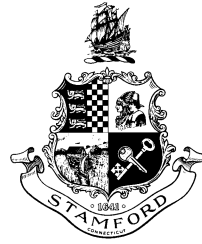


MAYOR  
**DAVID MARTIN**



DIRECTOR OF OPERATIONS  
**ERNIE ORGERA**

LAND USE BUREAU CHIEF  
**RALPH BLESSING, PhD**  
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: January 10, 2017  
Location: Stamford City Hall, 888 Washington Blvd., Stamford, CT 06901  
6th Floor - Small Conference Room  
Present: Lynn Drobbin, Anne Goslin, David Woods, Barry Hersh, Rebecca Shannonhouse, Elena Kalman

**REGULAR MEETING**

**I. Call to order** (Meeting called to order 7:07 p.m.)

A motion was made to request that R. Shannonhouse serve as voting member for the meeting, as the Commission has just 4 voting members at this time.

(The motion was moved by L. Drobbin and seconded by D. Woods, and carried unanimously.)

**II. Approval of Minutes**

A motion was made to approve the minutes of the December meeting.

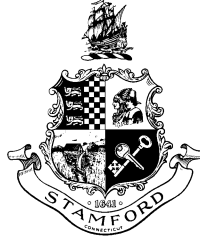
(The motion was moved by A. Goslin and seconded by B. Hersh and carried unanimously.)

**III. New Business**

**A. 39 Courtland Avenue - City Owned Property**

Participants: Rick Redniss, of Redniss & Mead; Wilder Gleason, of Person-to-Person; and Ceci Maher, of Person-to-Person

1. The project was introduced by Rick Redniss. He said this is the first in a process for submitting this restoration/renovation project to Planning & Zoning review by the future user, Person-to-Person. The first step is a Text Change that will be heard by Zoning later this month. Then there is a "Special Exception" application. The third step is to go back to the City for a lease of the building.
2. He described the project. The property backs up to Exit 9 on the Northwest side of Highway I-95. There is an existing structure in a public park, that has not been kept up. Person-to-Person is in a unique position to renovate and add to the existing building so they can provide on-going services to the City of Stamford. The details of the project, the renovation and the site improvements, are still to be determined.
3. Rick has proposed a Text Change that will allow this "renovation/restoration" to be added to park. There are a number of criteria to be included in the Text Change that are specific to this project. Most of those are noted here and will be submitted to the City: (A) a building cannot be increased by more than 10 percent. (B) A building cannot be increased in height. (C) There is a limit of 1 extra story. (D) The use must be for non-profit organization. (E) The renovation will be a part of a lease from the City and it should be a "temporary" use. (F) The parking cannot be enlarged. There are a few others that are a part of a hand out to the Commission.



**CITY OF STAMFORD  
HISTORIC PRESERVATION ADVISORY COMMISSION**

Page 2

4. D. Woods asked why there needs to be a Text Change? Rick said that the Law Department determined that there is a deed restriction on the property. They asked for a Text Change that can allow a non-profit organization to renovate and use this and other buildings that may be in a park setting, (public property) so there is no confusion. David also said that he does not think the Commission has any objection to the renovation. It will probably be good for the City and the building. He is concerned that a Text Change will set a precedent for other similar projects in the future. Rick said there are not many other buildings in public parks that can be reused and this is just a single project. Rick further said that he does not think it will set a precedent as the language in this application is very specific to this property. Anne also asked if the "Special Exception" permit will be needed. Rick said yes. The Special Exception permit application will come after the Text Change application.
5. E. Kalman asked if the parking will be screened. Rick said yes. The City is considering landscape changes to widen Courtland Avenue that will make a change to the stone walls. Elena also asked about the use of the word rehab. She said there are better terms. She suggested "renovation restoration and/or adaptive reuse". L. Drobbin said the document should refer to the Department of the Interior Standards, using "rehabilitated according to Secretary of Interior Standards". There is already a note that any renovations or additions should be reviewed by HPAC.
6. B. Hersh said he also does not understand why a Text Change is needed to cover a deed restriction. Barry would like to hear from the Legal Department of what is needed. D. Woods added that the only thing that HPAC can do is say that they support the restoration of an older building in the City. The Commission should note comments on the need for a Text Change. All generally agreed that the language is important as it does describe renovations that may occur.
7. It was generally agreed that the Commission should support the rehabilitation and adaptive reuse of the older "Hoyt" barn building. All agreed that they would like to see the design return to the Commission when it is ready.

