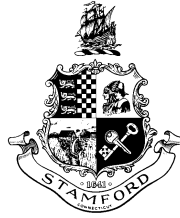


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CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION
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STAMFORD, CT 06904 -2152

(FINAL) Minutes of the Historic Preservation Advisory Commission (HPAC)

Date: Regular Meeting held: October 4, 2014
Location: Stamford City Hall, 888 Washington Blvd., Stamford, CT 06901
6th fl. Training Room
Present: Lynn Drobbin, Anne Goslin, David Woods, Barry Hersh, Elena Kalman
(missing), Rebecca Shannonhouse, Lynn Villency Cohen

REGULAR MEETING

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

A motion was made to have Lynn Villency Cohen serve as a voting member for the meeting in place of Jill Smyth who has stepped down from the commission

(The motion was moved by L. Drobbin and seconded by David Woods and carried unanimously)

II Approval of Minutes

The Commission voted to approve the minutes of the July meeting: (Moved by B. Hersh, seconded by L. Villency Cohen, and carried unanimously.

III. New Business

A. 191 Summer St.

Participants: Christopher Russo, Q&R Associates LLC, (Chris) on behalf of 191 Summer St. LLC.

1. The project was introduced by Chris. The building is on Lower Summer St. across the street from the movie theater. It is proposed to be converted to 7 studio apartments. It is a 7.3 zoning exception renovation. The front will remain as is with improvements to the windows. The vinyl windows will be replaced with Pella architect's series. The brick on the North side elevation has been painted over in some sections. They asked to sand blast the brick to clean and restore it. On the South alley elevations there are small windows that have arched heads. Some may be removed. Some may be replaced with larger openings to meet code requirements.

2. It was noted that the front cornice may have not been original to the building; the photo that was provided shows a 60's modern building that was changed at some time to a more colonial look. The Commission generally agreed that the building is an "infill" background building and does not need to have much improvement. The brick on the front looks fairly good. Chris added that the front doors will be replaced with same shape and size openings. The cornice will be repaired as needed.



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3. D. Woods noted that the elevations as shown show nine lite divisions for the front windows and they should be 6 lites over 6 lites. It will be easier to find this product as a standard manufactured product. Chris agreed that they will use 6 over 6 light spacing.

4. L. Drobbin noted that the project is in the Downtown Historic District. Chris agreed and provided an outline of the inventory nomination form. Lynn asked about the South side windows. She said there were probably different windows there before. She also asked if the infill and repairs will be brick to match. Chris said yes.

A motion was discussed as follows. David recommended approval and support of the 7.3 application. HPAC should provide a letter of approval. Pursuant to 7.3 zoning density bonus. HPAC recommends using the 6 over 6 lite windows on the front façade instead of the 9 over 9 of the original. It was discussed that Southern elevation windows will either retain the existing, or if there is a new window, then any repairs or infill work will be with brick to match the existing. Barry believes that the sand blasting will be too harsh on the existing brick. The applicant generally agreed to Investigate other methods for cleaning, other than sand blasting.

(The motion was made by David Woods and seconded by Anne Goslin and carried unanimously)

IV. Old Business

A. Hoyt Barnum House update

Participants Lou Casolo and Jeff Pardo, City of Stamford. Roderick Scott, Davis Building Movers, as a consultant to the project from New Orleans, and Chris Gioielli of the Stamford Police Department. Attending also, Brad Scheide of the CT Trust for Historic Preservation.

1. Lou introduced the team saying that they had a meeting that day to iron out the details and schedules for the move, with the various city agencies. He said the commission previously supported the move in 3 pieces or less. The award for the move has been made to Davis Building Movers. R. Scott is a sub-consultant to Davis. He is also responsible for the documentation.

2. Lou noted that they do not have the final date for the move, as of yet. They have a general time frame for the various tasks that need to take place over the month of October. It is anticipated that the move will be done over 1 night late in October. They will construct the new foundation at the same time. They are in the process of getting the permits. They have mobilized on site, and have started to prepare the building with the jacking process.

3. He further noted that the reconstruction will commence when the building is ready for the move. They need to do the excavation, the footing and foundation and the preparations of the



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grade at the historical society site. That part of the work will take place after the building is moved and placed at the site.

4. R. Scott presented his firms credentials with moving buildings. He noted that Davis Building Movers have many generations of experience. He further explained that the current plan is to separate the structure first. They are excavating the site walks and stones at this time. Supporting the chimney is a priority. The chimney will be separated at the main floor. They will disassemble the top section of the chimney. The mortar will be restored when it is reassembled. They will do tests on the mortar so that it is matched exactly. They believe they can take the main body and structure in one piece. They will take it sideways off of the foundation and will be able to get it close to the ground. The foundation stones have been numbered for eventual reconstruction. They intend to place some rigid framing inside the building walls for stiffening and support during the move. They will also move the foundation of the chimney out onto a smaller dolly.

