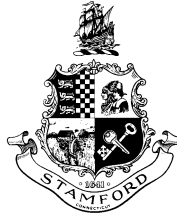


MAYOR
DAVID MARTIN



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CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION
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P.O. Box 10152
STAMFORD, CT 06904 -2152

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

Date: Regular Meeting held: July 11, 2017
Location: Stamford City Hall, 888 Washington Blvd., Stamford, CT 06901
6th Floor Safety Training Room
Present: Lynn Drobbin, Anne Goslin, David Woods, Barry Hersh, Rebecca Shannonhouse Absent:
Elena Kalman

REGULAR MEETING

I. Call to order (Meeting called to order 7:12 p.m.)

A motion was made to approve R. Shannonhouse to serve as voting member for the meeting, and to fill a fifth seat.

(The motion was moved by L. Drobbin and seconded by B. Hersh, and carried unanimously.)

II. Approval of Minutes

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

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

III. New Business

There was no new business on the agenda and no items were added to the current meeting

IV. Old Business

A. Grove Street 7.3 Application

1. Participants: Joseph Capalbo, Attorney representing the owners; Ravi Ahuja of AWA Design, the architect of the project and Renee Kahn, representing the City for the 7.3 Application and a consultant to the project.
2. J. Capalbo noted that the project is about 5,400 sq. ft. and the original house was built in 1889. The project is a referral from Zoning Board. It is a 7.3 - D5 Application. They intend to add two additional units to the 1889 house. The main house will have two units for a total of four. The house exterior will remain as is and will be restored. It will become a focal point of the project after the construction of the two rear units.
3. There was a memo submitted on June 13, 2017 with four items of review from the HPAC Commission. They will comment on parking first. The Special Exception allows the parking to be closer to the line. The space shown does allow the cars to maneuver. The engineers claim that the parking and turn around will work.



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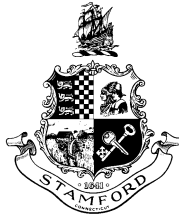
4. Ravi Ahuja noted that the restoration will be done with an historic preservation person observing the work, according to 7.3 standards. There are two townhouses at back. The back two units are cantilevered over the drive. There are 4 parking spaces. Two for the new units and two for the existing.
5. Lynn said there were some comments. Lynn wants to see if those were addressed. The Commission expressed a concern that the new roof is a little higher than the existing. Ravi said the higher roof is needed for construction and a person will not see it. There was also a concern with the scale of the windows. There was a concern with the cantilever and whether it is in compliance with the Zoning Regulations. Ravi said that the Zoning Board also raised the same question. Ravi said that Zoning Enforcement and Mr. Lunney have determined it is in compliance. He also noted that the height under the cantilever is about 12 ft.
6. Barry asked about the materials. Ravi showed the owner-approved materials. Lynn asked Renee what the original materials were. Renee said she is doing some investigation now. Renee will verify that the design and materials will replicate what was there. She also said that it is a work in process and the bracketed cornice will remain the same.
7. Jill Smith of HNP said that HNP wrote a letter in support of the project.

A motion was discussed with the members. Lynn noted that the Planning Board hearing has been postponed and HPAC needs to provide support first before the hearing. HPAC should provide a letter to say they reviewed and approved the project. David requested that the letter also say that they agree to have Renee continue to review the project on behalf of the City and the HPAC Commission as the owner proceeds with construction. Renee agreed. She also asked that the Commission find a way to make the process for 7.3 improvements as positive as possible. It is important for the City that there is some incentive for owners or developers to clean up older homes. All generally agreed.

