

LU29.088

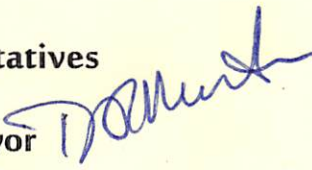


---

INTEROFFICE MEMORANDUM

---

TO: Planning Board  
Board of Finance  
Board of Representatives

FROM: David Martin, Mayor 

DATE: June 1, 2017

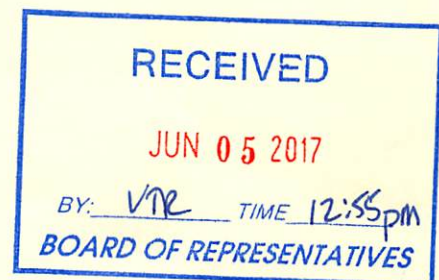
RE: Extension of Deed Restrictions on the Holly Mansion Property at  
Cove Island Park for Soundwaters Inc., boat shed grant application  
(Hurricane Sandy Disaster Relief)

---

Please review the attached proposed Amendment and advise your recommendation.

Thank you.

Enc.





CITY OF STAMFORD, CONNECTICUT  
INTER-OFFICE CORRESPONDENCE

no signature  
until approved  
by all 3  
Boards.



June 1, 2017

To: David R. Martin  
Mayor

From: Chris Dellaselva  
Assistant Corporation Counsel

Re: **Extension of Deed Restrictions on the Holly Mansion Property at Cove Island Park For Soundwaters, Inc., boat shed grant application (Hurricane Sandy Disaster Relief)**

Dear Mayor Martin,

Soundwaters is asking the City to extend the existing deed restrictions on the Holly Mansion Property at Cove Island Park for an additional 5 years (from 15 to 20). A copy of the proposed Amendment follows this cover. As this is a conveyance of an interest in City property, please follow Code of Ordinances Sec. 9-6 (Special Sales) and forward this Amendment to the Planning Board, Board of Finance and Board of Representatives for approval if you are agreeable to this extension.

**Background:** Soundwaters, Inc. received a Hurricane Sandy Disaster Relief reimbursement grant in the amount of \$53,500.00 in January 2015 for repairs made by Soundwaters the basement and front porch of the Holly Mansion at Cove Island Park. The City, as owner of the property, agreed to certain 15-year use restrictions and maintenance requirements imposed by the State Historic Preservation Office as a condition of that grant.

Soundwaters has since paid for repairs to the Boat Shed on that same property and has applied for a 2<sup>nd</sup> Hurricane Sandy Disaster Relief reimbursement grant in the amount of \$77,339.00. SHPO requires a 5-year extension on the use restrictions and maintenance requirements as part of approving that application.

Thank you in advance for your prompt attention to this matter. You may, of course, contact me at your convenience if I may be of any further assistance to you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Dellaselva".

Chris Dellaselva  
Assistant Corporation Counsel

**AMENDMENT TO EASEMENTS AND DECLARATIONS**

**THIS AMENDMENT** is entered into as of the \_\_\_\_\_ day of \_\_\_\_\_, 2017 by the **City of Stamford**, a municipal corporation organized and existing pursuant to the law of the State of Connecticut, with a principal place of business located at 888 Washington Boulevard, Stamford, Connecticut (hereinafter "Grantor"), acting herein by David R. Martin, its duly authorized Mayor, and the **State of Connecticut** (hereafter called the Grantee), acting by the State Historic Preservation Office located within and as part of the Department of Economic and Community Development, an agency of the State of Connecticut having an office at 1 Constitution Plaza, 2nd Floor, Hartford, Connecticut.

**WITNESSETH:**

**WHEREAS**, the parties executed a certain document entitled, "EASEMENTS, DECLARATION OF COVENANTS, AND DECLARATION OF PRESERVATION RESTRICTIONS," dated January 12, 2015, and recorded in Volume 11241 at Page 237 of the Stamford, Connecticut, Land Records; and

**WHEREAS**, the parties wish to amend said Preservation Restriction;

**NOW, THEREFORE**, for one (1) Dollar and other valuable considerations and in consideration of the premises the parties hereto agree as follows:

1. Covenant One (1) of said Preservation Restriction is amended by substituting the words "Twenty (20)" for the words "Fifteen (15)" in the phrase "...historical, architectural, archaeological cultural qualities of the same for a period of Fifteen (15) Years..."
2. Covenant Fourteen (14) of said Preservation Restriction is amended by substituting the words "Twenty (20)" for the words "Fifteen (15)" in the phrase "...shall terminate "Fifteen (15) Years from the date of this instrument..."
3. Exhibit B of said Preservation Restriction is amended by the addition of the following paragraph(s):

