



MAYOR  
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**CITY OF STAMFORD**  
**HISTORIC PRESERVATION ADVISORY COMMISSION**  
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LAND USE BUREAU CHIEF  
**Ralph Blessing**  
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## **(FINAL) Minutes of the Historic Preservation Advisory Commission (HPAC)**

Date: Regular meeting held: February 2, 2021

Location: Via Zoom

Present: David Woods, Chair; Barry Hersh, Vice Chair; Rebecca Shannonhouse; Secretary and Elena Kalman.

Alternate: Dee Davis Oberwetter.

### **REGULAR MEETING**

#### **I. Call to Order.**

The meeting was called to order at 7:08 p.m. by David Woods, Chair.

Dee Davis was designated as a voting member for this meeting.

#### **II. Approval of the October 13, 2020 Meeting Minutes.**

D. Davis made a motion to approve the minutes of the October 13, 2020 meeting. It was seconded by R. Shannonhouse and carried unanimously.

D. Davis made a motion to accept revisions to the minutes, as submitted by R. Shannonhouse and noted in bold-face type below. The motion was seconded by R. Shannonhouse and carried unanimously.

#### **REVISION TO MINUTES:**

R. Shannonhouse has just a few questions. She agrees that it is so much easier to understand and reference. She understands the need for input from HPAC. She also asked if one was replacing windows that are not in kind, how would the process play out. Her concern is in working with Hubbard Heights neighbors. The biggest concern is if a homeowner needs to get permission to make improvements. It is a concern she has heard repeatedly.

**Rebecca stated that designation on the State or National Register Historic District has always been considered as "honorific," and it does not impose any restrictions on a homeowner's ability to make changes to his/her home but promotes pride of ownership. Based on information from the federal government and the State of Connecticut, homeowners in historic districts were told the designation would have no impact on their ability to make any alterations to their homes. Her concern is the new Section 7.3 language change requiring a review process by HPAC for certain alterations, including some that are as-of-right.**



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Another concern is that some persons have put their homes up for sale. There was some discussion that the listing may not want to have a statement that it is in a historic district. She also asked if SHPO has reviewed the new language. Anne sent it to SHPO and Preservation Connecticut. Brad Schide of Preservation Connecticut said it is excellent.

**SHPO had not responded to the request for review.**

Ralph said the City would not normally review smaller improvements. That is under No. 2 of Review Procedures, Item No. 4. Ralph says the goal is to strengthen the historic restoration. Ralph also says the review item only comes up where it is in public view. They are not concerned with improvements in the back, for instance.

**Rebecca also expressed concern the Section 7.3 review process for developers provides a "carrot" by offering bonus incentives, while this new review requirement uses a "stick" without providing a "carrot" to homeowners. She prefers education efforts be made to inform homeowners of the benefits of being listed on a State or National Register Historic District.**

Rebecca suggested there should be a brochure to help homeowners. Ralph said this has to work itself out. The general policies are up to us (HPAC).

**III. New Business**

**A. Review Application: 302-312 Shippan Avenue.**

**Owners:** Nguyen Realty LLC

**Participants/Presenters:** John F. Leydon, attorney representing the Owner of 302-312 Shippan Avenue; Pierre-Christian D. Frye, Licensed Architect and President & Founder of PCDF Architecture; Nils Kerschus, Architectural Historian; and Dan Nguyen, Property Owner.

The Commission reviewed the drawings and submission materials for 302-312 Shippan Avenue. The submitted materials were forwarded to the Commission as a part of a Zoning application. The City requested HPAC's review and comments.

After discussion by HPAC members, D. Woods asked for any comments from the public. Judy Norinsky, President of the Historic Neighborhood Preservation Association, spoke.

Following the presentation and discussion, a Resolution was drafted which included the following points:

1. HPAC provides approval of the design as presented and recommends the Section 7.3 application to the Zoning Board.



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2. As a part of a normal Section 7.3 application, the Commission requests continued review of the work on-site by Renee Kahn or another City-designated authority charged with review of the progress and assistance regarding material and color decisions with the architect.
3. It was requested the Owner notify the Commission when the exterior siding is removed and the site will be available for a visit.

The Owner agreed with the Resolution, as stated, and agreed to notify D. Woods about the time for the walk-through.

A motion was made by D. Davis to accept the Resolution as drafted, seconded by E. Kalman and carried unanimously.

**B. Application 237, 239 & 241 Henry Street.**

**Owners:** Peter and Paul Laskowski. The Owners did not attend the meeting to present the project and provide an overview of the application.

**Participants/Presenters:** No presentation was made by the Owners at the meeting regarding the CAM application for 237, 239 & 241 Henry Street.

During the meeting, the Commission reviewed the drawings and submission materials for 237, 239 & 241 Henry Street. The submitted materials were forwarded to the Commission as a part of the CAM application. The City requested HPAC's review and comments.

The project was discussed by HPAC members.

D. Woods, Chair, asked for comments from the public. Sue Halpern, Vice Chair of the South End NRZ, and Judy Norinsky, President of the Historic Neighborhood Preservation Association, spoke.

Following discussion, the Commission made a determination that HPAC cannot provide an approval or a disapproval at this point. A presentation can be deferred to the March 2, 2021 meeting.

The Commission drafted a Resolution which included the following points:

1. Because the Owners did not attend the meeting, HPAC cannot provide a vote or an agreement at this time.
2. The plan and the elevations do not blend with the neighborhood.
3. There is particular concern with the end elevation that faces Henry Street.
4. HPAC does not endorse this project design, as it was presented.



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The Commission requires the Owner to return to the Commission and provide a presentation before HPAC can give an approval.

A motion was made by E. Kalman to adopt the Resolution as drafted, seconded by R. Shannonhouse and carried unanimously.

**IV. Old Business.**

**A. South End update.**

D. Davis provided an update on the Blickensderfer Building.

HPAC members discussed the item. D. Woods noted that Todd Levine, of SHPO, did not offer any additional information on 79 Garden Street and 130 Henry Street. Judy Norinsky noted she had no update on CEPA action. The items were **Tabled**. Review of status will be ongoing.

**B. Changes to Stamford Zoning Code Update.**

**Presenter:** D. Woods provided an update on the status of the proposed changes to Section 7.3 of the City's Zoning Regulations being reviewed by the Zoning Board. D. Woods said he had attended a meeting with Ralph Blessing, Land Use Bureau Chief, and David Stein, Zoning Board Chair, to discuss the status of these changes.

This was followed by a discussion among HPAC members.

The item was **Tabled** without further decision. Review of status will be ongoing.

**C. Demolition Permit Applications.**

No demolition permits were presented for discussion.

**V. Adjournment**

D. Woods adjourned the meeting at 9:08 p.m.

Drafted by Rebecca Shannonhouse, Secretary: February 7, 2021  
Historic Preservation Advisory Commission

***Meetings are normally on the first Tuesday of the month starting at 7:00 pm. The next meeting is scheduled for March 2, 2021 via Zoom.***