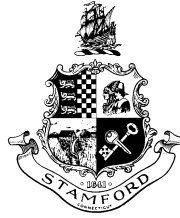


MAYOR
DAVID MARTIN



DIRECTOR OF OPERATIONS
ERNIE ORGERA

LAND USE BUREAU CHIEF
NORMAN F. COLE
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: April 5, 2016
Location: Stamford City Hall, 888 Washington Blvd. Stamford CT 06901
6th Floor training room
Present: Attending: Lynn Drobbin, Anne Goslin, Barry Hersh, Jill Smyth, David Woods.
Absent: Elena Kalman, Rebecca Shannonhouse, Lynn Villency Cohen

REGULAR MEETING

I. Call to order (meeting was called to order 7:12 PM)

II. Meeting minutes

A motion was made to approve the minutes of the March 1 meeting. There were no changes to the minutes.

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

III. New Business

A. 149 Ocean Dr. West

Participants: Judy Norinsky

David Woods recused himself from the discussion and voting.

1. Judy noted that a demo notice was received for the single family house and the garage at 149 Ocean Drive West. There are three properties. 149 was purchased by a family that resides at 145 Ocean Drive West. 145 has been restored by the current owners. There are records that the house at 149 was owned and built by two Gillespie brothers. The Gillespie family founded the Stamford Advocate and later purchased the Greenwich Times. Judy showed images on her iPad of the houses for the discussion. She noted that the roof of 149 was probably raised and the gable was probably changed over time. The two houses show up on the 1929 Sanborn map.

2. J. Smyth read a letter from the attorney for the owners, Mr. Hennessey, (attached to the meeting notes). It states that the house will be available for donation or sale by the owners, Mr. and Mrs. D'Avino. They want to harvest artifacts from the house in advance of donation or demolition. There is a note that the D'Avinos intend to leave the property as landscaped area and will not build a structure. They intend to restore the older "ice house". Judy stated: Wes Haynes thinks HPAC should file for a demo delay. They hope that there will be some added time to document the house, or determine what the future use will be.



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3. L. Drobbin asked if there is time to advertise the house for sale. Jill said that the deadline for listing the house for sale and relocation in the CT Trust publication is April 10, a very quick time to provide the listing. The group will explore the options and try to list it by the deadline.

4. L. Drobbin asked if HPAC should request a delay and request a HABS report be filed by the owner before demolition. A. Goslin would like to make a motion to file a demo delay. Lynn wants some time to conduct additional research. She said there is also need to research the Gillespie family. J. Norinsky offered to do the research. Lynn wants to write up a scope for the HABS report. B. Hersh also said that the group should respond to Mr. Hennessey's letter. The group also discussed making a request that the owners write the description that will go into the Trust property exchange. J. Norinsky offered to help the owners with that. HPAC will contact Mr. Hennessey to offer assistance with the filing.

5. The motion was discussed that HPAC should file for a delay, (2), HPAC will contact Mr. Hennessey as a response to the letter, (3) HPAC will offer assistance with research and writing a description of the property to list it in the CT Trust Historic Properties Exchange. (4), provide guidelines for a HABS report.

(The motion was made by J. Smyth and seconded by A. Goslin and carried unanimously. Mr. Woods did not vote.)

B. Stanley Court Apartments

1. L. Drobbin noted that the developer Mr. Richard Freedman is not available and wants to table the discussion until the May meeting. The project involves the demolition of Nos. 4, 8, 12, and 16 Stanley Court, off of Franklin St. (It was agreed that HPAC members will try to visit the site before the May meeting.

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

C. National Register nomination in Stamford, SHPO request

1. L. Drobbin said that Jenny Scofield of the State Historic Preservation Office sent a request stating that the Cove neighborhood did not meet the criteria for National Register listing but that about \$25,000 of grant money was available for national register nominations of properties.

2. Lynn asked if the group can make a recommendation for an individual property or a neighborhood. The group asked Renee Kahn and she mentioned a few options: the Hoyt Stables on Courtland Ave., Weed Avenue neighborhood and workers' housing.

3. A. Goslin said that there is a survey underway for Glenbrook neighborhood. Anne also suggested that the group look at the historic houses on the hill on Weed Ave. and Lynn noted the sea captain houses in the Cove neighborhood near Cove Island Park and other historic coastal-industry-related resources. Jill added that there may be some municipal buildings that could be nominated.



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4. L. Drobbin will contact Jenny Scofield at the State Historic Preservation office to discuss the options. Lynn will also request from SHPO, copies of the work, that has been done by Christopher Goodwin & Associates in the cove area already.

