

MEMORANDUM

TO: Stamford Zoning Board
CC: Ralph Blessing & Vineeta Mathur
FROM: Jason A. Klein
DATE: March 15, 2024
RE: Appl. 223-39 & 223-40 - Response to Questions Raised/Comments Made at Zoning Board Hearing on March 4, 2024

Introduction

This memorandum is prepared on behalf of KCI Summer LLC (the “Applicant”) in response to questions and/or comments raised during the Zoning Board’s March 4, 2024 public hearing regarding Zoning Board Applications 223-39 and 223-40.

As you know, the Applicant is seeking Zoning Board approval to preserve the existing historic home (the “Historic Building”) located at 1911 Summer Street, Stamford, Connecticut (the “Property”). The Applicant further proposes an addition pursuant to Section 7.3 of the Stamford Zoning Regulations (the “Zoning Regulations”). A companion Text Change Application (Application 223-39) will strengthen Section 7.3 of the Zoning Regulations. Approval of the Applications will facilitate the preservation of the Historic Building, and allow for the provision of five (5) apartment homes on the Property.

Questions/Comments & Responses

A. Are the incentives permitted under Section 7.3 of the Zoning Regulations permitted as of right?

No. Section 7.3 of the Zoning Regulations is intended to “encourage the preservation, rehabilitation, enhancement and adaptive re-use of Historic

Structures and Historic Sites.”¹ To achieve its goals, Section 7.3 provides property owners with incentives to encourage historic preservation, and discourage demolition. To be eligible for these incentives a proposal must undergo a comprehensive review by multiple City authorities.

Any incentive achievable under Section 7.3 requires Site Plan and Special Permit Review and Approval by the Stamford Zoning Board (the “Zoning Board”), and is not permitted as of right. It should also be noted that incentives achievable under Section 7.3 are not available to any property within the City of Stamford (the “City”). Instead, these incentives are only available to certain historic buildings or structures in the City listed on the Cultural Resources Inventory (the “CRI”).² The CRI is a “list established and maintained by the City of Stamford Land Use Bureau, in consultation with Historic Preservation Advisory Commission (“HPAC”) that includes historically and architecturally significant districts, Buildings, Structures, artifacts, remains or other physical features affixed to the land within the City of Stamford that are at least 50 years old.”³

The incentives permitted under Section 7.3 are not available to any property within the City. Instead, these incentives are only available to properties that are home to historically significant buildings, and only after a property owner completes the following steps:

1. Identify a historic building or structure: Section 7.3 is only applicable to Historic Structures and Historic Sites listed on the CRI. As a threshold matter, a building must be at least 50 years old to be listed on the CRI.⁴ Any incentives permitted under Section 7.3 and Application 223-39 are only available to buildings or structures 50 years or older that earn a place on the CRI as discussed in greater detail below.

2. Retain a Qualified Historic Preservation Expert to assess the significance of the historic building or structure: To successfully list a Historic Building on

¹ Zoning Regulations Sec. 7.3.A.1.

² See Sec. 7.3.C.1 of the Zoning Regulations, which provides that the “Zoning Board, at its sole discretion, may modify by Special Permit use, bulk, height, Lit and Air, setback, coverage, density and parking standards” only for Historic Structures and Historic Sites listed on the CRI.

³ See Zoning Regulations, Sec. 3.B (“Cultural Resources Inventory” definition).

⁴ See footnote 3 above.

the CRI, a property owner must typically retain a Qualified Historic Preservation Expert (a “Qualified Historic Expert”).

A Qualified Historic Expert is typically tasked with confirming the historic significance of the building or structure. A Qualified Historic Expert can be an individual who either: (a) holds a graduate degree and two (2) years of professional experience relevant to historic preservation; or (b) holds an undergraduate degree and four (4) years of professional experience relevant to historic preservation.⁵

3. Prepare and obtain Land Use Approvals for the project: *Upon determining a building may qualify for listing on the CRI, a property owner can begin preparing the necessary Land Use applications permitting the preservation/rehabilitation of the Historic Building and any associated additions/site improvements. The Zoning Regulations require all additions to the CRI to be reviewed by HPAC.⁶*

Pursuant to the Zoning Regulations, any Special Permit Application (including all Special Permit Applications filed under Section 7.3) must be referred to various municipal authorities, including, but not limited to, the Transportation, Traffic and Parking Department (“TTP”), the Engineering Department, the Environmental Protection Board (“EPB”) and the Stamford Planning Board.⁷

The Zoning Board is required to hold a public hearing on any Special Permit Applications, including those filed under Section 7.3. Notice of any such public hearing must be published in the Stamford Advocate,⁸ and sent to owners of neighboring property within at least 100 feet of the subject property.⁹ At least one notice sign stating the date and time of the public hearing must also be posted on the subject property.¹⁰

⁵ See Zoning Regulations, Sec. 3.B (“Qualified Historic Preservation Expert ” definition).

⁶ See Zoning Regulations, Sec. 7.3.c(1)(f).

⁷ See Zoning Regulations Sec. 19.C.3.d.

⁸ See Zoning Regulations Sec. 19.C.3.a.

⁹ See Zoning Regulations, Sec. 1.F.2.

¹⁰ See Zoning Regulations, Sec. 1.F.3.

All Site Plan and Special Permit Applications (filed under Section 7.3 or not) must satisfy the standards contained in Sections 19.D.4 and 19.C.2 of the Zoning Regulations. Applicants seeking approval of an incentive under Section 7.3 must also show their proposal meets the criteria found in Section 7.3.C.1 of the Zoning Regulations, which requires:

- a. That “the proposed use and site plan are compatible with and implement the objectives and policies of Stamford’s Master Plan.”*
- b. That the proposal is “superior to a plan conforming to the standard dimensional requirements and use standards of the underlying zoning district and will not impair the future development of the surrounding area.”*
- c. That the proposal will “rehabilitate, restore Critically Reconstruct or preserve Historic Structures or sites, and meet the HPAC guidelines for Historic Preservation (once they are recommended by HPAC and adopted by the Zoning Board), or the appropriate Standards and Guidelines of the Secretary of the Interior, as amended from time to time and published on the National Park Service website.”*
- d. That the “loss of the Historic Structure or Historic Site would be detrimental to the neighborhood character, Local Historic District or the cultural and historical heritage and identify of the City of Stamford.” 11*

4. Fulfill Post Approval Obligations: *When the Zoning Board approves a project under Section 7.3, a property owner must record a Historic Preservation Easement on the Stamford Land Records before obtaining a Certificate of Occupancy for the approved project.¹² Said Historic Preservation Easement is a legal agreement between the property owner and the City requiring the property owner to maintain, protect and/or rehabilitate the historic building for the life of the approved development.¹³*

B. Will the proposed amendments to Section 7.3 permit any additional as of right development?

11 See Zoning Regulations Sec. 7.3.C.1.a – 7.3.C.1.d.

12 See Zoning Regulations, Section 7.3.C.6.a.

13 See Zoning Regulations Sec. 3.B (“Cultural Resources Inventory” definition).

No. Property owners seeking to utilize the incentives proposed under Application 223-239 will be required to undergo the same rigorous review process currently required by Section 7.3 of the Zoning Regulations as outlined in Section A of this memorandum. If enacted, the incentives permitted by Application 223-39 will only be available to owners of buildings of historic significance deemed worthy of being listed on the CRI, and only after Site Plan and Special Permit applications are reviewed by the Zoning Board. These applications will also be reviewed by HPAC, the Planning Board, TTP, the Engineering Department.

The Zoning Board will be required to hold a public hearing on any proposal seeking to utilize the relief achievable under Application 223-39, which must be noticed as described in Section A.3. of this memorandum. In determining whether or not an approval should be granted, the Zoning Board will be required to consider the standards of Sections 19.D, 19.C.2 and 7.3.C.1 of the Zoning Regulations. Finally, any historic building that is preserved thanks to the incentives permitted by Application 223-39 will be protected by a Historic Preservation Easement recorded on the Stamford Land Records, and importantly, not forever as a result of demolition.