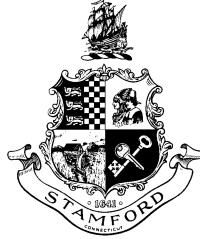
The motion was discussed as follows. It was also agreed that the Commission should write a letter. and that B. Hersh will write it. It was discussed that the letter should contain a few notes: (A) HPAC would like to see the continued use of the park. (B) The phrase "encourage the renovation according to Department of Interior Standards", should be included. (C) The letter should say that the Commission is not commenting on the need or requirement for a Text Change as a part of Zoning review. (D) The language can be worked out with the City's Legal and the Planning Department.

(The motion was made by B. Hersh and seconded by R. Shannonhouse and carried unanimously)

#### **IV. Old Business**

##### **A. Sale of City Property, Civil Defense Building at 165 Haig Avenue, Springdale**

1. Lynn Drobbin noted that the Commission toured the building in mid-December, after the last meeting and presentation by Mr. Handler of the City of Stamford, (COS). The Commission has not commented to Mike Handler since the last meeting. The City is looking for a recommendation from HPAC on the question of "should the building be saved" - with requirements established in any RFP that the City will issue in the future.



**CITY OF STAMFORD  
HISTORIC PRESERVATION ADVISORY COMMISSION**

Page 3

2. The Commission members (David, Anne, Elena, Barry) that toured the building generally noted that it is in good shape. All noted that the stone is in good shape on the exterior as is the woodwork on the pediment. It was further noted that the structure appears to be very stable. It does not have cracking or significant moisture issues at the line of the roof parapet as most older buildings have. They further said that it is an important building in the City's history as an early central police station.
3. The general discussion was that HPAC should draft a letter to the Mayor's office saying the Commission toured the building and recognizes that it has both historical and architectural significance. The Commission wants to ensure that the building is saved by the purchaser and is incorporated into an appropriate site development.

The motion was discussed as follows. The wording in a letter to the City should say that HPAC strongly recommends that the building be saved. Further, the City should safely move and store the records that are within the building. The Commission also requests review of the language that the City will use in the future RFP to developers. Lynn noted that the letter should also say that it is an excellent example of neoclassical/federal architecture. It was generally agreed that B. Hersh will draft the letter for Commission review.

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

**B. Sacred Heart, Classroom Building and Star Barn Update**

Notes were provided by Lou Casolo that are attached to these minutes.

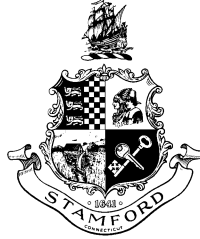
1. Lynn provided some background about Todd Levine's visit to the site in December after he was asked to look at the project. She had a discussion with Todd and his earlier concern that the addition to the classroom building was substantial. It was determined that the former Sacred Heart Academy building itself was not listed on the national register nor was it named as a contributing building in the nomination form, therefore, the addition could not be construed as an adverse effect. This was agreed by Todd and CT – SHPO, the City and the design team. Todd is in the process of submitting a letter to this effect to the City.
2. It was further determined that the CJ Star Barn is listed on the national register. Todd does not need to provide a similar letter about the Barn. It was noted that he is in general agreement with the plans for the Barn restoration and has made some recommendations to the design team that they intend to incorporate. The review of the classroom building and the Barn will be ongoing by both HPAC and SHPO. HPAC will also request an update from the design team at the next meeting.

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

**C. South End Historic District Transportation Study**

Jill was not available to provide an update.

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



**CITY OF STAMFORD  
HISTORIC PRESERVATION ADVISORY COMMISSION**

Page 4

**D. South End National Register District, BLT Redevelopment**

Jill was not available to provide an update.

