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CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION
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(FINAL) Minutes of the Historic Preservation Advisory Commission (HPAC)

Date: Regular Meeting held: July 12, 2016
Location: Stamford City Hall, 888 Washington Blvd. Stamford CT 06901
6th Floor Training Room

Present: Attending: Lynn Drobbin, Anne Goslin, Barry Hersh, David Woods.
Alternates: Rebecca Shannonhouse, Lynn Villency Cohen, Elena Kalman,
Jill Smyth has resigned as of this meeting.
Elena Kalman was approved as voting member for this meeting to fill in for
Jill Smyth.

REGULAR MEETING

I. Call to order (meeting was called to order 7:20 PM)

II. Meeting minutes

A motion was made to approve the minutes of the June 6 meeting. There were no changes to the minutes.

(The motion was moved by L. Drobbin and seconded by B. Hersh and carried unanimously)

III. New Business

A. 484 Pacific St. renovation and addition

1. R. Shannonhouse asked if the Pacific Street project is using the 7.3. Bonus section in the zoning code? Rebecca said that it was her memory that it was mentioned at the presentation last month. There was an email in the last day or two that the 7.3 bonus was presented and agreed to at the Planning Board meeting and presentation of the project. David noted that the meeting notes do not make a reference to 7.3 as a part of the presentation. The meeting note section was reviewed and copied here.

"Barry Hersh agreed and has the same feeling about the lack of relationship to the original brick building. He also asked if it requires any other zoning approvals? Jason noted, as a special exception it requires a public hearing and they are seeking credits for height and area and parking for saving a historic building. Jay noted that the building is a landmark and will be the forefront of future development in the area. He is supporting the modern addition as a model for the area.



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2. Renee Kahn noted that there is a higher level of responsibility of restoration under 7.3. The use of the building is not an issue. Renee also said she is normally asked to provide a review of 7.3 applications. She said there is no words in the 7.3 section that specifically require her review but there has been a contractual agreement that HNP (via Renee) would provide those reviews for the City when those applications come up.

3. L. Drobbin said that there is some indication that the 7.3 application was noted at the Planning Board hearing. It is mentioned in the minutes from that meeting. Other comments were that the group believes there should be an entire (new) review of the project if it is a 7.3 application. As a part of the application bonuses are requested for height, increased floor area, parking and set backs.

4. Motion was discussed that Lynn should reach out to Norman to request a 7.3 review. The letter should say that the presentation did not make it clear to HPAC that a 7.3 application was being made and; that these applications evoke a higher level of review. HPAC can recommend that HNP provide that review as they have done in the past and Renee generally agreed to do it. Lynn also feels that HPAC recommendations were misrepresented. The language from the Planning Board meeting minutes says that HPAC would like the owners to use materials that “match or relate to the older structure.” The notes in the HPAC minutes says that they will accept contemporary materials. The motion from June meeting minutes is quoted here.

“Barry Hersh discussed a resolution. He recommends approval but would like to add some language related to design and historic context. Lynn said that the language should say that the stair tower needs to have some refinement with “compatible design executed with contemporary materials”. Lynn said that she will provide a letter addressed to David Woods (Stamford City Planner). (The motion was made by Barry Hersh and seconded by Anne Goslin and carried in a vote of 4 to 1. David Woods, dissented.”

A motion was made that Lynn should write the letter of request for a 7.3 Review and will make a reference to a higher level of review that is required under 7.3. The discussion about compatible materials can be addressed in that review.

(A motion was made D. Woods. and seconded E. Kalman, and was passed unanimously)

IV. Old Business

A. 102-104 Clinton Ave. Domus House

L Drobbin said that Renee Kahn and Mark Diamond will provide an update of the project.



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1. HNP met with the City. RBS has agreed to pay for “part” of the move, using funds that are slated for demolition to go toward move expenses. The City has tentatively agreed to donate a property and assist with finding a property. Some have been considered already. A good prospect is a property across the street from the Midas Muffler shop on Main St. near the Main St. bridge that will be restored. It has a parking lot area and the City can carve out a green walkway for the park.

2. Mark and HNP met with a house mover and there seems to be room on Richmond?? Hill and Washington Blvd. and Tresser Blvd. to make the move feasible.

3. An option has been explored to use the building as a visitor’s center or offices for the Mill River Collaborative, or maybe a restaurant. Mill River has expressed interest but there needs to be more work done to get a commitment. There is some hope that funds from Mill River can be used.

4. Mr. Diamond noted that the current demo delay expires on July 25. HPAC encouraged the use or move of the building. HPAC prefers that it be saved. It is important that there be some commitment from the owners (RBS) to delay the demo. Mr. Diamond discussed it with Mr. Ohles (representative for RBS) and there is an indication that they will agree. There is a walk through on Thursday at 10:00 or 2:30, with RBS and Mill River Collaborative.

5. Mr. Diamond said that HPAC should send a letter to the Land Use boards and Norman Cole and Dr. Woods (City) saying that we have some concern about the expiration of the demo delay. A. Goslin would like to make a motion that HPAC send a letter restating the interest in saving the building. The letter should also address the concern that the demo delay is expiring and that the community needs time to explore options.