Approval of Application 223-39 will strengthen Section 7.3 by providing additional incentives to the owners of historic buildings. The Zoning Board will retain the authority to review any application seeking the incentives proposed under Application 223-39, to ensure these proposals satisfy the standards contained in Sections 19.D.4, 19.C.2 and 7.3.C.1 of the Zoning Regulations after a duly noticed public hearing.

C. Revise the architectural plans of record to clarify materials to be utilized in the proposal.

Revised architectural plans by Elena Kalman (dated March 5, 2024) are enclosed herewith and clarify the proposed façade materials. The central portion of the proposed addition will be faced with James Hardie Boothbay Blue Shingles. These shingles will create a sense of cohesiveness with the shingles on the Historic Building, and are responsive with HPAC's desire to see shingle elements incorporated into the proposed addition. Shingles on the Historic Building will be replaced or repaired as required, and painted to match James Hardie Boothbay

Blue siding. A revised rendering depicting this treatment is enclosed for your reference.¹⁴

D. Was the Application modified in response to comments received from HPAC?

Yes. HPAC reviewed the proposal at its regular meetings on November 14, 2023 and December 15, 2023. During the November 14th meeting (during which HPAC lacked a quorum) HPAC expressed a desire to see a reduction of the overall bulk of the proposed addition. Specifically, members of HPAC believed proposed rooftop terraces made the scale of the Fifth Street façade too large. In response, the Applicant eliminated all rooftop terraces, reducing the overall bulk and height of the proposed addition. The Fifth Street façade of the proposed addition was further modified to reduce its apparent massing. These modifications are incorporated in the architectural plans currently before the Zoning Board, and were well received by HPAC on December 15th.

HPAC provided additional comments after its December 15, 2023 meeting, and the Applicant's response to each comment is as follows (HPAC comment in blue and Applicant response in red):

- 1. It is understood the structure is in good shape and the exterior is comprised of shingle siding. The Commission encourages the Owner to restore the shingles. Where patching occurs, the shingles will be matched to the original.*

As previously stated, the Applicant agrees to restore and maintain shingles on the Historic Building whenever possible, and only replace shingles when absolutely necessary. Any replacement shingles will be matched to original shingles to remain.

- 2. The Owner has indicated the windows will be replaced. The Commission requires the Owner to match the original shape including the 9 over O mullion pattern of the original windows.*

Replacement windows will match the shape of the original windows.

- 3. The Commission requests that the new addition construction use similar*

¹⁴ Additional renderings will be provided on or before March 25, 2024.

materials, including the use of similar shingles on special elements of the design and including the large bay window at the center, of the same color.

As previously stated, the Applicant will incorporate James Hardie Boothbay Blue shingles on the central portion of the proposed addition to match the shingles on the Historic Building. Horizontal panels are proposed on other portions of the proposed addition so as to adequately differentiate the addition from the Historic Building as is recommended by the Secretary of the Interior's Standards for the Treatment of Historic Properties.¹⁵

- 4. A paint color for the shingles of the historic structure was approved in Phillipsburg Blue (Benjamin Moore color). The Owner noted they will use the same color on the central bay window of the addition. The addition is further defined by a darker blue on clapboard siding. The Commission also reviewed and approved the restoration of wood trims and columns on the historic structure and the white paint color. The Commission further encourages using similar details, trims, and colors in the new addition.*

Similar details, trims and colors are incorporated into the proposed addition as recommended by HPAC. Boothbay Blue is similar to the Benjamin Moore color recommended by HPAC, and will allow the Applicant to match shingles on the proposed addition with shingles on the Historic Building.

We note that some members of HPAC questioned the setback of the proposed addition along Fifth Street. It should be noted that while the proposed addition will be 5 feet from the property line, it will also be set back 12.4 feet from the actual curb along Fifth Street. The proposed addition cannot be set back any further from Fifth Street without jeopardizing the Applicant's ability to preserve the Historic Building. The proposed addition is a significant enhancement to the Property when compared to the existing paved parking lot that currently fronts along Fifth Street. Views from Fifth Street will be further enhanced by the planting of seven street trees along the Fifth Street frontage.

E. Will the Applicant reconsider the treatment of the buffer between the Property and the adjacent parcel to the south (1887 Summer Street)?

¹⁵ These standards are available at <https://www.nps.gov/articles/000/treatment-standards-rehabilitation.htm>.

Yes. The Applicant has revised the proposed site landscaping and will replace the lawn originally proposed along the southerly lot line of the Property with Royal Purple Liriope, an evergreen ground cover that grows to 8-12" high. This plant does not require mowing, is easy to maintain, and grows in the shade. A 6' tall fence is now also proposed along the southerly lot line of the Property to further screen the proposed parking area from neighboring properties. The proposed plantings and fencing are depicted on the enclosed revised landscape plan prepared by ELS, dated March 13, 2024.

Conclusion

The Applicant looks forward to the continued review of the Applications at the Zoning Board's March 25th public hearing.



5th STREET ELEVATION

SITE STATISTICS:

EXISTING HISTORIC HOUSE – RESIDENTIAL DWELLING UNIT 5 – 2 BRM GROSS AREA PRIOR TO DEMOLITION OF NON-HISTORIC REAR ENTRY ADDITION: 9630 S.F.

TOTAL GROSS LIVING AREA WITHOUT DEMOLISHED PORTION: 1930 S.F. BASEMENT AND ATTIC ARE NOT INCLUDED IN AREA ABOVE

ATTIC GROSS AREA IS: 998 S.F.

TOTAL GROSS AREA REMAINING AFTER DEMOLITION OF REAR ADDITION INCLUDING BASEMENT AND ATTIC AREAS: 3500 S.F.

NEW CONSTRUCTION: 2 TWO-FAMILY DWELLINGS: 4 DWELLING UNITS

EACH DWELLING UNIT LIVING AREAS	GROSS	NET
FIRST FLOOR (GARAGE NOT INCLUDED):	81 S.F.	67 S.F.
SECOND FLOOR:	568 S.F.	517 S.F.
THIRD FLOOR:	568 S.F.	517 S.F.
FOURTH FLOOR:	405 S.F.	366 S.F.
TOTAL LIVING AREA PER UNIT	1622 S.F.	1467 S.F.
GARAGE AREA:	322 S.F.	285 S.F.
TOTAL GROSS AREA PER UNIT INCLUDING GARAGES:	1944 S.F.	1752 S.F.
TOTAL NEW CONSTRUCTION 4 DU'S GROSS AREA INCLUDING GARAGES:	7776 S.F.	
EXISTING BUILDING GROSS AREA:	3500 S.F.	
TOTAL DEVELOPMENT GROSS LIVING AREA:	11,276 S.F.	

APPLICABLE CODES:

Adopted and Referenced Publications

- 2021 International Existing Building Code
- 2021 International Plumbing Code
- 2021 International Mechanical Code
- 2021 International Energy Conservation Code
- 2020 NFPA 70, National Electrical Code, of the National Fire Protection Association Inc.
- 2021 International Residential Code

THE CHANGES ON 12/6/23 FROM THE PLAN, DATED 2/10/23:

1. HIP ROOF CONFIGURATION OF THE ADDITION IS NOW SIMILAR TO THE ROOF OF THE EXISTING HISTORIC HOUSE.
2. THE BUILDING HEIGHT IS NOW 37'-10" TO THE MIDPOINT OF THE ROOF, VERSUS 45' TO THE TOP OF THE STAIRS' ROOFS IN THE 2/10/23 DESIGN.
3. BUILDING FACADE IS NOW THREE STORY HIGH WITH HIP ROOF AND DORMERS AT THE FOURTH FLOOR. THIS IS ONE STORY LESS THAN ON THE PREVIOUS DESIGN.
4. ROOF ACCESS IS ELIMINATED.
5. BAYS ARE REDUCED.
6. COLOR OF THE CENTRAL PROJECTING PORTION OF THE BUILDING IS NOW THE SAME AS THE EXISTING BUILDING. USING TWO COLOR SCHEME VISUALLY BREAKS THE MASS OF THE BUILDING.
7. DRIVEWAY UNDER THE BUILDING BETWEEN THE GARAGE DOORS IS NOW 28' WIDE VERSUS 20' WIDE OF THE PREVIOUS DESIGN.

