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CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION
888 WASHINGTON BOULEVARD
STAMFORD, CT 06904-2152

(FINAL) Minutes of the Historic Preservation Advisory Commission (HPAC)

Date: Regular meeting held: April 16, 2019
Location: Stamford Government Center
4th Floor Cafeteria
888 Washington Blvd., Stamford CT 06904
Present: Anne Goslin, David Woods, Barry Hersh, Elena Kalman.
Absent: Rebecca Shannonhouse

REGULAR MEETING

I. Call to order

Meeting called to order 7:10 p.m.

A motion was made to assign Elena Kalman as a voting member for this meeting.
Anne Goslin (Vice-Chair) will Chair the current meeting.

(The motion was moved by D. Woods and seconded by A. Goslin, and carried unanimously.)

II. Approval of Minutes

A motion was made to approve the minutes of the March 5, 2019 meeting.

(The motion was moved by B. Hersh and seconded by A. Goslin, and carried unanimously.)

III. New Business

A. 228, 236, 240 & 248 West Broad Street

Participants: Michael T. Cannata III, Attorney with Wofsey Rosen, Goitom Bellele & owner of G and T West Broad Associates, LLC and Leonard D'Andrea, Site/Civil Engineer with Rocco V. D'Andrea, Inc.

1. Anne introduced the project saying at the prior presentation to HPAC, the Commission requested the owner to review Section 7.3 options for their application. The Commission also did not like the driveway and parking at the front, the roof height on the infill house, and the style and scale of building at the back.
2. M. Cannata presented, saying there are four (4) existing homes on Broad Street. He said they discussed Section 7.3 and determined it is not appropriate for this property. They said they cannot have multifamily in an R-7½ zone. They have filed an application to change the underlying zone to R-5. He said his site will connect with adjacent R-5 zones. Mike added they eliminated the parking in front and addressed the concerns for parking in the back. A single driveway will serve the one (1) new infill home. There was some concern about the height of the infill home. It was lowered to match the adjacent roof lines. There is new landscaping along Broad Street.



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3. Mike added the attached units at the back are now staggered so it breaks up the mass of the building. They added dormer windows. They added windows on Merrill Ave. There is a new landscape plan. There are new trees at the drive on Broad Street. There are trees to screen back units. There are new walkways with shading.
4. He said the team has updated the materials. The existing homes have vinyl siding that is not in good shape. They will use Hardi-plank on both the existing and new. Elena asked to use smooth boards. Mike agreed. Window trim will be white. The trims will be PVC material. They will use asphalt shingles in the dark slate color - Timberline HD. All generally agreed with the color and material selections.
5. Mike added they are asking the Commission to approve the changes. The new owner has completed the ownership; some of the houses are occupied. The plan is they will be rentals. All the parcels will be consolidated into one (1) zone. There will be nine (9) rental units. Four (4) in back and five (5) in the single family homes. Anne asked about the new building. Will they use the same size windows trims and moldings? The response was yes. The window scale will be close to the existing. Elena said there is not enough detail at this time. The new single house will have double windows on top. All generally agreed, there is a consistency to the façades. Barry asked if these are market rate? The owners said yes.
6. Anne said the new four (4) unit building at back does not seem to match the others on Broad Street. Tom said the back units face into the Charter Oak Community and hospital parking lot. There is different scale. Elena asked about the façade (north face) that is near the back of the houses. Mike said the space is 12.1 ft. She wants to know if there can be landscaping in the narrow space. Matt Popp showed some landscaping. There is concern about light for plants to grow along the façade. Elena asked to add windows or an “arcade” with columns on the ground floor, garage elevation. The owners said yes they can add some windows and will look at the set back.
7. All generally questioned the use of the “bonus room” at the ground floor level. Elena also questioned the blank façade. The owner indicated the room may be storage or an office or other extra room for the apartments. David expressed concern a tenant may use this as an office and may have people enter this space from the common area between units. All generally agreed the space between the single family houses and this back unit is too tight.
8. Anne asked if anyone would like to speak. Vicki Zacharewicz, President of the Hubbard Heights Association, said this is the first she has seen revised plans. She appreciates the dialogue. There is some concern with the driveway on Broad Street. She does not think there should be a driveway there. Over-all she said the Association is opposed to a Zoning change. They believe the property should remain R-7½. They agree the infill house looks good and blends with the other houses. The Association opposes the building at the back. She added the project is way too dense as designed. They would rather see single family houses over the site. She added that Hubbard Heights is a neighborhood that has received a historic neighborhood designation. They do not want to open the door to this kind of condo development. She added one house at the corner and the third one in on Broad Street is on the National Register. Number 228 is the corner house and 236 is the one in the middle.



