



CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION
888 WASHINGTON BOULEVARD
P.O. Box 10152
STAMFORD, CT 06904 -2152

FINAL Minutes of the Historic Preservation Advisory Commission (HPAC)

Date: Regular Meeting held: June 9, 2015
Location: Stamford City Hall, 888 Washington Blvd. Stamford CT 06901
Land Use Bureau - 7th fl. conference Room
Present: Attending: Lynn Drobbin, Jill Smyth, David Woods, Barry Hersh
Alternates: Rebecca Shannonhouse, Elena Kalman.
Absent: Anne Goslin, Lynn Villency Cohen

REGULAR MEETING

I. Call to order (Meeting called to order 7:05 pm)

II. Approval of minutes

The Commission voted to approve the minutes of the May 12 meeting. No changes were noted.
(Moved by J. Smyth and seconded by B. Hersh, and carried unanimously)
The Commission moved to have R. Shannonhouse sit in as voting member for the meeting.
(Moved by J. Smyth and seconded by B. Hersh, and carried unanimously)

III Old Business

A Dressing Room Theater: windows and roof shingles

1. N. Ormsby-Flynn presented corrections to the previously approved plans shown to HPAC at a previous meeting in April; there were three changes. 1. The rear windows were changed to double hung with a cage because they can be hit by golf balls. 2. Roof shingles will match the color that is on the barn 3. Siding will be "Hardi-plank" in a white color, to match the existing buildings. The Hardi-plank will probably be painted and matched to the existing color. All three the corrections were approved

(A motion was made to approve the corrections for windows, shingle color, and siding, by B Hersh and seconded by J. Smyth, and carried unanimously)

B Hubbard Mansion Mosaics

The owner presented a revised design that will partially obscure the religious mosaics. The owners do not want to destroy them, but want to hide them so as not to offend persons of different faiths. The proposed design uses three pieces of glass at each of the two murals. The center section is sandblasted in a trapezoid shape so there is a hint of visibility to the form behind the glass. The side pieces of glass are clear so the mosaics will be visible.

(A motion was made to accept the design concept to obscure the mosaics, by J. Smyth and seconded by B. Hersh, and carried unanimously)



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C Update: Hoyt Barnum house

M. Handler, from the mayor's office, presented the progress with the project. He stated it is a complicated project and important to the city. Urgency is important for the project. There are deadlines for the police station project. There has been some miss-information out there. The dates on the posted demolition sign are not accurate. The city does not intend to demolish the building. The city intends to move the house as part of an agreement with the Stamford Historical Society.

There was a meeting to review a new RFP for the design and move process. The city will solicit an architect, or consultant with experience in working with historic structures, to complete the historical surveys of the building, recommend a move process, design the new site location, file historical information with authorities, and to write the RFP for the contractor that will complete the move. The city will move quickly to hire the architect in the first few weeks of July. The revised RFP includes HABS documentation.

B. Hersh asked about the proposed site. The SHS and city have agreed on the site location at the SHS headquarters on High Ridge Road. The city would like to leave the proposed site plan and orientation up to the hired consultant.

The city intends to complete the applications and submittals to historical authorities and have the house re-listed after the move.

L. Drobbin asked if there are any questions or comments from the public.... There were none.

D Woods requested that if anyone knows of potential consultants that should receive the RFP, the names should be provided before Friday mid-day.

The trees were tagged by the city for removal but they do not intend to take them down at this time. C Reeder indicated that the city does not own the property and therefore cannot tag the trees for demolition. M. Handler noted that the city is just "over" noticing to ensure they follow the guidelines for demolition. They are noticing early to make sure objections are heard early.

The group asked that the city remove the signs as soon as possible. The group also asked that the trees remain in place until the building is ready to be moved, so the landscape does not look bad over the next number of months.

HPAC was asked to provide language for signs to be posted in place of the tree demo signs. The suggested language will be provided in a letter to the city.

It was also noted that the land use committee will have a hearing on June 30. Attendance at that meeting will be requested by W. Haynes, at a later date. D. Woods and W. Haynes have agreed to attend another meeting with the city and engineering next week, to review the final draft of the RFP.

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



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IV Old Business

A. Election of new chairperson

There was a question if the HAPC should elect new officers since the commission has been in operation for just over a year. The Group agreed that it was not necessary and there have not been any resignation requests. M. Levine noted there is nothing in the by-laws that requires a reelection. The current officers also agreed to stay in place.

