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Ralph Blessing

HPAC Chair
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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: January 11, 2022
Location: Via Zoom
Present: David Woods, Rebecca Shannonhouse, Dee Davis Oberwetter, Elena Kalman and Barry Hersh.
Absent: Claire Fishman (Alternate)

REGULAR MEETING

I. Call to Order.

The meeting was called to order at 7:07 p.m. by HPAC Chair, David Woods.

II. Approval of Meeting Minutes for December 13, 2021.

A motion was made by E. Kalman to accept the minutes, it was seconded by D. Davis, and the vote was carried unanimously.

III. New Business.

A. CRI Application - Zoning Application #221-29 - South End Pacific, LLC.

690 Pacific Street & 171 Henry Street.
Presenter: Raymond Mazzeo, Redniss & Mead.

R. Mazzeo reviewed the history of these properties, which are both listed as contributing structures in the South End Historic District.

D. Woods asked whether the two-family home would remain a two-family property, and R. Mazzeo indicated that it would.

HPAC members and members of the public were given the opportunity to comment.

Thereafter, a motion was made by D. Davis to approve the CRI application for 690 Pacific and 171 Henry Streets, it was seconded by E. Kalman, and the vote was carried unanimously.

D. Woods explained that in the future, CRI applications will be handled through the Zoning Board process, rather than having a separate hearing with HPAC.



**CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION**

Page 2

B. Springdale Elementary School - Window Replacement.

Presenter: Nancy Ormsby, Clerk of the Works II, City of Stamford.

This item was postponed for discussion at next month's meeting.

IV. Old Business.

A. Historic Preservation Capital Grant Program.

Presenter: David Woods, Chair.

A meeting will be held via Zoom on January 12, 2022.

Public Meeting - January 18, 2022, which will also be held via Zoom.

D. Woods reviewed the \$100,000 grant given by BLT due to soil contamination at the site of the Blickensderfer Building, which is being distributed by Preservation Connecticut. Preservation Connecticut has created the application form, criteria, etc. D. Davis will represent HPAC at these meetings. E. Kalman has offered to confer with D. Davis on any issues that require architectural expertise.

The goal is to offer 10 grants of up to \$10,000 each. The matching contribution is 15% unless there is a demonstrated hardship, which then will allow for a flat \$500 match. The hardship is demonstrated by the HUD calculator.

The grants will be publicized by Vineeta Mathur, Acting Principal Planner, Land Use Bureau and members of the South End community. V. Mathur has also asked if we can come up with other ways to raise money for the fund. Sue Halpern, of the South End NRZ, suggested that if someone wants to demolish a property over 50 years old, they should be charged \$1,000 to go into the fund. Currently, the fund may get \$500 each time an application is filed so money will be trickling in.

B. Historic Brochure Progress.

Presenter: Rebecca Shannonhouse, Commissioner.

R. Shannonhouse updated HPAC members on this project. Ralph Blessing, Land Use Bureau Chief, has agreed to support a grant application to create a brochure highlighting historic preservation in Stamford, and Joseph Hickey, Grants Coordinator for the City of Stamford, will be helping. The Commission discussed the scope of work for the project.

E. Kalman suggested the grant request be for \$10,000 and the final product be integrated into the City's website. R. Shannonhouse will be working on a preliminary budget. D. Woods offered to get an initial estimate from Taylor Design, a graphic design firm that he has worked with for a number of years. R. Shannonhouse also offered to seek an initial estimate from a graphic designer.

D. Woods also offered to volunteer his services as a photographer. High-quality photos may also be available from the Stamford Historical Society and National Register applications.



**CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION**

Page 3

HPAC members will be contributing ideas for a list of images we would like to see in the brochure. E. Kalman and D. Davis also volunteered to help with the brochure.

C. Demolition Permit Applications.

There was only one application for a small addition to a single-family house. D. Woods explained he tends to avoid such applications unless the property is located in a designated Historic District. E. Kalman said she would like to see a “punishment clause” wherein demolition applicants must contribute to a preservation fund.

D. Miscellaneous Future Projects.

- Zoning Application #221-24 - Old Town Square, LLC.
160 Atlantic Street is supposed to return to HPAC to show improvements that were recommended. Return for Façade Review (Date TBD).
- D. Woods mentioned an article that discussed rezoning of office park districts, which allow other uses, such as housing. Some people are concerned about the density of the neighborhood. This issue will be followed.
- D. Davis mentioned there is new controversy about the Main Street Bridge becoming vehicular versus a pedestrian bridge. D. Woods testified before the Board of Representatives, and they voted for emergency vehicle use only but mainly a pedestrian bridge. The bridge and lenticular truss would be saved. B. Hersh said the rehabilitation of the bridge was put out to bid, and the estimates were very high. This issue will also be followed.

V. Adjournment

B. Hersh made a motion to adjourn the meeting. D. Davis second it and it was carried unanimously.

D. Woods adjourned the meeting at 8:04 p.m. (There was no further discussion)

Written by: Rebecca Shannonhouse, Secretary, Historic Preservation Advisory Commission
January 18, 2022

Meetings are normally held on the first Tuesday of the month starting at 7:00 p.m. The next meeting is scheduled for February 1, 2022 via Zoom.