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9. Anne said this Commission is not in charge of reviewing the Zoning issues. The Commission is charged to review the compatibility of the architecture of the individual houses on Broad Street with the historic character of the neighborhood. Vicky added there was a previous promise to the neighborhood to keep the R-7½ zoning. The neighbors across the street are not in favor of the back building. It is larger than the ones on Broad Street.
10. The owner, Tom Bellete, added he lives in Hubbard Heights, one block away. They are trying to do a good job. Tom said they are eliminating one driveway and adding one. They deleted the parking area on Broad Street. They are keeping the gateway feel to the Hubbard Heights Neighborhood along Broad Street.
11. Elena had one suggestion - to make the bonus rooms at the ground floor narrower. All generally agreed there can be an arcade with columns and additional windows that can make the building friendlier. It was generally agreed windows and details can be submitted later when the plans are developed into working drawings. Barry said it is a difficult issue as the hospital is adjacent and then there is Charter Oak Community adjacent. David also said he believes the houses on Broad Street will be an asset to the community and are designed nicely. He said the Commission does not support the density but recognizes this is not the Commission's responsibility. HPAC further requested some changes to the larger building façade.

A general resolution was formed that the Commission agrees with the design changes that were made to the houses on Broad Street. They requested the owner and designers return when the details are further developed to make sure they are consistent with the historical architecture of the two referenced historic houses. The Commission requested changes to the four (4) unit building, ground floor north façade, where it faces the single houses and asked the owner to return with corrections. The Commission further does not agree with the density and scale of the back four (4) unit building. They commented the building is too close to the back of the closest single house. It is further understood the issue of density will be taken up with the Zoning Board.

(Rev. 06/04/19) Anne Goslin requested the final resolution that was sent to the Planning Board be added to the meeting minutes. That is as follows.

"The Commission agreed it is not in favor of the multi-unit dwelling at the south side of the proposed development. It approves the proposed plans for the five houses on West Broad Street with the condition the applicant return with proposed details for the houses: drawings, colors and materials. The Commission requested changes to the multi-unit building ground floor north façade, where it faces the West Broad Street houses. The Commission also noted the multi-unit building is too close to the back of the closest house. The Commission believes it does not have authority over the proposed Zoning and Text Changes

(A motion was made by B. Hersh and seconded by E. Kalman and carried unanimously)



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B. St. John's Piazza, Rectory, and Window Changes

Applicant: John Leydon, Attorney with Law Office of John Leydon; Monsignor Stephen M. DiGiovani of St. John's Church; Daniel Batt of Centerbrook Architects and Edward VanVeen, General Contractor for the Window Project.

1. A. Goslin noted there are three (3) projects for review at this meeting: **(a)** the piazza at the back of the rectory; **(b)** the renovation of the rectory; and **(c)** a change requested to a stained glass window at the Bell Street façade to allow mechanical access to an equipment room.
2. John Leyden presented. They have received Land Use Board approvals. The Piazza and the Rectory are to be reviewed at this meeting. The Church of Four Fountains in Italy is the inspiration for the design. The parish dates to 1847; the church was built in 1885 and the rectory was built in 1850. There has been some work inside. Some of it has been restored.
3. It was noted HPAC has seen the Piazza design at a prior meeting and has generally agreed with the design. There have been some changes to make it easier to construct. D. Batt noted an emergency stair case has been placed near the north side of the Piazza and is required by the adjacent apartment development. The general consensus was the "fire stair case is badly placed, and will not look good for the landscape improvements planned for the Piazza." The Commission is happy to recommend to the Land Use Boards that an open fire escape is not appropriate for this site. The Commission may not have authority over this issue.
4. Ed VanVeen, representing his construction company, planned the modifications to the window on the Bell Street side, in the "bell" tower. The stained glass will be reused but it will be modified. The room by the window is in the bell tower and contains a narrow stair case to an equipment room. There is heating and ventilating equipment above this window. Ed said the only access for equipment is through this window. The sill of the window is about three (3) stories above the street. There was considerable discussion about the proposed window with an aluminum frame. The operable part of the frame sits inside of the structural aluminum frame as well. Ed said the stained glass window will be removed and then adapted to the aluminum frame. The discussion was about the considerable alteration to the "look" of the original stained glass wood frame and the glass. All generally agreed the design team needs to reconsider the design. David asked the designers to look for an alternate location for an operable hatch to the mechanical room. He also noted the proposed frame has a large horizontal frame where the existing window has tall proportions. The other option is to consider placing the existing stained glass portion of the window on the front face of a new frame, so the aluminum is hidden behind. Support for the upper story of the existing window also needs to be considered. There was considerable discussion about the detail and all generally agreed to look at other details that can preserve the vertical stained glass look.
5. D. Batt of Centerbrook Architects presented the Piazza. It was noted HPAC reviewed the project once before, including the changes to the back of the Rectory. He said the details have been altered a bit.



