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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: March 1, 2016
Location: Stamford City Hall, 888 Washington Blvd. Stamford CT 06901
6th Floor training room
Present: Attending: Anne Goslin, Barry Hersh, Jill Smyth, David Woods and
alternates: Elena Kalman
Absent: Lynn Drobbin, Rebecca Shannonhouse, Lynn Villency Cohen

REGULAR MEETING

I. Call to order (meeting was called to order 7:06PM)

II. Meeting minutes

A motion was made to approve the minutes of the February 2, 2016 meeting.

Mr. De Milt requested a change to the notes as follows. Under C. - Stamford Hospital master plan, 3rd paragraph, Is requested to change to read: " Mr. De Milt indicated that the Hubbard Heights Association advocated to preserve the -- **“existing residential buildings west of Shelburne, which were being exchanged with Charter Oak Communities; and also those on the north side of West Broad Street, which is within the boundaries of the Hubbard Heights Association. He said preservation of 216 West Broad was never a consideration since it fell within the footprint of the hospital's redevelopment plan.”**

(The motion was made to approve the minutes with the addition by Mr. De Milt. It was made by D. Woods and seconded by A. Goslin and carried unanimously)

III. Old Business

A Sacred Heart Updates

Participants are: Joe Banks, Lou Casolo, Alison Dobbertin, Michael Berger.

1. Lou Casolo introduced Perkins Eastman, the architects, noting they are in contract now to carry out the next phase of design. The schedule requires them to be complete with documents in less than a year. They still need to go to a state review. There was an informational meeting on February 11th with David and Jill. This is a recap of that meeting with an update for the full board.



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2. Joe went through a slide presentation and showed existing photos of the 1925 school building. He pointed out the two end stair towers, where the new additions will attach to the main structure. The additions will gently touch the building on the north and the south at the stair tower. They will preserve the rotary in front. They will save space for parking and circulation. Mike said they will preserve the main elevation. They will retain the facade and brick work of the original building. New stairs will be added to the back side of the existing stair towers and the new construction will be as transparent as possible.

3. The addition to the north of the main building will include the auditorium. It will be built after the school moves into the new south-side classroom addition. (This may be two to three years out.)

4. Alison noted there is a strategy for the windows. They want to recapture the look of the windows as they were built in 1925. The windows were double hung at the time. Some of the windows were replaced in the 1980's with aluminum frames. Those will be replaced to match the original. They will explore an aluminum or another metal exterior frame with similar shape to the original.

5. D. Woods requested that the two entries on the front facade be symmetrical and have a respectful scale to the original building. The new entrances are probably best with new modern materials, but they should have some relationship to the main building.

6. Lou Casolo noted the CJ Star Barn / Carriage House use has not been determined. They will "mothball" the barn for now and intend to get to the building after the north side addition, in approximately three years. In the near term they will do some limited clean up of existing conditions or minimal demolition. They will repair the roof, and shore up the interior of the structure. Some investigation of the building will take place after the initial clean up.

7. J. Smyth has concern that the barn may become a storage facility. Lou said the town wants to create a multi-use space for the school children and the community. When it is mothballed, there will repairs to the roof and lighting and fire alarm. The city does not intend to use it for storage. Lou asked why we object to storage. The group shared that storage suggests that other departments of the city will use it or it will be used by other maintenance and will have some adverse affect on the restoration of the building.

8. Lou Casolo is seeking an endorsement of the approach of the design. The revised HABS report was submitted by email in the prior week. HPAC has not reviewed it yet.

9. A motion was discussed that HPAC should support the design direction. HPAC does not support use of the barn in the near term for for storage or anything other than the placement of some of the historical artifacts, from the same site. HPAC also wants the design team to return as the window material and design is developed. They all agreed.

(The motion was made by D. Woods and seconded by A. Goslin and passed unanimously.)



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B. Demolitions

Lockwood House, 125 Turn of River Road.

Participants are: Avi Lipsker, owner of the property.

