

Un-approved
Rec'd 1/25/16
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RIDGEFIELD HISTORIC DISTRICT COMMISSION
Lower Level Small Conference Room
Town Hall, 400 Main Street
Ridgefield, CT 06877
January 21, 2016

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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, January 21, 2016, and beginning at 7:30 p.m.

The following members were present:

Daniel J. O'Brien, Chair
Joseph Gasperino
Rhys L. Moore
Eric Pashley
Briggs L. Tobin

Guest: Harriet Riser

Absent: Jim Hancock & Sean O'Kane

AGENDA

- 1) 188 Main Street – replacement of certain windows
- 2) Approval HDC Meeting Minutes – December 17, 2015
- 3) Guest – Harriet Riser as possible new HDC member

MEETING

The Meeting was called to order by Mr. O'Brien at 7:30 p.m.

1) 188 Main Street – Replacement of Certain Windows

D. O'Brien recused himself from the discussion as he previously owned the home at 188 Main Street. Briggs Tobin chaired the discussion. New owner, James Prusko was present as was his contractor, Keith Gerety and Dennis Ryan of Renewal by Anderson of Stamford, CT. The Prusko family will not be moving into their new location until school is out in June.

D. Ryan presented a sample of the Anderson windows selected by Mr. Prusko. The HDC needs to review and approve the application for the new windows before a building permit can be issued by the Town of Ridgefield. Key points about the sample window are as follows: in use since 2005 in Fairfield County; custom new window designed to fit each space; Anderson is the only window

manufacturer where the manufacturer and the installer are the same; they are the largest renovation window-selling company in the U.S. delivering a top quality product.

Mr. Ryan passed around pictures of the house at 188 Main Street. The windows to be replaced are on the side and rear of the house. The leaded-glass windows will be left as they are. The present windows are very drafty and many do not lock properly. Plastic has been put up over the windows currently to save on heat. The replacement insulated glass will be 4x more efficient than the current windows. The trim around the windows will remain and will not be disturbed.

Mr. Ryan demonstrated the features of the new Anderson window with its full-divided light grill that give the look of separate individual panes of glass whereas it is really one large glass pane. All the grill patterns will remain the same. The screen is full-size. He showed how the window "tilts-in" for ease of cleaning. When the replacements are installed, one will not be able to tell the new windows from the old. The exterior of the new window will not need to be painted, glazed, nor will it rot. The contractor stated how the current windows to be replaced are not original to the house but were replaced at a previous time. All the new windows will be installed from the exterior. Both the top and bottom windows will look identical.

J. Gasperino asked about what is going to happen to the current windows – in a dumpster? These are old rope and pulley windows with antique hardware. The contractor indicated that he will be removing and saving the hardware. D. Ryan stated how it is too difficult to find a new location for the old windows as they are all different sizes.

J. Gasperino moved and R. Moore seconded a motion to approve the application as presented for the change of windows on the rear and sides of the house with such plans excluding the replacement of existing leaded glass windows. Motion passed by unanimous vote.

2. Approval of Meeting Minutes – December 17, 2015

J. Gasperino moved and B. Tobin seconded a motion to approve as written the minutes of the December 17, 2015, Ridgefield Historic District Commission Meeting. Motion passed by unanimous vote.

3. Harriet Riser – Possible New HDC Member

H. Riser indicated interest in being appointed to serve on the Historic District Commission. B. Tobin commented on a guidebook he received when he first joined the HDC – explains rules of procedures and legal framework for the Historic District Commission. He found the guidebook helpful. D. O'Brien indicated that he will scan the guidebook and email it to all the HDC members.

D. O'Brien requested that Ms. Riser write a letter to R. Marconi, First Selectman, requesting appointment to the HDC. D. O'Brien will also write a letter of support for Ms. Riser and will check on the requirements for political party affiliation for HDC members.

D. O'Brien indicated that he has called the First Congregational Church a couple of times about their possible addition of an enclosure for trash and changes to their parking lot plan. He has not heard back from them.

J. Gasperino moved and B. Tobin seconded a motion to adjourn the Historic District Commission Meeting at 8:15 p.m. Motion passed by unanimous vote.

Respectfully submitted,

Janet L. Johnson