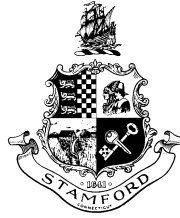


MAYOR
DAVID MARTIN



DIRECTOR OF OPERATIONS
ERNIE ORGERA

LAND USE BUREAU CHIEF
NORMAN F. COLE, A.I.C.P
Tel: (203) 977-4714

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: January 5, 2016
Location: Stamford City Hall, 888 Washington Blvd. Stamford CT 06901
6th Floor training room
Present: Attending: Lynn Drobbin, Anne Goslin, David Woods, Barry Hersh, Jill Smyth, and alternates: Elena Kalman, Lynn Villency Cohen
Missing: Rebecca Shannonhouse

REGULAR MEETING

I. Call to order (meeting was called to order 7:06 PM)

II. Meeting minutes

A motion was made to approve the minutes of the December 1, 2015 meeting. There were no changes to the notes.

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

III. New Business

A. Sacred Heart Academy/Strawberry Hill cottages, Review of HABS report

1. Joe Banks from Perkins Eastman and Nils Kerschus, the team's historical consultant, handed out a second version of the report that had been revised with comments from last week. Joe indicated that it was revised as of today, January the 5th with the comments that have been provided. L. Drobbin thanked him for the quick update.

2. Lynn asked if the date on the transfer of the McHarg house was correct and if the house was sold or donated. Nils noted that the houses may have been donated at a later date and that they would need to see the deed to determine the date of conveyance. That has not been available.

3. Lynn noted that the report did not have the history of how the various parcels were sold to the Sisters of St Joseph. Joe said they will add that. A request was made to match captions with the text on some of the images. Joe agreed. There was a question about a central garden area that was visible on a 1934 aerial photo. It was a formal garden behind the main McHarg house. It was agreed that the photo does not need to be included in the report. Lynn also requested that Perkins Eastman label the houses and cottages and provide north arrows for orientation on all maps. Joe agreed.



**CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION**

Page 2

4. There was a request from HPAC that the outline boxes on some of the maps be more accurate relating to the actual outline of the Sacred Heart parcel. There needs to be an explanation of what parcels were combined to form the current property. Joe said it was covered in the title search information and that the current property line would be added as an overlay on the older maps. Lynn asked that the history section be brought up to date to describe how the parcels came together. All agreed.

5. A question was addressed to the city of when the cottages would be demolished. A city representative said that it should be in mid-March. The gable end decorative framing truss on the south house will be salvaged. Tree removal will commence mid-February.

6. Perkins Eastman would like to include a HPAC representative in the design meetings that will be coming up. Lynn will identify a person when there is more information about the dates. Lynn also thanked Perkins Eastman for their effort to complete the report. .

A motion was made that HPAC should accept the revised version of the report with the comments noted during this meeting. It was agreed that those notes will be added by Perkins Eastman in the next few days and resubmitted to HPAC. It was also noted that HPAC thanked Perkins Eastman for their work on the report and help with the changes requested.

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

B. Greater Works Church of God Expansion.

1. Patricia Gill of Gill & Gill Architects handed out a package of information about the church. It is a contributing building in the South End National Register Historic District. The project includes the demolition of an adjacent 1930 wood frame house on Woodland Place, that is currently owned by the church.. The house, is covered with vinyl siding and has been in a "blight" condition for many years. It is currently used as rental housing units. The church dates to 1917 and is seeking approval with the ZBA and the zoning board for an addition to be constructed at the rear of the building for offices and community spaces for the minister. The addition requires the demolition of the house. The addition matches the size and shape of the existing church. They will use similar materials of white painted brick. The copper onion dome steeple will be removed. There will be no other changes to the front of the church. It was reported later that the original stained glass windows are intended to be restored.

