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Land Use Bureau Chief
Ralph Blessing

HPAC Chair
David W. Woods, AIA

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: February 1, 2022
Location: Via Zoom
Present: David Woods, Rebecca Shannonhouse, Dee Davis Oberwetter, Elena Kalman, Barry Hersh and Claire Fishman (Alternate).

REGULAR MEETING

I. Call to Order

The meeting was called to order at 7:03 p.m. by HPAC Chair, D. Woods.

II. Approval of Minutes for January 11, 2022.

A motion was made by E. Kalman to accept the minutes, seconded by B. Hersh, and the vote was carried unanimously.

III. New Business

A. Springdale Elementary School - Window Replacement.

1127 Hope Street at Weed Hill Avenue.

Applicant: City of Stamford, Louis Casolo, Engineering Bureau Chief/City Engineer.

Presenter: Nancy Ormsby, Clerk of the Works II, City of Stamford; Karalisa Grunder and Peter Gryniewich, BBS Architects, Landscape Architects & Engineers.

N. Ormsby and representatives of BBS Architects presented designs to replace windows at Springdale Elementary School. The Commission reviewed the architectural drawings dated February 1, 2022.

N. Ormsby stated priorities in the window designs that were presented included energy efficiency, low maintenance and high durability. Flooring will also be replaced at the school during the summer months of 2022. The new windows will be installed next year (summer 2023). The City has \$1 million budgeted for the window replacement. The school may ask for more money in the future...or reduce the scope of work. The City is in the design phases now. BBS will be doing a more refined estimate.

There was previously a 1909 structure in front of the 1929 wing, but that building was taken down after the 1929 structure was built. A 1975 window replacement was done with single-pane glass. The original building had double-hung windows.

D. Woods asked for comments and discussion from the Commission and the public. In his comments, D. Woods encouraged the City to consider the use of a split system rather than window AC units.



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The Commission made a determination to support the design and submission of materials with the following comments:

1. The Commission supports the window design with the transom panel and spandrel glass as shown on an alternate design.
2. The Commission supports the window design detail with a lower section that will have the appearance of a “double hung” window. The actual operation can be either “double hung” or an “awning” or a “hopper” type frame. The final approval of that operation will be determined by the City and the architects. The final decision about the “screen location” will also be determined by the City and the architects.
3. The Commission supports the window design for the lowest floor of the building that matches the “lower portion” of the transom-type windows. These windows will have the same appearance as the double hung but the operation can be determined by the City and the architects. It is understood there are no transom windows at this floor location.
4. The Commission supports the window design that uses aluminum frames in a white color.
5. The Commission supports the window muntin pattern as proposed with 6 over 6, and requests the lowest floor windows match that pattern. The architects will also determine if the “divided lite-muntins” can be placed on the exterior and secured properly.

D. Davis made a motion to accept the resolution; seconded by B. Hersh, and the vote was carried unanimously.

IV. Old Business

A. Historic Preservation Capital Grant Program

Presenter: Dee Davis, Commissioner
Preservation CT, HNP, NRZ with HPAC

D. Davis gave an update on the program and the latest meeting that was held. Not much has happened beyond the email she sent to the Commission. The grant program will be on the agenda on the NRZ agenda of February 8, 2022. She said it has been reported some people have questioned taking the grant money from BLT based on their development activities in the South End and not trusting the project. She has no idea how widespread this sentiment is. Everything else is moving forward.

D. Davis reported the meeting went well, and the community leaders are very excited, particularly the NRZ members. She believes that “neighbor to neighbor” is the best way to disseminate the information. If, after 18 months people in the community have not taken the money, the grant program will be opened to City-wide applicants.

Judy Norinsky, President of Historic Neighborhood Preservation, said that Sue Halpern of NRZ expressed the same concern about “blood money” and the observation that BLT has destroyed a lot of the South End.



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B. Historic Brochure Progress.

Presenter: Rebecca Shannonhouse, Commissioner.

R. Shannonhouse presented the proposed budget from Dan Taylor, a designer D. Woods has worked with in the past. D. Taylor estimated that the cost would be approximately \$2,400 to design lay out and produce a six-panel brochure. Printing costs would run about \$1,000.

The estimate did not include postage fees nor an estimate to make the contents of the brochure available in a digital format. R. Shannonhouse will reach out to D. Taylor to get an estimate for a digital version. She will also write to Ralph Blessing, Land Use Bureau Chief, again to confirm his support for the project and find out which grant he prefers HPAC pursue for this project.

C. Demolition Permit Applications.

D. Woods said applications had been received for 821 East Main Street, 825 East Main Street, 827 East Main Street, 15 Lafayette Street, 27 Lafayette Street and 29 Lafayette Street.

D. Woods asked for comments from Commission members by email.

D. Miscellaneous Future Projects.

160 Atlantic Street.

Presenter: Attorney John Leydon

J. Leydon requested HPAC review the changes that were requested during the December 13, 2021 meeting.

E. Kalman made a motion to review this presentation, which does not appear on the February 1, 2022 agenda. The motion was seconded by B. Hersh and the vote was carried unanimously.

The Commission reviewed the architectural drawings and submission materials dated January 6, 2022 and January 7, 2022 for the 160 Atlantic Street proposed development. The submitted materials were forwarded to the Commission as requested at the December 13, 2021 meeting and return with corrections to the elevations.

D. Woods asked for comments from Commission members and the public.

Thereafter, the Commission made a determination to support the design and submission materials with the following comments.

1. The Commission supports the agreement of the owners to use full-width brick and “precast/ limestone” details as noted in the Leydon office memo dated January 21, 2022.
2. The Commission supports the agreement of the owners to match the brick and “precast/ limestone” colors of the original building, to the “closest extent possible,” as noted in the Leydon office memo dated January 21, 2022.



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3. The Commission noted the South elevation dated January 6, 2022 does not correspond to its plan, as was requested in the resolution from the December 13, 2021 meeting. The Commission requested the South elevation be corrected and sent to the Commission for their record. The submittal can be sent via e-mail as a record of the design.
4. The presenters stated revisions to the plans and elevations may be required by Zoning or by structural corrections. The Commission further reinforced that any changes or corrections to the elevations are required to be resubmitted to HPAC for additional approval.

B. Hersh made a motion to accept the resolution; seconded by D. Davis, and the vote carried unanimously.

V. Adjournment

B. Hersh made a motion to adjourn the meeting, seconded by C. Fishman and the vote was carried unanimously.

D. Woods adjourned the meeting at 8:58 p.m. (There was no further discussion.)

Written by: Rebecca Shannonhouse, Secretary, Historic Preservation Advisory Commission
February 23, 2022.

Meetings are normally held on the first Tuesday of the month starting at 7:00 pm. The next meeting is scheduled for March 1, 2022 via Zoom.