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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: May 3, 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. Alternates: Elena Kalman, Rebecca Shannonhouse
Absent:, Lynn Villency Cohen

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 April 5 meeting. There were no changes to the minutes.

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

III. New Business

A. 149 Ocean Dr. West

Participants: Pamela Murphy, Ryan Salvatore, Judy Norinsky
David Woods recused himself from the discussion and voting.

1. The project was introduced by Ryan Salvatore, architect for the owners, and Pamela Murphy, the owner. Lot number 145 is on the North side. 149 is the middle lot and 155 is the southern most parcel and comprises a barn and a house. Lot 145 has the D'Avino/Murphy house. The house at 155 is proposed for demolition. Lot 155 also has a barn that is intended to remain. The sites will be called Silver Beach in the future. This is the historic name of the neighborhood.

2. Ryan noted that the new design for the three lots will be considered as one parcel. The main house at 145 will remain. The barn will be used as a small guest house. The garage at the 149, that was built around 1987 will be demolished. The original house at 149 was built around 1882 or 1880. Judy has verified. They were built by brothers of the Gillespie famines. Mr. and Mrs. Hubbard bought both 149 and 155 parcels in the 1970's.

3. Pamela said that it makes most sense to stay in their house at 145. Ryan added that 149 is very close to the 145 house. The octagon and the back wing were added by the Hubbards. The interiors are dated. There are a few items that can be saved. The stained glass, the newel post,



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fireplace mantel, a light fixture. There is a nice gable detail on the south side. There is an ice box structure that will be saved. The door on the inside will be saved.

4. Ryan continued that the Barn at 155 was probably moved at one time. The Hubbards built an addition to the barn. There is a work room on the ground floor and a two bedroom residence on the second floor. The barn will be restored and resided with vertical planks to look like the original. Stone base will be preserved and the original stone retaining wall will be kept.

5. Pamela noted that the house at 145 was probably built around 1897. It was owned by the Gillespies' until around 1970 when it was transferred out of the Gillespie families. It has been completely renovated. Ryan noted that the new construction is planned for the porch to be extended around on the Southeast side and there will be an addition to the dining room – extended and aligned with the porch

6. Ryan said they are asking the group to withdraw the demolition delay and are seeking permission to tear down the Hubbard House, at 149. They would like to do construction at 145 before Thanksgiving. In order to do that they will need to start construction by July 1. The model that was built by Mr. Hubbard will be offered to the SHS. the D'Avinos will also provide a plaque on the properties, noting the history.

7. Lynn asked about the history of the Silver Beach name. Pamela said that she believes that Ocean Drive West was originally named Silver Beach. Rebecca asked why the 149 house was not considered to be moved on the property. Pamela said that they do not have a need for the house. Ryan added that it will be a very hard house to move because of the grade change and the waterfront on the South side. It will also be hard to move via the water.

8. Pamela said that she intends to salvage some items from the house. The Hubbards want some items. Some Windows may be used in the barn renovation. The Hubbards want the newel post lamp. The gable detail trim will be saved for the barn. Judy asked, if the house is offered for move, how much will be removed? What can stay with the house? Pamela noted, If someone wants to take the house then they will reconsider the items that can stay with the house.

9. Lynn asked if it is judicious to move the house? The general consensus is that it will be very difficult. She also noted that the owner has the right to do whatever they want with it. They have also indicated that they will salvage many items. She said that they need to ask if the house should still be listed with the property exchange. (first). The owners may also be able to open the house up to salvagers. (second) And if there is a price on some items, then the proceeds might be donated to the historical society or HNP. The third issue is will the group allow for the demolition to proceed? There is a preliminary historical report by Nils Larsen.

10. The report has been forwarded to HPAC. Lynn also noted that If the house is listed with the CT Trust property exchange, then a move will not fit with the July 1 deadline/time table that the D'Avinos want for their alterations to 145.

11. Elena said that this house is interesting in this current context. Once it is moved, she is concerned that it will be an average Victorian house at a new location. It is not really interesting



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by itself. She believes that it is better to salvage the parts that can be salvaged. Lynn said it is not a National Register eligible structure and the district is not on the State or National Register. Lynn thinks the move is impractical. and the timing is difficult. She also said the a HABS report should be prepared describing the remaining historic interior and exterior details with both interior and exterior photos for the record.

12. Lynn proposed a motion that (first) salvage of some building materials should be done by the owners, with their own direction and time line. (Second)The owners will have Nils Larsen or another historical consultant complete documentation of the house in a simple HABS format. The research will be copied for SHS, the Ferguson Library, and HNP. Third, HPAC will lift the demo delay request with the understanding that the HABS report will be completed as soon as possible.

(The motion was made with the wording as noted above by J. Smyth and seconded by A. Goslin and carried unanimously)

B. Stanley Court Apartments

Participants: Richard Feedman, owner, Garden Homes.

