



Meeting Minutes of the Historic Preservation Commission (Subject to Commission Approval)

REGULAR MEETING OF THE HISTORIC PRESERVATION COMMISSION WEDNESDAY, JANUARY 21, 2009

Board Members Present

Sara Bronin
Lynn Ferrari
Michael O'Connell
Greg Secord
Alan Ambrose

Staff Present

Roger J. O'Brien
Kim Holden
Beverley Jackson
Kenneth Schwartz

Alternates Present

Catherine Connor
Jonathan Clark
David Ransom

Commissioner Greg Secord called the regular meeting of the Historic Preservation Commission to order.

I. Minutes

Minutes not ready for approval.

II. Applications for a Document of Suitability

- a. 214-269 High Street and 11-31 Atlantic Street-Special Permit-New Public Safety Complex. Rehabilitation of the existing building and construction of an addition to the former Northwest District School. Construction of a parking garage.

Charlie Crosini, Project Manager on the project stated that this is renovation on the existing school building that was present on High Street. 911 Dispatch center will be in that building. Police activity will be housed here with the exception of two Divisions, the Narcotics Division and Internal Affairs Division, which will stay at Jennings Road. Jennings Road will house all the training facilities for Police and Fire Departments. The parking is one level; the lower level is at ground level. The upper level is the

same elevation as the upper part of Walnut Street near the bridge.

Doug Roberts, Project Manager from JCJ explained the features on the site and Lynn Lesniak, Project Manager from JCJ was also present. The property is comprised of the existing building renovation of 46,000 sq. ft of the former Second North Central District School, 98,000 sq. ft of new construction along with a 136-car parking garage. On site, 397 parking stalls will be provided. A computer model rendering of the campus was shown from the South east looking North west. Isham Terry House is in the lower left hand or Southwest corner of the site. The new construction was behind the Isham Terry House to keep the former Second North District School to preserve the street edge along High Street and feature the historic buildings along the property. In the forecourt they have created visitor parking, all parking to the west of the existing building will be controlled by the nature of the use of the facility. There is an agreement between the City and Isham Terry House to allow them use of the forecourt parking for their visitors, since they are open only on weekends. They will be providing an ornamental metal fence with brick tiers to create a streetscape along High Street, which also wraps around the corner on Walnut Street. They will include the restoration of the roof tile.

Mr. Crosini added that the upper level is only accessible from Walnut Street. All entrances are secured gated.

Commissioner Bronin asked about Walnut Street Façade for the parking and added amendment that applicant work with staff to better articulate the Walnut Street Façade, and to preserve the smoke stack.

Commissioner Bronin stated that drawings stated asphalt roof and that if we want a synthetic plate structure the commission should make it a condition.

Commissioner Secord stated that he received a letter from the Connecticut Landmark regarding this application and that they have expressed a concern regarding demolition of building subject to this building being built.

Roger stated that the determination has been made as to whether this is a feasible project at prior meeting on September 19, 2007.

Mr. Crosini stated that the Mayor took off for Washington with 12 packages of the rendering, a one page description of the project that he will be handing out to important people that he met and

the other piece is they were anxious to get it on the street to bid prior to the stimulus package. The Mayor wants the actual construction of the building to start at the latest in April, either way the Mayor has declared this priority one.

Alternate Commissioner Clark asked if we don't get the 20 million from the stimulus package can we still build it and Mr. Crosini stated yes, we can still built.

Commissioner Bronin proposed amendment to existing resolution as follows:

1. Amend condition number 1 to read that additional screening include tree planting along Walnut Street which matches the tree planning along High Street be added to screen the garage along Walnut Street.
2. Add a 4th condition that aluminum match the profile of existing windows and that the window design be approved by staff and the chair of the commission or the chair designate.
3. Add a 5th condition that the clock tower currently shown as an alternate is required.
4. Add a 6th condition that says that the façade of garage along Walnut Street be better articulated and the applicant work with staff and the chair of the commission or the chair designate for approval.
5. Add a 7th condition that says that asphalt roof indicated on the drawings be replaced with a synthetic slate material.

Commissioner O'Connell second, all in favor of amended resolution.

Yes. All in favor

II. Old Business

The meeting was adjourned

Respectfully Submitted,

Roger O'Brien
Director of Planning, PhD, AICP