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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: October 6, 2015
Location: Stamford City Hall, 888 Washington Blvd. Stamford CT 06901
6th fl., Safety Training Room
Present: Attending: Lynn Drobbin, Anne Goslin, David Woods, Barry Hersh, Jill Smyth, and alternates: Rebecca Shannonhouse, Lynn Villency Cohen, Elena Kalman

REGULAR MEETING

I. Call to order (meeting called to order 7:05 PM)

L. Drobbin announced that Wes Hanes has stepped down from HNPP and J. Smyth has agreed to be the new executive director. Congratulations were given from all.

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

(The motion was moved by B. Hersh and seconded by J. Smyth and carried unanimously)

III. New Business

A. Introduction of Daniel Mackay Executive Director of CT Trust for Historic Preservation

1. Mr. Mackay introduced himself and thanked Lynn and Jill for taking time today to do a tour of Stamford and to visit Orient Lodge, the Hoyt Barnum house, former Sacred Heart Academy and the buildings at Yale & Towne. He is interested in supporting local efforts. They will be supporting the survey work that will be taking place in October. They want to assist with any survey work in the future.

B. Survey of Cove neighborhood

1. Jen Scofield introduced herself and the upcoming survey project. This is a CT SHPO project funded with Hurricane Sandy funds. Ms. Kelly Sellers Wittie introduced herself as the project manager from Christopher Goodwin & Associates who will be directing the survey. J. Scofield said they have funds to support coastal counties survey work.



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2. Jen updated the progress with the Hubbard Heights Historic District. It is state listed with contributing properties. As soon as the application is cleaned up it will be sent to the park service towards the end of the year.
 3. K. Sellers will survey up to 500 properties in the Cove neighborhood -. Stamford will get about a third of the funding that is available state wide. There were grants to home owners, mostly in Milford. There is also a survey of dams. SHPO will distribute funds throughout four coastal counties.
 4. They will use CT SHPO inventory forms and prepare a background context and history report. SHPO has asked for recommendations for properties that may qualify for listing. From Cove Road north there are around 575 houses. The survey will be for those 50 years and older.
 5. L. Drobbin asked what is the time frame. The survey will take place the last two weeks of October. W. Haynes is in contact with the Cove neighborhood. The surveyors will carry tablets and safety vests and conduct surveys only from the right of way and will not enter homes. They will have an authorization letter as well.
 6. L. Drobbin asked if there will be a public meeting and how will information be disseminated? The president of the Cove association will organize that. SHPO will provide information to HPAC as soon as possible. They will also do investigations at the Stamford Historical Society. Information will be available by the SHPO office on Facebook and Twitter sites. It was suggested by E. Kalman that there be a flier that is put into mail boxes. HPAC also suggested notifying the board of reps representative. They will have information in both Spanish and English.
 7. D. Woods asked if two neighborhoods will be surveyed as originally proposed. K. Sellers noted they were first thinking about 150 houses but the cove neighborhood is larger than that. They don't have room in the scope to do both neighborhoods. The Cove is fairly dense and they have agreed to cover 500 houses.
 8. There is a mid-century modern development that will be included.- The Oak Park Housing project. It will likely proceed in the spring of 2016, and not this fall. It is just outside of the boundary of the initial survey.
 9. A. Goslin has a list of potential projects from the city that are located in the Cove. There are a couple of city projects. One is 205 Weed. It is a cape that will be demolished. The 3 Weed Circle house will be elevated. Andover road will have additions and alterations.
 10. Specific requests of houses to be included should be sent to Kelly via E-mail.
 11. L. Drobbin asked if there is a map of the area. J. Scofield will email what they have. They have a person that is Sandy director in the SHPO office that will be posting information.
- (The item was tabled without further decision. Review of status will be on going)



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C. Stamford Museum & Nature Center, master plan.

1. The master plan for Stamford's Museum was introduced by Rick Redniss. The project is for the campus at High Ridge Road and Scofieldtown Road. R. Redniss introduced Melissa Mulrooney and Harry Day and the North Stamford Association. M. Mulrooney continued with a history of the museum. It was founded with natural history collections. The art collection was assembled over time. In the early 50's, as I-95 was constructed, they moved to the Henry Bendel estate, of 30 acres. They have been on the property for 60 years. They have a certified pre-school and now have about 118 acres. They have a real New England farm. Growth has been about 10% per year, in the number of persons served.

2. R. Redniss talked about zoning. Mr. Blickensdorfer (of typewriter fame) originally owned the property. They have amended the definition of the property to be a 501-C3 and will go to zoning board for approvals. It requires a general development plan.

