

From: [Elizabeth McCauley](#)
To: [de la Cruz, Virgil](#)
Cc: [Adams, Terry](#); [Aquila, Marc](#); [Coleman, Elise](#); [Cottrell, Megan](#); [DePina, Gloria](#); [DiCostanzo, Monica](#); [Fedeli, Mary Lisa](#); [Figueroa, Anabel](#); [Giordano, Philip](#); [Graziosi, Anzelmo](#); [Hughes, Sheila](#); [Jacobson, Jonathan](#); [Kolenberg, Steven](#); [Lee, Benjamin](#); [Liebson, Alice](#); [Lion, Bob](#); [Lutz, Diane](#); [Mahoney, Dennis](#); [Matherne, Raven](#); [McMullen, J.R.](#); [Michelson, Bradley](#); [Miller, Lindsey](#); [Moore, Mavina](#); [Morson, Eric](#); [Nabel, Susan](#); [Patterson, Denis](#); [Pendell, Tom](#); [Pia Jr., Charles](#); [Pratt, Rodney](#); [Quinones, Matt](#); [Roqueta, Robert](#); [Saftic, Ines](#); [Sherwood, Nina](#); [Spadaccini, Anthony](#); [Staley, Angelina](#); [Stella, Jeffrey](#); [Summerville, Annie](#); [Wallace, Lila](#); [Watkins, David](#); [Zelinsky, John](#); [Rosenson, Valerie](#); [Susan Halpern](#)
Subject: South End Study Committee Resolution - Clarifications
Date: Wednesday, October 16, 2019 5:03:21 PM
Attachments: [South End Historical District Study Committee - 5-21-19 email from R. Blessing.pdf](#)

Good Afternoon Mr. de La Cruz,

Please note the following clarifications to some concerns about the Study Committee Resolution as discussed at last month's Land Use Committee Meeting:

1. When we originally received the resolution drafted by Valerie Rosenson, we added the Whereas #4 based on the attached information that we had received from Ralph Blessing that the Board of Reps. shall appoint the Study Committee as confirmed by the Legal Dept.
2. We confirmed with SHPO (State Historic Preservation Office) that members of the Study Committee do not have to be residents of the South End but rather electors in the City of Stamford, CT.

Please note that we will provide a revised document shortly and address the remaining concerns at that time.

Thanks,
Elizabeth McCauley

RE: South End Historical District

mccauleyeliz3@y.../Stamford Histor...



Barney, Sheila <S.Barney@neopost.com>

May 21 at 3:04 PM

To: Blessing, Ralph <RBlessing@StamfordCT.gov>, Levine, Todd <Todd.Levine@ct.gov>
Cc: Renee Kahn <rkahnhnpp@optonline.net>, Dunne, Mary <Mary.Dunne@ct.gov>, barney <sheilabarney@optonline.net>, Elizabeth McCauley <mccauleyeliz3@yahoo.com>, Sue Halpern <SUEHRN1@optonline.net> [more...](#)

Great, Thank you

Sheila Barney

From: Blessing, Ralph <RBlessing@StamfordCT.gov>
Sent: Tuesday, May 21, 2019 3:03 PM
To: Barney, Sheila <S.Barney@neopost.com>; Levine, Todd <Todd.Levine@ct.gov>
Cc: Renee Kahn <rkahnhnpp@optonline.net>; Dunne, Mary <Mary.Dunne@ct.gov>; barney <sheilabarney@optonline.net>; Elizabeth McCauley <mccauleyeliz3@yahoo.com>; Sue Halpern <SUEHRN1@optonline.net>; Terry Adams <terryadam@optonline.net>; Carmine <regcal@aol.com>; Peter` Quigley <pjqigley8@gmail.com>
Subject: RE: South End Historical District

Hi Sheila,

I reached out to the Law Department. They have assigned an attorney to do research and will get back to me, hopefully within a week.

