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CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION
888 WASHINGTON BOULEVARD
STAMFORD, CT 06904-2152

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

Date: Regular meeting held: June 4, 2019
Location: Stamford Government Center
6th Floor Safety Training Room
888 Washington Blvd.
Stamford, CT 06904
Present: Anne Goslin, David Woods, Barry Hersh, Elena Kalman, Rebecca Shannonhouse

REGULAR MEETING

I. Call to order

Meeting called to order 7:10 p.m.

A motion was made to assign Elena Kalman and Rebecca Shannonhouse to be voting members for this meeting. Anne Goslin (Vice-Chair) will Chair the current meeting.

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

II. Approval of Minutes

A motion was made to approve the minutes of the April 16, 2019 meeting. A correction was requested by A. Goslin. She requested that language be added to the resolution for the 228-248 West Broad project. The requested language is repeated here and provided in the Final version of the April minutes.

“The Commission agreed it is not in favor of the multi-unit dwelling at the south side of the proposed development. It approves the proposed plans for the five houses on West Broad Street with the condition the applicant return with proposed details for the houses: drawings, colors and materials. The Commission requested changes to the multi-unit building ground floor north façade, where it faces the West Broad Street houses. The Commission also noted the multi-unit building is too close to the back of the closest house. The Commission believes it does not have authority over the proposed Zoning and Text Changes”.

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

III. New Business

A. Atlantic Street Post Office

Applicant: Kathleen Hennessey of Capelli (Owner)

Participants: Amy E. Souchuns, Attorney with Hurwitz, Sagarin, Slossberg & Knuff, LLC

1. Amy introduced the project. She gave some history, that Atlantic Station was approved in 2014. They started work on the exterior rehabilitation/restoration. They did not have tenants at that time. They received approval from SHPO about 5 weeks ago. The plans before us have two uses for the interiors. They do not have a third tenant yet. The purpose of the meeting is to present the work planned for the interior. As a part of their agreement with the City and with SHPO they will return for design review of the interior. The first tenant is a day care center called the “Learning Experience.” The second tenant will be an independent co-working company called “Work Well Win” with space on the main floor.



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2. Kathleen gave a little history about the exterior of the building improvements. She said initially there were comments and a rejection concerning the north elevation from SHPO. They appealed to Washington, National Park Service, and were approved. SHPO has now signed off on the improvements to the exterior.
3. Kathleen showed the existing basement plan. They first wanted to demolish the whole back half. They finally decided to keep the back "addition." The loading dock piece was demolished. They created an entrance on the north side that has a lift. They will have equipment on the roof in the "well" area of the back. They will restore the roof top light monitors at the back. They are adding windows on the back side, west elevation, where the loading dock was demolished. This façade is 10 ft. away from the new tower. Kathleen said it was approved by SHPO.
4. David asked about the proposed light fixtures on the outside of the building and would like to have HPAC sign off on those. His concern is if they are keeping with the historic character of the building and not too large or overwhelming. Kathleen said they can provide those fixture "cut" sheets (specifications).
5. Elena asked about the back (west) façade and said she has some concerns about the windows and the material not in keeping with the historic character of the building. All generally agreed as the face is so close to the new tower, the façade material and window sizes will not be an issue.
6. Kathleen said the child care facility will be on the lower level and is leaving exposed existing walls but putting up short partitions. There are not a lot of windows. There is an outside play space that will be partially covered.
7. Barry expressed concern about the lack of windows for the child care center and the small play space on the outside. Kathleen said this is all approved by the child care tenant. He further asked about licensing. Kathleen said they have not started that process yet but is assured the child care tenant is on board with their licensing requirements.
8. Kathleen described the upper level. The main lobby will be the access for Work Well Win. All the offices are glass walls. The mail boxes will come out of the center bay and they will be used on the end bay where the post boxes are aluminum and not original to the building. There will be a glass vestibule wall at the office entrance but the opening in the original lobby will remain. They will add a mezzanine to the space. There is a hole (opening) in the middle of the mezzanine. There is a lift for handicap accessibility. The mezzanine will be supported by the existing columns. SHPO has received and approved the changes.
9. Barry said there was an early summary/disapproval from SHPO and there was a phase where HPAC was not involved. Barry added his concern with the light and air for the child care center. He would like to receive the background approvals for that, including the licensing approvals. Barry agreed that HPAC should get the copies of the new light fixture specifications. Kathleen added the big lanterns will be restored.
10. Rebecca asked about sound between the two floors and the different uses. The child care center will have an acoustic ceiling. There is also a thick concrete slab between the two floors. She asked about the drop off. Kathleen explained there is no parking there. It is mostly a service drive. Anne asked about postmaster doors in the main original lobby. Kathleen said they will remain and the remainder of the original lobby will be restored.