3. There are six phases. They are now focused on the first phase that includes the north parking lot, two pastures, a new environmental education center and a redesign of the north entrance. Phase two will add a planetarium to the observatory. There is also a new maintenance garage. Phase three is to build a new museum building. It will be built into the hill with Bendel Mansion above, on the hill. Phase 4 is to move galleries into new museum building. They want to restore the mansion at some time. Phase 5 is to redo the lower lot and the entrance. Phase 6 is the boardwalks and the trail system. They want to do the new ring road in phase 2 because phase 1 is a short phase to clean up the north end. The road requires more significant work. The move of the maintenance building will occur at the same time.

6. HPAC is asked to make a recommendation to the zoning board. L. Drobbin said she would like to see the Bendel mansion preserved and brought back after it is not used as a museum. The museum has some records of the original state of the building.

A motion was discussed by the group with the following noted. 1st: HPAC recommends support of the master plan. 2. The definition of museum as noted in the zoning application should have the word "educational purposes" added to the text. 3. HPAC would like to advise on the future plans for restoring the Bendel house in the later phases of development. R. Redniss noted that the recommendation should be for both "text change" and the "special exception" application.

(The motion was moved by B Hersh and seconded by J. Smyth and carried unanimously)

D. ZBA, Planning Board, Zoning Board referrals to HPAC

1. A. Goslin reported that she and D. Woods attended a meeting with the city on Sept. 30. She relayed the discussions and recommendations from that meeting. Last month the ZBA did not



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follow HPAC process and sent projects for review for the first time. It was understood with the city that a process or standards for referrals is needed in the future.

2. The city recommended that HPAC should review much less. They also said HPAC should do more surveys in the community. The group generally agreed. The City also asked that a list be provided that has all the “historical” structures and neighborhoods as well as “pending” structures and even “eligible structures. There also needs to be a standard for referrals. HPAC also told the city that there needs to be a staff person or a city manager that will determine what will go before the HPAC.

3. A few suggestions from the city were

- HPAC should not review building applications
- The organization should make a map or list of current properties.
- HPAC should simplify or change the application form.
- There needs to be a filter for project buildings or structure reviews
- HPAC should set up a sub-committee that can review applications and determine what is important for committee referral

4. A filter list for projects and structures that should be reviewed by HPAC was discussed. The group agreed to table the discussion until the next meeting and review it again. The preliminary list is:

- Projects within local historic districts
- State and national registered structures and resources
- Landmarks and an “eligibility” list
- Commercial / multi-family residential projects over 50 years
- ZBA applications - single family projects with particular historic or cultural significance,
- Demo permit applications
- Institutional and city projects

5. A. Goslin reported that she and Dave Killeen will review projects until the standards are set

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

IV. Old Business

A. Completion of the Hubbard Mansion / Beacon School project.

1. R. Shannonhouse reported on the progress with the Hubbard Mansion. The Beacon School opened in September. The project is nearing completion.

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



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B. Programming ideas

Report by programming sub-committee will be at the next meeting

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

C. Yale & Towne plaques update

1. Lynn Drobbin reported that she reviewed. With Wes Haynes assistance, another draft of, the commemorative plaques. She sent comments to John Freeman.

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

D. Sacred Heart School updates

1. L. Drobbin noted that a Perkins Eastman report will be emailed to the group. The report says that the project is moving ahead as planned. The barn is being stabilized and a fence has been placed around.

2. Lynn also noted that the two cottages have been advertised for relocation and \$1.00 purchase. There have been a few inquiries.

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

E. Hoyt Barnum House, relocation update

1. J. Scofield reported that they visited Hoyt Barnum in the morning and earlier in the summer. The architect was there today and is currently working on the Historic Structures Report (HSR). They are currently doing research and documentation. She wants to help keep the building on the National Register and reported that the SHPO will help in any way they can.

2. SHPO needs a full report of how it will be moved and what are the alternatives. Some of the questions to be answered are: what is the method of moving, what is original to the building, what are they losing in the process? The HSR as well as an archeological study should be completed before applications are made.

3. L. Drobbin has heard that Pam Coleman, the director of SHS, wants to do a documentary film of the moving process. More information is needed.

4. B. Hersh noted that he believes that the selected firm is qualified and has the best grasp of the issues.



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

F. Atlantic Street PO, update

E. Kalman noted the project is on going. Capelli is proceeding with the development, and there is no additional information on the PO site at this time

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

F. Programming Updates

A. Goslin reported there are some initial ideas for potential events, education, discussions with developers, etc.. Anne will send out the ideas by email in the next week for committee review.

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

G. Status of Pending Demolitions

J. Smyth gave an update of the status with pending demolition permits. It was noted that HPAC did not receive a demolition request from the city for 125 Turn of River. Jill will follow up and try to determine if there is a schedule.

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

H. Grants update

No discussion was held at this time.

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

V. Adjournment

L. Drobbin adjourned the meeting at 10:10 PM (there was no further discussion)



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Drafted by David W. Woods AIA, October 26, 2015
Secretary, Historic Preservation Advisory Commission.

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