Ralph

From: Barney, Sheila [<mailto:S.Barney@neopost.com>]
Sent: Tuesday, May 21, 2019 10:41 AM
To: Blessing, Ralph; Levine, Todd
Cc: Renee Kahn; Dunne, Mary; barney; Elizabeth McCauley; Sue Halpern; Terry Adams; Carmine; Peter` Quigley
Subject: RE: South End Historical District

Good Morning Ralph,

Just following up to find out if you heard back from the Law Department regarding the study committee, as we would like to move forward with next steps.

Thank You

Sheila Barney

Portfolio Specialist, Accounts Receivable

From: Blessing, Ralph <RBlessing@StamfordCT.gov>
Sent: Thursday, May 16, 2019 8:39 AM
To: Levine, Todd <Todd.Levine@ct.gov>
Cc: Barney, Sheila <S.Barney@neopost.com>; Renee Kahn <rkahnhnpp@optonline.net>; Dunne, Mary <Mary.Dunne@ct.gov>; barney <sheilabarney@optonline.net>; Elizabeth McCauley <mccauleyeliz3@yahoo.com>; Sue Halpern <SUEHRN1@optonline.net>; Terry Adams <terryadam@optonline.net>; Carmine <regcal@aol.com>; Peter` Quigley <pjqigley8@gmail.com>
Subject: Re: South End Historical District

Todd,

Thank you for the offer-I think that would be very helpful.

I have reached out to our Law Dept to establish who, per our Charter, would appoint our Study Committee and waiting to hear back from them.

Ralph

Sent from my iPhone

On May 16, 2019, at 8:16 AM, Levine, Todd <Todd.Levine@ct.gov> wrote:

Hi Ralph,

If you want some guidance on how other municipalities have gone through the process, Mary Dunne or I would be happy to give you examples. Thanks for helping shepherd this forward.

~T~

Todd Levine

Historian
State Historic Preservation Office
Dept. of Economic & Community Development
State of Connecticut
450 Columbus Blvd., Suite 5
Hartford, CT 06103
O: 860-500-2337

[<image001.jpg>](#)

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[<image002.gif>](#)[<image003.gif>](#)[<image004.png>](#)

[<image005.jpg>](#)

[<image006.png>](#)

From: Blessing, Ralph [<mailto:RBlessing@StamfordCT.gov>]

Sent: Tuesday, May 14, 2019 2:05 PM

To: 'Barney, Sheila' <S.Barney@neopost.com>; Renee Kahn <rkahnhnpp@optonline.net>; Dunne, Mary <Mary.Dunne@ct.gov>

Cc: barney <sheilabarney@optonline.net>; Elizabeth McCauley <mccauleyeliz3@yahoo.com>; Levine, Todd <Todd.Levine@ct.gov>; Sue Halpern <SUEHRN1@optonline.net>; Terry Adams <terryadam@optonline.net>; Carmine <regcal@aol.com>; Peter` Quigley <pjquigley8@gmail.com>

Subject: RE: South End Historical District

It was before my time. The ordinance says that the Historic District Commission was appointed by the Mayor but it doesn't mention how the Study Committee was created. I would think that at some point, when the ordinance needs to be drafted, the Law Dept will become involved.

From: Barney, Sheila [<mailto:S.Barney@neopost.com>]

Sent: Tuesday, May 14, 2019 2:00 PM

To: Blessing, Ralph; Renee Kahn; Dunne, Mary

Cc: barney; Elizabeth McCauley; Levine, Todd; Sue Halpern; Terry Adams; Carmine; Peter` Quigley

Subject: RE: South End Historical District

Ralph,

Out of curiosity Did the Long Ridge Association and others have to go through the Law Department prior to setting up their Local Historic Districts?