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

**E. South End Firehouse, Pending Sale to BLT?**

1. L. Drobbin wrote to the City (Burt) seeking information about the fire house and any sale documents. She said there was no answer. Jill Smyth will also seek the information from the City. It was noted that she may also turn the review of the Fire House project over to SHPO

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

**F. Cedar Heights Bridge, Project Revisions**

Lou Casolo provided a written update on the project attached to these minutes.

1. L. Drobbin referred to Lou's memo noting that engineering work is in progress and there will be a future presentation to HPAC and interested neighbors. The dates of any meetings will be distributed.

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

**G. Hoyt Barnum House, Project Updates**

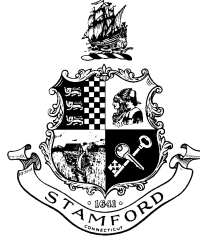
Lou Casolo provided a written update on the project attached to these minutes.

1. L. Drobbin has been told by Pam at the Historical Society that they have a short video of the move of the house. It is on their web site. Lynn will forward a link. She noted that the work is on-going at the site. A few members noted that they will try to visit the site in the next few weeks.
2. It was noted in Lou's letter that they intend to replace the windows. There was some discussion about the windows and that the original had historical wavy glass. Lynn wondered if wavy historical glass can be used in the new windows. D. Woods said he will send a note to Lou to ask about the windows and the glass. All generally agreed that HPAC needs some clarification of the window replacements.

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

**H. Atlantic Street PO Tax Credit Update**

1. Elena gave a brief update. The application for tax credit has been sent in and the review period of three months has not expired. She noted that the towers are not now owned by Capelli. They were sold to another developer.



**CITY OF STAMFORD  
HISTORIC PRESERVATION ADVISORY COMMISSION**

Page 5

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

**I. Demolition Committee**

1. A. Goslin passed out the current demolition ordinance and walked through some of the issues.
2. D. Woods noted that there have been a couple of demo notices from the City. The most recent are 26 Garden Street and 618 Atlantic Street in the South End near the Urban Transitway. There was some confusion in the demo notice from the City. The 618 Atlantic Street building is actually on Garden Street. It is a “house structure” and has another number adjacent to 26 Garden Street.
3. David noted that he had a discussion with Jill Smyth of HNP. She said that they were going to file for a demo delay for both of the older “house structures” on Garden Street.
4. HPAC has not been asked to review these projects and does not have any information about any development that may be planned.

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

**J. Historic Neighborhood Survey, National Register Nominations (Sandy Grant Update)**

1. L. Drobbin noted she has not heard about progress with surveys. A. Goslin noted that the Glenbrook survey will be done in March. She also relayed that they did not have the fund contributions that they expected.

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

**K. Miscellaneous & Land Use Bureau Applications**

There was no discussion.

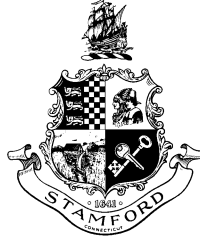
(The item was tabled without further discussion. Review of status will be on going. )

**L. Other Items of Note**

1. D. Woods noted that he heard from Wes Haynes about an engineering study (and report) in progress for the historic Holly Houses in Cove Island. (Now SoundWaters) The study is to determine if the structure should be raised above flood levels. Wes contacted the firm to see if they have any CAD records dating to the restoration/renovation around 2001.

David brought it up to the Commission so they know that the issue of raising the building will probably come before the Commission in the future, after there is a review of the report.

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



**CITY OF STAMFORD  
HISTORIC PRESERVATION ADVISORY COMMISSION**

Page 6

**V. Adjournment**

Ms. L. Drobbin adjourned the meeting at 9:15 p.m.

Drafted by: David W. Woods AIA secretary - January 20, 2017  
Stamford, Historic Preservation Advisory Commission

Meetings are normally on the first Tuesday of the month starting at 7:00 p.m. in the 6th Floor Safety Training Room. The next meeting will be Tuesday February 7, 2017.