THE CHANGES ON 3/5/24 FROM THE PLAN, DATED 12/6/23:

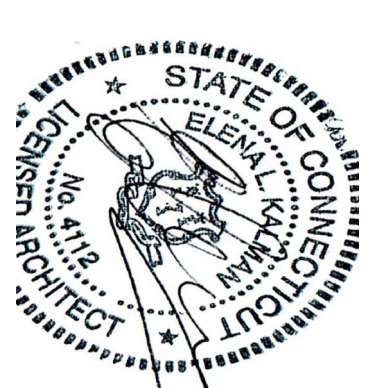
1. EXISTING SHINGLES ARE SHOWN ON THE EXISTING BUILDING AND NOTES ADDED.
2. JAMES HARDIE SHINGLES ARE SHOWN ON THE CENTRAL PROJECTION OF THE NEW ADDITION AND NOTES ADDED.
3. JAMES HARDIE PLANK SIDING IS SHOWN ON THE REST OF THE ADDITION AND NOTES ADDED.
4. ALL NEW SHINGLES, SIDING, TRIM AND ROOFING ARE SPECIFIED ON THE PLANS.
5. DIMENSION OF THE STONE BASE AT THE ADDITION IS ADDED.
6. NEW DECORATIVE LIGHTING FIXTURES ARE ADDED.



ELENA
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ARCHITECT

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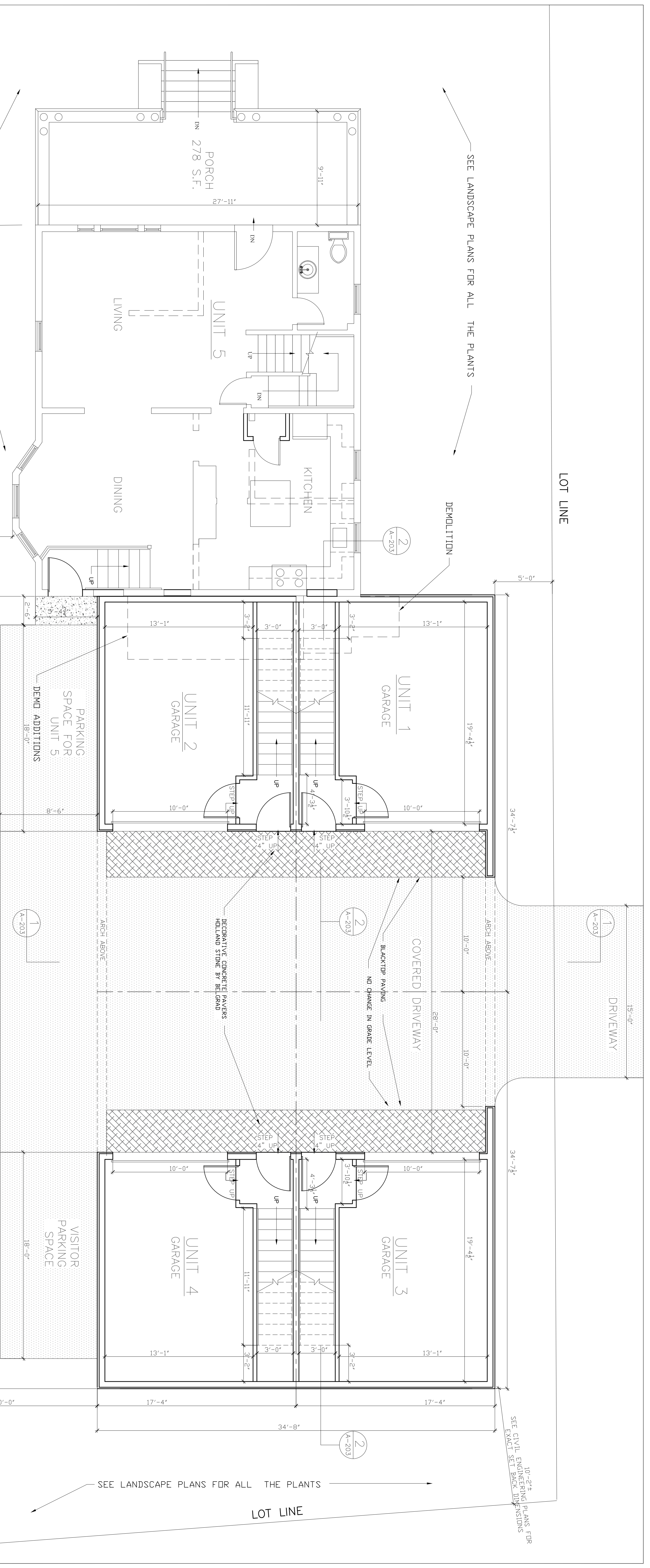


DRAWING TITLE

COVER, CODE
AND NOTES

DESIGN BY: EK
CHECKED BY: EK
DATE: 3-5-24
SCALE: 3/16"=1'-0"
PROJECT NAME: 11911 SUMNER ST
DRAWING NUMBER:

A-00



SEE LANDSCAPE PLANS FOR ALL THE PLANTS

DEMOLITION

COVERED DRIVEWAY
BLACKTOP PAVING
AND CHANGE IN GRADE LEVEL

SEE LANDSCAPE PLANS FOR ALL THE PLANTS

SEE LANDSCAPE PLANS FOR ALL THE PLANTS

DEMOLITION

COVERED DRIVEWAY
BLACKTOP PAVING
AND CHANGE IN GRADE LEVEL

SEE LANDSCAPE PLANS FOR ALL THE PLANTS

4' TALL VINYL FENCE - SOLID PANELS
6' TALL VINYL FENCE SOLID PANELS UP TO 4'-0" AND LATTICE ON TOP.

6' TALL VINYL FENCE SOLID PANELS UP TO 4'-0" AND LATTICE ON TOP.

NOTE:
Final development subject to Zoning Board review and approval, and any modifications required by said Zoning Board.

NOTE:
ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED ON THIS DRAWING SHALL BE THE PROPERTY OF ELENA KALMAN ARCHITECT AND SHALL REMAIN HEREAFTER THE PROPERTY OF ELENA KALMAN ARCHITECT. NO PART OF THIS DRAWING SHALL BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ELENA KALMAN ARCHITECT. PRECEDENCE OVER SCALED DIMENSIONS: CONTRACTORS SHALL PRECEDE SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS INDICATED ON THIS DRAWING. REVISED DIMENSIONS AND CONDITIONS SHALL BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