Thank You

Sheila Barney

From: Blessing, Ralph <RBlessing@StamfordCT.gov>

Sent: Tuesday, May 14, 2019 1:57 PM

To: Barney, Sheila <S.Barney@neopost.com>; Renee Kahn <rkahnhnpp@optonline.net>; Dunne, Mary <Mary.Dunne@ct.gov>

Cc: barney <sheilabarney@optonline.net>; Elizabeth McCauley <mccauleyeliz3@yahoo.com>; Levine, Todd <Todd.Levine@ct.gov>; Sue Halpern <SUEHRN1@optonline.net>; Terry Adams <terryadam@optonline.net>; Carmine <regcal@aol.com>; Peter` Quigley <pjquigley8@gmail.com>

Subject: RE: South End Historical District

Hi Sheila,

I did some preliminary research and it's a bit more complicated. I will need to check with the Law Department to give you an answer. Feel free to check in with me if you don't hear back by the end of this week.

Ralph

From: Barney, Sheila [<mailto:S.Barney@neopost.com>]

Sent: Tuesday, May 14, 2019 1:17 PM

To: Blessing, Ralph; Renee Kahn; Dunne, Mary

Cc: barney; Elizabeth McCauley; Levine, Todd; Sue Halpern; Terry Adams; Carmine; Peter` Quigley

Subject: RE: South End Historical District

Thanks Ralph and would you please let us know what the criteria is for deciding who will be appointed on the committee

Thank You

From: Blessing, Ralph <RBlessing@StamfordCT.gov>

Sent: Tuesday, May 14, 2019 1:01 PM

To: Barney, Sheila <S.Barney@neopost.com>; Renee Kahn <rkahnhnpp@optonline.net>; Dunne, Mary <Mary.Dunne@ct.gov>

Cc: barney <sheilabarney@optonline.net>; Elizabeth McCauley <mccauleyeliz3@yahoo.com>; Levine, Todd <Todd.Levine@ct.gov>; Sue Halpern <SUEHRN1@optonline.net>; Terry Adams <terravadam@optonline.net>; Carmine <regcal@aol.com>; Peter' Quigley <pjquigley8@gmail.com>

Subject: RE: South End Historical District

The Mayor is the Chief Elected Official – I will do some research if it needs to be the Mayor or the Board of Reps.

From: Barney, Sheila [<mailto:S.Barney@neopost.com>]

Sent: Tuesday, May 14, 2019 11:44 AM

To: Renee Kahn; Dunne, Mary

Cc: barney; Blessing, Ralph; Elizabeth McCauley; Levine, Todd; Sue Halpern; Terry Adams; Carmine; Peter' Quigley

Subject: RE: South End Historical District

That's the question I posed to Ralph since he is a Chief Elected Official.

Thank You

Sheila Barney

Portfolio Specialist, Accounts Receivable

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Millford CT 06461

Phone: 203.301.3693

s.barney@neopost.com

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From: Renee Kahn <rkahnhnpp@optonline.net>

Sent: Tuesday, May 14, 2019 11:42 AM

To: Dunne, Mary <Mary.Dunne@ct.gov>

Cc: barney <sheilabarney@optonline.net>; rblessing@StamfordCT.gov; Elizabeth McCauley <mccauleyeliz3@yahoo.com>; Levine, Todd <Todd.Levine@ct.gov>; Sue Halpern <SUEHRN1@optonline.net>; Terry Adams <terravadam@optonline.net>; Carmine <regcal@aol.com>; Peter' Quigley <pjquigley8@gmail.com>; Barney, Sheila <S.Barney@neopost.com>

Subject: Re: South End Historical District

Who authorizes the study committee? The Mayor? the Board of Reps? How do they get selected?

Sent from my iPhone

On May 14, 2019, at 10:11 AM, Dunne, Mary <Mary.Dunne@ct.gov> wrote:

Hi, all:

In order to comply with the statutes that outline the procedures for establishing a municipal historic district, a study report committee is appointed by the town's legislative body, or the chief elected official—whichever is authorized. This is the action that essentially starts the process.

