

RIDGEFIELD HISTORIC DISTRICT COMMISSION
Lower Level Small Conference Room
Town Hall, 400 Main Street
Ridgefield, CT 06877
March 15, 2018

APPROVED MINUTES

A regular meeting of the Ridgefield Historic District Commission (“HDC”) was held in the lower level small conference room of the Town Hall, 400 Main Street, Ridgefield, CT 06877, on Thursday, March 15, 2018, and beginning at 7:31 p.m.

The following members were present:

Dan O’Brien, Chair
Briggs Tobin, Vice Chair
Joe Gasperino
Sean O’Kane (Alternate for open position)
Harriet Hanlon (Alternate for Rhys Moore)

Absent: Rhys Moore and Kam Daughters (Alternate)

AGENDA

- 1) 103 Main Street – First Congregational Church of Ridgefield – Correction of lighting intensity in Church parking lot and on bollards
- 2) 236 Main Street – Hawley House – Window replacement and siding repairs

MEETING

The Meeting was called to order by Mr. O’Brien at 7:31 p.m.

- 1) 103 Main Street – First Congregational Church of Ridgefield – Correction of lighting intensity in Church parking lot and on bollards

John Doyle of Doyle Coffin Architecture and Chris Bennett of the Church were present.

D. O’Brien said it had been six months since the parking lot lights had been approved based on the condition that the intensity would be lessened to an acceptable level, to the Commission’s satisfaction. To date, there had not been much progress and the HDC was looking for a solution. The HDC had been very patient and wanted to see a solution which included a site visit.

J. Doyle said that in the last several months, they had looked at various options. Smoky film was one, where the glass was taken out. However, they found this would void the light warranty. So they went to another company which used colored glass, a laminated plexiglass, which diffused the light. This lamination made the glass ¼” thicker and wouldn’t fit in the slot. So they had to look at another filter. They consulted with Sara Schrager, who recommended Rosco theatrical lighting. J. Doyle contacted their representative who thought they had a product (Opti-Flecs filters) that might work, taking into account

the color temperature and tone. D. O'Brien asked how this was applied to the glass. J. Doyle said they still needed more details. However they thought the hot spots were more of a spread and that they were looking to change the color temperature to tone it down to more of an incandescent light. J. Doyle would talk with them tomorrow and have the HDC see it as soon as possible. If this was not a solution, they would go back to the drawing board.

As for the bollards, J. Doyle said they might have people on site next week. Each bollard would need control wiring. This would be within 30 days. J. Gasperino asked if each light would be wired independently, C. Bennett said yes. C. Bennett said they cannot change the intensity by dimming because that would not work on these lights and that they would still get hot spots. D. Briggs asked if there were filters around the lights right now. C. Bennett said there was clear plexiglass now. C. Bennett said turning the power down made the light yellower but should address the intensity and brightness. J. Doyle said it had been difficult to get thru to Rosco but would email them and advise the HDC as soon as possible. D. O'Brien said he wanted to see the set up before the next meeting.

S. O'Kane said what about a lower wattage bulb, did they speak with the manufacturer? J. Doyle said they tried the 26 watt but that did not reach the light level in the parking lot that they needed. C. Bennett said the Church was concerned with safety issues with the lower light levels. S. O'Kane asked if going with the film would decrease the candle power. J. Doyle said there were different grades of opacity and diffusion. The frosting and color would give more of a glow. J. Doyle said he would ask S. Schrager which color to pick from a wheel. J. Doyle said S. Schrager was very experienced with lighting. The Rosco product was S. Schrager's recommendation. J. Doyle apologized for not bringing the HDC in the loop. S. O'Kane said it would make sense to test one bollard first. C. Bennett thought two or three would make more sense to see the desired effect. S. O'Kane agreed that might be good.

2) 236 Main Street – Hawley House – Window replacement and siding repairs

Don Ciota, the owner of the house, Joe Yursik of Ridgefield Supply and Bob Speziale of Kolbe Windows and Doors attended.

