

Agenda Item B. Review of National Register Status for Properties Proposed for Demolition

In addition to reviewing new nominations, the State Historic Preservation Review Board is tasked with completing evaluations of National Register eligibility for other specific properties when necessary to assist the SHPO.

In Connecticut, a State Historic Preservation Review Board opinion is necessary in some cases when demolition is proposed and action under Connecticut Environmental Protection Act is being considered. The Protection Act applies to properties that are listed on the National Register. However, there are many cases where lack of clarity in the original nomination or a change in the physical integrity of a property warrants re-evaluation of the property's designation status.

At the March 25, 2022 meeting, the SRB will be asked to assess whether or not seven properties, located within a single National Register-listed historic district, retain enough integrity to continue to contribute to said district.

This package includes current information about the properties and a copy of the nomination for the district they are a part of.

Agenda Item B.

B.1. Review of National Register Status for Properties Proposed for Demolition:

- **39 Church Street**
- **43 Church Street**
- **47 Church Street**
- **1 Putnam Court**
- **2 Putnam Court**
- **3 Putnam Court**
- **32 Sherwood Place**

Greenwich, Fourth Ward NRHD (NR Reference No. 00000324)

Staff requests that the SRB evaluate whether the properties known as 39 Church Street, 43 Church Street, 47 Church Street, 1 Putnam Court, 2 Putnam Court, 3 Putnam Court, and 32 Sherwood Place, continue to contribute to the Fourth Ward Historic District.

The Fourth Ward Historic District was listed on the National Register on April 21, 2000 (NR Reference No. 00000324).

The properties are identified as 39 Church Street, 43 Church Street, 47 Church Street, 1 Putnam Court, 2 Putnam Court, 3 Putnam Court, and 32 Sherwood Place in the nomination, in Section 7, page 5, and Section 7, page 7.

The Fourth Ward Historic District was listed on the National Register under Criterion A in the area of community development as “one of the two earliest urban subdivisions in the Town of Greenwich [1836]...the only such ventures that predate the coming of the railroad in 1848 which brought about the transformation of Greenwich from an agricultural town to a renowned residential suburb of New York City.” The district is also

significant under Criterion A in the area of Ethnic History, as a neighborhood associated both with Greenwich's Irish population, including the site of the first Roman Catholic church, and as the location of an important African American community, including structures such as the First Baptist Church (1897, 1910).

Description

According to the nomination (Section 7, Page 5), the property located at 39 Church Street is described as, "19th century vernacular, 1889," and given Inventory Number 3. The property located at 43 Church Street is identified as the "Samuel A. Moshier House, Italianate, 1884" (Inventory Number 5), and pictured in Photograph #10 of the nomination. 47 Church Street is also featured in Photograph #10 of the nomination, and is identified as "Second Empire, 1884" (Inventory Number 6). Both 43 and 47 Church are further characterized in the nomination as, "the district's best example of the Italianate style [43 Church Street], and its only example of the Second Empire style [47 Church Street]." In Section 7, Page 7, 1 Putnam Court is identified as, "vernacular Dutch Colonial Revival, c. 1910 (Inventory Number 93)," while both 2 and 3 Putnam Court are described simply as 20th century vernacular, with a construction date c. 1910, (Inventory Numbers 95 and 96, respectively). These three properties are described as having been constructed as the result of a subdivision of a larger lot facing Sherwood Place. Lastly, 32 Sherwood Place is identified in Section 7, Page 7 of the nomination as, "20th century vernacular, c. 1908," Inventory Number 107.

History

In October 2021, Preservation Connecticut was contacted by several constituents regarding the potential demolition of the subject properties as part of a new development to take place on the subject parcels and adjacent parcels. Preservation CT contacted SHPO staff to discuss and presented a summary of a meeting between Preservation CT and constituents. SHPO staff subsequently reached out the project developer and provided information about the Connecticut Environmental Protection Act.

Demolition Delay

The Town of Greenwich has a 90-day demolition delay ordinance. A demolition application has not yet been submitted for any of the subject properties.

Photographs and figures are below:



Location of 39 Church Street, 43 Church Street, 47 Church Street, 1 Putnam Court, 2, Putnam Court, 3 Putnam Court, and 32 Sherwood Place, Greenwich, within the Fourth Ward National Register Historic District, map oriented north (google earth, 5/31/2019). National Register boundary shown in yellow. 39-47 Church Street is identified in a single red square, to the left.



Detail of National Register district boundary, showing location of 39 Church Street, 43 Church Street, 47 Church Street, 1 Putnam Court, 2 Putnam Court, 3 Putnam Court, and 32 Sherwood Place at south end of district. 39-47 Church Street is to the left, 1-3 Putnam Court in center, 32 Sherwood Place to the right.



National Register photo of 43 and 47 Church Street, camera facing northeast. August 12, 1998.



39-47 Church Street, facing northeast (google earth, 10/2019).



Church Street, looking south, 47 Church Street to the left (google earth, 10/2019).



Putnam Court, looking west, 35 Church Street (not within district) directly ahead, 28 Sherwood Place to the right (google earth, 12/2015).



32 Sherwood Place, facing northwest (google earth, 10/2019).



Sherwood Place, facing south, 32 Sherwood Place on the right (google earth, 10/2019).



Façade (west elevation) of 39 Church Street, camera facing east (November 2021).



Façade (west elevation) of 43 Church Street, camera facing northeast (November 2021).



Façade (west elevation) of 47 Church Street, camera facing northeast (November 2021).



1 and 3 Putnam Court, facing northeast. 1 Putnam Court is to the right, (google earth, 12/2015).



2 Putnam Court, facing southwest, (google earth, 12/2015).



Façade (east elevation) of 32 Sherwood Place, camera facing southwest (November 2021).