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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: April 6, 2021
Location: Via Zoom
Present: David Woods, Barry Hersh, Elena Kalman, Rebecca Shannonhouse and Dee Davis Oberwetter.

REGULAR MEETING

I. Call to order

The meeting was called to order 7:04 p.m. by HPAC Chair, David Woods.

A. Welcome to D. Davis, who was approved as a full member of the Commission.

II. Approval of Minutes for March 2, 2021 Meeting

(The motion moved by E. Kalman and seconded by B. Hersh and carried unanimously).

III. New Business

A. Application: 179 Ludlow Street.

Coastal site Plan Review, Alterations & Addition.

Owners: Marikap Properties.

Participants: Raymond Mazzeo, Senior Planner, Redniss & Mead; Carl Mezoff, Architect.

R. Mazzeo provided a brief overview of the project, which involves adding a one-story addition to the warehouse. The property is a non-contributing building located in the South End Historic District.

C. Mezoff also presented on behalf of the applicant and reviewed proposed site plans.

The Commission reviewed the drawings and submission materials for 179 Ludlow Street. The submitted materials were forwarded to HPAC as a referral from the Zoning Board.

After a discussion by HPAC members, D. Woods asked for comments from the public. Sue Halpern, Vice President of the South End NRZ, and Elise Coleman, Board of Representatives, District #3 (South End) spoke.



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Following the presentation and discussion, the Commission made a determination to support the project as presented with the following conditions:

1. The Owner's architect will propose a contextual façade design for the addition in a brick exterior material and make a recommendation to the Owner.
2. The Owners will review the proposed planting plan, including screening of the mechanical equipment at the front (Ludlow Street side) with City engineers and the Zoning Board and make any suggested changes.
3. The Commission requests the corrections noted above be resubmitted to Vineeta Mathur, Associate Planner, Zoning Board and then forwarded to HPAC members electronically for review and final approval.

(The motion was moved by B. Hersh and seconded by D. Davis and carried unanimously).

B. Application: 237-241 Henry Street.

ZB Application #221-10 for Section 7.3.C Approval; and Approval for listing on the Cultural Resources Inventory.

Owner: Piotr Laskowski

Participant: Piotr Laskowski

(E. Kalman, who is serving as the architect on this project, recused herself from this presentation and left the Zoom meeting while it was conducted).

P. Laskowski presented drawings and submission materials for the project at 237, 239 and 241 Henry Street. The submitted materials were forwarded to HPAC as a referral from the Zoning Board. This application was being presented for Section 7.3.C approval (critical reconstruction) in Section 7.3 of the City of Stamford Zoning Regulations.

After discussion by HPAC members, D. Woods asked for comments from the public. Sue Halpern, Vice President of the South End NRZ, spoke.

Following the presentation and discussion, the Commission made a determination to support the project as presented with the following conditions:

1. The Commission supports the Section 7.3.C project as a critical reconstruction. The Commission further commends the Owner for making a good faith effort to respect the historical character of the neighborhood.
2. As part of a normal Section 7.3 application, the Commission requests continued review of replacement house construction at 237 Henry Street by a City-designated historic expert, charged with review of the progress and assistance with material and color decisions, with the architect.



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3. The application for inclusion on the Cultural Resources Inventory was received by the Commission. There was a Public Hearing. The Commission requests that additional information be provided before the CRI request can be granted. That approval will be under a separate letter to Vineeta Mathur, Associate Planner, Zoning Board.

(The motion in support of Section 7.3.C was moved by B. Hersh and seconded by D. Davis and carried unanimously).