No.	Date	Issue

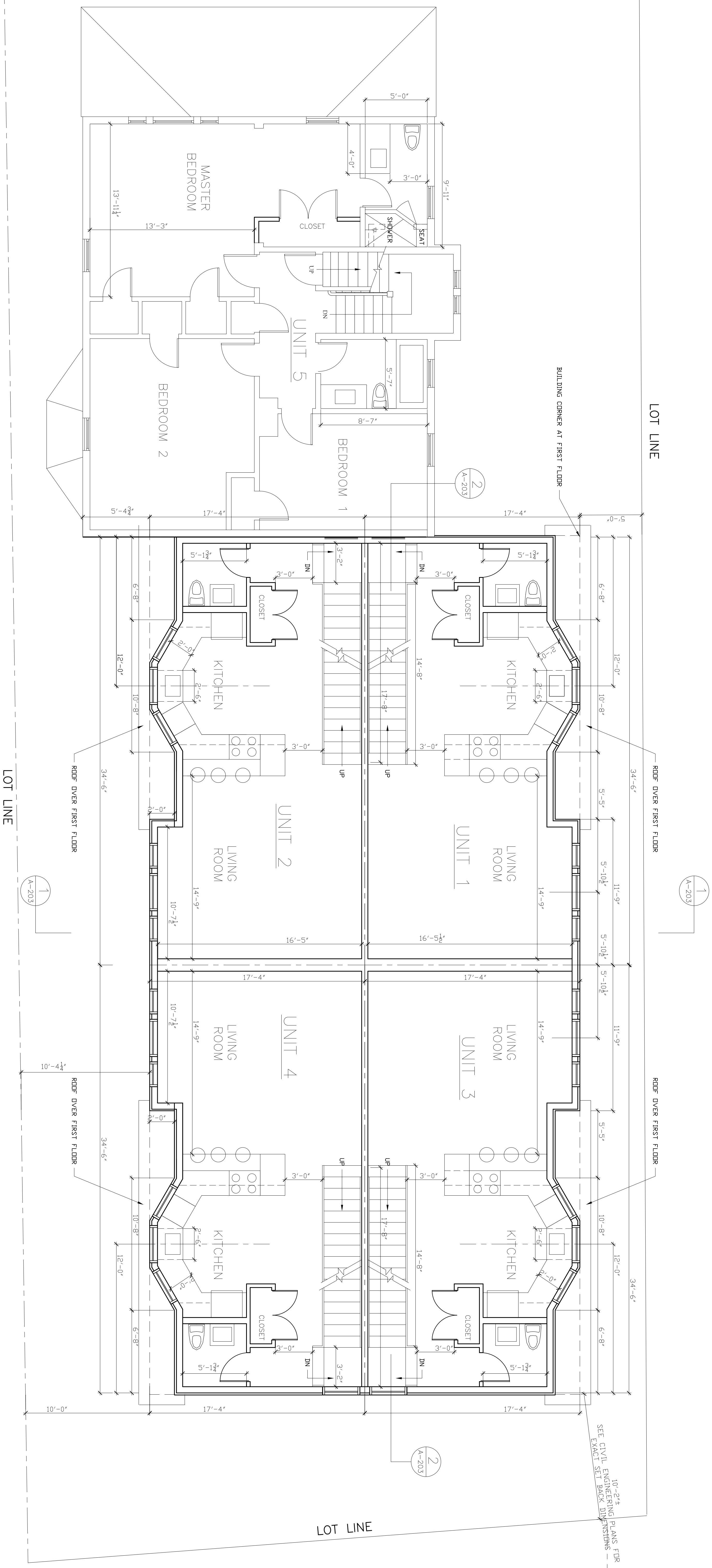
1911 SUMMER STREET, CT STAMFORD, CT

ELENA KALMAN ARCHITECT
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99 WILD DUCK ROAD
WILMINGTON, CT 06097
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FAX (203) 329-7149

DRAWING TITLE

FIRST FLOOR PLAN

DESIGN BY: EK
CHECKED BY: EK
DATE: 3-5-24
SCALE: 1/4" = 1'-0"
PROJECT NAME: 1911 SUMMER ST
DRAWING NUMBER: A-101

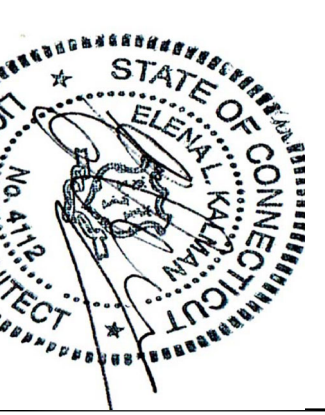
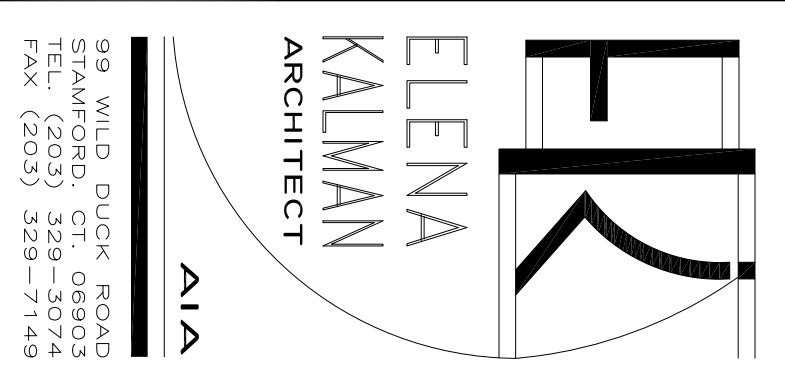


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No.	Date	Issue

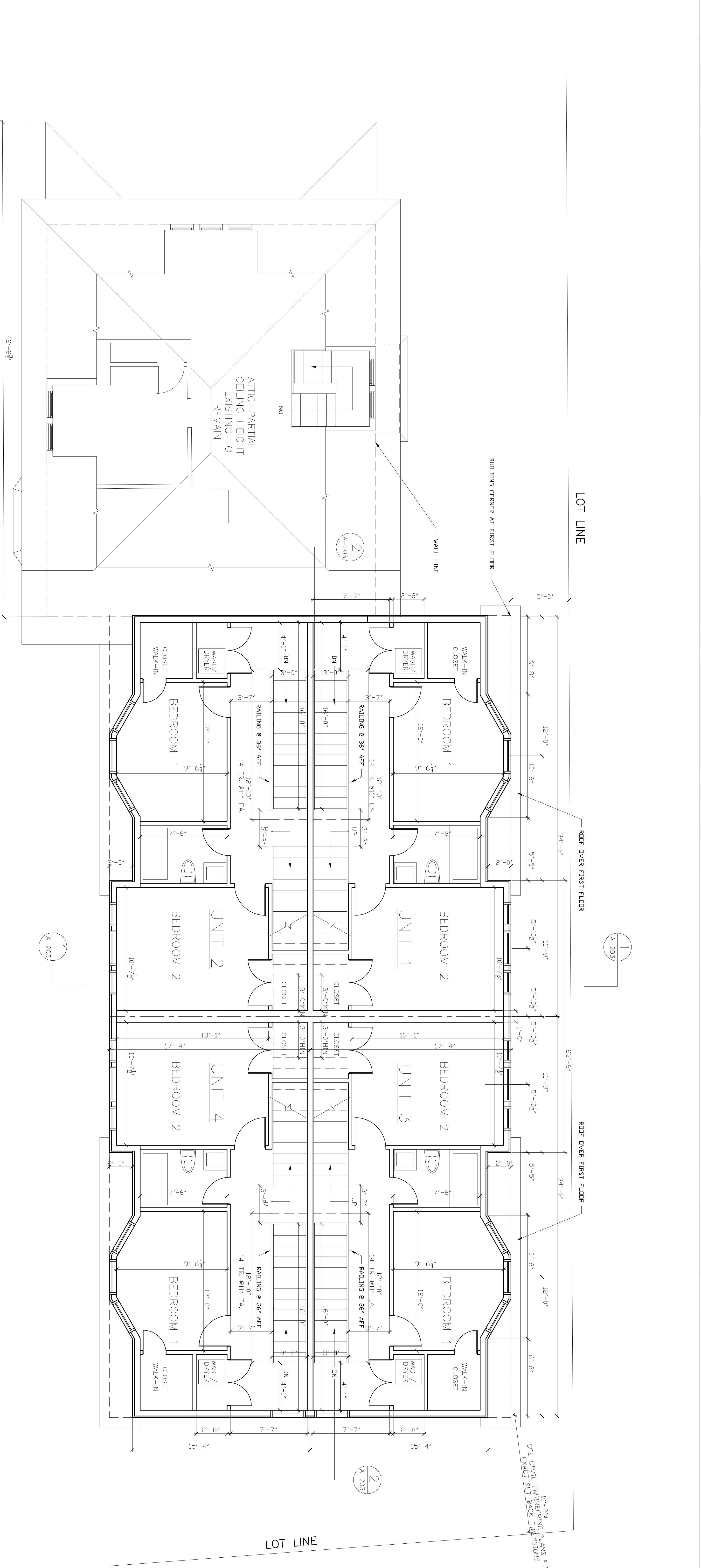
1911 SUMMER
STREET,
STAMFORD, CT



DRAWING TITLE
**SECOND FLOOR
PLAN**

DESIGN BY: EK
CHECKED BY: EK
DATE: 3-5-24
SCALE: 1/4" = 1'-0"
PROJECT NAME: 1911 SUMMER ST
DRAWING NUMBER: A-102

A-102



NOTE:
Final development subject to Zoning Board review and approval, and any modifications required by said Zoning Board.