5. The windows will be recreated with same mill profiles. They have already sent the profiles to a millworker and that work has started. The National Park Service has generally agreed with the window reconstruction methods.

6. L. Drobbin has a few questions. What is the time to move? How will they adjust for the grade change at the new location? What will they do with traffic lights along the route? How will the building be secured during the move and at the temporary location, if there is a storm or a hurricane?

7. R. Scott described in detail how the jacking and move will take place. They have powered jacks that will level the building. They may need to have stacked cribs that take up the grade changes. The city is looking at all the intersections and at swinging the lights. He also said they will wrap the building with plastic to cover it. The building will have the windows removed. The mason has numbered and stacked all the stones already. Some will be moved before the main structure.

8. The police department was in attendance at the meeting today and will coordinate the street closing from sun down until sometime after midnight. City police will allow the shut down of High Ridge Road at 10:30pm. The city will also make announcements when it gets closer to the move date. The city will provide all messages.

9. R. Scott reinforced that It is intent of the team that the building stay on the National Register after the move. That is critical to them. He anticipates that the foundation will be ready by the 2nd week in November. The back wall is concrete on bedrock. The front wall will be the replaced stone foundation from the original.

It was generally agreed that the presentation was for an update of the progress of the project and for general information about the move. The commission agreed with the work that has been done so far and supports the ongoing efforts. There was no need for a motion before the commission.



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

B. Atlantic Street Post Office – Tax Credits

Attending was Brad Scheide of the CT Trust for Historic Preservation. He is a “circuit rider”. He was hired to do the historic tax credit application for the building. The Capelli Organization is the owner.

Brad presented the progress with his work. He wants the commission to know what is going on. The State Historic Preservation office provides the approvals. They will need supporting materials from the commission. Brad noted that there is both a federal and state credit available.

He further said that there will be changes to the base along the North elevation. Some of the grades will be lowered. These changes have been described to the commission before and have been approved. His job is to describe the project for the applications for the credits. He said that there may be a concern with the modifications that will make the auto entry through a new porte cochere within the back addition of the structure. He will make the pitch that it is better than the previous application that sought to tear down the entire back addition. He will also note the community support for the historic application. And he will describe the work that intends to save significant portions of the interior of the main PO floor.

He plans to send in the applications in the next two weeks. He will send it to both the state and federal review boards. SHPO has 30 days to comment. There may be some back and forth with comments and responses. Federal credits are 20% of hard **and soft (added 11/10/16)** costs. The state credit is 25% of the hard costs.

L. Drobbin has a draft of the supporting letter for the commission review. Lynn will email the copy to commission members tomorrow. She also asked what future types of support might be needed from HPAC?

A motion was discussed and all generally agreed that the commission should to take a vote of support for the application for the tax credits. The commission will review the draft letter in the next two days and offer any comments. HPAC is voting to approve a letter of support.

(The motion was made by L. Drobbin and seconded by B. Hersh and passed unanimously.

C. Demolition committee

1. The Stanley Court applications for demo were received. This was for Garden Homes that was reviewed previously. The commission has already approved the project and will not provide a request for delay of demolition.



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2. There was some discussion about sending in demo delays as soon as possible. HPAC should send a letter soon after sending in a demo delay. David has an agreement from Bob DeMarco that the delay requests can be hand delivered.

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

D. National Register Nominations (Sandy grant update)

1. Lynn Drobbin does not have any new information to report at this time.

(A motion was made by Lynn Drobbin and seconded by Anne Goslin and passed unanimously)

E. Land Use Bureau applications

1. Anne Goslin reported 57 Urban Street is in the National Register listed Revonah Woods historic district. They are putting a porch over the front door. There were no objections. All agreed that HPAC should not take issues with the application.

2. 421 Ocean Drive West has been sent to Anne. The house has been changed already. She does not have an objection to this. All generally agreed.

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

E. Other items of note

L. Drobbin noted that the Dairy Queen application is coming up at the zoning board on the 19th. B. Hersh also noted some concern that the letter (sent to the DQ owners last month) did not reflect the motion as he understood it. He requested that the letters that represent HPAC commission approvals have a draft review stage for all to comment. Lynn said that she has not heard anything about the letter and the request to preserve the existing building.

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

Ms. L. Drobbin adjourned the meeting at 8:55 p.m.

Drafted by: David W. Woods AIA secretary – October 24, 2016
Stamford, Historic Preservation Advisory Commission

Meetings are normally on the second Tuesday of the month starting at 7:00 pm in the 6th floor training room. The next meeting will be Tuesday November 1st.