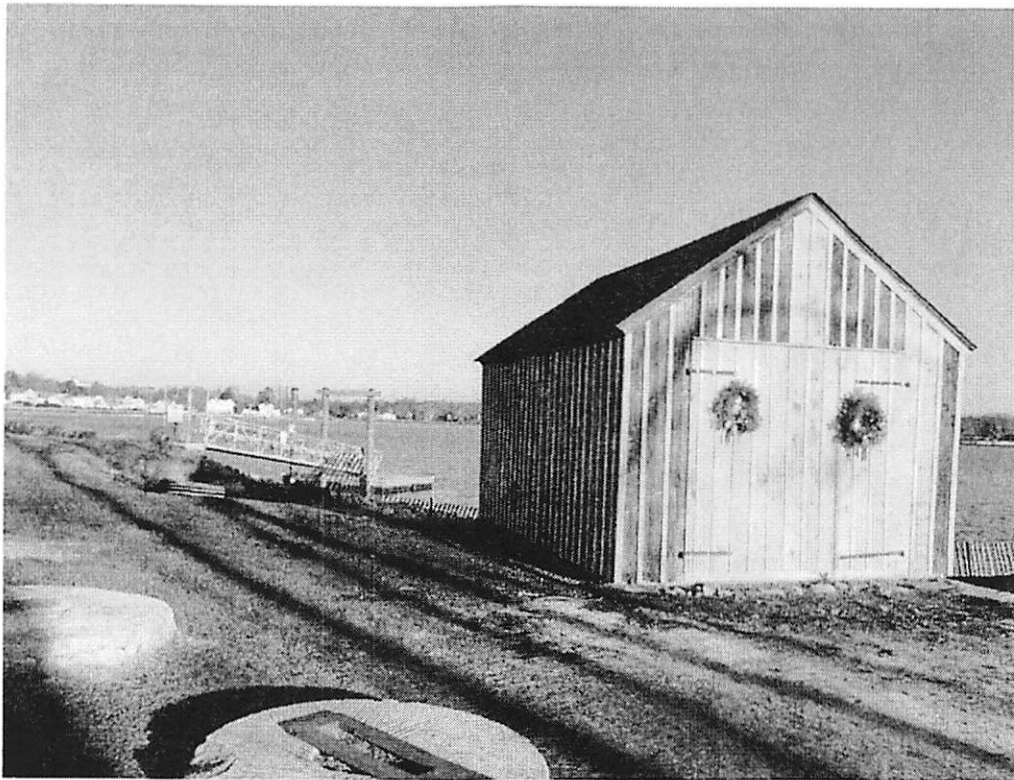
**MAINTENANCE STANDARDS FOR A SHED AT COVE ISLAND, ALSO KNOWN AS THE HOLLY MANSION SHED, AND MOST RECENTLY THE SOUNDWATERS SHED**

The structure formerly known as a shed at Cove Island or Holly Mansion Shed, and now as the SoundWaters Shed, is a small one-story, gable-roofed vernacular outbuilding measuring 14 feet by 20 feet in plan and enclosing 280 square feet in plan. The shed is built on a dry-laid rubble fieldstone foundation that projects toward the shoreline of Holly Pond. The shed is dated circa 1870 based on its 6x6 sawn-timber post-and-beam framing with lap-joint connections and earliest known record as depicted on a map of 1879. It is enclosed by board-and-batten walls and roofed with Fiberglas-asphalt shingles on plywood built over lath used with the shed's original wood shingle roofing. The shed is furnished with batten doors similar in appearance to the siding. The interior has a non-original concrete slab floor but is otherwise unfinished and open to the rafters. The shed is significant as the only surviving structure of a group of three barns sited

in close proximity to the Holly Mansion that were dependencies to the mansion's 19<sup>th</sup> century industrial activities that flourished on Cove Island. The shed's shoreline siting accessible by boat at high tide suggests its early use associated with Holly Pond's nearby tidal dam and/or fishery.

Superstorm Sandy damaged the shed's structure and envelope, racking its post-and-beam frame, fracturing portions of its siding, scouring its foundation and heaving its previously distressed concrete slab. The shed was carefully repaired and maintained as closely as possible to its appearance prior to the storm. Historic foundation, framing, cladding, and other materials were salvaged and reused to the greatest extent possible, with other materials replaced in-kind as required. All work was completed to preserve the integrity of the original primary and secondary structural framing and with appreciation for historical accuracy.

The Grantors will preserve and maintain the structure, as described herein and pictured below, in good condition and in accordance with the Secretary of the Interior's *Standards for the Rehabilitation of Historic Properties* during the life of this Preservation Restriction.



4. Except as herein modified, all other provisions of said Preservation Restriction are hereby confirmed and ratified.



**STATE OF CONNECTICUT  
BY THE CONNECTICUT HISTORIC  
PRESERVATION OFFICE**

\_\_\_\_\_  
Witness  
Name:

By: \_\_\_\_\_  
Kristina Newman-Scott,  
State Historic Preservation Officer

\_\_\_\_\_  
Witness  
Name:

STATE OF CONNECTICUT }  
  } Hartford  
COUNTY OF HARTFORD )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2017, before me, the undersigned officer, personally appeared Kristina Newman-Scott, who acknowledged that he is the State Historic Preservation Officer of the State Historic Preservation Office and that he, as such SHPO, being authorized so to do, executed the foregoing instrument for the State of Connecticut by signing his name as such SHPO.

IN WITNESS WHEREOF, I hereunto set my hand.

\_\_\_\_\_  
Commissioner of the Superior Court

Statutory Authority: C.G.S. § 10-411

Approved as to form:

\_\_\_\_\_  
Attorney General

\_\_\_\_\_  
Date