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**CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION**

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

Date: Regular Meeting held Tuesday, June 4, 2024

Location: Via Zoom.

Present: David Woods, Chair; Barry Hersh (Arrived at 8:00 p.m.), Elena Kalman and Rebecca Shannonhouse - Commissioners.

I. CALL TO ORDER.

Mr. Woods called the meeting to order at 7:13 p.m. and introduced the first item on the agenda.

II. Approval and/or Corrections to the March 5, 2024 Draft Meeting Minutes.

The Commission considered the draft minutes of the March 5, 2024 Regular Meeting. There were no comments or modifications recommended.

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

A. Section 7.3 Restoration - Pre-application Review.

Location: 25 De Bera Lane.

Presenter: Elena Kalman, Architect.

The Applicant proposes to replicate the existing house. The decorative entry will be removed from the existing house prior to demolition and re-installed on the façade of the replica house. This way the house will continue to contribute to the existing streetscape as it did for over 100 years.

Elena Kalman, Architect for the project, made a presentation and answered questions from the Commission.

After some discussion, Mr. Woods asked Ms. Shannonhouse if she had a general opinion about the project.

Ms. Shannonhouse stated she felt Ms. Kalman did a very nice job and had been sensitive to the original structure and also stated it seemed Mr. Woods felt the same way. Mr. Woods agreed.

Mr. Woods added Ms. Kalman will provide an historic statement and will look at the windows on the side, the roof, setbacks and massing of the building. Ms. Kalman did agree to add a second window to the side of the critical reconstruction to more closely resemble the original historic structure.

Mr. Woods called for any final comments. There was no response.

Mr. Woods opened the meeting to the public. Sue Halpern, President, South End NRZ, made comments agreeing with the consensus of the Commission.

NOTE: Mr. Hersh joined the meeting.

IV. OLD BUSINESS.

A. Update: Historic Brochure Progress.

Presenter: Rebecca Shannonhouse, Commissioner.

Ms. Shannonhouse stated she was in the process of creating a draft with Ms. Kalman's assistance. Ms. Shannonhouse mentioned the deadline is August 2025.

Mr. Woods asked Ms. Shannonhouse for a list of properties being considered to photograph and offered to go out and take pictures for the draft brochure.

After considerable discussion about various properties, it was decided Ms. Shannonhouse would contact Vineeta Mathur, Principal Planner, City of Stamford, for a listing of all properties that have gone through Critical Reconstruction under Section 7.3 as potential sites to photograph for the brochure.

B. Update: Demolition Permit Applications.

No demolition permit applications or as may properly be introduced before the Commission.

C. Miscellaneous Future Projects of Note.

Mr. Woods stated there are no future projects to present for discussion.

Ms. Shannonhouse asked if the Omnibus regulation which was recently passed contains anything stating that owners of historic homes are required to come before HPAC to install solar panels.

Mr. Woods stated he was not positive if there was any language regarding historic homes and the installation of solar panels. Mr. Woods felt that the question should be posed to Ms. Mathur. Ms. Shannonhouse stated she would include this issue in correspondence to Ms. Mathur when she asks about the Critical Reconstruction sites.

Ms. Shannonhouse mentioned, for informational purposes, that the Hubbard Heights Association is concerned about the Zoning Text Change that passed which would allow for multiple units on properties in the area.

V. ADJOURNMENT.

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

Mr. Woods adjourned the meeting at 8:12 p.m. (There was no further discussion.)

Respectfully submitted.
June 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 July 9, 2024 via Zoom. (Note date adjusted due to 4th of July holiday.)