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CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION
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(FINAL) Minutes of the Historic Preservation Advisory Commission (HPAC)

Date: Regular Meeting held: September 12, 2017
Location: Government Center, 888 Washington Boulevard, Stamford, CT 06901
Small Conference Room - 6th Floor
Present: Lynn Drobbin, Anne Goslin, David Woods, Barry Hersh.
Alternates: Rebecca Shannonhouse, Elena Kalman

REGULAR MEETING

I. Call to order (Meeting called to order 7:08 p.m.)

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

(The motion was moved by A. Goslin and seconded by D. Woods, and carried unanimously.)

II. Approval of Minutes

A motion was made to approve the minutes of the August 1, 2017 meeting. There were no changes to the minutes noted.

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

III. New Business

A. Shippan Historic Resource Survey - Kick Off

Lynn Drobbin noted that the survey has kicked off as of yesterday, September 11, 2017. This is being funded by money left over from the Cove survey. There is a small section that will be surveyed that is in the Northern section of Shippan Point. This will be done first. It is a start and other surveys can fill in later.

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

B. Text change to 7.3 application by BLT

Participants: Seth Ruzi from BLT - Attorney working for BLT.

1. Mr. Ruzi introduced the Text Change application. He said it is on referral from the Zoning Board. The proposal is made for an alteration to the text Section 7.3 and Section 7.4 that will allow a bonus for an owner by including BMR housing units (Below Market Rate) into a historic project. The proposed text was handed out to the commission. This change will allow BMRs to be included in historic or older properties. The bonus will allow a greater number of units for these projects.



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2. In the Text Change there is a request for two (2) BMR units for every one (1) unit. He said this Text Change also matches the BMR regulations that are already in the Zoning Code. The mix of units normally matches the mix of the main project. So there is usually a mix of studios, ones, and two's. He further noted that BLT is considering three projects (houses in South end) where they can use the BMR's and want to increase the density.
3. B. Hersh said that he has a concern about the affordable housing regulations. We would like to see older buildings renovated. He asked if the calculation of two for one units is a proper figure. He also asked if it is appropriate to have a bonus with BMRs? Are we OK with BMRs in historic buildings? Is the commission comfortable with the language and the regulation?
4. J. Smyth disagreed that it is more expensive to build the BMR versus the amount the City pays. There was also a question if BLT wants to use this for the restoration of historic houses or for other projects in the South End. There is a question if these house projects will continue to be rentals and if BLT will sell the building project after it is constructed. There were no answers to these questions.
5. All generally agreed that there is a question of how the math works. Seth said that currently there is no bonus for BMRs under Section 7.3 - the Historic Housing section.
6. R. Shannonhouse said she has a concern that the bonus may be placing BMR housing against historic preservation. All generally agreed that the City will set their own goal for housing.
7. C. Reeder noted that this Text Change is allowing an incentive. She continued that we need to think of the larger goal and the impact of this Text Change on future projects. Right now this seems to just apply to BLT's three (3) historic house projects. She also noted that requests for inclusion of BMRs into a project are normally reviewed by the Zoning Board on an individual basis. D. Woods also questioned if the BMR application as covered in other sections of the Zoning Code should continue to be reviewed under the Zoning Board, rather than as a part of separate Section 7.3 "historic" application.
8. Seth said there is an October 16, 2017 hearing and staff needs comments by September 28, 2017. Lynn also agreed that HPAC has been asked to respond to the Planning & Zoning department by September 28, 2017. Seth said that a Text Change is needed since the Section 7.3 does not address BMRs.
9. All generally agreed that there are a number of questions. And, there was general agreement that incentives are good that can support historical restoration as a goal. There is also a concern if this is an appropriate bonus. There is also a question about the math and if the regulation will allow a double counting of bonuses.
10. J. Smyth said that HNP is in favor of making these three (3) historic building into housing units. She also noted that the City also wants to encourage home ownership as a goal and they want to see housing that is affordable.



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Discussion

All agreed that HPAC should provide a letter. The wording for a draft letter to Planning and Zoning was discussed. Barry agreed to write the draft for review by the group. All generally agreed there is still more information that is needed before HPAC can provide an approval of the Text Change. The letter will address the following questions: [a] Is this Text Change an appropriate bonus under 7.3?; [b] Does the request allow for a double counting of units ? (i.e.: How does the math work?) [c] Should the text be added to Section 7.3 or should an application for BMRs be a "Special Exception" permit to be reviewed on an individual basis for each project that is proposed (Is a Text Change required for Section 7.3?); [d] Is the public interest for affordable housing working in support of historic preservation as a goal? All agreed that this Text Change should not modify preservation standards.

(All agreed that HPAC is not able to make a conclusion at this time on the Text Change application. It was also agreed the Barry will draft a letter with the concerns noted.)

IV. Old Business

A. Hoyt Barnum House National Register Nomination

1. L. Drobbin noted she had a conversation with Jenny Scofield about the National Register Nomination Report. The Project is under review for relisting on the National Register. Lou Casolo is going to the State Review Board on Friday, September 15, 2017. Jenny will support the relisting. After the state review the recommendation will then go to the National Park Service for final determination.
2. There is one issue. Lynn said that Jenny Scofield had conveyed that the National Register Nomination Form needs some revision. The person that was hired by the contractor has not provided enough information and needs to work on the format of the Nomination Form. Lynn would like us to recommend a consultant that can work with the City to revise the Nomination Form. Jenny and Lynn are not sure if the contracted person can complete the form to the SHPO's standards.