D. Ciota said he had spoken with Neal Hicks regarding the restoration. He is proposing to leave the windows on Main Street "as is" since it is the most visible to the public. D. O'Brien said the home is visible from all four sides. D. Ciota said this house is the oldest house in town. The inside is faithful to its period. J. Gasperino said the house has been expanded over the years. D. Ciota said yes, in back of the house. J. Gasperino asked if the footprint has not changed. D. Ciota said it had not. D. Ciota said none of the windows match in terms of the size. J. Yursik said some windows might be original. S. O'Kane said they appeared putty glazed. D. Ciota said many windows have dry rot, he can't open them and he doesn't want to break them. There has been a lot of effort to preserve the home. S. O'Kane asked if the CT Trust for Preservation had come to look at the home as he'd think they would be happy to come out to visit. D. Ciota said he would welcome the information. S. O'Kane said Gregory Farmer of CT Trust would be able to evaluate the condition of the windows and advise if restoring would be possible instead of replacing. D. Ciota said he had lots of questions with regards to the house and would welcome CT Trust to visit. S. O'Kane this should be the first step.

J. Yursik presented a sample of the proposed windows. This window was chosen for its aesthetics, thermal and safety performance. Also, this window would live within the frames, using 5/8th putty glaze to emulate the 12 by 12 light components. All glass would be putty glazed to come as close as possible to the original. J. Yursik said he suggested clad windows for maintenance issues. All casings and siding would live within the frame components and not disturb the interior trim. The muntins would be close to what is in the house now. J. Gasperino asked if the windows in front of the house had thicker panes. J. Yursik said the paint

would make it look thicker. He also said it was possible the glass got thicker with reglazing. However the starting point was 5/8th. B. Speziale said the original sill would be left, only replacing the window. D. Ciota said the windows could not be opened any more. He said most contractors don't want to do this type of work because they don't know what they would find. It is possible that other sides of the house would have to be done. Doesn't know to what extent.

D. O'Brien asked if the shingles were being presented. D. Ciota said replacement would be wood shake. D. O'Brien asked if this would be the entire south side. D. Ciota said only the South side has wood. The other sides were clapboard. He doesn't know why this would have been done. D. Ciota said N. Hicks said in 1713, they would have used this. All the wood was made locally. This house was the pastor's house, Reverend Hawley, who was also the Town Clerk.

B. Tobin asked if the storm windows were being kept. D. Ciota said they were doing away with those. They were difficult to take off. D. O'Brien said if dual pane, storm windows were not needed. J. Yursik said the glass would be one pane. J. Gasperino asked if the glass would go to the dumpster. D. Ciota said no, he would keep the glass. J. Yursik said if they needed the lower sash, he would have a replacement.

S. O'Kane said the CT Trust would be able to do an evaluation of the condition of the window and whether they were original or a 19th century replacement. He said this was the most significant house in town. Before any discussion of window replacement, he would like a tour. D. Ciota said he would like to invite the HDC to visit on October 31st to see the number of visitors who knock on the door. S. O'Kane said he would email the CT Trust contact information to D. O'Brien. D. O'Brien said he would forward tomorrow via email the CT Trust information to D. Ciota.

D. O'Brien suggested a HDC site visit. D. Ciota said he wanted to make sure the work is done right. He would like to speak with the CT Trust. The rear wall of the house is bowed, but this doesn't affect the inside. His architect said they believed the house was built on clay which could have effected this. D. Ciota said once the work begins, doesn't know what will happen. The floors are not level, but this is the joy of a historic home. He considers himself a proprietor of the home. He needs help to make it safe. Restoring the windows might not help with the egress issue. D. O'Brien suggested Saturday March 24th, 2018 for a site visit. D. Ciota agreed. S. O'Kane said he would get back to D. O'Brien on whether he could attend the site visit. J. Gasperino said it was a wonderful property. He asked if there was a basement. D. Ciota said yes. D. Ciota said he was trying to make the windows functional.

3) Approval of the HDC Meeting Minutes – February 15, 2018

The HDC members took a moment to review the February 15, 2018 HDC meeting minutes.

B. Tobin moved and J. Gasperino seconded a motion to approve the February 15, 2018 HDC meeting minutes, with Commission member who did not attend such meeting abstaining. Motion passed 4-0.

B. Tobin moved and S. O'Kane seconded a motion to adjourn the Historic District Commission Meeting at 8:41 p.m. and moved into an Executive Session. Motion passed by unanimous vote.

Respectfully submitted,

Nancy L. Fields