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

B. Hoyt Barnum House Relisting Letter

1. L. Drobbin said that she received a Letter of Notification that the Hoyt Barnum house was “delisted” before the start of the move and there is now a request for the building to be relisted by the State and the National Park Service. The Engineering Department has written a letter/report with input from the historic consultant to the project. It was just received by Lynn in the last day. Lynn has forwarded a copy of the letter to the Commission. She wants to be sure that the Commission supports the letter and has asked if there should be any corrections or changes.
2. She noted there were a few issues that were reported. She said the chimney could not be separated intact and had to be dismantled and then restored in place. All were OK with the results. Lynn will not go through all the items in the letter. Barry asked if there are any concerns that should be raised at this time. D. Woods noted that he had some concern with the modern “string” lights. He also heard they may be temporary. It is understood the lights do not damage any important walls in their installation and can be removed without damage to the historic part of the building. He also said that the City and the Commission may agree that the modern fixtures are different and will be understood to be there so there is some light in the space. Lynn said they may be better if they are not historical. David said there are other safety items such as exit lights and emergency lights that may also be



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temporary or placed just for the opening. David also noted that he supports the method of finish on the clapboard exterior. Renee Kahn noticed that the mortar did not look great but understood that there were some changes with the use of structurally stable material. Those were the only comments on the restoration. The general group is in support of the resolution of these items.

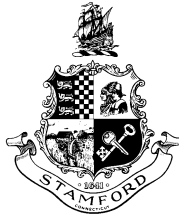
3. Lynn noted that the project will be reviewed before the State Board in September. There is no letter required. However, if Barry would like to write the letter, he has the support of the Commission.

A motion was discussed. Barry said the Commission should write a letter of support. Lynn said a letter is not required. All agreed there should be a letter of support sent to the Mayor and the COS Engineering Bureau supporting the move and restoration. Lynn agreed to complete that letter

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

C. Demo Ordinance Suggested Revisions.

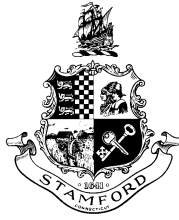
1. The project was introduced by Jason Klein and Lisa Feinberg acting as interested parties. Jay said they are at the meeting to review the suggested changes to the ordinance. Jay wants to be sure that historic buildings are protected. They also want to make sure buildings are not being abused and they believe there can be new and creative ways to have more dialogue with the development community. He noted, they came before the Commission in May and have reviewed D. Woods memo responses of June 21, 2017. He suggests going through the memo point-by-point.
2. Before the line-by-line notes, Jay said the first important item is the “definition of structure”. They are willing to keep “stone walls” in the definition language. Jay noted there is a discrepancy with State Statutes on “definition of structure.” Lynn said demolition delay ordinances do not always adhere to State Legislation. Jay agreed that nothing is coming out of that section. The 50 year old standard requirement/limitation for what constitutes an historic building cannot be removed because then the City would not be in compliance with National Register guidelines. Lynn said that there should be strengthening of the language in this section. The City of Stamford, with the Historic Preservation Advisory Commission in place, is a Certified Local Government (CLG). The CLG’s must be in compliance with the National Register guidelines. The National Register criteria states that a property can be eligible for the National Register if it is under 50 years old and if it is of exceptional significance. There are several important modernist buildings in the City, (one of which is coming up shortly for review) that are significant and may not be, as of yet, 50 years old.”
3. The following is a point-by-point review of the discussion items. Jason will adjust and resubmit a draft with these changes following the meeting:
 - a. Withdrawal local registry request.
 - b. The 50-year-old standard requirement/limitation for an historic building will not be removed. Lynn said there should be some strengthening of the language in this section. There may be buildings coming up which are significant and may not be 50-years-old. There may be cultural buildings of importance. With many of the modernist buildings in the City, some are about to come under the 50-year guideline.
 - c. There is a request to reduce the 300 ft. notification. The suggestion was to make 100 ft. notification the standard. Jay said that the State Statute is notification to immediate neighbors only. There is some indication that the State Statute does not have a 100 ft. standard. A letter from Cynthia Reeder said the ordinance was changed to 300 ft. because of prior issues of common owners within 100 ft. The Committee previously agreed to 300 ft. In 2015. L. Feinberg would like to have a dialogue on this issue so that the development community interests can be heard.