2. There was some concern about approving the demolition of a house that has some character. All generally agreed that if the owner is allowed to demolish there should be consideration in quality and contextual design in the improvements proposed. E. Kalman suggested using multiple narrow windows at the dormer and the gable end rather than the "Palladian" style windows as proposed.. B. Hersh said that the addition should be more compatible with the existing building.



**CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION**

Page 3

3. D. Woods noted that the opinions of HPAC are advisory only and that HPAC is in favor of assisting the church. David suggested to keep the addition as simple as possible. The Palladian window at the gable end and the dormer is probably not appropriate. Some ganged vertical windows will probably work better and relate to the original church architecture. The group encouraged the architect to “keep it simple”. This was agreed by B. Hersh. L. Drobbin would like to see if the onion “dome” at the front steeple and the original cross can be salvaged and reused. P. Gill noted that they intend to take it down and replace it.

A motion was discussed that HPAC should make a recommendation supporting the church’s plans with conditions. First, HPAC should receive notification of when the onion dome is to be removed. Second, the architect will look at the dormer and gable windows and will follow the recommendation that they be refined and more contextual. Third, HPAC will not object to the demolition of the adjacent house due to the demonstrated need for the expansion of the church. It was further agreed that the owner and the architect will be required to return to the commission if they make any changes to the front porch or front façade.

(The motion was made by J. Smyth and seconded by A. Goslin and carried unanimously)

IV. Old Business

A. Status of Pending Demolitions

J. Smyth gave an update of the status with pending demolition permits.

216 West Broad Street

The demolition request was filed by Stamford Hospital. Jill filed a delay over the holidays. After speaking to Hubbard Heights Association, it was revealed that there was an “informal” prior agreement between the hospital and the association that three homes on west broad will not be demolished and that the house at 216 would eventually come down. The house is listed as a contributing structure in the Hubbard Heights Historic District. HNPP has asked to review this with the hospital. HPAC and Hubbard Heights Association and HNPP have requested a meeting with the hospital. Jill is working on this and will let the members know when that will occur.

• 44 Pacific Street.

Jill confirmed that the demo request is just for the back buildings. Two garage buildings will be removed. No delay was filed.

• 29 Baxter Ave.

This is the Greater Faith Tabernacle Church. No delay was filed.

• 33 Durant St.

HPAC did not file for a demolition delay.

• 686 Pacific St.



**CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION**

Page 4

J. Smyth noted that HPAC did file for a demolition delay. The owner is an LLC. It is not sure what their intention is. They may be seeking to develop the property. Jill sent a letter on January 5th. The owner is a realtor with some connections to BLT. HNPP will include HPAC in an invitation to any meeting.

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

B. Stamford 375 Committee

1. B. Hersh reported that the 375 Committee would get \$65,000 for various activities. Many organizations are involved and will seek some of the funds. The next meeting is on 11 January at 11:00. It was noted that the anniversary event is supposed to be the whole year. Barry will try to attend the meeting; Jill will also be attending.

2. A. Goslin noted she is hoping that the HPAC can use the event for promoting historic or cultural issues and for a “brochure”. The contents and format of the brochure has not been defined. Barry thinks HPAC should ask for \$5,000 for a pamphlet. Jill has prepared a budget for a writer and a designer and printing for \$ 4,000. There might be historic downtown tours in May.

3. Elena agreed to develop her idea to use the old post office for a venue.

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

C Hoyt Barnum house protest.

1. There was only limited discussion of the progress. The tasks are underway by the city which is anticipating a spring move for the house. Lynn commented that there was a small protest group at the house over the holiday.

2. B. Hersh asked that the minutes note that HPAC has followed the protest but does not support it. HPAC still supports the move of the house understanding the needs for the police station. He noted that it is interesting that the house remains a news item and that people care about its disposition.

V. Adjournment

L. Drobbin adjourned the meeting at 9:00 PM. (There was no further discussion.)

Drafted by David W. Woods, AIA, January 22, 2015
Secretary, Historic Preservation Advisory Commission.