

MAYOR  
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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 Tuesday, September 12, 2023.

**Location:** Via Zoom.

**Present:** David Woods, Chair; Barry Hersh & Elena Kalman - Commissioners.

**Absent:** Rebecca Shannonhouse, Commissioner.

**I. CALL TO ORDER.**

Mr. Woods called the meeting to order at 7:04 p.m. and introduced the first item on the agenda.

**II. Approval and/or Corrections to the June 6, 2023 Meeting Minutes.**

The Commission considered the minutes of the June 6, 2023 Regular Meeting. There were no comments or modifications recommended.

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

**III. NEW BUSINESS.**

- A. ZB Application #223-36 - 12 & 18 Taylor Street:** Proposal to preserve the historic home at 18 Taylor Street, retain the existing home at 12 Taylor Street and add 13 new units of housing for a total of 18 units along with landscaping and site improvements pursuant to Section 7.3.

*Presenter:* Leonard Braman, Wofsey Rosen Kweskin & Kuriansky

Mr. Woods explained that under Section 7.3 there is a higher level of scrutiny on the restoration of the existing dwelling and also consideration of the application to the Cultural Resources Inventory. Mr. Woods stated the Commission would vote on each item separately. Mr. Woods introduced Mr. Braman.

Mr. Braman, along with Tyler Flynn, Wofsey Rosen Kweskin & Kuriansky; Tom Bellete, Principal, G&T Taylor Street, LLC; Jia Hua, Architect; Matt Popp, Environmental Land Solutions, LLC and Matthew Kivijarv, D'Andrera Surveying & Engineering, PC, 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.

After considerable discussion, the Commission agreed on the following Resolution for the project at 12 & 18 Taylor Street:

*At the HPAC Regular Meeting held Tuesday, September 12, 2023, the Commission was presented with the Special Permit application for renovation/restoration of a residential structure at 12 & 18 Taylor Street with a residential addition. It is understood the units within 18 Taylor Street will be renovated and the exterior will be restored. The project has been submitted for consideration under Section 7.3 of the Zoning Regulations. 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 proposed plans presented with these important comments and issues to be included in the design:*

- 1. It is important to use a 2 over 2 window configuration for all windows that match the restored 18 Taylor Street. The Owner may choose to restore the original windows at 18 Taylor Street. They may also choose to purchase new windows which match that same profile. Attention to energy conservation is encouraged by HPAC. The Commission further requested the new construction use the same window profile and shapes.*
- 2. The Owner has indicated they will use James Hardie plank siding. It is understood the color is to be selected. (A white color was indicated.) PVC (composite wood) trims are allowed. The Owner may decide to restore the existing cedar siding at 18 Taylor Street. In that case the parts that are replaced should match the cedar plank shape that exists on the building. Hardie siding will be used on the new construction. The Owner was requested to provide additional care in matching the Hardie color with the restored cedar plank color. (See Note 5 below.)*
- 3. It was recommended additional green space be provided. The Commission noted that there is an existing driveway off Taylor Street that should be converted to green space. The Owner will evaluate this request along with the need for parking and the City's parking requirements.*
- 4. The new residential building side face that faces Mission Street should be evaluated by the design team. The Owner indicated there will be an additional tree planted. The Commission requested an evergreen tree and that the green space is maximized.*
- 5. The Commission generally agreed to the colors presented: Newbury blue accents, Nantucket gray trims, and white clap board siding. The Commission requested the white color be submitted. Special attention should be paid to matching the Hardie siding with the preferred white color at the 18 Taylor Street building. There is a request that both the new and restored buildings are the same white color.*
- 6. The design team will check the existing trims on the historic structure and will restore those.*

*The Commission requests that the development team return with progress plans and details for final review. It was further requested that the window selection be presented to the Commission. It is agreed the plans and the windows can be submitted to the Land Use Bureau for Commission review and can be done online (electronically) for final approval. If the Owner wishes to take exception to the notes provided, they have the option to return to the Commission for a public presentation and a vote.*

*In granting support for the project design, the Commission understands the Owners have already submitted the project 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 that are under the Zoning Regulations and not a part of HPAC review.*

*Once again, we thank the Owner for their presentation to the Commission.*

Mr. Woods then called for a motion to accept the application of G&T Taylor Street, LLC for inclusion of 18 Taylor Street in the Cultural Resources Inventory.

Ms. Kalman made a motion to accept the application of G&T Taylor Street, LLC for inclusion of 18 Taylor Street in the Cultural Resources Inventory, seconded by Mr. Hersh and the vote was carried unanimously.

#### **IV. OLD BUSINESS.**

##### **A. Update/Internal Discussion: 200 Henry Street - Lofts/Yale & Towne Building.**

Mr. Woods stated there have been two articles in the Connecticut Examiner and has been contacted by Angela Carella asking questions about the building.

Mr. Woods asked Judy Norinsky, President, Historic Neighborhood Preservation, if she could provide an update and noted he saw Ms. Norinsky had requested information under the Freedom of Information Act.

Ms. Norinsky provided a brief update and the Commission had considerable further discussion.

##### **B. Update: Historic Brochure Progress.**

*Presenter:* Rebecca Shannonhouse, Commissioner.

Mr. Woods stated Ms. Shannonhouse is still working on the brochure and will be a few months before it is approved by the City. Mr. Woods also stated that the grant was approved.

##### **C. Update: Demolition Permit Applications.**

No Demolition Permit Applications or as may properly be introduced before the Commission.

##### **D. Miscellaneous Future Projects of Note.**

No Miscellaneous Future Projects or as may properly be introduced before the Commission.

#### **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 8:43 p.m. (There was no further discussion.)

Respectfully submitted  
September 18, 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 October 10, 2023 via Zoom.***