Mary

Mary Dunne

Deputy State Historic Preservation Officer

Department of Economic and Community Development

450 Columbus Blvd.

Suite 5

Hartford, CT 06103

860.500.2356

FAX 860.707.1845

Mary.dunne@ct.gov

From: barney [<mailto:sheilabarney@optonline.net>]

Sent: Tuesday, May 14, 2019 8:15 AM

To: rbleasing@StamfordCT.gov

Cc: Dunne, Mary <Mary_Dunne@ct.gov>; Elizabeth McCauley <mccauleyeliz3@yahoo.com>; Levine, Todd <Todd.Levine@ct.gov>; Sue Halpern <SUEHRN1@optonline.net>; Terry Adams <terryadam@optonline.net>; rkahnnp@optonline.net; Carmine <regcal@aol.com>; Peter Quigley <pjquigley8@gmail.com>; s.barney@neopost.com

Subject: South End Historical District

Good Morning Ralph,

Thank you for briefly speaking with me prior to the zoning meeting last night and also offering assistance to help us set up the South End Historic District. Mary Dune and Todd of SHPO is giving us guidance and has provided the below process for starting a South End local historical district. The below requirements have already been done since the South End is on the National Historic Register but the question arises about the study committee who will be preparing the report. Would you please shed some light on the appointment of the Study committee since you have already had a study done in the South End that was inclusive of concerns for Historical Preservation.:

The process begins with the chief elected office appointing a study committee to prepare a report describing the proposed district. The report must include the following:

1. Description of the architecture and significance
2. Description of the history and historical significance of the district
3. A list of each property in the district by address
4. A photo of each property in the district
5. A proposed ordinance adding the district to the existing town ordinance.—this is the ordinance established under Chapter 97, not your recent town-wide ordinance
6. A map showing the exact boundaries of the proposed district

The length of this process depends on how quickly you can put the study together. We can offer a matching grant to hire a consultant to do this if you don't think you have the time or capacity. But there still has to be a study committee in place.

Once the report is completed it goes simultaneously to our office and your town's P&Z commission for comment. Each party has 65 days to comment.

Once you receive comments, you can schedule a public hearing to discuss the proposed district and get comments from the public

After the public hearing, you make any changes you feel are necessary based on the public comments, our comments and the P&Z comments.

Then the report goes to the Town Clerk, who will create and submit ballots to all affected property owners.

If 2/3 of the ballots that come back are in favor, the report goes on to your local legislative body.

That body votes by simple majority to accept the report and enact the ordinance, or send it back with request for revisions, or reject it outright.

If the ordinance is enacted, the body also appoints a historic district commission. If you want to use your existing commission you can, but at least one member should be a resident of the new district. By existing commission I mean your Old Long Ridge Historic District Commission, not your PAC

3. Can the 'map' be created, using the inventory of home & biz property ownership, posted in 1986 list on the So End National Register, in a way that secures 2/3rd ownership approval within the National Register area but, maybe not places adjacent or contiguous (since many have left due to poor protection), and in a smaller neighborhood parcels at first, to be expanded upon once Commission has been approved by Board of Reps - and in a way that creates those remaining owners left wishing to be protected by a commission ?

The district can be as small or large as you want and precedence has been set (and upheld by the courts) for creating an initial district that includes the most number of property owners in favor and leaving out those who are opposed. You must have a continuous and contiguous district boundary, however, and you can't have "donut holes." Every property within the boundaries is part of the district.

2. Is it that 2/3 home & business 'property ownership' is required to move application forward of 'district commission' map for a vote to be considered for status, or is it 2/3 of the 'land ownership'?

The ballot goes to the owner of record of the property (building). Land area is not part of the equation. If a property is jointly owned, each owner gets a proportional share of the vote (1/2 1/3 etc.)

However, precedence has been set for only one vote per property owner, meaning if someone owns 3 properties, they only get one vote.

Hope this helps!—I would be happy to meet with your committee if you would like.

Mary