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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: April 14, 2015
Location: Stamford City Hall, 888 Washington Blvd. Stamford CT 06901
Land Use Bureau - 7th fl. conference Room
Present: Lynn Drobbin, Anne Goslin, David Woods, Jill Smyth, Barry Hersh
Alternates: Lynn Villency Cohen, Rebecca Shannonhouse, Elena Kalman.

REGULAR MEETING

I. Call to order (Meeting called to order 7:05 pm)

II. Approval of minutes

The Commission voted to approve the minutes of the March meeting. No changes were noted.

(Moved by A. Goslin and seconded by J. Smyth, and carried unanimously)

III New Business

A. Development at Sound View Farms, 72 Cummings Point Road

1. Bill Hennessey, Lisa Feinberg, Greg McGee, Neil Hauck, presented on behalf of owners: Steven & Alexandra Cohen. Demolition has been requested of the original cottage of more than 50 years old. L. Feinberg sent a survey form completed by a consultant. The Information has also been forwarded to Renee Kahn. This project is seeking to demolish a cottage or "gate house" that was formerly part of an estate that remains nearby and is not part of the current property. The manor house dates to McKim Mead & White, of around 1900. Genev Corp. currently owns the manor house. It is on the opposite (LI Sound) side of the Pont 72 headquarters.

2. This current property owned by Point 72 is 5.3 acres. It is an industrial zone. The zone was established in the 1960's for industrial use and for flex buildings. Sound View farms purchased the properties in the fifties. This site was beautified when "SAC" (now Point 72) purchased property around 2000 to build their headquarters.

2. The original manor house is not listed, and the cottage is not listed as a contributing structure. The cottage itself is located at the corner of Gate House Road and Cummings Point Road. It also dates to about 1900. Dormers and a shed roof wing were added



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around 1925. The original cottage is about 1,200 sq ft. It has been used as an office and was a temporary gym space. The Photographs do not indicate any historic fabric remaining on the interior.

3. The owners are proposing a new office building of about 3,700 sq ft. for the Cohen Foundation. It will be a 1-story building with a basement and a shed roof and overhangs. The site will remain mostly as is and the existing site stone walls will remain as is.

4. L. Drobbin noted that there have been a number of former estate cottages that have recently come up for demolition. The Commission is concerned that this heritage is being lost and that there should be a standard for documenting the few remaining estate cottages in the city

- N. Hauk noted that he will provide his measured drawings of the cottage to HPAC for their records.

A motion was made to approve the submittal with the following comments

- There is no objection to the demolition.
- HPAC may request further documentation. It is understood that Point 72 is agreeable to any requests for documenting the building.
- HPAC will review the April 6th historic report of the cottage

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

B CTDOT replacement of Route 1 Bridge over Noroton River

1. CTDOT is making a request to demolish and replace the historic bridge on the Post Road near Holly Pond.

(There was no discussion. The agenda item will be reviewed at the next meeting.)

C 898 Summer Street demolition request

1. A demolition request has been issued by the city for this circa 1860 mansard roof house on Summer St. . A demolition delay was also filed by Wes Haynes (HNPP). J. Norinski reported that Wes will call the owners when he returns from vacation. It is expected that there will be more information available for the May meeting.

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



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IV Old Business

A. Yale & Towne, Interpretive Signs

1. Ted Farrarone, COO of the Harbor Point Development, presented the historic interpretive signs mock up. They include photos of both old and recent history. He said that they can still take edits and comments. Locations for the signs are resolved and were approved at the last meeting. Ted indicated that the plaques are required as a condition of the C of O for the last building in the Yale & Towne complex.

2. The group had a number of comments and recommendations as listed here.

- Use a Font that reads better - title should not be italicized
- Use Palatino or another serif type face. (J. Smyth to recommend a type face)
- Edit the copy - cut down quantity and simplify
- Use more old photos - replace the new photos
- Background color is a question, white may not stand up well to weather
- An orientation to the site is needed.
- Try to indicate what survives and what has been lost.
- In all cases date the photographs and source
- Date the historic building illustrations
- A graphic designer or a professional historical consultant should be hired
- The owner should hire a professional to edit or rewrite the historical text
- A timeline should be included.

3. Thomas Madden, of the Economic Development Office added some comments as noted here.

- The plaques should be standardized for future use in other locations in the city.
- It is best to clearly describe three things 1. what happened, 2. the architecture and the business located at the site and 3. the location & orientation
- Keep it simple so it can be enjoyed by younger persons.
- The City is pushing to have plaques in other places that describe city history. The Yale & Towne plaques should set the standard

4. W. Haynes of HNPP had a few comments that were forwarded by email and reported by J. Norinski as follows.

- Provide some orientation with the text
- Simplify the text

5. The design team has not determined what the cover and the plaque material will be. That will be presented at the next meeting.



