

MAYOR  
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**CITY OF STAMFORD**  
**HISTORIC PRESERVATION ADVISORY COMMISSION**  
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**(FINAL) Minutes of the Historic Preservation Advisory Commission (HPAC)**

**Date:** Regular meeting held Tuesday, March 7, 2023.  
**Location:** Via Zoom  
**Present:** David Woods, Chair; Barry Hersh and Elena Kalman (Arrived at 7:06 p.m.), Commissioners; Claire Fishman, Alternate.  
**Absent:** Rebecca Shannonhouse, Commissioner.

**I. Call to Order.**

Mr. Woods called the meeting to order at 7:03 p.m. and introduced the first item on the agenda.

**II. Approval and/or Corrections to February 7, 2023 Meeting Minutes.**

The Commission considered the minutes of the February 7, 2023 Regular Meeting. There were no comments or modifications recommended.

A motion was made by Mr. Hersh to accept the minutes, seconded by Ms. Fishman and the vote was carried unanimously.

**III. New Business.**

No New Business or as may properly be introduced before the Commission.

**IV. Old Business.**

**A. 16 Remington Street - Critical Reconstruction.**

**(TABLED from the February 7, 2023 Meeting)**

*Presenter:* Dariusz Lesniewski, Property Owner.

Mr. Woods made some brief comments and introduced Mr. Lesniewski.

Mr. Lesniewski and his Architect, Tad Rexmer, made a presentation and answered questions from the Commission.

Mr. Woods opened the discussion to the Commissioners and then to the public. The following residents made comments:

- Judy Norinsky, President, Historic Neighborhood Preservation.
- Sue Halpern, President, South End NRZ.
- Terry Adams, Board of Representatives, District #3.
- Elizabeth McCauley, resident on Walter Wheeler Drive.

After considerable discussion, Mr. Woods called for a motion to accept the items discussed for the Resolution and support for the project.

Ms. Kalman made a motion to accept the items discussed for the Resolution and support for the project; seconded by Mr. Hersh and the vote was carried unanimously.

The Commission agreed on the following Resolution for the project at 16 Remington Street:

*At the HPAC Regular Meeting held Tuesday, March 7, 2023, the Commission was presented with the design for the critical reconstruction of the residential structure at 16 Remington Street. This includes an addition of a residential structure behind the reconstruction (historic) house. It is understood the front residential structure was demolished before it was approved or submitted for consideration under Section 7.3 (Historic Preservation) of the Zoning Regulations. The property also sits within the designated historic district in the South End.*

*The following is a record of the Commission's discussion. The Commission, by unanimous vote, supports the design concept plans presented, with the understanding these important comments will be incorporated into the design*

- 1. It was agreed by the Commission that the rear (new) structure is too tall and overshadows the front historic reconstruction building. The Commission recommended the roof line be lowered. They recommended the roof eave line be dropped to the midpoint of the windows of the 4th floor. It was also recommended the architect design dormers that are similar to the ones on the front historic building. It was the intent of the Commission to allow the owners to keep useable square footage on the 4th floor, as long as it complies with Zoning Regulations.*
- 2. The Commission would like to see the windows on the front historic building be double hung and to match the sizes that were on the original structure. The rear "new" structure should be consistent with that, using double hung windows. Window color should all match the siding or trims (white). It was noted that black color windows are not allowed.*
- 3. It is understood Hardie clapboard siding will be provided in a white color and was supported by the Commission.*
- 4. It was noted the building construction section shows a roof profile that is different from what is proposed in the elevations. The section is to be corrected. It was also understood the attic space will not be usable area.*
- 5. There were a number of detail suggestions for the historic structure noted here.*
  - a. Do not use black windows. (White is required to match the trim.)*
  - b. Use brick under the front porch columns to match the original.*
  - c. Front porch columns are to have the same scale / profile as the original.*
  - d. Owner can design a base for the front columns to reduce the height & profile.*
  - e. Provide railings using 1" or 1¼" pickets.*
  - f. Gable end rake fascia and rafter eave fascias are to be 8" minimum.*
  - g. The frieze board at the building face (under eaves) should remain at 6".*
  - h. The trim around windows and doors are to be 4" minimum*
  - i. Remove windows at basement. (Verify basement level should not have occupied bedrooms.)*
  - j. Remove the 5th story (attic) window on the front end gable.*
  - k. Remove all recessed light fixtures at the roof eaves or overhangs.*

6. *There was discussion about potential Zoning conflicts that are noted here. It is beyond the scope of HPAC review to verify if these are allowed.*
  - a. *Use of the basement in the historic structure.*
  - b. *Placement of windows on the side elevation of the 5 ft. set back.*
  - c. *Raising the height of the first floor elevation in the historic structure.*
  - d. *Parking requirements on site.*
  - e. *Height of roof from grade and Zoning compliance.*
  - f. *Landscaping requirements.*

*The Commission requests the development team return progress plans and details to the Commission for review. It is understood the plans can be submitted to the Land Use Bureau for distribution and additional Commission review can be done on-line, with a vote of the members. If the owner wishes to take exception to the notes provided here, they have the option to return to the Commission for a public presentation and vote.*

*In granting support for the project design, the Commission understands the owners will submit the reconstruction to the City's Cultural Resources Inventory.*

*HPAC understands the Land Use Boards and the Building Department may have other considerations that are beyond the scope of HPAC recommendations. Those may include bonuses, set-backs, parking and landscape improvements that are not a part of HPAC review.*

#### **B. Update: Historic Brochure Progress.**

*Presenter: Rebecca Shannonhouse, Commissioner.*

As Ms. Shannonhouse was absent, an update will be given at the April 4, 2023 meeting.

#### **C. Update: Demolition Permit Applications.**

No Demolition Permit Applications or as may properly be introduced before the Commission.

Mr. Woods stated there were no new applications received other than an application for the demolition of a residential garage which he did not feel was necessary to bring before the Commission.

#### **D. Miscellaneous Future Projects.**

- 1785 & 1799 Summer Street.
- 1911 Summer Street.

Mr. Woods mentioned a conversation he had with a woman who is an archeologist and he spoke to Vineeta Mathur, Principal Planner, City of Stamford about this conversation and Ms. Mathur stated this woman calls quite frequently and there has not been any interest from the City. Mr. Woods stated he received an application today from the University of Connecticut signed by an archeologist that is requesting historic designation for an archeological site. The site is at 47 West Main Street, which is the road adjacent to Mill River Park. There is a cliff along the road behind the industrial park which supposedly contains Indian artistic etchings. According to the report, part of the cliff has been demolished and not sure the etchings are still there. The archeologist has not been able to access the site as the property owner will not allow anyone to be on the site. Mr. Woods stated he wanted to mention receiving the report in case this officially comes before the Commission for consideration.

Mr. Woods brought up two additional items he was troubled by and wanted to inform the Commission:

- The continued demolition of the lenticular truss bridge on Main Street.
- The Yale & Towne building - BLT law suit.

The Commission had a brief discussion on each item and Mr. Woods stated he would keep the Commission updated on the progress of these issues.

## **V. Adjournment.**

Ms. Kalman made a motion to adjourn the meeting; seconded by Mr. Hersh and the vote was carried unanimously.

Mr. Woods adjourned the meeting at 8:29 p.m. (There was no further discussion.)

Respectfully submitted  
March 10, 2023

David Woods, Chair  
Historic Preservation Advisory Commission

***Meetings are normally held on the first Tuesday of the month starting at 7:00 pm. The next meeting is scheduled for April 4, 2023 via Zoom.***