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DIRECTOR OF OPERATIONS
Matthew Quiñones

Land Use Bureau Chief
Ralph Blessing

HPAC Chair
David W. Woods, AIA

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: March 1, 2022
Location: Via Zoom
Present: David Woods, Rebecca Shannonhouse, Dee Davis Oberwetter, Elena Kalman, Barry Hersh and Claire Fishman (Alternate).

REGULAR MEETING

I. Call to Order

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

II. Approval of Minutes for February 1, 2022.

A motion was made by D. Davis to accept the minutes, seconded by B. Hersh, and the vote was carried unanimously.

III. New Business

A. ZB Application #222-06 & #222-07.

27 & 29 Lafayette Street; 819-831 East Main Street and 15 Lafayette Street.
Presenter: Raymond Mazzeo, Redniss & Mead; Sotheby Chung, architect.

The Commission reviewed the architectural drawings and submission materials for the 819 East Main Street - 833 East Main Street proposed development. The submitted materials were forwarded to the Commission for a second review, including additional information provided.

Following a discussion and questions from Commission members, HPAC made a determination to support the project with the following notes and consideration.

1. The Commission has no objection to the demolition of the two historic buildings, which had received Section 7.3 incentives in 1990, due in part to extensive flood damage.
2. The Commission recommends that the City's façade easement be removed due to the very poor condition of the two historic buildings.



**CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION**

Page 2

3. The Commission makes the following additional recommendations, with the understanding that the proposed new construction is not a historic building.
 - a. First, it is recommended additional steps be taken to protect against flood damage to the extent possible.
 - b. Second, it is recommended durable and attractive materials be used, as much as possible, particularly at the base of the building.
 - c. Third, it is recommended the additional plantings, including window boxes, be undertaken to present a more attractive façade on Lafayette Street.

A motion was made by B. Hersh to accept the above resolution; it was seconded by E. Kalman, and the vote passed unanimously

IV. Old Business

A. Historic Preservation Capital Grant Program.

Presenter: D. Davis, Commissioner.

The grant application period closed March 1, 2022. With the applications received, most of the grant money will be distributed. Two of the applicants requested a little less than \$10,000.00. It will now be determined if the projects are viable. A meeting was scheduled for Thursday, March 3, 2022 to establish next steps. At the end of the month, everything will be announced. At least four of the applicants are older adults, who received help in preparing their applications. The whole community spirit is impressive. Five days ago, they had only two applications.

B. Historic Brochure Progress.

Presenter: R. Shannonhouse, Commissioner.

R. Shannonhouse reported the project is moving along. She will be meeting with Land Use Bureau Chief, Ralph Blessing and City Grants Coordinator, Joe Hickey to review the options for a matching grant versus a non-matching grant. Mary Dunne of SHPO said both types of grants are available for the proposed brochure project. B. Hersh offered to review the narrative and budget once both are prepared for the application. HPAC will need to get bids for the work to be done.

C. Demolition Permit Applications.

Nothing to report.

D. Miscellaneous Projects.

1. 160 Atlantic Street. Elevations were returned to HPAC and distributed via email. Corrections were shown, as previously requested. B. Hersh made a motion to accept the corrected elevations; it was seconded by D. Davis, and the vote was carried unanimously.



**CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION**

Page 3

2. D. Woods was asked to write a letter about the CJ Starr barn work. He thinks it is for an awards program for restoration of buildings. CJ Starr Barn was originally listed as a contributing structure to the estate where the Sacred Heart property was located. D Woods asked Perkins Eastman to come to HPAC to make a presentation. HPAC advised D. Woods to get more information from Lou Casolo, Engineering Bureau Chief/City Engineer. D. Woods will get back to Joe Banks of Perkins Eastman and say HPAC would like a presentation on what they did.

V. Adjournment

E. Kalman made a motion to adjourn the meeting; it was seconded by C. Fishman, and the vote was carried unanimously.

D. Woods adjourned the meeting at 8:20 p.m. (There was no further discussion.)

Written by: Rebecca Shannonhouse, Secretary, Historic Preservation Advisory Commission
March 24, 2022

Meetings are normally held on the first Tuesday of the month starting at 7:00 pm. The next meeting is scheduled for April 5, 2022 via Zoom.