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A motion was made requesting revisions to the plaques as listed above and requesting that the owner hire a professional firm with experience in the creation of interpretive plaques - to “pull it all together” into a version that can be constructed with high durability and low maintenance. The following was noted.

- Harbor Point will return with the final design and mock-up
- The designers will take the comments into account
- HPAC will provide some names of consultants that can complete the design

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

B. Hoyt Barnum House Relocation

1. M. Levine reported that there have been no changes since last month’s presentation to the commission. There have been some ongoing discussions with SHS about the proposed relocation to the old Martha Hoyt School on High Ridge Road. Details are being worked out. The city may be ready by May to come back to the commission with an update of the status.

2. M. Levine noted that there was urgency by the city to post a demolition notice in order to keep the police station project moving ahead in compliance with state and OSHA requirements

3. HPAC Commission members had some thoughts and concerns that the city has not moved quickly to complete the move agreement with SHS. B. Hersh said, “the devil is in details” and an agreement needs to spell out the details. M. Levine noted that there are options that the city has explored but none are as good as allowing SHS to put the building near their headquarters.

4. L. Drobbin said she is shocked that the city applied for a demo permit without input from various agencies. She further questioned who is paying for what? M. Levine said the person handling the project for the city has not been available, due to an injury. They expect him to return soon and a final agreement will proceed. He further noted that “there is an assumption that the city will pay the costs”. Lynn stated that there should be a memo of understanding with the SHS stating who is responsible for what actions and costs. There are some issues remaining that are not related to the building itself. L. Villency-Cohen noted that it is important to keep the National Register status to assure the stewardship into the future. It is also important that the house be restored to the National Register standards after the move.



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5. M. Levine said the City's goal is to keep everyone informed. When Mr. Handler returns, the city will bring HPAC into the discussion about saving the building.

A motion was made that HPAC should provide a list of issues / actions / questions to be considered before an agreement is made with SHS. HPAC will provide a letter to the city listing the issues & actions. The letter will be drafted by L. Drobbin and addressed to the Mayor with a copy to M Levine and the SHS. Thomas Madden, the city's Economic Development Director offered to help. Some of those items on the list are:

- The mechanics of the move
- The move process and time line
- How is the interior to be preserved?
- How is it to be stabilized before the move?
- Timing and coordination for an archeological dig before and after the move
- Historic American Building Survey (HABS) documentation of the house,
- Procedures that will restore the historic status after the move as described in the SHPO letter.
- Process for contracting the move, site preparations, plans, financial agreements, etc.

(There was a motion by J. Smyth and seconded by B Hersh, and the motion passed unanimously)

C. Sacred Heart updates

L. Drobbin has made a request to the city to allow an education organization with some interest in one of the cottages, to be taken on a walk-through. This has not occurred to date.

(There was no further discussion or decisions pending)

D. Hubbard Heights Historic District Designation

(The item was not discussed and there are no decisions pending)

E. Programming Update

(The item was not discussed and there are no decisions pending)

F. Demolition Delay Ordinance Update

(The item was not discussed and there are no decisions pending)

G. Demolition Requests

(The item was not discussed and there are no decisions pending)



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H. Grants Update

1. A grant request is recommended by J. Smyth for \$20,000, for a historic resources survey. It is currently in process with the city. She requested HPAC input with respect to locations for the inventory. Two locations should use the full grant total requested. The cost is evaluated at about \$ 150. per house over the two districts.

The two locations under consideration are:

1. Bedford Street from Hoyt and 6th street
2. Row house district, from Richmond Hill on north and 95 on south

A motion was made for J. Smyth to continue to process the grant request and to identify the two districts noted above for the historic resources inventory.

(Motion was made by D. Woods and seconded A. Goslin.)

I. Thomas Madden, Economic Development Director.

1. T. Madden introduced himself as the new “Economic Development Director. He held a similar position at Greenburg, New York. He previously worked on a program in Greenburg to identify historical resources and create commemorative plaques throughout the town. He noted that it is important to get a narration of the town’s own history. He is interested in creating a historic walking tour of downtown Stamford. He may eventually write a grant to prepare the history.

2. In review of the Harbor Point plaques, he encourages keeping text and pictures and history simple, with photographs.

3. He has also proposed the idea of using investment tax incentives as a historic preservation tool through property tax reductions over many years. There should also be a review of other zoning incentives that can help historic restoration.

(The commission thanked Mr. Madden for attending.)

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



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Meetings are normally on the second Tuesday of the month starting at 7:00 pm in the 7th floor conference room, number 7-C. The next meeting will be Tuesday May 12th

Respectfully submitted,

David W. Woods AIA Secretary
Historic Preservation Advisory Commission