

MAYOR  
**Caroline Simmons**



DIRECTOR OF OPERATIONS  
**Matthew Quiñones**

LAND USE BUREAU CHIEF  
**Ralph Blessing**

**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 December 6, 2022

**Location:** Via Zoom

**Present:** David Woods, Chair; Barry Hersh, Elena Kalman, Rebecca Shannonhouse, Dee Davis Oberwetter. Absent: Claire Fishman, Alternate

**I. Call to Order.**

Mr. Woods called the meeting to order at 7:10 p.m. and introduced the first item on the agenda.

**II. Approval and/or Corrections to August 2, 2022 Draft Meeting Minutes.**

The Commission considered the minutes of the August 2, 2022 Regular Meeting. There were no comments or modifications recommended.

Mr. Woods asked the Commission if they would like to go over anything from the August Draft Minutes. There was no response.

Mr. Woods stated there were two resolutions from the August meeting. One on Haig Avenue and the other for Walton Place, which was the residential construction at the Church.

A motion was made by Mr. Woods to accept the minutes, seconded by Mr. Hersh and the vote was carried unanimously.

**III. New Business.**

**A. 165 Haig Avenue**

Review of existing building historic status.

Options for inclusion on Cultural Resources Inventory (CRI).

Mr. Woods explained this was put on the agenda at the request of Ms. Shannonhouse to discuss the addition of this property to CRI.

Mr. Woods stated he had a conversation with Vineeta Mathur, Principal Planner, about the possibility of adding Haig Avenue to the CRI.

Mr. Woods reminded the Commission of the five (5) points from the Resolution approved at the August 2nd meeting as follows:

1. Encourage the City to stabilize the building.
2. Encourage the City to save the building by evaluating the options for adaptive reuse.
3. HPAC requests the Commission be a part of any future RFP process.
4. The City should contact Preservation Connecticut to see what assistance could be obtained.
5. Encourage the City to add the building to the City's Cultural Resources Inventory as soon as possible.

After considerable discussion as to whether HPAC is the proper governing body to add properties to the CRI and potential uses for the property, the Commission decided to **Table** this item to a future meeting for further discussion.

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

##### **A. Update: Historic Preservation Capital Grant Program, South End.**

Preservation Connecticut

*Presenter:* Dee Davis, Commissioner

Ms. Davis provided a brief update explaining there are two (2) properties remaining, projects are within budget and are moving forward.

Mr. Woods requested doing a photographic survey of the improvements in the Spring, showing the results of the work done. Ms. Davis stated she would investigate the possibility.

##### **B. Update: Historic Brochure Progress.**

*Presenter:* Rebecca Shannonhouse, Commissioner

Ms. Shannonhouse provided an update on the draft brochure sent to the Commission. Ms. Shannonhouse explained she is waiting to hear back from Mary Dunne at the State Historic Preservation Office (SHPO) as to whether the application could be submitted or if we need to wait until the South End completes their study.

Ms. Shannonhouse stated as this was a draft, comments are welcome. Ms. Davis and Mr. Woods pointed out some typos and provided comments regarding content.

##### **C. Update: Demolition Permit Applications.**

31 through 75 Manhattan Street & 455 Pacific Street.

Mr. Woods first mentioned that he would need to recuse himself from this item if it needed to be voted on by the Commission as the firm he works for is doing a project for this owner.

Mr. Woods provided clarification on this application explaining he spoke with Vineeta Mathur, Principal Planner, asking if there needed to be a demolition delay and Ms. Mathur stated no, that these properties were very bad shape. Mr. Woods gave specific details of the properties and the buildings.

Mr. Woods stated he received a request from Richard Redniss, Redniss & Mead, asking HPAC to provide a statement that they agree the properties could be demolished. Mr. Woods first thought HPAC would not provide this statement. After further consideration, Mr. Woods sent an email to Ralph Blessing, Land Use Bureau Chief and Ms. Mathur expressing concerns that this would set a bad precedent and thought HPAC should not be endorsing any demolition as it is not known what the issues are in the community.

Mr. Blessing and Ms. Mathur agreed that HPAC should not make such a statement.

Mr. Woods stated he contacted Mr. Redniss saying that there is not an application before the Commission and have only received a demolition application.

Mr. Woods explained there were emails sent expressing concerns about the demolition of these properties from Todd Levine and Marena Wisniewski of SHPO. Mr. Woods provided an overview of the emails. He reported that the state SHPO office had a prior agreement, going back many years, that the owners would provide a grant to the South End when they are allowed to demolish such a large group of buildings. The State office is currently talking with the new Owners about extending that agreement.

Mr. Woods stated this is coming up because the Owner has submitted zoning Text Changes as they are trying to consolidate the properties for development rights.

After further discussion, the Commission decided they would not pursue a demolition delay and let the State Historic Preservation Office handle these demolition requests as well as their recommendations for a South End grant.

#### **D. Miscellaneous Future Projects.**

Mr. Woods mentioned the following renovation projects:

- 1785 & 1799 Summer Street (Section 7.3)
- 1911 Summer Street
- 16 Remington Street (Section 7.3)

#### **V. Adjournment**

Mr. Woods adjourned the meeting at 8:16 p.m. (There was no further discussion.)

Respectfully submitted  
December 9, 2022

Rebecca Shannonhouse, Secretary  
Historic Preservation Advisory Commission

***Meetings are normally held on the first Tuesday of the month starting at 7:00 pm. The next meeting is scheduled for January 10, 2023 via Zoom. (Meeting date adjusted due to New Year's Day holiday)***