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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 Tuesday, May 2, 2023.

Location: Via Zoom

Present: David Woods, Chair; Barry Hersh, Elena Kalman (Arrived at 7:20 p.m.) & Rebecca Shannonhouse - Commissioners; Claire Fishman, Alternate.

I. CALL TO ORDER.

Mr. Woods called the meeting to order at 7:07 p.m. and introduced the first item on the agenda.

II. Approval and/or Corrections to the March 7, 2023 Meeting Minutes.

The Commission considered the minutes of the March 7, 2023 Regular Meeting. There were no comments or modifications recommended.

A motion was made by Mr. Hersh to accept the minutes, seconded by Ms. Shannonhouse and the vote was carried unanimously.

III. NEW BUSINESS.

A. ZB Application #223-19 - 22-24 Dolsen, LLC.

Location: 24 Dolsen Place.

Presenter: Raymond Mazzeo, Redniss & Mead.

Raymond Mazzeo, Redniss & Mead, along with Lyle Fishell, Fishell Architecture and Lou Silano, Property Owner, made a presentation and answered questions from the Commission.

After considerable discussion, Mr. Woods called for a motion to accept the items discussed for the Resolution and support for the project.

Mr. Hersh made a motion to accept the items discussed for the Resolution and support for the project, seconded by Ms. Kalman and the vote was carried unanimously.

The Commission agreed on the following Resolution for the project at 22-24 Dolsen Place:

At the HPAC Regular Meeting held Tuesday, May 2, 2023, the Commission was presented with the design concept for renovation/restoration of a residential structure at 22-24 Dolsen Place. It is understood a single unit will be added within the building and the exterior will be restored. The

project has been submitted for consideration under Section 7.3 of the Zoning Code. The following is a record of the Commission's discussion.

The Commission would like to commend the Owner for filing a Section 7.3 application to save this important structure. By unanimous vote, the Commission supports the design concept plans presented with these important comments and issues to be included in the design:

- 1. Additional research of the original building design should be done to verify the selection of materials and details.*
- 2. The members will require the Owner use Hardi plank siding instead of vinyl. It is understood the color is to be selected and reviewed by HPAC. PVC (composite wood) trims are also allowed.*
- 3. A materials, finishes, and color elevation document should be submitted to the Commission for final review and approval.*
- 4. Selection and details for the windows (matching the original intent) will need to be provided to the Commission for review.*
- 5. Selection, details, and design for the front porch, railings and posts will need to be provided to the Commission for review.*

The Commission requests the Development Team return progress plans and details for further review. It is generally agreed the plans can be submitted to the Land Use Bureau for Commission review and can be done online electronically for a final vote by the members. If the Owner wishes to take exception to the notes provided, he/she has the option to return to the Commission for a public presentation and a final vote.

In granting support for the project design, the Commission understands the Owner will submit the reconstruction to the City's Cultural Resources Inventory.

HPAC understands the Land Use Boards may have other considerations for review that are beyond the scope of HPAC recommendations. Those may include bonuses, set-backs, parking and landscape improvements, which are under the Zoning Code and not a part of HPAC review.

*David W. Woods, AIA, NCARB
Chair, Historic Preservation Advisory Commission*

IV. OLD BUSINESS.

A. Update: Historic Brochure Progress.

Presenter: Rebecca Shannonhouse, Commissioner.

All materials have been submitted to Joseph Hickey, Grants Coordinator, City of Stamford and waiting for the Resolution from the Board of Representatives, which was completed on May 1, 2023. Ms. Shannonhouse feels the grant should be approved by SHPO.

B. Update: Demolition Permit Applications.

Mr. Woods mentioned the following applications:

- 66 Stillwater Avenue (Single-Family residence).
- 282 Eden Road (Single-Family residence).
- 33 Dryden Street (Single-Family residence).

Mr. Woods felt these did not require to come before the Commission.

C. Miscellaneous Future Projects - of Note.

- 1785 & 1799 Summer Street.
- 1911 Summer Street.

Mr. Woods noted he was contacted about 1785 & 1799 Summer Street and the applicant does plan on coming before the Commission to present at either the June 6th or July 11th meeting.

Mr. Woods stated he did not have any information on 1911 Summer Street. Ms. Kalman noted she was working on this project and would have to recuse herself when/or if it comes before the Commission. Ms. Kalman did report there have been some issues with the project and was not certain when it would be ready to come before the Commission.

Mr. Hersh asked about an announcement made by the Mayor on a “one-stop shop” for permitting and wondered how it would affect historic projects.

Mr. Woods stated he did not have any information on this initiative and this was the first he was hearing about it. It was discussed that Ralph Blessing, Land Use Bureau Chief, may be the one to provide some details on this potential program.

The Commission had some further discussion regarding installation of solar panels.

V. ADJOURNMENT.

Mr. Hersh made a motion to adjourn the meeting; seconded by Ms. Kalman and the vote was carried unanimously.

Mr. Woods adjourned the meeting at 8:05 p.m. (There was no further discussion.)

Respectfully submitted
May 9, 2023

David Woods, Chair
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 June 6, 2023 via Zoom.