



**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: July 10, 2018  
Location: 6th Floor Safety Training room  
Stamford Government Center  
888 Washington Boulevard  
Stamford, CT 06901  
Present: Anne Goslin, David Woods, Barry Hersh  
Alternates: Rebecca Shannonhouse, Elena Kalman  
Absent: Lynn Drobbin

**REGULAR MEETING**

**I. Call to order** (Meeting called to order 7:10 p.m.)

A motion was made to have R. Shannonhouse and E. Kalman assigned as voting members for this meeting to make a full number of 5 Commissioners in attendance.

(The motion was moved by A. Goslin and seconded by D. Woods and carried unanimously.)

**II. Approval of Minutes**

A motion was made to approve the minutes of the May 1, 2018 meeting.

(The motion was moved by B. Hersh and seconded by A. Goslin and carried unanimously.)

**III. New Business**

**A. 36 Atlantic Street**

Participants: Anne Goslin

A. Goslin reviewed this project on Atlantic Street at the site of the old Joseph Bank store. It is a conversion to residential use and the addition of floor area at the back and at the roof level. It is presented at the request of the Planning Board. Anne suggested that the developer and architect should come to the next HPAC meeting.

There was general agreement that the Commission is not opposed to increased square footage by adding to the height of the building and filling in a backcourt yard. The immediate neighbors to all sides are taller buildings. It was also understood that the building will fill the site to zero lot line. Without the plans and elevations available, it was hard to know the extent of the additions. The following is a list of general concerns discussed with the Commission, to be reviewed when the project is presented:



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- The Commission will want to see the design proposal.
- There is some concern about zero lot lines and possibility of windows on side elevations.
- There is some concern about the density. The proposal has many smaller apartments.
- It is requested that the architect come back for a review to present materials and design.
- It was noted that the proposal is requesting off-site parking. But Commission members did not know if that is part of their review parameter.

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

**B. Saint Basil Seminary - Day Care Center - Clovelly Road**

Participants: Anne Goslin

A. Goslin said that this project is a referral from the Planning Board. The paper work from the City was reviewed before the meeting. She noted some findings.

Anne said that there will be some alterations to a small “side-building” on the property. They intend to use the existing building as a day care center. They will not change the building. There are no improvements proposed for the exterior. Anne also that HPAC should decline to review the proposal, as they are not changing the building on the exterior. She further noted that the building has operated as a school previously, so it is not a change of use, per say.

All generally agreed that HPAC should not review the project unless changes are proposed to the exterior.

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

**IV. Old Business**

**A. Cedar Heights Road Bridget MOA Review**

Participants: Anne Goslin

Anne reported that Lynn forwarded the revised language for the bridge MOA that had been approved by the Commission previously. She wanted the Commission to review the corrections and verify that the changes are agreed to. Lynn will then sign the MOA and return it to the State Department of Transportation.

After some discussion Anne said that the MOA does say that the old plaque will be relocated on the bridge itself, and that the language for the new commemorative sign will be reviewed and approved by the Commission at a later date. That is all agreed to. But, the MOA should note that HPAC asked to have the new sign placed adjacent to the old historic sign, as it is being relocated.



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In general, the placement of the new sign is of some concern as the City may restrict the location. The Commission wants to be sure it is in a good visible location near the historic sign. HPAC had previously asked CT DOT to allow the Commission to determine placement.

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

**B. Atlantic Street Bridge MOA**

Participants: Anne Goslin

Anne reported that Lynn forwarded the revised language for the bridge MOA that had been approved by the Commission previously. She wanted the commission to review the corrections and verify that the changes are approved. Lynn will then sign the MOA and return it to the State Department of Transportation.

All generally agreed that the MOA is fine as written. No changes are requested.

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

**C. Atlantic Street Post Office Progress Update**

Participants: Anne Goslin

Anne said that she was copied on an e-mail by Wes Haynes sent to L. Drobbin. Wes noted that he met with Capelli to discuss the design changes that are required to make a new application for historic status and for tax credits to the State.

It is not known what improvements are planned at this time. Capelli, along with an historic consultant is currently working on the new design so the project can achieve the tax credits. It was suggested in the e-mail that the owners may consider opening skylights that are in the 1939 Addition. No other information is available at this time.

The Commission generally assumes when the changes are incorporated into the revised plans, the owner will return to HPAC for a status update and review and approval.

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



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**D. Other items**

**South Side Study**

Barry said that he had attended the South Side Study meeting. At the last meeting the authors said that the current draft calls for “no demolition” of any older buildings in the South End. Barry clarified that the plan (when it is released at the end of the year), will say that demolition is not recommended. He also said the meeting had a lot of discussion about the red trolley that is currently operating in the South Side. With the downtown loop, it takes too much time to progress through its route. There was talk about how to enhance that system. The report noted that the study includes transportation, more walkways and connections. The time frame is to finish the study this year.

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

**Hubbard Heights Historic Signs**

R. Shannonhouse said that two signs (commemorative plaques) have been made and installed. She further noted that there is too much text that makes them hard to read from a distance. The locations were set by the City Department of Transportation. The locations are not the best as they need to sit back from the road some distance. She said that the community will review if more signs will be made and what the future locations will be.

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

**V. Adjournment**

Anne Goslin adjourned the meeting at 8:15 p.m.

Drafted by: David Woods - July 30, 2018  
Secretary: Stamford, Historic Preservation Advisory Commission

Meetings are normally on the second Tuesday of the month starting at 7:00 p.m. in the 6th Floor Safety Training Room.

The next meeting is planned for August 7, 2018