1. A. Goslin noted that the Historical Society has a file on the house. Much research went into the history of ownership around the time of the bicentennial. The house was built in 1804-05, possibly on the foundation of an earlier house dating to the 1750s. HPAC requested a review of the project – demolition for a two-story pre-fab house – prior to the ZBA’s approval; the ZBA approved the project without HPAC’s review. HPAC filed a demo delay. Anne asked if HPAC can document the house. The owner agreed. The house is in bad shape. The owner noted that he had considered a renovation, but determined it is not feasible. A contractor was hired but was asked to stop work when the owner was contacted by the city. The owner also said the HPAC can take anything from the house that they want, prior to his demolition. The barn date is not determined.

2. A. Goslin would like to do some investigation and documentation inside the house. She noted that she would like to see what is left of the original hearth and may do some demo or uncovering of the old structure. A possible date is March 20th. A. Goslin will contact the owner to confirm the date. He said he will probably not be there, but it is open and it is OK to go to the house at any time. HPAC will determine what documentation will be done.

3. It was noted that the city had requested that the owner add a “historical” plaque to the barn. Mr. Lipsker agreed.

(The item was tabled without further discussion. Review of the status will be ongoing.)

2. 102-104 Clinton, Domus House

J. Smyth noted that there was a demolition delay placed on the house. HPAC would prefer a HABS report be completed by the owner, RBS, but decided to wait for the outcome of the demolition delay, that was placed by a third party. The owner has expressed the opinion that they will not prepare a HABS report while the demolition delay is still filed. Jill noted that the person that filed the delay is not likely to pull it. There is some hope that a study can be made of alternative locations for the house. There was no further discussion.

(The item was tabled without further discussion. Review of the status will be ongoing.)

3. 216 West Broad (house at Stamford Hospital)



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1. A. Goslin relayed that she spoke to Todd Bryant and asked why it was not included in the original historic resources inventory. It was added at the time of the nomination. HPAC requested a demolition delay . It is a circa 1930's house. It has been used as an office and is not used by the hospital now. The community approved the screening that is proposed for the new use, a parking lot. It was further noted that The Hubbard Heights community has not advocated for the preservation of the house.

2. A. Goslin and E. Kalman would like to ask for a HABS survey. Anne said they can use short form documentation. It was noted that Lynn can provide guidelines for the short form report.

3. A motion was discussed to request a HABS short form document on the house.

(The motion was made by A. Goslin and seconded by J. Smith and carried unanimously.)

C. 375 Committee Report

A. Goslin wrote to Kathleen Hennessey to request use of the old post office for a party. She has not heard back. A budget was developed by Jill for about \$2,000. The insurance was requested of Kathleen at Capelli. E. Kalman will follow up with her in the next few days. A date needs to be determined for the event. It is possible that the city will provide some money.

(The item was tabled without further discussion. Review of the status will be ongoing.)

D. Hoyt Barnum House update

1 Mr. Cort Wrotnowsky of Save Hoyt Barnum, presented his organization's position on saving the house. He said he is working on a documentary for why the Hoyt Barnum house decision should be reversed. He showed a "trailer" for the documentary to the group. Cort made three points as noted:

1000 signatures that support saving the Hoyt Barnum House.

There is community concern about the move of the house to a new site.

The intangibles are important because the city has not treated historical properties well in the past.

He identified a number of options for how the house can be successful at making money.

2. Mr. Wortnowsky wants to have a discussion with HPAC going forward. He has been to the Stamford Historical Society asking to change direction. He has no response from them. He has asked that SHS and the city give his group time to raise money. He wants to have until September 1st. The SHS is not supporting his cause. The City has not granted a time delay.

3. B. Hersh commented that HPAC has spent a lot of time evaluating the house and has made a decision that supports the entire community. He also noted, HPAC appreciates his interest but does not know what it can do at this point. Mr. Wrotnowski said that his group will continue to raise money. If they don't make their goal, they will donate what they have to the Historical Society for the house.



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(The item was tabled without further discussion. Review of the status will be ongoing.)

IV. New Business

A. Pacific Street Firehouse

1 John Freeman of BLT introduced the project. They are working with the city to buy the old firehouse. There is an option to develop a restaurant and/or a police substation on the ground floor. BLT will return to the group as the plans develop. They will need to do a physical inspection again. He is in possession of previous bidders' development plans.