Anne Goslin asked if there were questions or comments from the public. There were none.



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Resolution: Rebecca made a motion that HPAC accept the plans with two conditions. The Commission requests they receive a copy of the licensing approvals for the child care center. The Commission also requests to receive the specifications for the exterior light fixtures for review and approval.

A motion was made by R. Shannonhouse and seconded by A. Goslin, and carried the majority. B. Hersh did not vote.

B. 1 Atlantic Street - Change to the Use and Façade Improvements

David Woods recused himself from the presentation. Anne Goslin provided notes for the meeting minutes.

Applicant: Gregory Shoughnessy for the owners, SH Atlantic LLC,

Participants: Edward Fusco of Granoff Architects and Lisa Feinberg, of Carmody Torrence Sandak Hennessey, attorneys for the owners.

No notes of the presentation were provided.

Resolution: The Commission commends the owner for its attention and current work to preserve the National Register Historic District contributing to the building's Art Deco exterior, and it approves the upper floor building use change to residential, and ground-floor retail use.

The Commission prefers the first floor remain single-use with no alterations to its original decorative and structural features but understands the alteration of first floor windows on Broad Street to doors (as drawn on plan R104) may be necessary to keep the first floor active. Should this happen, the metalwork should be reused within the door frames. The Commission is cautious about further changes to the exterior and first floor interior. The interior is significant as it has been a single-use – a bank – since the building was constructed in 1931, and retains its original design and materials: floor plan, murals, and counters.

The Commission requests the owner return to the Commission with any further exterior or first floor interior proposals.

A motion was made by E. Kalman and seconded by B. Hersh, and carried the majority. D Woods recused himself.

C. 247 Old Long Ridge Road - Orient Lodge

A. Goslin noted the applicant requested to come before the Commission and is not in attendance. She said the large 1904 Craftsman residential building, out-buildings, and property (two acres) are a City-designated Local Historic Property and within the Long Ridge Village National Register Historic District. It is owned by Bill Bretschger. He is selling the property.

IV. Old Business

A. Review procedures

A. Goslin reviewed some basic principles of Roberts Rules for Commission Proceedings, and said she will forward the Rules to the Commissioners.

Motions:

- Members make motions; the Chair does not.
- The Chair restates the motion and facilitates a discussion.



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- Motions can be debated and amended.
- Following a debate, if any, the Chair closes the discussion, and requests a vote.



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Democracy:

- Each member has equal time to speak.
- One person speaks at a time.
- The Chair may limit speaking times.
- Personal remarks are not appropriate.

B. Representation at Land Use Meetings

1. A. Goslin noted that an issue came up last month where HPAC did not attend a Planning Board meeting and there were questions about a resolution that was sent in. She further asked if Commissioners should attend the other Board hearings? David noted the Commission had not been notified their attendance is requested. He also said a request should be sent to the Chair-person and it can be passed around to the members. He also said the Commission should tell the City they are happy to attend when requested. The request needs to come from either Ralph Blessing, Land Use Bureau Chief or Vineeta Mathur, Associate Planner, Zoning Board, as the Commission does not always know what the agenda items are or when the other hearings are scheduled. All generally agreed HPAC should try to get the "Resolutions" of the HPAC meetings to Vineeta or Ralph as soon as it can. There was some debate regarding whether the Resolutions should be sent to the Board Chairs as well.
2. Rebecca said she sees an issue if a HPAC Commissioner attends a meeting and there are questions related to the Commission's review. There may be a conflict in the verbal presentation, with the formal Resolution. David noted he is not concerned about that. The Commission members can follow up with a written statement. He noted it is better for the Commission to be responsive to the City's requests.
3. Anne had a previous conversation with Vineeta, who encouraged attendance at meetings when controversial topics are discussed; she will have another meeting with Vineeta to report on the Commission's discussion.

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

V. Adjournment

A. Goslin adjourned the meeting at 9:45 p.m. (There was no further discussion.)

Drafted by David W. Woods AIA, Secretary,
June 10, 2019 - Historic Preservation Advisory Commission

Meetings are normally on the first Tuesday of the month starting at 7:00 p.m. in the 6th Floor Safety Training Room. The next meeting is scheduled for Tuesday, July 9, 2019.