



CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION
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STAMFORD, CT 06904 -2152

FINAL Minutes of the Historic Preservation Advisory Commission (HPAC)

Date: Regular Meeting held: June 7, 2016
Location: Stamford City Hall, 888 Washington Blvd. Stamford CT 06901
6th Floor training room
Present: Attending: Lynn Drobbin, Anne Goslin, Barry Hersh, Jill Smyth, David Woods. Alternates: Rebecca Shannonhouse
Absent: Lynn Villency Cohen, Elena Kalman,

REGULAR MEETING

I. Call to order (meeting was called to order 7:04 PM)

II. Meeting minutes

A motion was made to approve the minutes of the May 3 meeting. There were no changes to the minutes.

(The motion was moved by A. Goslin and seconded by J. Smyth and carried unanimously)

III. New Business

A. 484 Pacific St. , renovation and addition

Participants: Jason Klein, Attorney: Carmody Torrance, Sandak & Hennessey. Pavl Tully, owner: 484 Pacific Partners, Mark Goodwin, Architect: Beinfield Architecture PC.

1. The project was introduced by, Jason Klein. (Jay). Jay introduced the project at the corner of Pacific St. and the Urban Transitway in the South End. They want to renovate the building into mixed office and retail use. The original manufacturing building dates to 1892 and is a contributing structure in the South End Historic District. It is the best example of a "walking city", where nearby residents would walk to work in the neighborhood. There has been considerable improvement and changes to the neighborhood ever since. The building was known as the Pacific Plumbing Building.

2. Mark Goodwin presented the building improvements. There are two potential tenants at this time. They are planning for office uses to use the historic part of the building. They intend to keep the floors with wide open floor plates, as they are now. The addition at the back will remain and may be used for retail along with a small "plaza". A stair tower is planned to be added to the north side, facing the Urban Transitway. The owners want the stair to be an interesting feature and make a "statement" on the north façade. It is a simple volume with metal cladding and glass. Railings at the roof level will be a cable rail. There will be fieldstone at the base. The



**CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION**

Page 2

metal cladding with vertical standing seams will be Zinc. They want the facades to be distinct from the existing building. Four and one half stories will be served by the tower. The tower has two stairs, for means of egress, and toilets, and an executive office suite at the top floor along with a roof top deck.

3. Lynn Drobbin noted they can use modern materials, but there should be some historic reference to the historic character of the main building. The stair tower design does not have materials that tie it to the historic structure. She said: "It is just to foreign of an element".

4. Barry Hersh agreed and has the same feeling about the lack of relationship to the brick original building. He also asked if it requires any other zoning approvals? Jason noted, as a special exception it requires a public hearing and they are seeking credits for height and area and parking for saving a historic building. Jay noted that the building is a landmark and will be the forefront of future development in the area. He is supporting the modern addition as a model for the area.

5. The owner added that he is very excited to save a historic building. He has important tenants lined up. He also wants to use the back part of the building for a coffee house. They want outdoor seating at the plaza. And he added, he is very excited about the design.

6. David Woods noted there are a couple of issues that are a concern. One, adding a story to the stair tower above the height of the original building for only 1,000 sq. ft. of office space. The scale of the tower could have been lower and more compatible with the historic building. It was also noted that there may be floor area exiting problem with the two fire stairs so close together. They may not have "remoteness". Has the team had a discussion with the building officials and the fire marshal? Mark Goodwin said yes and it does work.

Two; is a question of why the design and the stair tower is not placed where the small outbuilding is located. The small addition is not great and the tower can fit better at the back corner. The existing outbuilding only has a half flight of stairs to a lower level. If the stair tower is at the back then it would have left more of the existing building visible along the Urban Transitway. Mark said that they wanted to make a statement with the tower and it works better to have it extend toward the North. Pavl said that they considered a number of shapes and locations along the north face and decided that it would be best near the back corner. He also noted that they will have a parking issue if it is at the back. They do not want to lose cars. David countered that if the stair is located at the back they may be able to incorporate the coffee shop and may solve their stair configuration as well as address the exiting issues at the upper floors.

7. David noted that the glass material is interesting and is making the statement that they are looking for, but the shape of the stair tower is not an interesting shape. Stair towers are usually short and fat volumes and it is hard to make them tall and thin and interesting. The design should use more of the glass and maybe pick up lines from the building. David said he does not really like the metal cladding and does not think it works with the historic building. The glass may look better, and set it apart from the historic building.



**CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION**

Page 3

8. Lynn added that she wants there to be some reference to the original building, that ties the new to the old. She is not suggesting putting on ornament or historical details. Maybe they can just make some reference with materials or consider some of the original building features.

9. Jason said they will be going to planning board next week and would like to have a statement from HPAC. The applicant will be happy to look at the stair tower, so it will tie together with the historic building with some compatible design and contemporary materials. The owner, Pavl, asked if she has a suggestion. Lynn said that the design team and the architect should make the adjustments and design revisions. .

10. Rebecca has said that she agreed with David, to some extent, and noted that the tower is becoming more of a focal point with the change in scale and the new materials. She is afraid it is diminishing the facade of the historic building by making such a strong statement. David agreed, the proportions of the stair tower and the location needs to be considered.

11. Mark Goodwin noted that the architect disagrees with the HPAC commission comments and asked that the notes reflect that they support the design as it is.

Barry Hersh discussed a resolution. He recommends approval but would like to add some language related to design and historic context. Lynn said that the language should say that the stair tower needs to have some refinement with “compatible design executed with contemporary materials”. Lynn said that she will provide a letter addressed to David Woods (Stamford city planner).