Discussion

Lynn wants to provide three (3) names. An estimate may be as much as \$ 5,000.00 to do the "clean up". Jenny is not sure if the Park Service will approve the relisting unless a good report is completed. Jill and Lynn have three (3) names to recommend for the report editing. All generally agreed Jill and Lynn can provide those recommendations to the City and do not need approval from HPAC.

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



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B. Grove Street Application for Section 7.3

1. L. Drobbin said that she was contacted by the Planning Board about the Grove Street application that was reviewed by HPAC at a prior meeting. Lynn said that the applicant agreed to reduce the size of the cantilever and reduce the height of the roof as per the Planning Board's requirement. Both of these items were commented upon at the HPAC meeting. It is also understood that the project was approved by the Planning Board at the most recent meeting.

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

C. Land Use Boards Staff Meeting with Ralph Blessing

1. L. Drobbin scheduled a follow-up to the previous Planning Staff Meeting with HPAC on September 26, 2017 at 5:30 p.m. Barry, Anne and David attended the last meeting. All from HPAC are invited to attend. Ralph wants to propose changes to Section 7.3. Lynn will try to make it to this meeting.

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

D. Participants for September 19, 2017 South End Study Conference

1. L. Drobbin received a request for members of HPAC to attend the kick off to the South End study by the City. There will be two meetings: one at 11:30 a.m., which will be for the Steering Committee and the second will be from 1:15 to 2:15 p.m. that will include the stakeholders. The location is the Mayor's Conference Room on the 10th Floor. B. Hersh agreed to be the point person for HPAC and will attend the morning meeting. Elena, David and Lynn said they will attend the afternoon meeting. It was also noted that all at HPAC and HNP are invited.
2. Lynn also noted that the Commission needs to appoint an HPAC person to follow through with the project for the Commission. Barry has agreed to be that contact person from HPAC.

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

E. Revisions to Demo Delay Ordinance - Status

1. L. Drobbin said that she was notified that demo ordinance changes were to be on the agenda at the land use meeting last month. But HPAC was notified very late. There was also an E-mail memo from Harry Day (distributed to HPAC) that the item would not be discussed. Harry further said that the commission will be notified if the item is re-scheduled.
2. Jay Klein and Lisa Feinberg of Carmody, Torrance, Sandak, Hennessey were expected to provide an update, with the changes proposed, for HPAC review before it is referred to the land Use Committee. All noted that they have not seen the changes as of this meeting.



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

F. Other items

1. Reminder of meeting with SHPO October 25th

- a. Lynn said that Mary Dunne will give a SHPO training session for members of HPAC and the City. The meeting will be 1 hour and Q & A will be 1 hour. Lynn asked for any questions/issues to be submitted in advance. She also noted that after the election there will be changes on Land Use. Lynn said they will all be invited. Ralph cannot make it.

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

2. Demolition committee update of requests

- a. There were no items to update at this time.

3. Status of Surveys

- a. **Cove:** No update was provided.
- b. **Glenbrook:** The survey results will be presented by the consultant, Rachel Carley, at a Public Meeting on September 14, 2017.
- c. **East Main:** No update was provided.

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

4. Exit 8 Exit Ramp Concrete Form Liners and Brownstone Color Sample

- a. Brett Stark with BL Companies is also the liaison with DOT for the project. He presented the background on the issue of the form liners and brownstone detail at new Atlantic Street overpass bridge.
- b. L. Drobbin said that there was a prior review of the form liners with HPAC a year or so ago. Approvals for the liners and a Brownstone color were agreed to at that time. At the time it was also agreed that HAPC would review the mock up panels at the site and be involved with the final coloration of the cast "stone" work on the roadway sides and on the railroad bridge when that is ready.
- c. Seth said the department provided some samples of form liner panels in 2014. There was a decision made on the pattern. There was a public hearing. The photo render images were approved at that time. The design has been reviewed by the city, but there have been many changes with personnel. As a result the decision was made by the city to do a mock up at a section of the wall that will be covered by other construction. That mock up is ready for review now.



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- d. Seth reported that the Mayor visited the site on Monday and expressed concern that the color is too dark. There is going to be another mock up made on Friday morning. Lou Casolo has asked that a HPAC member attend on Friday for review of the color. They want to get to a point where they can move forward. They will meet at 575 Pacific Street which is the DOT field office. David, Elena and Jill all agreed to attend on Friday morning. Lou Eveno is the project manager.

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

5. Post office

- a. E. Kalman and L. Drobbin said that the Post Office owners attended the Zoning Board meeting. It is understood that they have a revised proposal that will not require openings through the building at the back to create the driveway access in order to get tax credits. They have also revised the plan and maintained the drive access off Atlantic Street. Lynn mentioned that it was resubmitted to the National Park Service and the owners intend to go to Washington for appointments with the Park Service. No other information is available at this time.

V. Adjournment

Lynn Drobbin adjourned the meeting at 9:25 p.m.

Drafted by: David W. Woods AIA - Secretary - September 18, 2017
Stamford, Historic Preservation Advisory Commission

Meetings are normally held on the second Tuesday of the month starting at 7:00 p.m. in the 6th Floor Safety Training Room. The next meeting will be Tuesday October 3, 2017 in the 6th Floor Safety Training Room.