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No.	Date	Issue

1911 SUMMER
STREET,
STAMFORD, CT

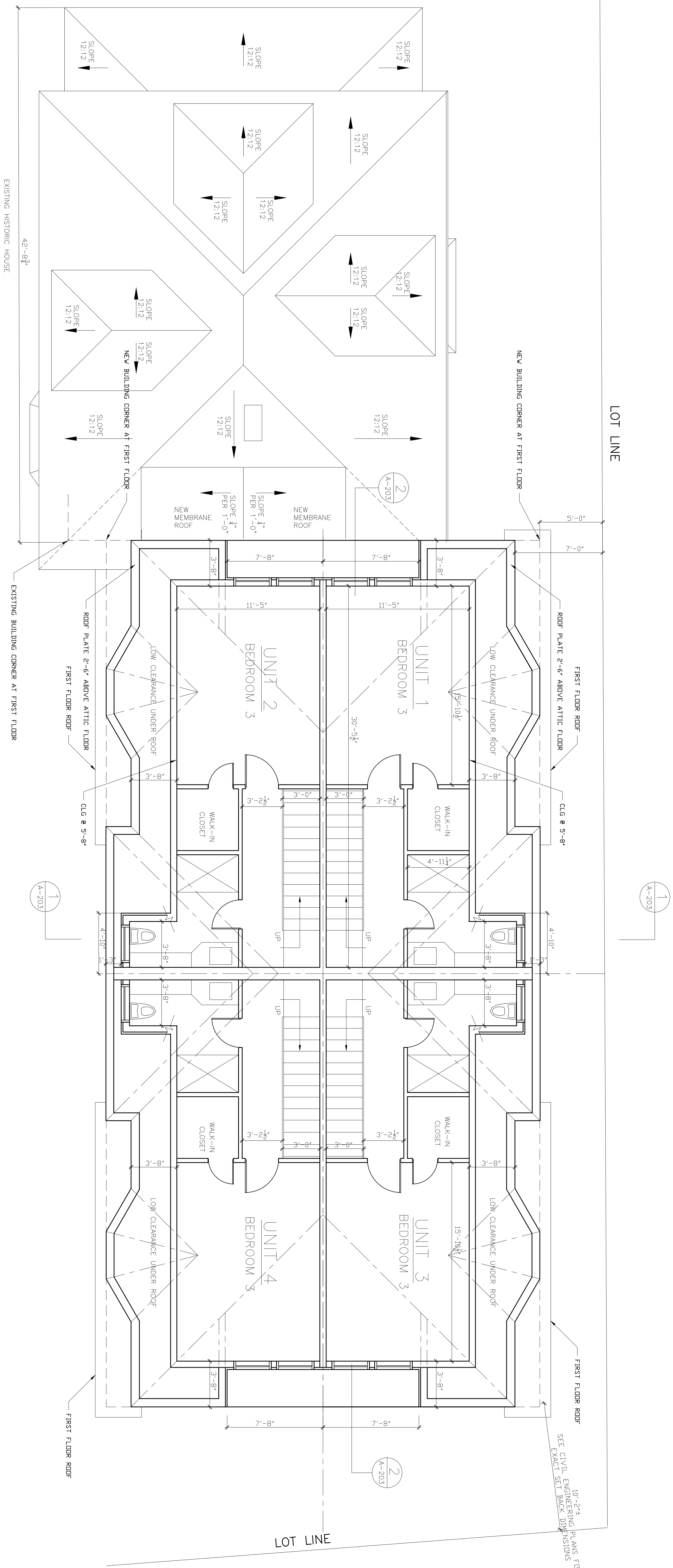
ELENA KALMAN ARCHITECT

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STAMFORD, CT 06907
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FAX (203) 329-7149

AIA

DRAWING TITLE
ATTIC/THIRD FLOOR PLAN

DESIGN BY: EK
CHECKED BY: EK
DATE: 3-5-24
SCALE: 1/4" = 1'-0"
PROJECT NAME: 1911 SUMMER ST
DRAWING NUMBER: **A-103**



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Date	Issue

No.	Date	Revision

1911 SUMMER
STREET,
STAMFORD, CT

ELENA KALMAN ARCHITECT

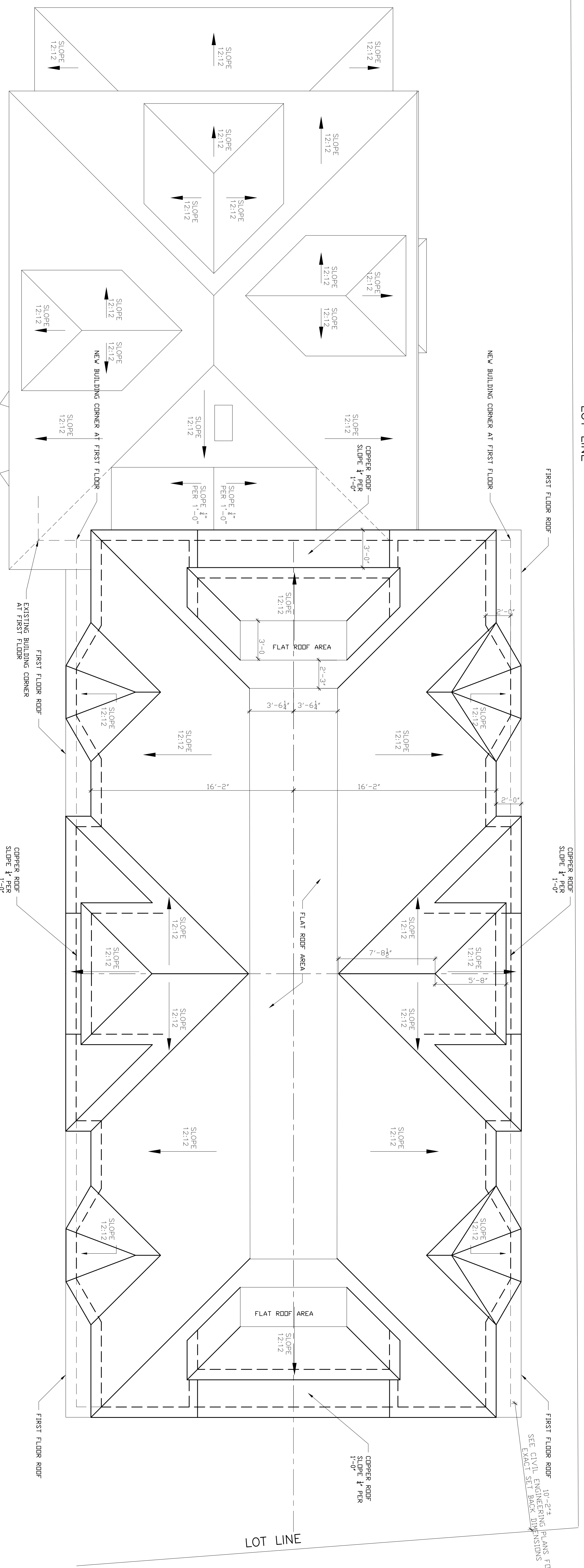
99 WILD DUCK ROAD
STAMFORD, CT 06902
TEL (203) 529-9972
FAX (203) 329-7149

