

RIDGEFIELD HISTORIC DISTRICT COMMISSION
Town Hall, 400 Main Street
Ridgefield, CT 06877
April 21, 2022

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 SPECIAL MEETING MINUTES

A Special meeting of the Ridgefield Historic District Commission (“HDC”) was held via teleconferencing, which was open to the public, on Thursday, April 21 2022, at 6:30 p.m.

The following members were present:

Dan O’Brien, Chair
Rhys Moore
Sean O’Kane
Harriett Hanlon
Kam Daughters (alternate - voting)
Marc Blandford (alternate)
Sara Kaplan (alternate)

Kempton Mooney soon to be moving to CT, was present as a member of the public.

AGENDA

1) 275 Main Street – Replacement of 14 windows on main portion of building with Andersen 400 Series Woodwright Historic Renovation Series Windows

The meeting was called to order by Mr. Dan O’Brien at 6:33 p.m.

Mr. O’Brien opened the meeting by acknowledging that this was the first meeting of the Commission following the tragic loss of Briggs Tobin who unexpectedly passed away Thursday, April 7, 2022. Briggs was the Commission’s Vice Chair for many years and we miss his generous spirit, counsel and friendship.

1) 275 Main Street – Replacement of 14 windows on main portion of building with Andersen 400 Series Woodwright Historic Renovation Series Windows

The applicant and property owner, Mr. Patrick Downend, was present.

Mr. O’Brien shared his screen with the group to show the application and photo attachments. Mr. Downend began with the photos. He stated the house was not visible from the street. There was

a house in front with a detached garage. It bordered the property line and screened his house from the street. Evergreens along the front of the house also prevented visibility.

Looking at the photo, the windows to be replaced were outlined in boxes, a total of 13, were in bad shape. He wanted to upgrade them to the Anderson Woodwright series which was a product widely used for historic renovation. The replacement windows have the same grid pattern, 2 over 2, and the same dimensions.

Mr. Blandford asked if there were currently storm windows on his windows. Mr. Downend confirmed the storm windows had been there as long as he had owned the house, which was around 13 yrs. Mr. Blandford asked if the new windows would have storm windows. Mr. Downend said he would like to remove the storm windows. Mr. Blandford agreed that would be great.

Mr. O'Kane asked if the storm windows were of the triple track variety. Mr. Downend said that sounded about right. He said some of the storm sashes were missing. Mr. O'Kane asked if the shutters were operable. Mr. Downend said they were not operable. Each owner had added their own set of shutters. Mr. O'Kane asked if his intention was to add the shutters back. When he swapped out the windows, what would happen to the shutters? These windows looked like they had historic sills, the thicker sills that you typically see in older homes. They are widely available. Mr. Downend said that if had to remove the sills to replace the windows, then he would replace them with the historic sills. He noted the historic sill was much more pronounced than a typical sill. Mr. O'Kane said what about the shutters. Mr. Downend said if he could save the shutters, he would have no problem putting them back. Mr. O'Kane said but they didn't have operating hardware, and weren't they just screwed to the house. Mr. Downend confirmed they were just screwed to the house. Mr. O'Kane asked if they were not the right size. And if he was not intending to replace the shutters with shutters that actually looked like they belonged. Mr. Downend said not at this time. He wanted to focus on getting the windows replaced. The house was drafty.

Ms. Kaplan said if Mr. Downend was getting rid of the storms and replacing the windows, was he intending to have fixed screens on the outside. Mr. Downend said the windows came with a fine screen. They had very small openings. So it revealed the window a lot better. Sara clarified that was part of what was being installed. He agreed.

Mr. O'Kane asked if they had full screens or half screens. Mr. Downend confirmed they had full screens. Mr. O'Kane said there was a display in Ridgefield Supply, where the screen was virtually transparent. Mr. Downend said yes, the screen was very fine and had high see-thru visibility. Mr. O'Kane asked if the windows would be 2 over 2, replicating that style. Mr. Downend said yes, the windows would have the same dimensions and same grid patterns. Mr. O'Kane said ok.

Mr. O'Kane said the house was handsome looking. It would benefit from having shutters that would look like they belonged. Mr. Downend said that as they progressed, they would be back with more projects. He wanted to tackle one project at a time.

Mr. Blandford said the windows seemed pretty straight forward. Mr. O'Brien said the proposed windows were the same that had been approved previously for 188 Main Street.

Mr. O’Kane asked if the windows were aluminum clad or wood exterior. Mr. Downend said they were aluminum clad, a very nice window. This particular Woodwright 400 series was widely used in these circumstances where historic renovation was important. They had a nice mullion and features that seemed to fit and resemble the house well. Mr. O’Kane said ok.

Mr. O’Brien asked if there were any questions from the public. There were none.

Ms. Hanlon moved and Mr. Moore seconded a motion to approve the application as presented for the replacement of 14 windows on the main portion of building with Andersen 400 Series Woodwright Historic Renovation Series Windows. Motion passed 5-0.

Mr. Blandford and Mr. O’Kane seconded a motion to adjourn the Historic District Commission Special Meeting at 6:45 p.m. Motion passed by unanimous vote.

Respectfully submitted,

Nancy L. Fields
Recording Secretary