1. The project was introduced by Richard. He indicated that they own all the properties on Stanley Court (just off of Franklin Street). They are working on a permit from the city to discontinue the street. There are 4 homes on the North side of the cul-de-sac. There is a trailer at the end of the block and all the parcels are controlled by Garden Homes. The land next to the cemetery is under contract.

2. Jill asked if the buildings are vacant. Richard indicated that they are, as of April 1st. Barry asked where the project stands with Planning and Zoning. The application is in process. They can not go to Zoning board until the street is discontinued.

3. The project consists of two different residential structures. One will have an entrance off of Franklin St. and the other will have an entrance off of Washington Blvd.. The west side building will be a 140-unit rental project. It will be 6 stories with parking underneath. The east side building will be for Inspirica and will have 50 units and front on Franklin St.. It will be 4 stories.

3. Jill asked what the interiors are like. Richard noted they have been worked over many times. There is nothing worth saving. Jill asked the owner to take photos of the buildings. They said they will do that with one copy to HNP. They can be e-mailed to Jill Smyth. Jill will distribute to SHS and HNP for a record.

4. A motion was discussed and all agreed to not oppose the demolition, and request that the owner take photos of the exteriors and a few interior photos of a hallway, newel posts and stair cases. L. Drobbin will send a letter of the resolution to the land use boards.

(The motion was made, following the notes above, by B. Hersh and seconded by A. Goslin and carried unanimously)



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IV. Old Business

A. 102-104 Clinton Ave

Lynn Drobbin noted that she has not heard about any progress.

(The item was tabled without further discussion. Review of status will be ongoing) one word??

B. Atlantic Street Post Office: SHPO response to progress plans

Elena noted that Todd Levine, of the State SHPO office, will be coming on May 9th for a site visit and meeting with the owners. The only issue that is under review right now is that the State does not want to see new windows. They want to see an effort to restore the existing or replace with a window that looks like the original. She also noted that the owners are considering applying for tax credits.

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

C. Sacred Heart School: HABS report update

Lynn Drobbin reported that the final reviewed HABS report was returned to Perkins Eastman. Perkins Eastman is supposed to have final report completed this week and ready for filing. It is understood that the cottages are ready for demo soon. The city has noted a desire to take them down as soon as possible.

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

D. Sacred Heart School: Renovations update

J. Smyth gave an update of a meeting with Perkins Eastman that she attended with David. There were not comments on the the new construction plans.

David noted that the group discussed the barn investigation that had taken place recently. It was noted that there is steel supporting the roof rafters. Perkins Eastman (PE) will do more investigation of windows door and loft openings. They believe that they will need to add an internal wall around the perimeter so that the building can be insulated. They will explore putting the roof insulation on the top side rather than cover up the rafters on the interior side. Most of the timber framing on the exterior walls will need to be repaired or replaced. They intend to keep and restore the exterior finishes. The floors are in good shape and mostly tongue & groove oak in the main activity space.

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

E. Cove, Historic Resources Survey status

Lynn Drobbin has talked to Jenny Scofield and asked to see the survey forms. They are not available. Jenny is still looking for addresses for potential National Register listings. She will discuss this with Lynn over the next week or so.



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

F. Lockwood House update

Anne Goslin previously offered to compile her photo record. She will also write a short report of the investigation. This should be ready next month

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

G. 375 Committee report

Barry Hersh and Jill Smyth went to the town hall event. There have not been any meetings. HNP is preparing information for a walking tour. The owners of the post office are committed to the town event. No more work has been done on that.

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

H. Demolition Committee

10 Davenport Ridge 4/1. (Delay Submitted 4/19)

This was an original farm house. Jill will look at the historic information

52 Harvest Hill Lane 4/7

No information was reported

102 Saddle Rock, Shippan 4/13

Bob Demarco went to see the house and does not see the importance. It was damaged in the hurricane. HNP is doing a title search and may file the delay

232 Roxbury Road 4/18

No information was reported. The group is not likely to file a delay

74 Minivale Road, 4/21

It was noted that just a garage is requested to be demolished. The group is not likely to file a delay.

122, 126, 130 Henry St. , 4/26

Jill Smyth and HNP has a concern. There had not be any advertisements. Neighbors have noticed that demo was started before notice was made. Mr. DeMarco has asked the owners to stop. There is a similar issue on Pacific Street. Jill also noted that the three houses are contributing structures in the South End historic district.

HNP has filed a demo delay. There is also concern for what BLT may do with the old fire house. Jill added that the houses are a block away from the fire house. HNP has gone to SHPO. SHPO is talking about filing a complaint. HPAC will wait to see what SHPO proposes.



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204 Weed Ave. 4/28

It was reviewed before. The group will not oppose the demolition.

I. South End Firehouse and plaques update

Lynn noted that there is no update.

J. Other items

Jill reported that there was a grant for East Main Street and there will be an HRI. HNP is seeking a person or company to do it.

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 9:35 PM. (There was no further discussion.)

Drafted by David Woods, May 25, 2015,
Secretary of the Historic Preservation Advisory Commission

The next meeting will be on Tuesday June 7th, at the same location.