AIA

DRAWING TITLE

FOURTH FLOOR PLAN

DESIGN BY: EK
CHECKED BY: EK
DATE: 3-5-24
SCALE: 1/4" = 1'-0"
PROJECT NAME: 1911 SUMMER ST
DRAWING NUMBER: **A-104**



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PRECEDENCE OVER SCALED DIMENSIONS: CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY THIS OFFICE IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THIS DRAWING. DIMENSIONS AND CONDITIONS SHOWN ON THIS DRAWING SHALL BE USED FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

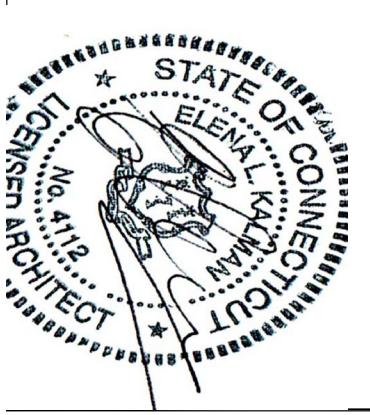
No.	Date	Issue

1911 SUMMER STREET, CT

EK
ELENA KALMAN ARCHITECT

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DRAWING TITLE

ROOF PLAN

DESIGN BY: EK
CHECKED BY: EK
DATE: 3-5-24
SCALE: 1/4" = 1'-0"
PROJECT NAME: 1911 SUMMER ST
DRAWING NUMBER: **A-105**



NOTE:
 ON THE ADDITION, JAMES HARDIE PLANK, SHINGLES ON THE EXISTING HOUSE, PAINTED: BENJAMIN MOORE, HC-199 PHILPSBURY BLUE. TRIM AND SOFFITS ON BOTH HOUSES: WHITE

NOTE:
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NOTE:
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No.	Date	Issue

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PROJECT NAME
 1911 SUMMER STREET, STAMFORD, CT

DRAWING TITLE
 SUMMER STREET FACADE (WESTERN) AND EASTERN FACADE

DRAWN BY: EK
 CHECKED BY: EK
 DATE: 3-5-24
 SCALE: 1/4" = 1'-0"
 PROJECT NAME: 1911 SUMMER ST
 DRAWING NUMBER: A-201



FIFTH STREET ELEVATION –
ALTERNATE FACADE "D"

NOTE:
SIDING ON THE ADDITION: JAMES HARDIE PLANK, SMOOTH FINISH COLOR: DEEP OCEAN. SHINGLES ON THE EXISTING HOUSE PAINTED: BENJAMIN MOORE, CC-091 PHILADELPHIA BLUE. TRIM AND SORTIS ON BOTH HOUSES: WHITE.

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WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THIS DRAWING. ANY VARIATIONS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

No.	Date	Issue

ELENA KALMAN ARCHITECT

99 WILD DUCK ROAD
99 WILD DUCK ROAD
TEL: (203) 239-8272
WWW.KALMANDESIGN.COM

PROJECT NAME
1911 SUMMER STREET, STAMFORD, CT

DRAWING TITLE
FIFTH STREET FACADE (NORTHERN)

SCALE: 1/4" = 1'-0"

PROJECT NAME: 1911 SUMMER ST

DRAWING NUMBER: **A-202**



NOTE:
Final development subject to Zoning Board review and approval, and any modifications required by said Zoning Board.

NOTE:
ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED ON THIS DRAWING ARE THE PROPERTY OF ELENA KALMAN ARCHITECT AND ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF ELENA KALMAN ARCHITECT. WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS INDICATED ON THIS DRAWING. REVISED DIMENSIONS SHALL BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

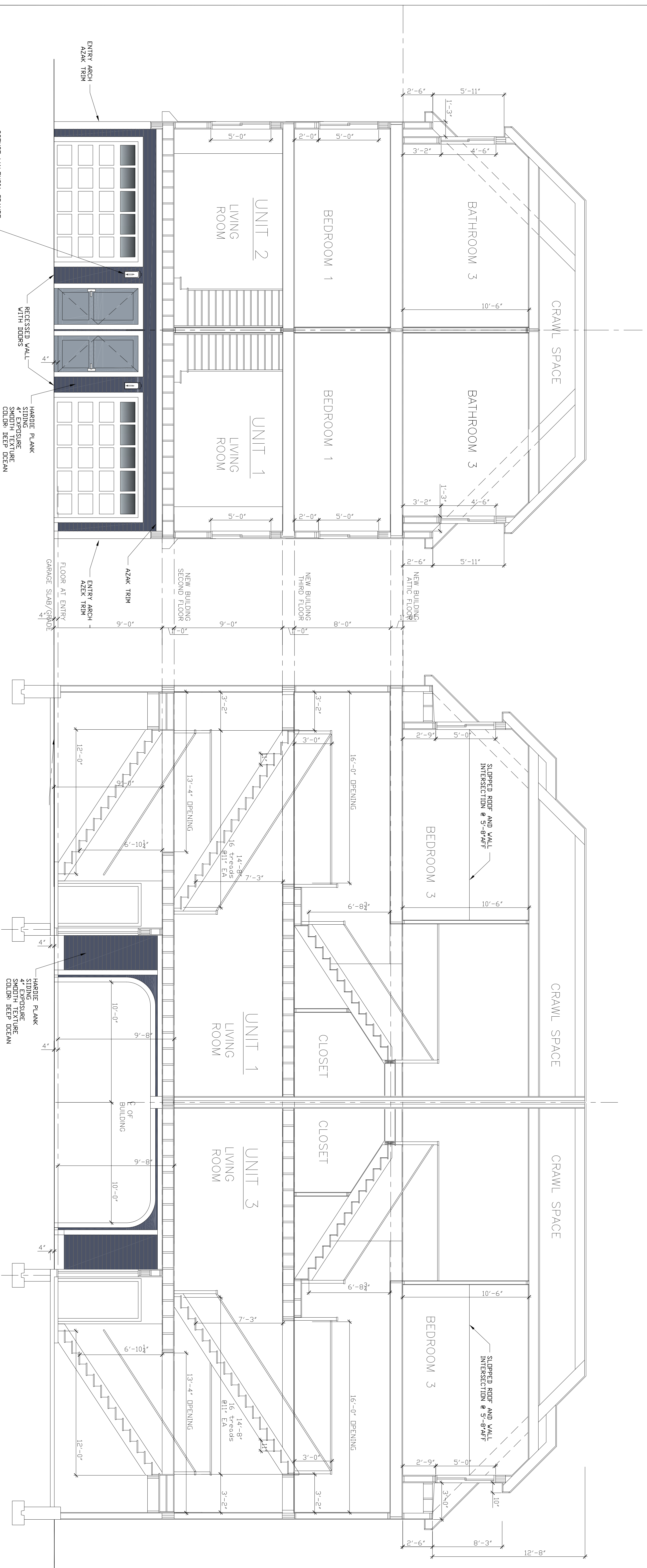
No.	Date	Issue

ELENA KALMAN ARCHITECT
 99 WILD DUCK ROAD
 SUITE 200
 WEST HAVEN, CT 06611
 TEL: (203) 329-3072
 WWW.KALMANDSIGN.COM

PROJECT NAME
1911 SUMMER STREET, STAMFORD, CT

DRAWING TITLE
REAR FACADE (SOUTHERN)

DESIGN BY: EK
 CHECKED BY: EK
 DATE: 3-5-24
 SCALE: 1/4" = 1'-0"
 PROJECT NAME: 1911 SUMMER ST
 DRAWING NUMBER: A-203



1 BUILDING CROSS SECTION AND ENTRY ELEVATION
A-203

2 BUILDING LONGITUDINAL SECTION AND ELEVATION OF THE INTERIOR WALL WITH ARCHWAY
A-203

NOTE:
Final development subject to Zoning Board review and approval, and any modifications required by said Zoning Board.