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

IV. Old Business

A. 102-104 Clinton Ave

Participants Mark Diamond, VP of HNP; Renee Kahn

1. Mr. Diamond opened the discussion with an update of the status of the “Domus” building on Clinton Ave. Renee noted that they set up a committee to see what they can do to save the building. Mark spoke to Rick Redniss who relayed that RBS has stated they will give up the building, if there is a move option and a location determined. He also noted that they have offered to pay for the move. The city said that they may be able to donate a location. He further stated that the city has interest to use it for affordable housing. RBS has a need for affordable housing as a requirement of the overall development of the full assembled site. RBS has said that they do not want the house to remain in that immediate area of the future development, but will consider a nearby location that would not be an expensive move.

2. Mark further stated that HNP would like support from HPAC. Renee added that all parties have toured the house and have indicated that it is worth saving. There are about 4 months before RBS can start demolition. They estimate that the demo delay will expire in June. RBS is sensitive to tearing down a historic structure. HNP will continue to push the option for saving the structure and moving it to a new location.

3. Renee has shown it to a realtor who thinks that a restaurant will work. They like potential sites on the west side of Mill River Park. The Midas muffler site is an option. The city is interested in enhancing the neighborhood around the to be restored West Main St. Bridge. Renee also thinks that if the preservation groups show some progress and that alternatives are being considered, RBS will not tear it down.

4. A motion was made to support HNP and the continued exploration of the options for the house.

(The motion was made by L. Drobbin and seconded by A. Goslin and carried with four votes. Barry abstained from voting.)

B. Atlantic Street Post Office review of progress

Presenter: Kathleen Hennessy of the Capelli Organization

1. Kathleen introduced herself and noted that plans for HPAC review are in progress. She handed out half size sets. She noted that SHPO came for a site visit and is in general



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agreement with the plans and direction of the owners. The Cappelli Organization has agreed to keep the 1939 addition and to use it for a vehicular and pedestrian entrance to this building, and the new apartment building behind. This has been presented to HPAC before. The current drawings have some additional details for review.

2. They are proposing to open up the north wall, below the existing grade so they will have direct access to the lower level. They want to put in retail on this floor. There will be a drive-way at that same level. (Are you referring to the driveway that will go through the later building; isn't the level of said driveway at the first floor? If you aren't referring to this driveway, perhaps it should be added here (the basement will be excavated). The drive will have a wide public sidewalk. This plan will also allow the handicapped access to be at the northeast corner. They will remove most of the walls in the basement. They are concrete block walls and are not significant. She said that they do not have a requirement for parking but there will be some parking on the adjacent streets.

3. On the main (first floor) level, SHPO has requested to keep the first row of mail boxes. There are mail boxes in the middle arch that will be relocated. The offices on the south side have been requested to remain by SHPO. Kathleen does not know if that will work with potential tenants. The back entrance will be within the new porte cochere and will have a handicapped entrance and new stairs. The main floor area will have mostly smaller food retail etc. There may be some larger food restaurants near the front of the building and near the elevated plaza.

4. Kathleen discussed the elevations. They do not intend to do very much with the plaza. The lights will be restored. The entrance doors will need to be replaced in-kind. The Cappelli Organization is considering historic tax credits. The details around the drive wall opening will mimic the details from the first arch opening on Atlantic Street. They want to keep the constant vocabulary of the main building.

5. D. Woods asked if the new door surrounds will try to match the existing materials on the building. Will they use the granite? The details note that the opening side trims will be "cast stone". David noted that he has some concern about how the cast stone will relate to the existing building. Kathleen said that they want to make it "different". David asked that they try to match the color and quality of the granite door surrounds. She said she will review that.

6. David also expressed concern about the public access to the building on the north side and in particular the driveway to the adjacent tower parking. Does that pose a safety issue with pedestrians? Kathleen said she does not think there is a safety problem. She also said that parking for the building will not be at the towers. The group noted they will need to consider the parking issues as the use of the building and the entrance locations are further developed.

7. L. Drobbin asked if the materials and details will be presented for approval when they are further developed. Kathleen said they will show it to the group, - "but will not ask for approval". She further said that she is not required to get HPAC approval. L. Drobbin said that the Cappelli Organization is required to get approvals from HPAC. She noted that HPAC is a certified local government (CLG) and as such has the authority to approve the materials and details for the



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restoration. Kathleen said again that the Cappelli Organization was only requested to make a presentation - "for review only".

8. There was general discussion about a resolution. Commissioners asked that Cappelli provide a mock-up of the materials for review and approval. They also asked for a submittal for the doors, (details and materials). It was generally understood that the windows will not be changing, so a submittal was not requested for those. It was agreed that Lynn will clarify the requirements for Capelli approvals with the city. Kathleen generally agreed to have a mock up of materials on site. They will review the need for approvals as the project develops.

