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

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

Date: Regular meeting held: November 2, 2021

Location: Via Zoom

Present: David Woods, Barry Hersh, Rebecca Shannonhouse, Dee Davis Oberwetter and Claire Fishman (Alternate)
Absent: Elena Kalman

REGULAR MEETING

I. Call to order.

The meeting was called to order at 7:10 p.m. by HPAC Chair, David Woods.

Mr. Woods made a motion to designate Ms. Fishman as a voting member. The motion was seconded by Mr. Hersh and carried unanimously.

II. Approval and/or Corrections to October 5, 2021 Minutes.

Ms. Davis made a motion to approve the minutes. The motion was seconded by Mr. Hersh and carried unanimously.

III. New Business

A. 670-690 Pacific Street & 171 Henry Street.

This will be presented at the December HPAC meeting. The project was discussed with Ray Mazzeo, Senior Planner at Redniss & Mead, and his team decided not to appear before HPAC this month.

Vineeta Mathur, Acting Principal Planner for the City of Stamford, told Mr. Woods she will continue to talk to Ralph Blessing, Land Use Bureau Chief for the City of Stamford, about Mr. Woods' concerns regarding the use of Section 7.3 and related development rights.

IV. Old Business

A. Riverbank Cemetery.

Presenter: David Woods, Chair.

Mr. Woods received a letter from Mr. O'Neil, who had previously appeared before HPAC regarding this cemetery, claiming the Commission had not done what was promised. Mr. Woods reported, however, he did write a letter to the State about the cemetery, which was the agreed upon course of action. Mr. Woods had a conversation with Ms. Mathur a few days ago. Ms. Mathur indicated the property is in negotiation to be purchased by the Stamford Land Conservation Trust. Ms. Fishman suggested the Land Trust make a presentation to HPAC to fill in the details.



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B. South End Updates.

Mr. Woods gave an update on historic preservation capital grants. There was another Zoom meeting two to three weeks ago. The intent is to kick-off the grants program, which involves the disposition of a \$100,000.00 grant from BLT, in January.

At the meeting, the types of requests were reviewed that could be included in the application, e.g., the look of the building façade and maybe on the sides. Money should not go for internal improvements, such as fixing a boiler. The improvements generally need to follow the Secretary of Interior's standards. There was discussion about a point system to evaluate applications. The hope is the applications will not be for more than \$10,000.00.

Tentative criteria: Does project have local support? Is project ready to move forward? Does the applicant have the ability to complete the project? Does the applicant have two quotes for the work? Does the contractor have a license, and what is the contractor's experience? Does the grant leverage private funding?

The match is 15% from the owner. There is the potential that if the person has a hardship, there may be some leeway on the match.

Judy Norinsky, President of Historic Neighborhood Preservation, said there may be a need for drawings in some cases, e.g., new railings. Mr. Woods suggested that consultation from Renee Kahn or another historian or preservation architect may be required. Ms. Davis offered to be on the committee.

C. Historic Brochure Progress.

Presenter: Rebecca Shannonhouse, Commissioner.

Ms. Shannonhouse reported to the Commission that Mary Dunne of SHPO had responded to her email, saying HPAC would be eligible for the Partners in Preservation Grant and/or the Historic Preservation Enhancement Grant to create a brochure that promotes historic preservation and gives an easy-to-understand overview of the incentives that are available. The Partners Grant would require a CLG match from the City.

Ms. Shannonhouse said she would find out who has replaced Greg Katz, the City's former Grants Coordinator, with whom she had worked to secure the Hubbard Heights Historic Designation grant money, to determine if a CLG match would be possible. Ms. Shannonhouse also said she would send an initial outline to HPAC members that will propose specific points to be included in the brochure.

D. Demolition Permit Applications, as noted.

367 Ocean Drive West - Demolition Request

Mr. Woods received a few small projects that he declined for HPAC review.



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Ms. Norinsky contacted Mr. Woods about Ocean Drive West, a grand old house that sits on Shippan Point. Mr. Woods reported he had a conversation with Ms. Mathur about it and whether HPAC should review the project and object to demolition. Mr. Woods said he questioned whether it was part of HPAC's scope. Mr. Woods said Ms. Norinsky could put a delay on it. Ms. Norinsky said she will file a demolition delay. After some discussion, Mr. Woods said he would reach out to the owner.

E. Miscellaneous Future Projects.

To be determined - General discussion

1. Lifetime Fitness is still tied up in the courts.
2. A question had come up about Long Ridge Tavern. Mr. Woods said he does not believe anything is happening on the exterior...maybe on the inside. Ms. Davis said it has been quiet. She heard they are supposed to open in December.
3. There have been rumors about Whole Foods taking all or part of the Lord & Taylor site.
4. There are three properties the City is trying to sell. The old police station on Haig Avenue, where a lot of old City archives have been stored and the Glenbrook Community Center on Crescent Street. There was a proposal for a residential project that is deeply and permanently affordable. Probably will use BMR funds. The third property is 229 North Street. Ms. Norinsky suggested getting all three buildings on the Cultural Resources Inventory (CRI). Mr. Woods said he would take this up with Ms. Mathur.
5. 160 Atlantic Street. Mr. Woods heard it is coming back to life. Ms. Mathur said there will be a tower over the bank building. The earlier version had the tower behind the bank building. Mr. Woods reported that Ms. Mathur said they had encouraged the developer to push the tower back and thinks they are only saving the façade.

V. Adjournment.

Mr. Hersh made the motion to adjourn the meeting. The motion was seconded by Ms. Davis and it was carried unanimously.

Mr. Woods adjourned the meeting at 8:29 pm. (There was no further discussion)

Written by: Rebecca Shannonhouse
Secretary, Historic Preservation Advisory Commission
November 14, 2021

Meetings are normally held on the first Tuesday of the month starting at 7:00 pm. The next meeting is scheduled for December 7, 2021 via Zoom.