

**HISTORIC  
PRESERVATION  
ADVISORY  
COMMISSION**

**Minutes of Historic Preservation Advisory Commission (HPAC)**

Date: Regular Meeting held: May 13, 2014  
Location: Stamford City Hall, 888 Washington Blvd. Stamford CT 06901  
Land Use Bureau - 7<sup>th</sup> fl. conference Room  
Present: Lynn Drobbin, Anne Goslin, Jill Smyth, David Woods, Barry Hersh, Rebecca Shannonhouse (alternate) and Lynn Villency Cohen (alternate). Martin Levine, briefly (Mayor's office)

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**REGULAR MEETING**

OLD BUSINESS

(Called to order 7:05)

1. Approval of Minutes

Minutes were approved without comments additions to deletions. The Commission voted to approve the minutes: (Moved by A Goslin, seconded by J. Smyth, and carried unanimously.

2. Application Referral, Zoning Board Appl. 213-44 Rich-Cappelli, LLC & Louis R. Cappelli Family LTD, 425 Atlantic Street, U.S. Post Office Building

There was a presentation by Kathleen Hennessy of the Capelli Organization. Present were: Amy Sonchuns, of Humitz Sagann Slossberg & Knuff, attorney for Capelli: and Ray Mazzeo planner with Redniss & Mead

The team presented documents showing a revised proposal that preserves the 1939 annex as well as the original building. A drive through has been placed in the annex portion. The wall opening has been made to match other details. The West face has a wall opening 4 ft away from the South tower face in about the same location as the existing loading doc area. The sides will retain two round top windows, that exist now, just outside the old loading doc area. The North face has been restored with a similar opening for an auto drive through as the South face. The "inside" portion of the drive through will have a glass wall for door access to the old post office side. The design details of the inside wall will be developed as the project proceeds and a tenant is brought on board. A long opening to the sky has been placed over the drive through. It is intended to be "open to the sky". Some structure remains to support the West exterior wall and the inside wall – East side. Ms Hennessy further explained that more work is needed. They will resolve a handicapped entrance, They may use the entrance at the southeast corner. The ownership of the building is still not resolved but wants to proceed with this basic concept for renovation and restoration with support of the community. Capelli intends to lease the interior spaces, but cannot discuss interior alterations until the ownership and leases are resolved. They will do a complete survey once the ownership is completed.

Comments from the commission were:

- The proposal addresses concerns of the historic community for saving the 1939 annex
- The openings for the auto drive seem appropriate.
- Some attention to the details of the openings are needed, including the "head stone details"
- Some attention to the base of round top windows, over the openings is needed.
- The commission is encouraged by the interest in replicating details .
- The commission encouraged the team to make every effort to preserve important features of the 1919 original structure.

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- Handicapped accessibility needs to be resolved in a sympathetic way.
- The Commission understands that Capelli will respect the 1997 MOA with SHPO, including the 07 addendum for any further work on the building.

There was some additional discussion about historic tax credits. Capelli said that they will not pursue tax credits. They further stated that they will do a complete survey of the building once the ownership is resolved.

Wes Haynes of the Neighborhood Historic Preservation responded to a question about height and bulk of the building, stating that Capelli will potentially receive zoning bonuses for preserving the historic building. The commission expressed concern about the height and bulk of the towers in relation to the historic post office. It was determined that this issue is a zoning issue and outside of the advice that the HPAC should provide

Wes Haynes further noted that the 1997 MOA did not list the 1939 annex ( since it was agreed at the time o be demolished) but believes that the MOA should be revised to extend the covenant to preserve the annex, as Capelli has presented.

Wes Haynes further indicated that Historic Neighborhood Preservation ( HNP) is pleased with the direction that Capelli has agreed to.

The Commission voted on the following resolution: (Moved by A. Goslin, seconded by J. Smyth, and carried unanimously.)

1. The draft letter of encouragement for the new concept will be edited by L. Drobbin with commission comments and will distribute to the Commission before it is presented to the zoning board.
2. The commission will be available to read the letter at the zoning hearing next week. A. Goslin has volunteered to be available at the meeting.

**NEW BUSINESS**

1. Historic preservation elements of the Stamford master plan

- L Drobbin has requested of the city that a chapter on historic preservation be added to the master plan document under development.
- L Drobbin has started a draft of text for review by the commission. A few comments were made. 1. The text should add a paragraph of philosophy or policy statement expressing the need for historic preservation in the city.
- L. Drobbin believes it is important to provide in the chapter, a list of tasks that the city should undertake to register and map historic properties and districts.
- It is understood that the master plan process with other city agencies has been delayed and a statement from the HPAC can be submitted before May 28<sup>th</sup>.

The HPAC voted on the following resolution: (Moved by B. Hersh, seconded by D. Woods, and carried unanimously.)

1. A. Goslin and J. Smyth will work on a draft "policy statement" to be included.
2. L Drobbin will update and edit the draft statement to be included after the policy statement
3. The draft will be reviewed by email for potential submission by the 28<sup>th</sup> of the month.

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2. Notification of training session with CT Trust for Historic Preservation.

- D. Woods and L Villency Cohen will attend the meeting on Thursday and report back to the HPAC.

3. By laws of the HPAC

- The group discussed briefly the need for by-laws that will set procedures for presentations to the commission and how projects should be submitted. J. Smyth and L. Villency Cohen agreed to start the first draft for review before the next meeting.

4. Woodland Cemetery

The City provided to HPAC recent background materials concerning alterations to the Woodland Cemetery

The HPAC did not review or discuss the submitted materials.

The commission requested that a presentation be made by the applicant or by the city at the next meeting for commission review and advice. L. Drobbin will make that request of Norman Cole.

Ms. Drobbin adjourned the meeting at 9:45 p.m.

Submitted by: David W. Woods AIA secretary  
Stamford Historic Preservation Advisory Commission

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