NOTE:
ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED ON THIS DRAWING ARE THE PROPERTY OF ELENA KALMAN ARCHITECT AND SHALL REMAIN HEREBY RESERVED. NO PART OF THIS DRAWING OR ANY INFORMATION HEREON SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ELENA KALMAN ARCHITECT.
WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THIS DRAWING. ANY VARIATIONS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

No.	Date	Issue

ELENA KALMAN ARCHITECT
 STATE OF CONNECTICUT
 ELENA KALMAN, ARCHITECT
 No. 4116

PROJECT NAME
1911 SUMMER STREET, STAMFORD, CT

DRAWING TITLE
BUILDING SECTIONS AND ENTRY ELEVATION

SCALE: 1/4" = 1'-0"

DATE: 3-5-24

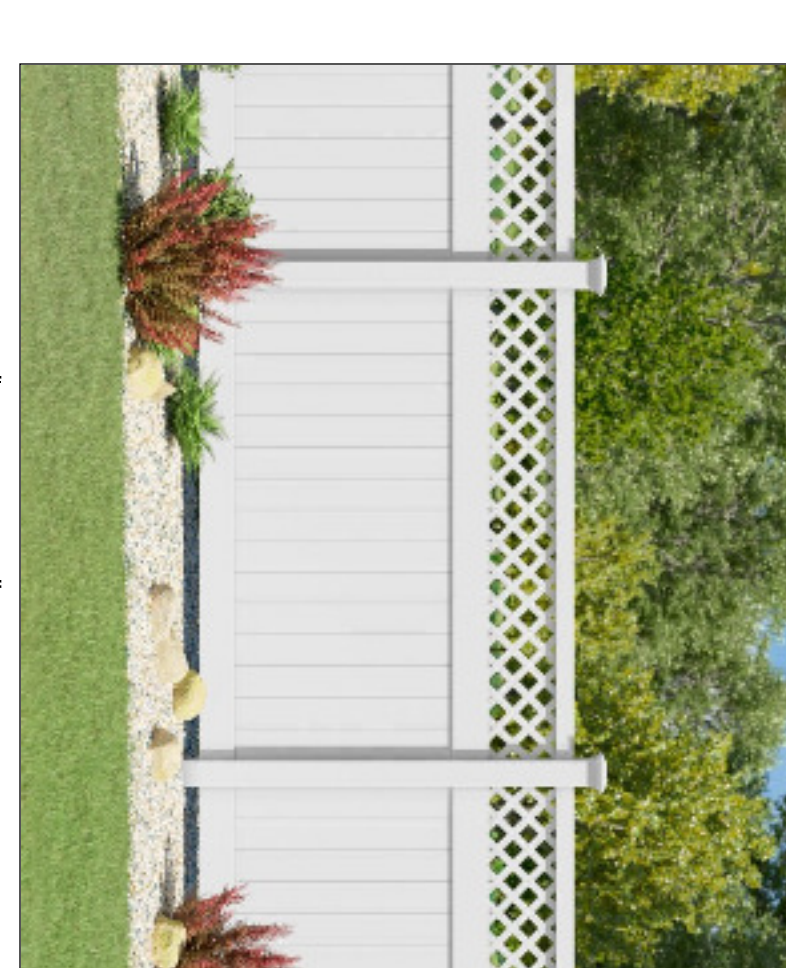
PROJECT NAME: 1911 SUMMER ST

DRAWING NUMBER: **A-204**

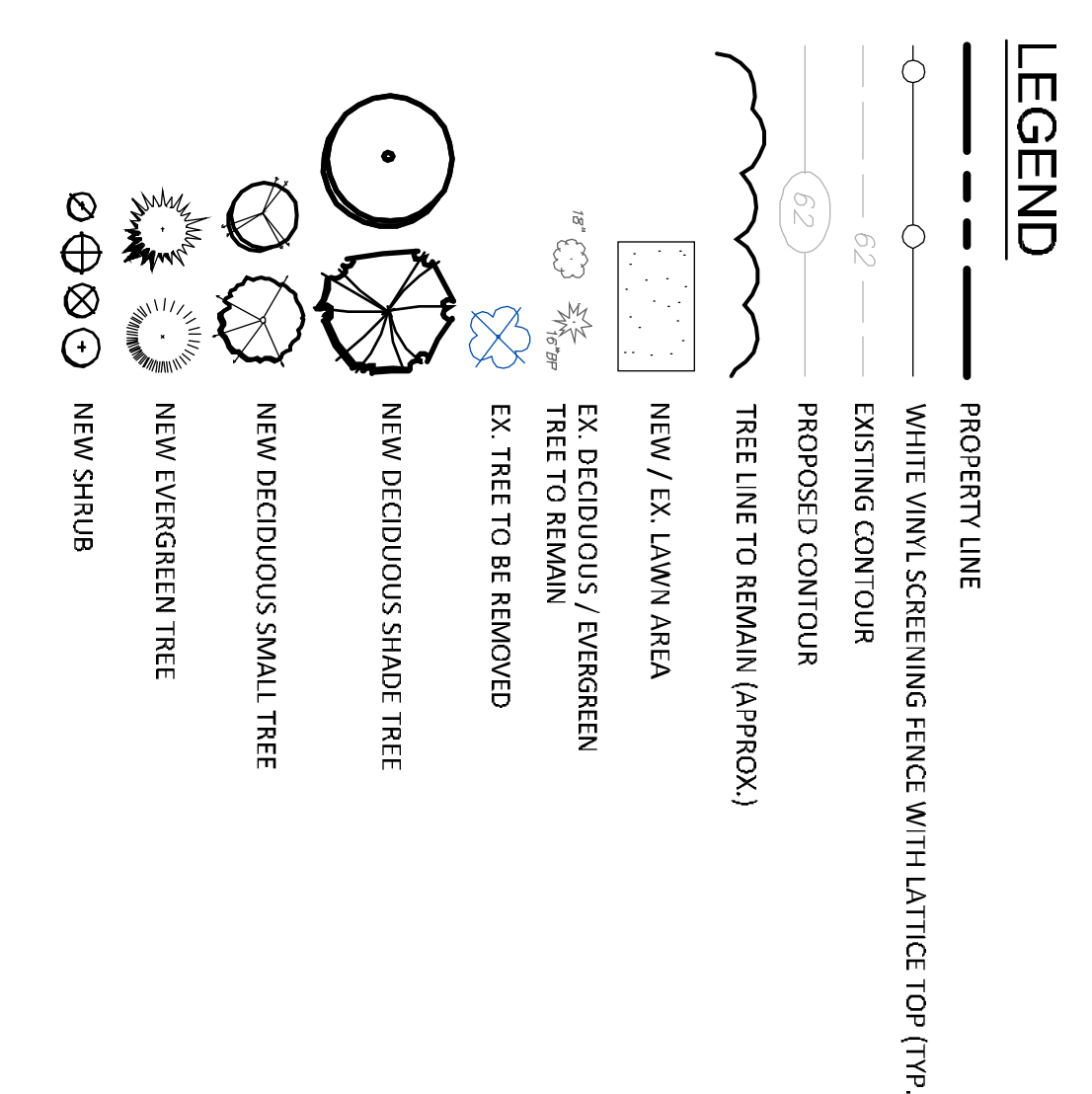


QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	STREET TREE / TYPE	REMARKS	PLANTING HEIGHT	MATURE HEIGHT
1	AR	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	2.1/2-3" CAL.	B&B	NO	COLUMNAR, RED FALL FOLIAGE	14-15' HT.	45-50' HT.
1	BH	BETULA NIGRA 'DUJA HEAT'	RED OAK	9-10' HT.	B&B	NO	MULTISTEM, EXFOLIATING BARK	9-10' HT.	35' HT.
1	QR	QUERCUS RUBRA	RED OAK	2.1/2-3" CAL.	B&B	YES / LARGE	DECIDUOUS	13-14' HT.	50-60' HT.
5	WC	CRATAEGUS WINTER KING	WINTER KING HAWTHORN	2.1/2-3" CAL.	B&B	YES / SMALL	WHITE FLOWER, RED BERRIES	13-14' HT.	18-20' HT.
1	YC	PRUNUS X VEPOENSIS	YOSHINO CHERRY	2.1/2-3" CAL.	B&B	YES / SMALL	LIGHT PINK FLOWER	10-12' HT.	20-24' HT.
16	GG	THUJA GREEN GIANT	GREEN GIANT ARBOVITAE	5-6' HT.	B&B		EVERGREEN	5-6' HT.	30-35' HT.
16	PW	AZALEA 'PLEASANT WHITE'	PLEASANT WHITE AZALEA	18-24" HT.	CONT.		WHITE FLOWER	2' HT.	3' HT.
14	HY	HYDRANGEA 'THE ORIGINAL'	THE ORIGINAL HYDRANGEA	2-3' HT.	CONT.		BLUE FLOWER	2.5' HT.	4' HT.
19	LL	HYDRANGEA 'LIME LIGHT'	LIME LIGHT HYDRANGEA	30-36" HT.	CONT.		WHITE FLOWER	2.5' HT.	4' HT.
2	VS	HYDRANGEA PAN. VANILLA STRAWBERRY	VANILLA STRAWBERRY	3-4' HT.	B&B		WHITE FLOWER	3.5' HT.	6-7' HT.
4	IG	ILEX 'SUMMERCOCK'	SUMMERCOCK INGBERRY	2-3' HT.	CONT.		PINK FLOWER	2' HT.	3' HT.
7	JS	JUNIPERUS CHINENSIS VAR. 'SARGENTII'	SARGENT JUNIPER	2-3' SPR.	CONT.		EVERGREEN	18" HT.	2' HT.
9	RC	RHOODODENDRON 'CHIONODIOS'	CHIONODIOS RHODODENDRON	3-4' HT.	B&B		EVERGREEN, WHITE FLOWER	3' HT.	5' HT.
6	PK	ROSA 'PINK KNOCKOUT'	PINK KNOCKOUT ROSE	3-4' HT.	CONT.		PINK FLOWERS	2' HT.	4' HT.
16	SB	SPIRAEA 'SHROBANA'	SHROBANA SPIREA	18-24" HT.	CONT.		WHITE AND PINK FLOWERS	18" HT.	3' HT.
36	DL	HEMEROCALLIS 'HYPERION'	HYPERION DAUTLI	1 CAL.	CONT.		YELLOW FLOWER, PERENNIAL	15" HT.	18" HT.
48	LR	LIMNOCYCLUS 'ROYAL PURPLE'	ROYAL PURPLE LIMNOCYCLUS	1 CAL.	CONT.		EVERGREEN GROUND COVER	8-12' HT.	15-18' HT.

PLANT LIST



NOTES: FENCE TO BE 48" TALL WITH 24" LATTICE TOP.
WHITE VINYL SCREENING FENCE WITH LATTICE TOP (TYP.)

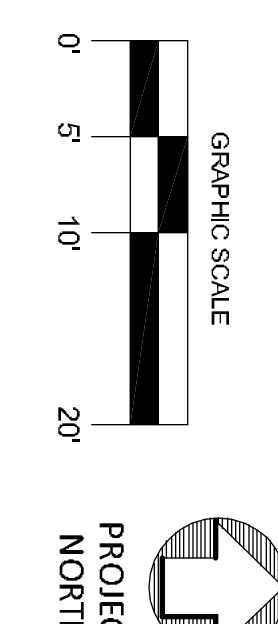