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6. The existing building will be renovated as accurately as possible. They have retained samples of all decorative trim. They will use a product called "Boro" for the restoration of damaged trims or details. They want to bring back (restore) the historic balustrade on the second floor, along the Atlantic Street side. They will use the north deck railing for the design sample. They are adding a modest 900 sq. ft. addition to the back, with a one (1) story entry area and a sun room facing south. They hope to break ground with the Piazza this summer. The Piazza is designed with eclipses and a circle. All were generally agreed to by the Commission.

A resolution was formulated. It was agreed to form two separate resolutions, one for the Piazza with the Rectory improvements, and another for the access window changed. They noted the Piazza is in the final stages of getting building permits and want to proceed as soon as possible. All agreed to approve the Piazza and the Rectory together, as designed and without changes.

(A motion was made by B. Hersh and seconded by E. Kalman and carried unanimously)

On the stained glass window proposal, the owner has agreed to go back to relocate the access, or will look at better details for the window itself, which can retain most of the glass window and the vertical frames. The owner said they do not have a time table for the window work and can come back with design changes.

(A motion was made by E. Kalman and seconded by B. Hersh and carried unanimously)

C. Election of Officers

Participants: HPAC Discussion

Anne presented that the Commission needs to vote on new officers with the resignation of Lynn Drobbin. It is understood from the City the letter of resignation has not been approved by the Mayor as of yet. That may just be a formality. Barry noted the current alternates need to be elevated to full members and there also needs to be new alternates named to the Commission. All generally agreed. Anne will consult with Marty Levine, Special Assistant to the Mayor, on the progress and process of electing officers.

Anne further asked if anyone wanted to volunteer. David said the group should wait until Rebecca is in attendance so all are represented for a vote of new officers. The discussion was then concluded until next meeting when Rebecca when can attend.

(The item was *Tabled* without further decision. Review of status will be on going)

IV. Old Business

None.

A. Charter Communications Building Design Changes

Participants: HPAC Discussion

1. Anne noted she sent site changes around to the Commission via E-mail. She asked everyone to review the revisions to the plan. It was noted landscaping was increased along Pulaski Street and at the corner lot with Washington Boulevard. There were a few comments the loading dock has not



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changed as was requested, and there is adequate screening for Pulaski Street. It is also agreed the loading dock design may not be an HPAC issue. It was also noted the roof top landscaping was added, as was suggested. All generally agreed with the changes.

A resolution was formulated to approve the revised Landscape Plan.

(A motion was made by A. Goslin and seconded by E. Kalman and carried unanimously)

B. Tax incentives

Participants: HPAC Discussion

1. E. Kalman reported she thought the Mayor generally liked the idea of a Tax Abatement for historic properties, but it was not clear if the Mayor wanted to do anything about it. He is looking for someone to champion the Tax Abatement concepts with the Board of Representatives. The Mayor also asked the Commission to write a draft ordinance. It was noted the Mayor did not seem to show much interest or urgency to get something done. Elena said she had reached out to Harry Day, Board of Representatives-13th District, to see if he can draft the ordinance for further review. Elena will report back after she has spoken to Harry.

(The item was *Tabled* without further decision. Review of status will be on going)

C. Intern

Participants: HPAC Discussion

1. Anne said she has spoken to Ralph Blessing, Land Use Bureau Chief, and is seeking an intern to manage and update the inventory and maybe add some more information to existing surveys. They are planning to come up with the City process for an updated cultural inventory with the possibility of adding some new places or resources to the list. Barry agreed to follow up with Ralph over the next month.

(The item was *Tabled* without further decision. Review of status will be on going)

V. Adjournment

Anne Goslin adjourned the meeting at 9:15 p.m.

Drafted by: David W. Woods, Secretary: HPAC - April 29, 2019

Meetings are normally on the first Tuesday of the month starting at 7:00 p.m. in the 6th Floor Safety Training Room. Anne will contact Lesley Capp to cancel the May 7, 2019 meeting. June 4, 2019 will be next meeting.