6. Barry said that the owner will probably not extend such a delay. They will not want to release their options for demolition. They will have an issue with an unspecified amount of time that they lose their control of the building. David did not agree, saying they will most likely agree to a delay as a good will gesture for the City. It was suggested that Mr. Hennessy may be the person to draft a letter that can be signed. An HPAC letter should go to Vineeta Mather, the Planning Board, and the Zoning Board with the first original memo attached.

(A motion was made by A. Goslin and seconded by B. Hersh and passed unanimously.)

B. Plans for September 17, HPAC event

1. There will be a meeting at Wes Haynes’ house on the 21st. That will be attended by A. Goslin and others. Barry said there may be an option to include NAIOP in the event. It is a community real estate developers and brokers group. Urban Land Institute may also have some interest. Barry will explore the interest level.



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2. Anne wants the event to have more than just beer and wine. There may be some presentations, a scavenger hunt for kids or a hands-on kids art event, etc. Elena has offered her services. There was some discussion that there should not be speeches or presentations. The group will also review if they present just the post office, or they add in other City projects or historical structures for presentation.

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

C. Programming committee

Anne noted that the “open door event” in Stamford was good and there was a good number of persons in attendance. Lynn asked if the brochure can be reused again for the post office event. All agreed. There is a walking map etc. that can be available. There is also a brochure for Hubbard Heights that can be reused.

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

D. Sacred Heart School, HABS report update

A. Goslin noted that a final copy of the report is due.

(The item was tabled without further decision. Review of status will be on going. This item can be dropped from the agenda for the next meeting.)

E. Sacred Heart, renovations update

D. Woods said that there have not been any more meetings

(The item was tabled without further discussion)

F. Cove, Historic Resources

L. Drobbin said there is no new information. Others have suggested that there may be some original “Cove Millworker houses” that are a possibility for the survey for the Sandy funds. She will discuss this again with Jenny Scofield at the State.

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

G. Lockwood House update

A. Goslin has a first draft of the investigation report. The photographs will be forthcoming.

(The item was tabled without further decision. Review of status will be on going. This item can be dropped from the agenda for the next meeting.)



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H. 375 Committee report

There is nothing to report.

(The item was tabled without further decision. Review of status will be on going. This item can be dropped from the agenda for the next meeting.)

I. Demolition Committee

a. Davenport Ridge

There was a question if the Release of the Davenport Ridge demo delay had been sent to the City. David said no it has not been released. The demo delay is set to expire in a few days. There is a suggestion that HPAC sends a letter to the owners that they should use a salvage company (developer is Mr. Altamera). All generally agreed that there is no need for a letter.

(The item was tabled without further decision. Review of status will be on going. This item can be dropped from the agenda for the next meeting.)

J. Firehouse, South End

There is no update. There is an indication from the City that nothing is happening.

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

K. Plaques update

L. Drobbin noted that there is no news on this item

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

L. National Register Nomination, SHPO request for options in Stamford

Lynn said that she is still looking for eligible properties to survey or register. Anne said she believes that there can be a survey of homes in the Shippan neighborhoods. She also said that there is some resistance in these neighborhoods. HNP has said that some work is required to get the owners to agree.

M. Glenbrook

Anne has an update on the Glenbrook survey. The person hired to do the survey is ill and not able to complete the survey. The State is evaluating the proper procedures for hiring another person without issuing a new RFP and requesting new proposals.



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

N. Zoning Board Applications

Anne has been reviewing some project data that has been sent by the City. There are no applications at this time that should be reviewed by HPAC.

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

V. Other items

A. Hoyt Barnum House.

There is an indication that bids for the move have come in high. There may be a separation of the subcontractor from the mover. The City is reviewing options.

B. Garden Homes:

Richard Friedman was supposed to send photos to the commission. Lynn will inquire and send an e-mail.

C. HPAC was requested to recommend a researcher for a Shippan study.

The request was from Pam Murphy D'Avino for research on Silver Beach. Lynn may recommend HNP to and one or two others to her.

D. Brick house at Stamford Hospital

Anne and Lynn received a handwritten report and scanned photographs regarding the Broad St. brick house in the Hubbard Heights Historic District owned and scheduled for demolition by Stamford Hospital. Lynn asked that the report be typed and that the photographs be digital format prior to acceptance by HPAC and distribution to the appropriate archives including the SHS.

E. Demo Delay reviews at HPAC

David asked that the group review how HPAC handles the demo notices. Jill has resigned from HPAC and her task may need to be assigned to another person. David will continue to process the notices when they come to his office. He will need assistance with research when an important project comes up. There will be ongoing discussion about who will take on the role. Anne said that she is happy to do some of that research. The group will discuss this again at the next meeting.



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F. HPAC staff person / assistance

Lynn said that Jenny Scofield has expressed the opinion that a CLG (HPAC) needs some staff assistance from the City. The group is made up of volunteers and is not always prepared to do the work that is needed to support the board. She stated that Jenny Scofield is planning to write a letter to the Mayor to request that a staff person be assigned to that role. Lynn will follow up with Jenny.

VI. Adjournment

L. Drobbin adjourned the meeting at 9:25 PM. (There was no further discussion.)

Drafted by David Woods, August 24, 2016,
Secretary of the Historic Preservation Advisory Commission

The meeting in August was been canceled. The next meeting will be on Tuesday, September 6th, at the same location.