would stay. Mr. Liesegang presented plans showing updated deck elevations.

Mr. O’Kane asked about the new deck elevation. Mr. Liesegang advised it would be approximately 3 feet lower than the current deck, and the new deck would be about 2 ½ feet off the ground. Mr. O’Kane asked about the material. Mr. Liesegang said the material would be Intex, painted white. The fence around the pool would be black, wrought iron. The terrace would be laid out with blue stone. Ms. Kaplan asked if the deck balusters would be replaced. Mr. Liesegang said yes, they would be replaced with synthetic material, painted white. Ms. Kaplan asked about the railings profile. Mr. Liesegang said they would be white square spindles.

Ms. Daughters asked if the cedar white property fence was going to be painted. Mr. Liesegang said yes.

Mr. O’Kane and Ms. Kaplan said the changes were quite reasonable.

Ms. Daughters moved and Mr. Moore seconded a motion to accept the application as presented for 1) removal of existing two decks including railing and columns at rear porch and 2) construction of new deck, pool and terrace.

Motion passed 5-0.

Action Required: Unapproved Work Pending Application and Approval of a Certificate of Appropriateness

During our site visit, Commission members noted that work had commenced on the erection of two stone pillars on the driveway entrance prepared for lighting fixtures together with a new stone pillar supporting a mailbox. This work requires the application for and approval of a Certificate of Appropriateness.

Mr. O’Brien advised Mr. Liesegang that those changes required HDC approval. Mr. Liesegang said he would advise the homeowner to submit an application soonest, along with the lantern cut sheets as requested. (The property owner subsequently submitted an application for a Certificate of Appropriateness on this work on June 11, 2025.)

The meeting was adjourned at 6:14 p.m.

Respectfully submitted,

Nancy Fields
Recording Secretary