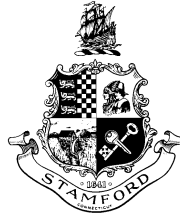


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CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION
888 WASHINGTON BOULEVARD
P.O. Box 10152
STAMFORD, CT 06904 -2152

Final Minutes of the Historic Preservation Advisory Commission (HPAC)

Date: Regular Meeting held: February 2, 2016
Location: Stamford City Hall, 888 Washington Blvd. Stamford CT 06901
6th Floor training room
Present: Attending: Anne Goslin, Barry Hersh, Jill Smyth, and alternates: Elena Kalman, Lynn Villency Cohen
Missing: Rebecca Shannonhouse, David Woods, Lynn Drobbin,

REGULAR MEETING

I. Call to order (meeting was called to order 7:04PM)

II. Meeting minutes

A motion was made to approve the minutes of the January 5, 2015 meeting. There were no changes to the notes.

(The motion was moved by J. Smyth and seconded by B. Hersh and carried unanimously.)

III. New Business

A. Riverbank Road Bridge

Participants: Tony Margiotta, GMZ Inc, Manish Gupta, GMZ, Inc, Paul Ginotti, City of Stamford Engineering Bureau. Presentation of proposed design for new Riverbank Road Bridge, described as CT DOT Level 4, in need of repair/replacement. Design features re-use of the existing stones, but split and placed as a façade on the parapet and end treatment of the new concrete wall structure.

Motion discussed to recommend approval of the Riverbank Road Bridge design subject to: 1) mock-up of parapet to be built on site 2) use of qualified mason

(The motion was made by J. Smyth and seconded by B. Hersh and approved unanimously)

B. Hunting ridge Road Bridge.

Participants: Tony Margiotta, GMZ Inc, Manish Gupta, GMZ, Inc, Paul Ginotti, City of Stamford Engineering Bureau.



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Presentation of proposed design for new Hunting Ridge Road Bridge, described as CT DOT Level 4, in need of repair/replacement. Two design alternatives discussed, one a concrete form liner, two an open aluminum railing. Suggestion was made that end treatment and vertical elements be split-stone façade if the open design is selected. There will be a neighborhood public meeting to discuss the design alternatives with the community.

There was a motion to recommend approval of the Riverbank Road Bridge design subject to the design selection results of the community public meeting.

(The motion was made by J. Smyth and seconded by B. Hersh, and carried unanimously)

C. Stamford Hospital Expansions Plan – Demolition 216 West Broad Street

Participants: Stanley Hunter, Stamford Hospital, Lisa Feinberg, Esq, Carmody Torrance Sandak Hennessey Law Firm, Mike de Milt, Hubbard Heights Association.

Ms. Feinberg went through the decade long history of the approval of the Stamford Hospital Plan, with the new Specialties Building and new Doctors Office building now under construction. The subject house, 216 West Broad Street has been owned by the hospital for at least twenty years and has been used as offices. All of the plans, including the final, adopted plan called for demolition of this house, built circa 1930. These plans were adopted prior to the creation of the City of Stamford Historic Advisory Commission in 2014. HPAC has placed a six-month stay on the demolition beginning in November 2015 and ending May, 2016. At this point Ms. Feinberg stated that Stamford Hospital is not requesting removal of the stay, as they will not actually demolish the building until May or later.

There was a discussion regarding the house being a contributing resource in the Hubbard Heights State Historic District as well as an integral part of the residential character of West Broad Street. A change was noted as follows: *Mr. De Milt indicated that the Hubbard Heights Association advocated to preserve the existing residential buildings west of Shelburne, which were being exchanged with Charter Oak Communities; and also those on the north side of West Broad Street, which is within the boundaries of the Hubbard Heights Association. He said preservation of 216 West Broad was never a consideration since it fell within the footprint of the hospital's redevelopment plan.*

A. Goslin suggested that HPAC contact the Connecticut State Historic Preservation Office regarding HPAC's options for going forward: the hospital plans were approved prior to the creation of HPAC and the historic district. HPAC board members agreed to this.

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

IV. Old Business



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A. Status of Pending Demolitions

102-104 Clinton Avenue:

A private party has placed a six month demolition delay on this building. J. Smyth and W. Haynes had visited the building and found the interior had been largely gutted. HPAC will request a short form Historic American Buildings Survey.

125 Turn of River Road, Isaac Lockwood House, c. 1812:

The Stamford Zoning Board of Appeals approved plans for a new house to be built on the site without a formal review by HPAC despite HPAC's request to assess the project.

Motion was made to file a demolition stay: to access to the house for the purpose of documentation and a detailed presentation on the plans for the barn will be requested.

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

V Discussions

Main Street Bridge:

P. Ginotti reported that work on engineer contracts is proceeding. J. Smyth requested a paint sample analysis,

Hoyt Barnum

Anne Goslin mentioned that HPAC received a copy of a letter addressed to the mayor from the Save Hoyt Barnum organization. The organization will present suggestions for alternative uses in mid-February.

Stamford 375:

Plans proceeding, E. Kalman, A. Goslin, B. Hersh, and Judy Norinsky of HNP agreed to work as 375 program committee and to prepare a program proposal for the celebration.

VI. Adjournment

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

Drafted by Barry Hersh, February 22, 2015
Historic Preservation Advisory Commission member

The next meeting will be on Tuesday March 1st., same location