L. Drobbin noted that she is overworked with city requests and HPAC needs a person to chair a "demolition committee". All generally agreed.

(A motion was made to keep the current officers in place, by B. Hersh seconded by J. Smyth, and carried unanimously.)

B. Creation of Demolition committee

The first tasks will be to reach out to Mr. DeMarco to improve the demo application process. The other tasks are to work with Norman Cole or Dave Killeen to revise the demolition permit application. The other tasks are to review each demolition request and get assistance with the research on the historic significance of the property, so that HAPC can make a determination if a delay should be posted.

D. Woods is receiving the demolition notice letters from the city and will continue to distribute those to members of the commission.

L. Drobbin asked for volunteers. J. Smyth volunteered to be chairperson of the committee.

(Lynn appointed J. Smith to chair the committee)

D. Sacred Heart update on cottages reuse or sale

HPAC has asked if the city will agree to stabilize the C.J. Star barn in phase 1 of the Sacred Heart project. It is understood that the building needs a new roof as soon as possible. It may also need structural bracing in the near term.

W. Haynes reported that HNPP agreed to write a grant application to help fund this effort, but do not have information on the status. L. Drobbin will contact Lou to find out if work can be expedited on the barn.

It was reported that the architect hired to design the school project is not working on the barn at this time. This has not been confirmed.

It is reported by W. Haynes that L. Casolo is looking into the possibility to list the cottages for sale through a state historic properties registry. HNPP has offered assistance.

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



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E Programming update for Stamford celebration

B. Hersh gave an update. The group is looking for some historical events of the city's history, to celebrate. E. Kalman stated there may be some interest in historic photos or murals that show what was there before. A mural may be placed near the property or at the location the photo was taken. B. Hersh will attend the next meeting.

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

F Coastal survey RFP

W. Haynes noted that SHPO has an RFP out for a CR survey that will be conducted in Fairfield County as a part of a HRI that will be funded with Hurricane Sandy funds. Once they select a consultant, HNPP will notify the group.

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

G Demolition delay, criteria list

(No new discussion.)

H. New demolitions scheduled

Demolition notices have been distributed for

195 Stillwater: Status, check out

211 Stillwater: Status, check out

671 Bedford Street, Plotnick House: Status, will not delay.

I Demolition Delay Ordinance update

C. Reeder reported that the delay ordinance was passed by full board last Monday and it is official. It was reviewed by the CT Trust and various agencies.

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

J. Demolition Updates

898 Summer St.

HNPP met with the owner. They are proposing to build an "as-of-right" building. They believe that the building lacks integrity. HNPP reports that it is intact, and in fairly good shape. The owners are inflexible. They and HNPP may look into moving it.

9 Hobbie St.

A delay request has been submitted. The cove neighborhood will support a delay. It was a cottage to an estate. There are 2 lots. They can build two houses on the site. HNPP is keeping track of the progress and will inform the group as it proceeds.

202 Hubbard Ave.

R. Shannonhouse followed up with city. They said that it is coming down. She noted that it is within the new state register district. It is a R 20 zone. She will keep track of it and report back to HPAC.



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L. Drobbin suggested that the Hubbard Neighborhood Assoc. produce some guidelines for the neighborhood. The guidelines could set some new construction standards. There are others in the city that can be used as a model.

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

K. Grants update

(There was no new discussion.)

L Other business

Downtown Post Office

It is understood that the owners cannot get a building permit for the tower without having more plans for the post office in place. E. Kalman reported that they first need to document the historic elements worthy of preservation or retention. The owners want to clean up the building to be able to attract potential tenants.

E. Kalman is planning to do a demo plan and a historical artifact plan for the owners.

State SHPO has an easement to manage the property. The litigation is over. The State has to review the plan. Phase 1 is initial demo. Phase 2 is preparing plans for the porte-cochere concepts.

There will be a walk through towards the end of June. HNPP will notify the group, when the time is identified.

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

Ms. L. Drobbin adjourned the meeting at 10:10 PM (There was no further discussion)

Meetings are normally on the first Tuesday of the month starting at 7:00 pm in the 7th floor conference room, number 7-C. The next meeting will be Tuesday July 7th in a new room on the 6th floor; location to be announced.

Respectfully submitted,

David W. Woods AIA Secretary
Historic Preservation Advisory Commission