



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: September 11, 2018
Location: 6th Floor Safety Training Room
Government Center, 888 Washington Blvd. Stamford, CT 06901
Present: Lynn Drobbin, David Woods, Barry Hersh, Rebecca Shannonhouse, Elena Kalman
Absent: Anne Goslin

REGULAR MEETING

I. Call to order (Meeting called to order at 7:08 p.m.)

A motion was made to have R. Shannonhouse assigned as voting member for this meeting to make a quorum.

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

II. Approval of Minutes

A motion was made to approve the minutes of the August 7, 2018 meeting.

The motion was moved by E. Kalman and seconded by L. Drobbin and carried unanimously.

III. New Business

A. 36 Atlantic Street

Participants: Ravi Ahuja, John Leydon of Law Office of John Leydon

1. J. Lydon introduced the project. It was reviewed by HPAC at the August meeting but some aspects have changed. They have added a fifth floor. There were 17 units on the three floors. There are now 20 units on four floors of residential use; the first floor will remain as commercial use. There are 5 apartments on each floor - all one-bedroom units. Ravi commented on the design. The parking is still off site. They were provided with a historical photo of the building and they intend to use it as a model. He also said they want to use a ½" veneer brick.
2. Elena asked what is happening on the first floor. Ravi said they want to use the same brick of a limestone color. Elena said that she does not have good information about the details and said there should be a rendering with the historic details.
3. Ravi further said they will remove the EIFS that is there now and will evaluate what can be salvaged. The previous renovation may have damaged the original brick. They will work with Renee Kahn and they intend to file the project as a 7.3 "historic" project to get the bonus options for height and density. Lynn asked if they have to go to Zoning. John said yes, they have applied for 4 stories above the commercial first story base and are asking for a 7.3 approval. David added that as a 7.3 project, there is a greater obligation to use better materials on the front façade and respect the historic look of the building.



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4. David said that he looked at the site earlier in the day and believes that the additional story will probably be OK along Atlantic Street. The other buildings to the South at Landmark Square will remain higher than this one. One Atlantic and the new hotel across the street are higher. There is a group of nice buildings just down the street on the west side that are approximately 5 stories and are a nice scale for the street.
5. He further said that there may be an issue with using veneer brick as the façade already has a full width brick. Matching that surface with an adjacent thin brick will be difficult Ravi said they intend to go over that brick. David said they need to study that detail. David further said that real full width brick should be used on the front and the side facade that faces Broad Street. The real brick should turn the corner in the alley to the same depth of the base details. It is OK if they change to veneer brick along the alley. David asked the group to make the use of the real brick on the front be a condition of the approval. David further asked Ravi to match the brick that is used on One Atlantic Street or the new hotel project as those look fairly good. He also asked that they don't use a FIPON material for the trim moldings, as was done on the hotel project as it looks cheap. All generally agreed with the requests.
6. Elena questioned the signage band; the material and the details. It is understood that they need to be developed working with Renee as they go forward with the project. She also said the storefronts should look like the historic building if possible. Ravi repeated that they will work with Renee on the storefront details as well. They will probably use an aluminum store front material. The store front will be set back as in the original design as shown in the historic photograph.
7. Motion was made with the 3 following conditions: first, is for the design to be developed according to 7.3 guidelines; second, the designers will be required to use full depth mortared brick on the front and north façade facing Broad Street. That includes turning the corner in the alley to the depth of the façade base; and the third item is that the Commission does not object to the 5th floor, as it does not detract from the scale of other nearby historic buildings on Atlantic Street. The commission clarified that it does not specifically endorse the addition of a 5th floor in the project, as they understand that this will be a Zoning Board decision.

(A motion was made by B. Hersh and seconded by E. Kalman and carried unanimously)

IV. Old Business

A. West Main Street Bridge status

Participants: Lynn Drobbin

1. Lynn presented the letter from Lou Casolo. It is attached to these meeting minutes.
2. Barry and David spoke at the hearing. David said he had a concern about the walkways being removed. He discussed it with Wes Haynes and noted the walkways were added at a later date. The railings will probably be moved to the line of the steel trusses and will make the trusses more visible. All generally agreed with Wes's review. David also said the emergency vehicle use will probably not work. The City will have a hard time making a "temporary barrier" functional. He assumes the emergency use idea will be deleted at a later date. The Commission agreed the emergency use will be problematic.



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3. It was noted the City voted to approve the contract with HPAC support.

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

B. South End Study Status

Participants: Lynn Drobbin

1. Lynn said she sent the draft study this week to HPAC members. Barry attended three meetings. They managed to get both new and old residents at many of the meetings. He noted the plan does not call for demolition of any historic structures. It supports HPAC on this issue. Dr. David Woods (City) asked for HPAC comments. D. Woods (HPAC) asked if there is general consensus for the report. Barry said there has been good acceptance by the community. Most of the property owners have included items that are important to them.
2. The City is still taking comments. HPAC can submit before it is adopted as a part of the Master Plan. Lynn asked if they covered the material enough to support historic preservation. Barry said he thinks they did. There is some concern about the fire house. It is falling down and will require a significant effort to save it. All generally agreed.

It was agreed that Barry will write up some official comments from HPAC.

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

V. Adjournment

Lynn Drobbin adjourned the meeting at 8:15 p.m.

Drafted by: David Woods - September 20, 2018
Secretary: Stamford, 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 planned for October 2, 2018.



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HPAC

E-MAIL NOTE SAVED

Project: West Main Bridge
Subject: Casolo Email of 091118
Date: September 11 2018

From: Casolo, Louis [mailto:LCasolo@StamfordCT.gov]
Sent: Monday, September 10, 2018 5:05 PM
To: Lynn Drobbin
Cc: Barisic, Zvonko; Stein, Robin; Grafstein, Cindy
Subject: HPAC update on West Main Street Bridge project

Lynn:

This update is in connection with Item IV A. of your Sept. 11, 2018 meeting agenda and follows the most recent letter that I sent your HPAC dated August 27, 2018.

On 9/4/18 the Stamford Board of Representatives voted and approved a Design Services Agreement between the City and WMC to rehabilitate the West Main Street Bridge as a walking bridge with emergency access as a two-phase project design.

Funds for project design and rehabilitation will be from a most recent state bond authorization in the amount of \$2M made to the Mill River Collaborative.

The Board looked favorably on a two-phase design as they did not want the design to go to 100% and find out at that time that the cost was not in the project budget or that the crossing was not capable of supporting the intended design load. Ultimately, they did not want to have a design that the City could not afford.

In terms of prior reviews by SHPO and ConnDOT (refer to letters sent by Catherine Labadia, Deputy State Historic Preservation Officer dated April 24, 2017; Mark McMillian, State of Connecticut Department of Transportation Deputy State Historic Preservation Officer dated January 28, 2017; and Karen Senich, State Preservation Officer dated July 10, 2008 that I previously provided to your HPAC). As I indicated on Page 2 of my August 27th memo, Mr. McMillian indicated that he would like to re-review the reduced scope project.

To summarize, a description of the current project is described at the top of Page 3 and as illustrated at the top of Page 6 of my August 27th memo. Trusses will be repaired and remain and support their own weight as they do today, outer walkways supporting utilities will be removed and utilities will be relocated in the bridge deck, and repairs will be made to underdeck girders that are deteriorated by installing steel web plates. All abutments and piers that exist today will remain and will be repaired.

I will keep your Commission updated as we move forward with the project and please let me know if you have any further questions.

Regards,
Lou Casolo