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**CITY OF STAMFORD**  
**HISTORIC PRESERVATION ADVISORY COMMISSION**  
888 WASHINGTON BOULEVARD  
STAMFORD, CT 06904-2152

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

Date: Regular meeting held: March 2, 2021  
Location: Via Zoom  
Present: David Woods, Barry Hersh, Elena Kalman, Rebecca Shannonhouse  
Alternate: Dee Davis

**REGULAR MEETING**

**I. Call to Order.**

The meeting was called to order at 7:03 p.m. by HPAC chair, D. Woods

**A. Vote on R. Shannonhouse as secretary of the Commission.**

(The motion was moved by D. Davis and seconded by B. Hersh and carried unanimously.)

**II. Approval of Minutes with Corrections for February 2, 2021 Meeting.**

(The motion was moved by D. Davis and seconded by R. Shannonhouse and carried unanimously)

**III. New Business.**

None.

**IV. Old Business.**

**A. Application: 583 Pacific Street.**

Revisions to prior approved Section 7.3 application. Addition of one story for residential use.

Owners: 583 Pacific Street CH, LLC.

Participants: Jason Klein, Attorney, Carmody Torrance Sandak Hennessy, LLP; Mark Goodwin, Architect, Beinfield Architecture; Andres Hogg, Owner, 583 Pacific Street

Presented: J. Klein provided a brief overview and update of the revised application.

M. Goodwin presented the revised drawings and reviewed the proposed changes.



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The Commission reviewed revised drawings and submission materials for 583 Pacific Street. The submitted materials were forwarded to the Commission as a revision to the design for a previously submitted Section 7.3 application. (The original Section 7.3 application was presented to HPAC and approved on August 7, 2018). The City requested HPAC to review and comment.

After discussion by HPAC members, D. Woods asked for comments from the public. Judy Norinsky, President of Historic Neighborhood Preservation; and Sue Halpern, Vice President of South End NRZ, spoke.

Following the presentation and discussion, the Commission made a determination and agreed to the changes, as they do not significantly alter the design that was submitted in 2018. The following conditions were approved:

1. The owners agree to follow the conditions that were in the Zoning Board approval dated October 18, 2018. Those are:
  - a. Execution of a standard historic façade preservation easement.
  - b. Applicant will not sandblast the brick.
  - c. A brass dedication plaque will be provided to commemorate the historic structure.
  - d. The owner will submit a final written description of the historic rehabilitation.
  - e. The owner will provide certification of the historic rehabilitation by a qualified expert.
2. The owners agree to follow the conditions and notes that were provided in the HPAC approval from the meeting on August 7, 2018 and meeting notes of August 15, 2018.
3. As part of a normal Section 7.3 application, the Commission requests continued review of the work onsite by Renee Kahn, or another City-designated authority, charged with review of the progress and assistance with material and color decisions, with the architect.

(The motion to accept the resolution was moved by E. Kalman and seconded by B. Hersh and carried unanimously.)

**B. South End Updates.**

1. D. Davis provided an update on the Blickensderfer building. There are no new developments.

She also provided an update on “Antique Row,” three properties owned by Heyman Properties (First National Joint Ventures, LLC)

Demolition for the properties, described below, is set to occur on or before May 31, 2021:

- 441 Canal Street
- Hampton Antique Gallery/Juliska Factory Outlet (closed/retired April 30, 2020)
- 465 Canal Street
- Juliska (closed and moved to South Carolina in November 2020)
- 481 Canal Street
- Greenwich Living Antiques



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She reported that Ralph Blessing, Land Use Bureau Chief, has spoken to the property owner about the redevelopment of the site(s), but they have not submitted any applications yet. Last, he heard they were changing architects. The plan would be to redevelop the properties as a residential site, similar to other developments in the South End.

After HPAC members discussed the status of these properties, D. Woods asked for comments from the public. J. Norinsky, President of Historic Neighborhood Preservation, spoke.

D. Woods said he would keep an eye on the status of these properties.

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

2. D. Woods reported a Zoning Text Change application for a group of four to five lots on Pacific Street bordering up to Henry Street will probably be coming before HPAC at the April meeting.

(The item was **TABLED** without further discussion.)

3. J. Norinsky sent an email on March 1, 2021 alerting HPAC to two potential projects: 242 Old Long Ridge Road (a possible amendment to a demolition application) and 431 Scofieldtown Road.

D. Davis reported that 242 Old Long Ridge Road has a barn that is in bad shape with a chicken coop on the back. D. Woods asked D. Davis if she could reach out to the owner. D. woods hopes the owner will not demolish the property before it can be visited. J. Norinsky thought the barn could possibly be moved. Some pieces could be disassembled and re-assembled at a new location or pieces at least salvaged.

431 Scofieldtown Road is a circa 1752 house now for sale on ½ an acre. It was described as a nice house but ripe for demolition. E. Kalman wondered whether zoning would allow a house to be built on the back and keep the existing house. E. Kalman said it is the only house of that era in North Stamford. J. Norinsky expressed interest in going to the Government Center to research the deed.

D. Woods said to track whether it gets sold and encourage new owners to preserve the house.

**C. Update of Stamford Zoning Code - Review of Historic Section 7.3.**

D. Woods reported the revised Section 7.3 Zoning code was approved by the Zoning Board. Questions he raised in an email were not brought up before the vote, but he explained there is a mechanism to make changes if that is deemed necessary at a later date. J. Norinsky reported that Ralph Blessing has said it can be amended through rules process as a “living document.”

**D. Demolition Permit Applications.**

1. No demolition permits were presented for discussion.

B. Hersh asked if there was a demolition permit submitted for 50 John Street. None had been received.



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D. Woods says there seems to be no consistency in how he is receiving demolition permits. Some are coming from Tony Strazza, a local code consultant, some from builders and some from the City Building Department.

2. There was a brief discussion about HPAC undertaking education efforts to inform developers of historic preservation bonuses available via Section 7.3 and state and federal tax credits. D. Woods said he would speak to Ralph Blessing about possibly publicizing the Cultural Resources Inventory. D. Davis mentioned the possibility of HPAC getting help from an intern, and J. Norinsky said HPAC should be eligible for a grant. R. Shannonhouse said she would check with SHPO to find out any details on any available grants.

(The discussion was **TABLED** and will be ongoing at a future meeting.)

**V. Adjournment.**

D. Woods adjourned the meeting at 8:49 PM (There was no further discussion)

(The motion to adjourn was moved by B. Hersh and seconded by E. Kalman and carried unanimously.)

Written by: Rebecca Shannonhouse, DRAFT: March 15, 2021  
Secretary, Historic Preservation Advisory Commission

Meetings are normally on the first Tuesday of the month starting at 7:00 pm. The next meeting is scheduled for April 6, 2021 via Zoom.