(The motion was made by Barry Hersh and seconded by Anne Goslin and carried in a vote of 4 to 1. David Woods, dissented.

B. 10 Davenport Ridge

Participants: Michael Altamura and his brother, owners of the property

1. The project was introduced by Mr. Altamura. He noted that the house is very old and does not have any character that is worth saving. He was asked if there is anything of value on the inside. He said - no. They intend to demolish it. He said that the house is on one corner of the property they intend to build a new 3,500 sq. ft. (+/-) House.

2. It was noted that HPAC filed a delay on the demolition on April 19.

3. Jill Smyth said that the house was probably associated with an old farm or orchard. She did some research at the Stamford Historical Society and there is no information about it. She also wants to review the land records.

The commission asked if some members can look at the house. Mr. Altamura agreed to 5:00 on Sunday the 12th. of June. The members will report back to the group after the walk through.

(The item was tabled until there is a walk through)



**CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION**

Page 4

IV. Old Business

A. 102-104 Clinton Ave

Lynn Drobbin noted there there is no new information about the project, or the RBS plans for the property.

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

B. Atlantic Street Post Office: SHPO response to progress plans

Lynn Drobbin said there there is no new information about the project and Elena is not in attendance. It will be tabled until the next meeting.

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

C. Sacred Heart School: HABS report update

Lynn Drobbin reported that the final HABS report was sent, in the last few days. She made a request via email that they remove reference to HABS on the cover. Anne Goslin noted that the report still seems to have mistakes in the identification of buildings on the maps. It was agreed that Anne will contact Joe Banks to go over any final errors that she pics up.

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

D. Sacred Heart Renovations update

Jill Smith noted that there have not been any more meetings . The city is starting to work on the site.

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

E. Cove, Historic Resources

Lynn Drobbin said that the final report has not been provided. We do not have any new information from SHPO.

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

F. Lockwood House update. 125 turn of River.

1. Anne Goslin noted that she still will get the photographs together, that were taken. She thinks that the house was built upon the foundation of a prior house. She also believes that it was



**CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION**

Page 5

dated to about 1805. She will complete the brief report in the next few weeks, as a record of the site visit.

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

G. 375 Committee report

1. Anne Goslin noted that September 17th is the date for the HPAC party for the town. The group will need to review planning for the event.

2. Jill Smyth relayed that July 9th is the HNP walking tour. Some interiors will be opened. There will be persons stationed at each location. There will be volunteer guides. There will be some plaques at the locations. She said the HNP members will be staffing the event.

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

H. Demolition Committee

10 Davenport Ridge. (Delay Submitted 4/19)

This was an original farm house. Jill will look at the historic information

102 Saddle Rock,

Bob Demarco went to see the house and does not see the importance. It was damaged in the hurricane. HNP is doing a title search and may file the delay. There was not update.

122, 126, 130 Henry St.

Jill Smyth recused herself. Lynn Drobbin noted that HNP has some concern about the project. It was reported that SHPO is looking into the properties and has noted that demolition was started and it may have been without a demo permit. More information is needed. A demo delay has been filed by an outside party.

79 Garden St.

Jill Smyth recused herself. Lynn Drobbin noted that a demo delay was filed by an outside party. No other information is known at this time.

I. South End Firehouse

Jill Smyth Recused herself from the discussion.

Lynn Drobbin noted that there is nothing to report. Anne Goslin also said she does not have any new information. HNP was supposed to meet with Mr. Freedman of BLT but have not done so.



**CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION**

Page 6

Anne thinks that HPAC should push for more information from the city about the sale and possibly for a review of the sale agreement to be sure that the building will be saved. Lynn and Anne will review the correspondence. Lynn will ask the city.

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

J. Plaques update

Lynn Drobbin noted that there is no information to report. It is not clear what BLT is doing with the plaques at this time.

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

K. National Register Nomination in Stamford, SHPO request

Lynn Drobbin noted she has not heard anything. She wants to look into the coastal resources that are in jeopardy. There is no direction from SHPO.

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

L. Zoning Board Applications

201 Main St. New Windows

Jill Smyth will check historical society and survey information.. It is believed that the building is a contributing structure in the historic district. The owners have requested to replace the windows. The group asked to see more detailed information about the windows and the specified product.

(David Woods (HPAC) agreed to send an email to David Woods (city) that HPAC would like the owners to come before the commission at the next meeting to describe the changes.)

91 - 95 West Broad St.

It was noted that this project had a demo request many months ago. The building is in very bad shape. The city is asking for comments. The commission agreed that they should not comment on new construction design.

(All agreed that HPAC will not take any action.)

20 Dean St.

There is indication that the owners are requesting to demo a garage with a renovation of the existing dwelling. There may also be an addition.

(All agreed that HPAC will not take any action.)

43 Gate House Road.



**CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION**

Page 7

There was only very limited discussion.

(All agreed that HPAC will not take any action.)

V. Other items

A. Ocean Drive West

1. The historic report for Ocean Drive West was delivered to Lynn Drobbin and it was distributed. The owners, offered to donate \$5,000. for research about the Shippan neighborhood. They have an interest in finding more background data on the old "Silver Beach" name, and heritage.

(All agreed that HPAC should provide a recommendation for the organization to receive the donation. Any recommendations for a researcher can come from that organization.)

VI. Adjournment

L. Drobbin adjourned the meeting at 9:25 PM. (There was no further discussion.)

Drafted by David Woods, June 24, 2015,
Secretary of the Historic Preservation Advisory Commission

The next meeting will be on Tuesday July 12th, at the same location. The meeting in August will be canceled.