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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 5, 2024
Location: Via Zoom.
Present: David Woods, Chair; Barry Hersh, Elena Kalman and Rebecca Shannonhouse - Commissioners.

I. CALL TO ORDER.

Mr. Woods called the meeting to order at 7:00 p.m. and introduced the first item on the agenda.

II. Approval and/or Corrections to the December 12, 2023 Meeting Minutes.

The Commission considered the minutes of the December 12, 2023 Regular Meeting. There were no comments or modifications recommended.

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

III. NEW BUSINESS.

A. ZB Application #224-02 - 31 Maple Tree, LLC - Site & Architectural Plans and/or Requested Uses, Special Permit and an application for approval for addition to the Stamford Cultural Resources Inventory (CRI)

Location: 31 Maple Tree Avenue

Presenter: Jason Klein, Carmody Torrance Sandak Hennessey, LLP

Applicant is proposing the reconstruction of a historic house and to construct four (4) new townhouses to the rear along with landscaping and parking.

Mr. Woods made brief introductory comments then introduced Mr. Klein.

Jason Kein, Carmody Torrance Sandak Hennessey, LLP, along with Daniel Chapple, Carmody Torrance Sandak Hennessey, LLP; Daryn Reyman-Lock, Principal, Sawdust and Strata and Ravi Ahuja, AWA Design Group, P.C.; representing the applicant, made a presentation and answered questions from the Commission.

After considerable discussion, Mr. Woods made a motion to accept the six (6) items discussed for the Resolution and support for the Section 7.3 restoration project; seconded by Ms. Shannonhouse and the vote was carried unanimously.

After a brief discussion, Ms. Kalman made a motion to add 31 Maple Tree Avenue to the Cultural Resources Inventory (CRI); seconded by Mr. Hersh and the vote was carried unanimously.

The Commission agreed on the following Resolution for the project at 31 Maple Tree Avenue:

At HPAC's Regular Meeting held Tuesday, March 5, 2024, the Commission was presented with the design concept for renovation/restoration of a residential structure at 31 Maple Tree Avenue, including a residential addition. It is understood that two (2) units within the historic structure will be renovated, the exterior will be restored, and a small addition will be placed at the back. The project has been submitted for consideration under Section 7.3 of the Zoning Regulations. The following is a record of the Commission's discussion:

The Commission would like to commend the owner for filing a Section 7.3 application to save this important structure. By unanimous vote, the Commission supports the concept plans presented with these important issues to be included in the design, as agreed to by the owner.

- 1. The small addition at the back of the historic structure is approved with the understanding that the siding, new windows, new columns at the side porch and the roof line and materials will match existing historic details.*
- 2. The Commission requested that the turn around/service access pad at the front yard be deleted from the site plan. The Commission further requests that landscape planting be provided in lieu of asphalt paving or any other hard surface that can facilitate parking.*
- 3. The owner has agreed to use Hardie board siding that will match the siding that is used on the historic structure (in color and scale). The color was indicated to be white on the rendering. The Commission assumes the siding will all be the same "white color" on both buildings.*
- 4. After considerable discussion about the height of the four (4) unit addition, the owner has agreed to revise and simplify a number of details and massing of the roof. They include: **[a]** the dormers on the 4th floor roof; **[b]** removal of the small, shed roof at the first residential ceiling line; and **[c]** the bay "frame" details at the windows of the second residential floor. They also agreed the base will be brick on the driveway side only. The base will be Hardie siding on the other three (3) sides. It was noted that the historic structure is simple in design, and the new budling should try to match that simple colonial character.*
- 5. The Commission defers to the Zoning Board to resolve the height issues [four (4) stories] as noted under the Special Permit request. The Commission generally agrees the new structure appears too tall.*
- 6. The Commission had considerable discussion about the Text Change request that relates to on-site parking and setback requirements. (The chart in Table 12.6 - "Minimum Distances of Parking Areas from lot lines and buildings.") The Commission prefers that no Text Changes be allowed to Section 7.3 of the Regulations. It is believed that Section 7.3, the historic section of the Regulations, should not be altered and any adjustments to parking standards can be handled through the "Special Permit" application process for individual projects going forward.*

The Commission requests that the development team return with progress plans and details for final review. The new plans and corrections can be submitted to the Land Use Bureau for Commission review and can be done online (electronically) for a final approval. If the owner wishes to take exception to the notes provided, they have the option to return to the Commission for a public presentation and a vote.

In granting support for the project design, the Commission understands that the owners have submitted the project to the City's Cultural Resources Inventory. That approval is provided under a separate Resolution.

HPAC understands the Land Use Boards may have other considerations for review that are beyond the scope of HPAC recommendations. Those may include bonuses, setbacks, parking, and landscape improvements that are normally under the Zoning Regulations and are not a part of HPAC review. Those include the Special Permit items that were noted in this presentation to the Commission.

- *Permit a total of six (6) home in lieu of four (4) allowed.*
- *Permission for one (1) parking space per household.*
- *Revision of parking setback from lot lines or building structure.*
- *Permit total building height of four (4) stories in lieu of three (3) stories permitted.*
- *Permit rear yard setback of 26.3 feet in lieu of 30 feet.*
- *Permit side yard setback of 10.1 feet in lieu of 15 feet.*
- *Permit adjustment to the light & air requirements at the south side property line.*

Once again, we thank the owner for their presentation to the Commission.

IV. OLD BUSINESS.

Mr. Woods made note of an email he sent to Ralph Blessing, Land Use Bureau Chief, requesting status of the vetting process for new Commissioners. Mr. Woods assured Ms. Kalman and Mr. Hersh that he is working on finding replacements in a timely manner and asked both to remain on the Commission until such a time when replacements are found and sworn in.

A. Update: Demolition Permit Applications.

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

B. Update: Historic Brochure Progress.

Presenter: Rebecca Shannonhouse, Commissioner.

Ms. Shannonhouse reported no update at this time and would begin work on the brochure in the spring.

V. ADJOURNMENT.

Mr. Woods adjourned the meeting at 8:41 p.m. (There was no further discussion.)

Respectfully submitted.
March 7, 2024

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 2, 2024 via Zoom.