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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: April 4, 2017  
Location: Stamford City Hall, 888 Washington Blvd. Stamford CT 06901  
6th Floor Safety Training Room  
Present: Lynn Drobbin, Anne Goslin, David Woods, Barry Hersh, Rebecca Shannonhouse

**REGULAR MEETING**

**I. Call to order** (Meeting called to order 7:08 p.m.)

A motion was made to request that R. Shannonhouse serve as voting member for the meeting as the commission has just 4 voting members at this time.

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

**II. Approval of Minutes**

A motion was made to approve the minutes of the February 7th meeting.

(The motion was moved by L. Drobbin and seconded by A. Goslin and carried unanimously.)

**III. New Business**

**A. 41-47 Franklin Street, Stoop Replacement**

Participants John Fifield; architect for the owner, Kathy Emmett; owner

1. This front porch and step project was introduced by John. The site is four historic townhouses on Franklin Street. There are five townhouses in the row, of which the client owns four. The steps are made of wood. There was an earlier renovation that included a bulky wood railing. They are now rotted and not safe. The owner wants to replace the railings as well as repair the stoops. John proposes using iron guard rails. He provided a detail for review.
2. John further noted that this is a more appropriate option for the townhouses. The only historic photo shows a pipe rail that was probably not original to the buildings. The photo shows that they were not in scale with the facades. The owner does not know when the wood rails were constructed.
3. John described the railings. They will be square tubes with an expanded cap. The cap will be cast iron and will be placed at the grab rail height.



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A motion was discussed to approve the railing alterations. Lynn noted they are not removing any authentic fabric. The iron is more in keeping with the historic character of the buildings. All generally agreed that the rail detail is a good improvement. It was also agreed that Lynn will write a letter to the Zoning Board in support for the railing design.

(A motion was made by L. Drobbin and seconded by A. Goslin and carried unanimously)

**B. CT Trust for Historic Preservation awards**

1. An Announcement was made that there will be a ceremony April 13 at the Pequot Library in Southport. There are two awards for Stamford. One award will be for the Hubbard Mansion and the other is for the Ferguson Library improvements. Both were reviewed and supported by HAPC.

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

**C. CT SHPO conference May 18th**

1. An Announcement was made that there will be a CT SHPO conference on May 18th at UCONN Stores Campus. If anybody wants to attend, Lynn can forward the name.

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

**IV. Old Business**

**A. Sacred Heart, Classroom Building and Star Barn Update**

1. There is a short update. David noted that the City has received bids for the overall school and barn construction project as of last Friday. The City requested that the barn project be included in the overall construction contract. HPAC had previously recommended that the barn be bid to a separate General Contractor with more "historic" experience. David said that the City decided to place a requirement into the request for proposals that the construction contract include a historical consultant. An allowance was set aside for that consultant.
2. David also noted that the City received two bids and is in the process of reviewing them.

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

**B. Hoyt Barnum House updates**

1. Lynn Drobbin asked if there are any updates. Jill Smyth said that the house is supposed to be open and complete in May.

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



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**C. South End Historic District Transportation Study**

1. Lynn Drobbin said that the City received more than a dozen proposals. Some HPAC members have reviewed them. The City has chosen to interview four consultants. There will be interviews on Thursday and Friday this week. The City is in good shape to get a good consultant.
2. Barry will be attending those interviews from HPAC. He may have a conflict for a couple of the interview times. Jill Smyth will be attending but cannot go on Thursday. Any questions that might be good for the interviews can be sent in to Lynn in advance.

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

**D. South End National Register Historic District, BLT Redevelopment**

Jill said there has not been any progress.

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

**E. South End Firehouse - Pending Sale to BLT**

1. Jill said that the Planning Board just met downstairs and the item was tabled until April 25th. They have asked for HPAC review. Jill expects that they will ask HPAC to review the contract. There is question if the soils are remediated. There is some talk about insurance issues. The condition of the building is also in question. Jill and HPAC together want to make sure that the language is strong enough for the restoration of the building.
2. Jill noted that BLT will still be required to come before Zoning. Lynn will send around contract information that she has now. Jill suggested that she wait until they see final details and contract.

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

**F. City Bridge Projects**

1. Lynn Drobbin said there is no new information. Barry said that the Mayor has some frustration with DOT and the West Main St. Bridge is in design. Jill said that the project is still slated for next year and the State DOT seems to be on schedule.

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



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**G. Atlantic Street PO Tax Credit Update**

1. L. Drobbin said that there have been a few problems with the tax credits. The state SHPO came back to the owners with three issues that they believe will not allow the project to be granted tax credits. David has attended those meetings with Elena. There is a meeting on April 6th. They (the State) have been notified that there are some changes that the owner can make. The Mayor has also requested additional review by SHPO. Elena will be a part of the discussion.

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

**H. Demolition Committee**

1. There are not any new applications of notes.
2. Lynn noted that the new owner of the John Davenport house called her. The house is located on 129 Davenport Ridge and is listed. The owner wants to either tear it down or see if someone would like to purchase the house with the intention of moving it. Jill said that she will speak to the owner soon. She also said that the house is significant and will review the register nomination form. It was noted that the year of the nomination was 1979.
3. Lynn will continue to monitor the owner's intentions and may meet with HNPP over the next month.

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

**I. Historic Neighborhood Surveys in progress**

1. A. Goslin provided an update of the Glenbrook survey. She said it is nearly done. They need to package it and send to SHPO for review. There is potentially a historic district to be listed. Cortland Terrace is one and there are a few others. Lynn asked if there are any eligible national listings? Anne said there may be a couple. One is the Deluca Construction Company building. It is under their review.
2. Jill said that the east end survey is in progress and is about half way done. It is supposed to be completed in May. There is potential for the buildings near St. Basil's to be listed.
3. Lynn does not have any new information about the progress with the Cove area survey.

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



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**J. Other items of note**

1. Lynn sent an email to Mike Handler to ask what is going on with the Civil Defense building. She and other members have not heard anything.
2. Lynn confirmed that she has not heard anything new about the first congregational church on Bedford and their proposed addition. They did not request to come before HPAC this month. It is believed that the church is working with a developer for that site and may not be ready to submit the project design for review. There is some concern that the demo delay will expire and the owners will be free to tear the church building (addition) down without review by the commission. Jill will call the person again, that represents the church.
3. Anne asked if the demolition ordinance is under review. Jill said that she did hear that, but does not know if a review is in progress.

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

**V. Adjournment**

Ms. L. Drobbin adjourned the meeting at 9:15 p.m.

Drafted by: David W. Woods AIA secretary - April 24, 2016  
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 will be Tuesday May 2, 2017.