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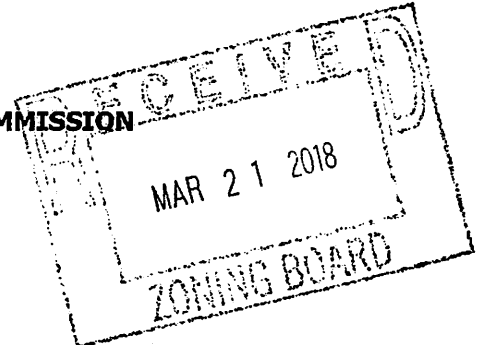


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CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION
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MEMORANDUM

TO: Zoning Board, David W. Woods, Vineeta Mathur
DATE: March 14, 2018
RE: Application 217-01 High Ridge Real Estate Owner LLC. for 3 High Ridge Park

The commission has reviewed the application for proposed text changes in the Zoning Regulations that, if permitted, will allow adaptive reuse and redevelopment of existing office parks with gymnasium or physical culture establishment uses, subject to special exception.

This is the commission's second response to Application 217-01 (revised February 14, 2018); the first response was submitted by the commission to the Planning Board on August 3, 2017.

The commission does not support the application for the following reasons:

Specific to High Ridge Park:

1. High Ridge Park, including buildings and landscape, was designed by Victor Bisharat. In a city with few historic resources, it offers Stamford residents an accessible, intact, quintessential mid-century office campus (buildings and landscape) by a known architect.
2. Demolition of National Register-eligible building number three would destroy a contributing resource to the cohesive park.

Please note: a response from the Connecticut State Historic Preservation Office will be forthcoming as well.

3. The language that encourages similar palette, materials, massing and features - compatible design - in reconstruction is not strong enough to ensure a sympathetic building. In addition, a sympathetic building would be costly and most difficult to design following the *Secretary of Interior's Standards for the Treatment of Historic Properties*.
4. The proposed use is incompatible with the building and campus.



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5. The language pertaining to the garage does not address design standards. To add one in any form would significantly alter the campus' original design and would never be compatible.

General:

1. The changes will extend to all Designed Commercial Districts (C-D). The commission is concerned with the unstudied, unknown, and unintended consequences of these changes, e.g., the provisions for structured parking address High Ridge Park and should not be added to Zoning Regulations that impact the entire city.
2. The commission is uncertain of the full definition and intended use of "Physical Culture Establishment." This is a generic term that could apply to almost any building type.
3. Stamford's Master Plan encourages the preservation as well as adaptive reuse of its significant resource, specifically recommending residential uses.
4. It is uncertain how preserved architectural features would be calculated for exclusion from building coverage; therefore, we are uncertain of the extent of advantages.

Thank you for considering the commission's position.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'AG' with a flourish.

Anne Goslin
Vice-chair