Upon reviewing the submitted documents and consideration of testimony received during the Public Hearing, the Commission, while supporting the CRI application, determined that no vote could be taken to approve the application because it was incomplete and requires the following criteria to be met:

1. Submittal of the full package of application materials, including a statement from a qualified historic preservation expert.
2. Other requirements of the application should be provided. They are noted on the application form:
 - a. Site survey.
 - b. Site and building photographs with descriptions.
 - c. National, State or Local Historic Register documentation (if applicable).
 - d. Documentation supporting the architectural significance (as noted above).
 - e. Letter from a qualified historic preservation expert for Section 7.3.C bonuses (as noted above).
3. The Commission will accept the materials to be provided electronically and will process the application via email. The Commission will further revise and resubmit a letter to the City of Stamford Zoning Board upon approval of the application.

(The motion to defer approval of the CRI application was moved by B. Hersh and seconded by R. Shannonhouse and carried unanimously).

IV. Old Business

A. Addition to Cultural Resources Inventory: 1114 Hope Street.

ZB Application #221-09 for 1114 Hope Street - Section 7.3 application previously heard and approved.

Owner: Garden Homes Fund.

Participants: Brian Daley, General Counsel, Garden Homes; Nils Kerschus, Historic Preservation Expert.



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B. Daley provided a brief update of the project and reviewed the submission materials to add the church building at 1114 Hope Street to the City of Stamford Cultural Resources Inventory. N. Kerschus provided information on the architectural significance of the structure.

Following the presentations, HPAC members discussed the application with all members expressing disappointment that the parsonage would not be saved but noting the importance of the affordable housing component of this project.

Upon completion of the discussion by HPAC members, D. Woods asked if there are any comments from the public.

Hearing no comments from the public and having reviewed the submitted documents, the Commission voted to approve the application with the following conditions:

1. Revise and resubmit the church building plans and elevations addressing the following recommendations:
 - a. Retain as much of the historical character as possible.
 - b. The church facades should be restored using original colors or white, as it exists now.
 - c. Revise windows for the new residential uses, so the windows look as close to the original as possible.
 - d. Retain the "village green" landscape setting on the Hope Street side and add appropriate plantings as recommended.
2. The Commission accepts the materials will be provided electronically and will process the application via email. The Commission will further revise and resubmit a letter to the City of Stamford Zoning Board upon approval of the application.

(The motion was moved by D. Davis and seconded by B. Hersh and carried unanimously).

B. Old Long Ridge Road - Barn Update.

D. Davis provided a brief update. She reported that Todd Levine of SHPO has spoken with the owner and a meeting is pending. D. Woods reported he had heard the Connecticut Trust has the property listed for sale by owner. A blight complaint has been filed. D. Davis will stay in touch with Judy Norinsky, President of Historic Neighborhood Preservation regarding this matter, and E. Kalman will be invited to any future meetings at the property.

(The item was **TABLED** without further decision. Review of status will be ongoing).

C. 431 Scofieldtown Road - Letter to Listing Broker.

E. Kalman provided a brief update. There is a new prospective owner, and he seems to be interested in restoring the property. E. Kalman met with him at J. Norinsky's suggestion. Some of the prospective owner's considerations, such as a big dormer, would change the historic character of the property.

(The item was **TABLED** without further decision. Review of status will be ongoing).



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D. South End - Updates.

D. Woods provided an update on a group of houses including the church and old firehouse on Pacific Street. A Map Change has been submitted. S. Halpern reported the properties are under contract for purchase with plans to build apartments. S. Halpern believes the new owner wants to buy air rights from Grace Church to get a couple of extra floors but wants to save the firehouse and Grace Church.

(The item was **TABLED** without further decision. Review of status will be on going)

E. Demolition Permit Applications - As Noted.

No demolition permits were discussed.

F. Update on Grant for Education Efforts.

R. Shannonhouse reported SHPO offers grants for both brochures and public presentations for \$1,000 to \$20,000. It's a rolling application process. R. Shannonhouse will email Mary Dunne to get more information on eligibility requirements and the application process.

V. Adjournment

D. Woods adjourned the meeting at 9:44 p.m. (There was no further discussion.)

Written by: Rebecca Shannonhouse, DRAFT: April 14, 2021.
Secretary, 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 May 4, 2021 via Zoom.