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

C. Sacred Heart School HABS report update

1. Lynn Drobbin reported that the final report has been reviewed. Lynn and Anne have made a few comments. They believe that it is ready for approval. They will get additional copies made for filing before it is returned to Perkins Eastman. No other HPAC commissioners will be reviewing it after this date.

2. D. Woods and J. Smyth will meet with Perkins Eastman on April 15th about the development plans for phase 2 construction. They will report back to the group.

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

D. Cove, Historic Resources Survey

1. L. Drobbin will contact Jenny Scofield at the State Historic Preservation Office to see what has been completed to date. There are some questions if there is a draft ready for review.

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

E. Lockwood House inspection

Participants: Judy Norinsky, Board member of HNP

1. Judy met with William Bretschger (Bill) at the house earlier this evening. They looked at the oven again. The oven may be 20th century. SHS may be interested in the oven, but do not have any money available for moving it, or for restoration. They generally believe that the oven does not have much value. The construction is more modern. The door has been given to the SHS. All generally agreed that it can be demolished with the remainder of the house.

2. It was agreed that Anne will write a simple report on the house including an architectural description noting the inspection. A motion was also discussed that J. Smyth will write a letter to Bob Demarco that will release any previous demo delay request. Lynn will notify the owner to proceed with the demo.



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(A motion was made, to release the demo delay, by A. Goslin and seconded by B. Hersh, and carried unanimously.)

F. 375 Committee report

1. It was noted that there is a banner across Bedford Street announcing the 375th anniversary. September 17 is the date for a city reception. There will be a brochure by HNP about walking tours and historic artifacts.

2. The commission still needs to think about ideas for the event at the post office. The committee will discuss options before the next meeting.

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

G. Demolition Committee

The following demolition requests continue to be monitored by the group. J. Smyth noted the following:

686 Pacific St.

Demo delay expires in June. BLT has said they need it for parking. HNP will talk to the owners, - BLT.

216 West Broad (Stamford Hospital-owner)

The demo delay expires in June. A HABS has been requested.

125 Turn of River: Lockwood House

The demo delay request will be released.

104 Clinton Ave.

Review in progress. Demo delay remains in effect to June.

Sacred Heart property

The demo delay for the cottages has expired and the city will start demo sometime soon.

Hoyt Barnum House

The house will remain on the National Register. A meeting to select the moving company will be attended by D. Woods. The move is expected take place in May or June.

35 Wright St.

The structure is a multi-family residence and has not been opposed.

David agreed to help Jill with filing of demo delay notices going forward.

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

H. South End Firehouse & Yale & Towne plaques update

1. L. Drobbin updated the group on progress with the firehouse purchase. BLT has indicated interest in the building and is working with the city to formulate a purchase agreement. HPAC has asked for a copy of the agreement. A draft of a section of the agreement was sent to A.



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Goslin. HPAC later asked that the entire contract be sent to HPAC for review prior to being signed. There was no response from the city.

2. M. Diamond said there are a few concerns that BLT will tear it down. The city indicated there will be a stipulation that it cannot be torn down for ten years. There have not been any other requests to this date.

3. J. Norinsky notes that Wes and Jill met with Mr. Freeman of BLT after the last HPAC meeting. They saw two drawings that had been prepared by potential purchasers. Mr. Freeman said that BLT intends to restore the building and have tenants such as a local police substation and a cafe. Mark noted that there are no guarantees for the leasing at this time. It was also noted that BLT has not completed their survey of the building, and does not know what condition the building is in.

4. Renee noted that the church next door is looking for another site. That could create a void on the street, if the church moves. She also noted that the fire station has not been used for a long time and is not in good shape. Mark advised HPAC to provide the city with the language that should be included in the contract.

5. There was general discussion about a motion. All agreed that a letter should be written to the city to express the need for restoration of the building and that language should be added to the sale document that will force the new owner to preserve it. All agreed that the letter will be sent to city and land use officials. Anne will determine a distribution list. Lynn will send the letter via email.

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

Yale & Towne / South End plaques

1. Jill and Wes Haynes have discussed the plaques with John Freeman of BLT. BLT will hire a graphic artist and requested recommendations. It was noted that recommendations were provided to BLT some months ago. Jill also suggested that they come back to HPAC for review..

V. Other items

A. Goslin sent, via email, zoning board of appeals applications. The general consensus was that none of these projects should be reviewed by HPAC at this time.

VI. Adjournment

L. Drobbin adjourned the meeting at 10:10 PM. (There was no further discussion.)

Drafted by David Woods, April 12, 2015,
Secretary of the Historic Preservation Advisory Commission

The next meeting will be on Tuesday May 3rd, at the same location.