NOTES:

1. CONTRACTOR SHALL BEFORE YOU DIG AT 1-800-922-4455 TO HAVE UNDERGROUND UTILITY LINES MARKED BY THEM PRIOR TO START OF ANY EXCAVATION WORK.
2. EXACT LOCATION OF PROPOSED PLANTINGS AND SPECIES TYPES MAY VARY FROM THIS PLAN BASED ON SITE PLAN REVISIONS AND/OR ACTUAL FIELD CONDITIONS.
3. SEED LAWN AREAS WITH A HIGH QUALITY ESCAPE AND BULGRASS SEED MIXTURE. APPLY SOIL AMENDMENTS AND SEED AREAS AT THE METHODS AND RATE RECOMMENDED BY THE MANUFACTURER. LIGHTLY MULCH SEEDS AREA WITH WEED FREE CLEAN HAY. A NURSE CROP SHALL BE ADDED TO THE SEED MIX ON SLOPES OF 10% AND AS SPECIFIED. LIGHTLY RAKE OR ROLL GROUND SURFACE AFTER SOWING. MAINTAIN LAWN AREAS PER THE MANUFACTURER'S RECOMMENDATIONS.
4. PLANT SPECIES SUBSTITUTIONS MAY BE MADE WITH THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING. SUBSTITUTED PLANTS SHALL BE AT AN EQUAL OR GREATER SIZE AS NOTED USING A SIMILAR TYPE PLANT.
5. PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARDS FOR NURSERY STOCK", LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
6. THE CONTRACTOR SHALL VERIFY WITH THE PROJECT ENGINEER THAT THE NEW PLANTINGS DO NOT INTERFERE WITH EXISTING AND/OR PROPOSED UTILITIES, SIGHT LINES, AND/OR STRUCTURES.
7. THIS PLAN FOR PLANTING PURPOSES ONLY. SEE PLANS BY OTHERS FOR ADDITIONAL INFORMATION.

STREET TREE CHART

STREETScape AREA	TOTAL STREET FRONTAGE (LF)	REQUIRED STREET TREES (FHOVAGE/25)	STREET TREES PROPOSED	NUMBERS OF STREET CORNERS	TREES SUBJECT TO FEE/PAYMENT (STREET TREES REQUIRED - STREET TREES PROPOSED - CORNERS)	FEE IN LIEU REQUIRED (\$3500 PER TREE SUBJECT TO FEE/PAYMENT)
SUMNER STREET	51.50'	2.08	2	1	(2.08 - 2 - 1 = -0.94)	\$0
5TH STREET	139.81'	5.59	5	1	(5.59 - 5 - 1 = -0.41)	\$0
SUBTOTAL:						\$0



<p>REVISIONS:</p> <table border="1"> <tr> <td>4</td> <td>3.13.24</td> <td>ADD FENCE AND GROUND COVER (LR)</td> </tr> <tr> <td>3</td> <td>8.29.23</td> <td>REVISED SITE PLAN</td> </tr> <tr> <td>2</td> <td>8.29.23</td> <td>REVISED SITE PLAN</td> </tr> <tr> <td>1</td> <td>10.27.22</td> <td>REVISED SITE PLAN</td> </tr> </table>	4	3.13.24	ADD FENCE AND GROUND COVER (LR)	3	8.29.23	REVISED SITE PLAN	2	8.29.23	REVISED SITE PLAN	1	10.27.22	REVISED SITE PLAN	<p>DRAWING TITLE:</p> <p>LANDSCAPE PLAN</p> <p>PROJECT:</p> <p>1911 SUMNER STREET STAMFORD, CONNECTICUT</p>	<p>DATE:</p> <p>12.20.21</p>
4	3.13.24	ADD FENCE AND GROUND COVER (LR)												
3	8.29.23	REVISED SITE PLAN												
2	8.29.23	REVISED SITE PLAN												
1	10.27.22	REVISED SITE PLAN												
<p>ENVIRONMENTAL LAND SOLUTIONS, LLC</p> <p>LANDSCAPE ARCHITECTURE AND ENVIRONMENTAL PLANNING</p> <p>8 KNIGHT STREET, SUITE 203 NORWALK, CONNECTICUT 06851</p> <p>Tel: (203) 855-7879 Fax: (203) 855-7836 info@elslinc.net www.elslinc.net</p>		<p>SCALE: 1"=10'</p> <p>DRAWING NO.: LP.1</p>												