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- d. Will keep language and will not delete "approved by Building Department".
- e. Will remove proposal to change the "certificate of mailing" requirement.
- f. There was additional discussion about 100 ft. notification requirement as not being enough.
- g. Requests for demo of structures that are less than 500 sq. ft. have been requested as a limit for not requiring notification. They want to exempt building or parts of buildings that are less than 500 sq. ft. Jay said they have proposed a new section under Section 88-4 B that will require notification to HPAC or historic groups for such structures, 500 sq. ft. or less, and are older than 50 years. Lynn still believes there should be a review process for all structures under 500 sq. ft., not just historic ones. Lynn said she does not think you can legislate the size of a building. For instance, a tower for a church may have less than 500 sq. ft. and yet it may be significant. The Oyster Shed was 250 sq. ft. Mr. Diamond said there is no distinction by size for the notification requirement. So if a limit of 500 sq. ft. is added to the local language it will not be consistent with the State. Lynn said there is no public policy for differentiating buildings by size. Lisa said that the size issue was seen as a way to take some burden off of a building owner.
- h. Section 88-5C was drafted so that the ordinance can allow an applicant to file an appeal of a demo delay notice. All were in general agreement with the section. There was some question if HPAC has the authority to act as an appeal entity. More discussion is needed.
- i. Jay said there is an issue with the requirement of a photograph to be filed and put into a notice in the paper. He further said that it is a company policy of Hearst to not allow a photo in a demo delay notice. David said the requirement for a photo is still important for the Application and for the Commission review. Jill said the issue with the papers is a cost issue. Jill said the photo in the paper is important. Jill will check with the Advocate. Jay will check again with the Advocate. All would generally like to have a photo available for review. They do not think the cost is a hardship for building owners.
- j. Objections should be sent in by certified mail and they should provide contact information. There should be a filing standard for the submittal. All were generally in agreement that some language should be added in this section.
- k. The Building Department should keep a list, which is updated periodically, of the organizations that should receive the demo and historic notifications. Jill said the requirement for an annual update, by the City, should be taken out. It is hard on the City's departments to stay on top of such a list.
- l. Rebecca thinks that a person should state a reason for filing a delay when they make such a request to the City.
- m. Any person that is a resident of the City, or any person that is a part of or on an historic Commission can object. The group is not comfortable with restricting who can file for a delay. All generally agreed that this section seems discriminatory.
- n. Objections must include name, address and phone number. All generally agreed.
- o. The 180 day delay requirement is in the ordinance now and may still be appropriate. There is a second delay that is an additional 180 days in cases where groups are seeking an option to demolition - such as a sale or a move of the building. All want to keep the extra 180 days.
- p. Applicants should be notified immediately if an objection is filed. All generally agreed.
- q. Jay had suggested language that will allow an owner to start site work on a site even if a demo application has been filed. Lynn said any work on the tax lot may compromise or create issues with significant parts of the building. The tax lot is the legal encompassing area of the historic filing. Many times the tax lot has contributing structures of descriptions that are part of an historic filing. Lynn further said that this section should not change because of potential compromises to a building structure or the total review of the contributing features. In accordance with National Register guidelines, the entire tax lot is considered the boundaries of a property. Allowing site work, such as removal of landscaping, the installation of paving, etc. would compromise an historic property's context and the context of a resource is important in maintaining its historic significance.



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Barry said that a staff member should be designated to continue to review the ordinance issues and potential changes. David has been doing it so far and volunteered to continue. The group did not name a person to represent HPAC. All will continue to review suggestions. It is understood that Jay and Lisa will return to the group with another draft.

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

D. Progress of Surveys

1. Cove section

Jill Smyth said it is done. She has not reviewed the final. It is up on HNP web site. The list of properties is being updated.

2. Glenbrook

A. Goslin noted that the report is into the State. There may be a couple of places that may be available for listing.

3. East Main

Jill said it is into the State. It has identified neighborhoods of importance. Jenny will come down and review if any are eligible for the National Register. There are a couple of blocks. Any further filings for historic designations will be put out to bid. Jill also said there is some extra money for a Shippan survey.

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

E. Other items

None were noted

V. Adjournment

Ms. Lynn Drobbin adjourned the meeting at 9:20 p.m.

Drafted by: David W. Woods AIA - Secretary - July 24, 2017
Stamford Historic Preservation Advisory Commission

Meetings are normally on the second Tuesday of the month starting at 7:00 pm in the 6th Floor Safety Training Room. The next meeting will be Tuesday, August 1, 2017 and will be a limited meeting. There may only be one agenda item.