

RIDGEFIELD HISTORIC DISTRICT COMMISSION
Town Hall, 400 Main Street
Ridgefield, CT 06877
August 24, 2026

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 323 Main Street, Ridgefield CT 06877, on Monday, August 24, 2026 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, Sara Kaplan (alternate for Harriet Hanlon), Helen Dimos (alternate) and Mark Blandford (alternate)

AGENDA

1) 323 Main Street

Additional proposed changes to the exterior of the house, including new casement windows, new white cedar shingle siding at upper level, reframing new entry level door with new sidelights, replacement of upper level palladium window with two new double hung windows and new asphalt roof

2) Approval of Meeting Minutes

July 13, 2026 – Site Visit and Special Meeting Minutes – 323 Main Street

- 1) **323 Main Street** – Proposed changes to the exterior of the house, including new casement windows, new white cedar shingle siding at upper level, reframing new entry level door with new sidelights, replacement of upper level palladium window with two new double hung windows and a new asphalt roof.

The meeting was called to order by Mr. Dan O’Brien at 6:03 p.m. Mr. Doug MacMillan, Architect, was representing the homeowners. Proposed changes were emailed to the Commissioners beforehand.

Mr. MacMillan said in the front upper level to the right, they would be removing the existing gable roof and adding two casement windows. On the upper level, left hand side, they would install one casement window. In the middle upper level, they would replace the current palladium window with two new double hung windows. For the upper-level siding, they would be using white cedar shingles.

On the porch, they would sand, repair and paint the existing columns and railings. The deck would

be replaced. They would be putting in a new recentered front door with sidelights. They would be replacing the current metal ceiling with traditional beadboard. They were also thinking of adding some crown molding.

Mr. O'Brien asked if there would be any changes to the current brick entrance walkway. Mr. MacMillan said they would be putting in a bluestone walkway and changing the shape from a curve to a more straightened shape. They were also thinking of creating a small pull off area for parking.

Ms. Dimos asked about the garage in the back. Mr MacMillan said the garage roof would be connected to the house and follow the same pitch as the garage.

Ms. Kaplan moved and Mr. Moore seconded a motion to approve the plans as presented for exterior changes to the front of the house, including new casement windows, new white cedar shingle siding at upper level, reframing new entry level door with new sidelights, replacement of upper level palladium window with two new double hung windows, new asphalt roof, removal of existing smaller roof gable, and adding a bluestone walkway to the house entrance. Motion passed 5-0.

2) **Approval of Meeting Minutes**

- July 13, 2026 – Site Visit and Special Meeting Minutes – 323 Main Street

Mr. O'Kane moved and Ms. Daughters seconded a motion to approve the July 13, 2026 minutes. Motion passed 5-0.

Site visit and special meeting were adjourned at 6:24 p.m.

Respectfully submitted,

Nancy Fields
Recording Secretary