2 BLT has also gained control of nearby 686 Pacific, that it wishes to demolish for parking spaces for the potential restaurant. They have met with NRZ, and they suggested that John meet with this group (HPAC).

3 The firehouse is in the South End National Register historic district and is a contributing resource. John says that the community supports the concept. BLT hopes to close on the fire house soon. They will do a walk through in the next week or so.

4 A few discussed that HPAC would not like to see the 686 house demolished for parking. A proposal for the site needs to be made. HPAC will review as plans proceed.

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

B. Shed at Cove Island Park

1. A Goslin and W. Haynes presented the project. There is a ZBA application for the Sound Waters Shed reconstruction. FEMA previously requested that the building be built on stilts. It was determined that this is not a feasible option for the use as a storage shed. A grant is now in place from the state and SoundWaters is seeking approval to restore the building. It is on the 1879 map. Upon Hurricane Sandy it was damaged and the city did not know what to do with it. Sound Waters cannot use it as is, in the unstable condition. An \$80,000 budget will be used to repair the building and set a new slab. It will be waterproofed and the original openings (windows and doors) may be restored.

2. Wes Haynes asked that it be reviewed by HPAC. A variance – to build at ground level in the flood zone – had been granted, but expired before the grant was funded. Since the grant was awarded, another variance application has been filed.

3. In another issue, W. Haynes noted that the Soudwaters may be granted funding, as a part of the state Sandy grant program, to raise the Holly Houses at it's current location. The new elevation for the first floor was noted to be 6 ft. above the current grade.

4. D. Woods remarked this is a bad idea as a restored foundation was added at the time of the renovation some 12 years ago. He expressed some concern about raising the building 6 ft. He



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said that Renee Kahn did not support it at the time of the renovation. Variances were previously approved to allow the building to remain within the flood level designations. Mitigation measures were also approved and were implemented. The foundation was reinforced.

5. W. Haynes requested that HPAC provide a letter of support for the shed project.

(A motion was made by A. Goslin to write a letter of support. It was seconded by J. Smyth and it carried unanimously).

C. Stone wall at Courtland Park

A. Goslin noted that plans are developing to widen Courtland Avenue. This is a DOT project. The stone wall from a former estate at the corner of Courtland Avenue and Route 1 will be disassembled and moved. The grade will be raised on the park side. HPAC has been called upon for review. Anne will attend a meeting about re-landscaping Courtland and Hamilton Avenues. J. Smith said she will try to find out more information from the city and bring that to the next meeting.

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

V. Announcements

Demo notices

ZBA applications were sent to A. Goslin just before the meeting. She will look them over and send an email if there is any item that requires attention before the next meeting.

West Main

HPAC has been asked to review the Empire West Main project at a "preliminary" design review at the city in the next week. The project is across the street – on the west side of Mill River Park near the future restored Main St. Bridge. Most agreed that the project does not relate to HPAC mission. There are no historic structures involved. A. Goslin will re-forward the meeting invitation to see there is more interest after the group has looked at the site.

First Congregational Church

E. Kalman was invited to the First Congregational Church for a meeting. They have asked her for an opinion about the option to tear down an addition that dates to 1951. It is next to the church and it is in good shape. It was noted that an adjacent developer is purchasing the property and wants to tear it down completely or combine it with the purchased site. The use of the plan or footprint of the building is not clear. They do not have plans for the development or the site as of yet. E. Kalman will try to obtain any plans for review. She told the church that they would need to come before HPAC to review their plans before they are submitted to the city.

East Main

W. Haynes asked HPAC to provide a support letter for an East Main Street historic resource inventory (east side of town). All agreed that it is good to support the effort for additional



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surveys. There is a grant application before SHPO. It was initiated by HNP. This “survey” grant can support mapping parts of town that have not been inventoried before.

(A motion to send a letter in support of the inventory was made by B. Hersh and seconded by A. Goslin and carried unanimously)

VI. Adjournment

A. Goslin adjourned the meeting at 9:45 PM. (There was no further discussion.)

Drafted by David Woods, March 3, 2015,
Secretary of the Historic Preservation Advisory Commission

The next meeting will be on Tuesday April 5th, at the same location.