

Agenda Item B.2. 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 September 16, 2022 meeting, the SRB will be asked to assess whether or not two specific 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 two 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 Property Proposed for Demolition, 69 Waterside Lane, Clinton, Clinton Village NRHD (NR# 94000788)

Staff requests that the SRB evaluate whether two buildings at 69 Waterside Lane continue to contribute to the Clinton Village Historic District.

Two buildings are proposed for demolition on the property parcel identified as 69 Waterside Lane (Map 56/ Block 64/ Lot 57) in the Town of Clinton's Assessment data. A total of six residences are located on the parcel, including the Captain James Farnham House (c. 1785), a residence to the rear/west (c. 1940), and four cottages built around 1960. The Farnham House and c. 1940 residence are proposed for demolition; the c. 1960 cottages are not.

The Clinton Village Historic District was listed on the National Register on July 29, 1994 (NR# 94000788). The property at 69 Waterside Lane is listed in the resource inventory on page 7 of the nomination, with 2 contributing resources and 0 non-contributing resources. The Captain James Farnham House is described as "1 ½ stories, c. 1785, Colonial, siding". The second counted building is not described, but presumably refers to the 1940 residence. The remaining 4 residences on the parcel are also identified on page 7 of the nomination as the "Morgan Meadow Lane Cottages" (1965, shingle siding) at 67 Waterside Lane. All six buildings are shown as contributing properties on the district map.

The Clinton Village Historic District was listed on the National Register under Criterion A in the category of Community Planning and Development as "as an example of a coastal town center, a particular settlement pattern associated with the development of Connecticut towns along Long Island Sound in the 18th and 19th centuries." The district is also significant for its architecture (Criterion C) for, "its many historic buildings [that] embody the distinctive characteristics of several styles of architecture, including

the vernacular architecture of 18th century New England, the Federal style, and the Greek Revival style, each of which is represented by numerous well-preserved examples.” The period of significance was identified on the nomination cover pages is “c. 1720 - c. 1940”.

Description

According to the assessor’s card, both buildings proposed for demolition are located at located at a single address: 69 Waterside Lane. The Farnham House is identified on the assessor’s card as Building 1 and is described as a residential structure (1780), 1 ½ stories, with vinyl siding. The c. 1940 building is identified as Building 2, and described as a residential structure (1940), 1 story, with vinyl siding.

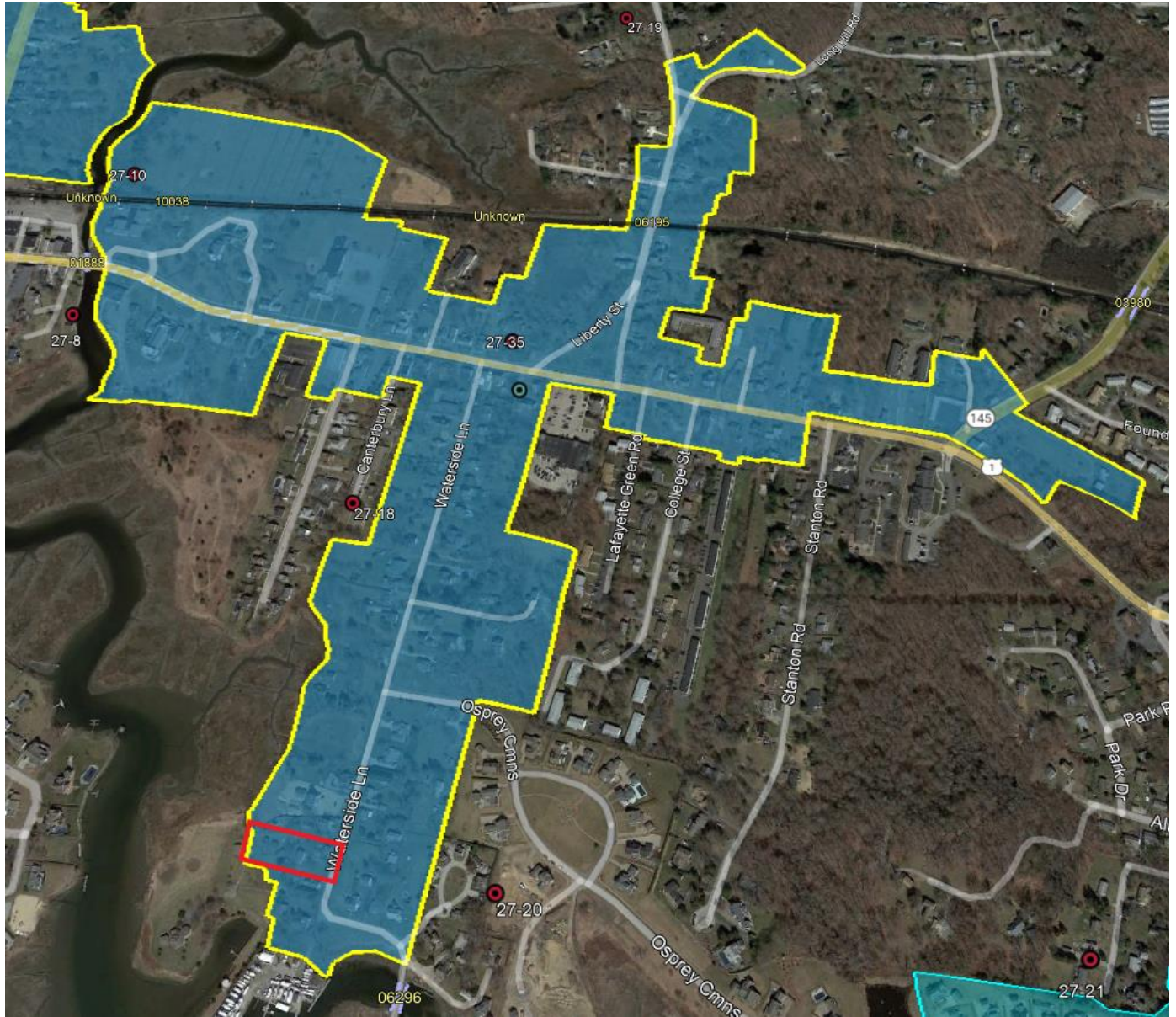
History

On July 1, 2022 a letter was distributed to tenants at 69 Waterside Lane, stating that the property owner intended to make the property their personal residence, with a tentative date of construction of May 2023.

Demolition Delay

The Town of Clinton has a 90-day demolition delay ordinance. A sign, referencing a single structure intended for demolition, was placed on the property August 22, 2022. A demolition delay was subsequently enacted for the building. The sign was subsequently updated to include two buildings, identified as 69 and 71 Waterside Lane.

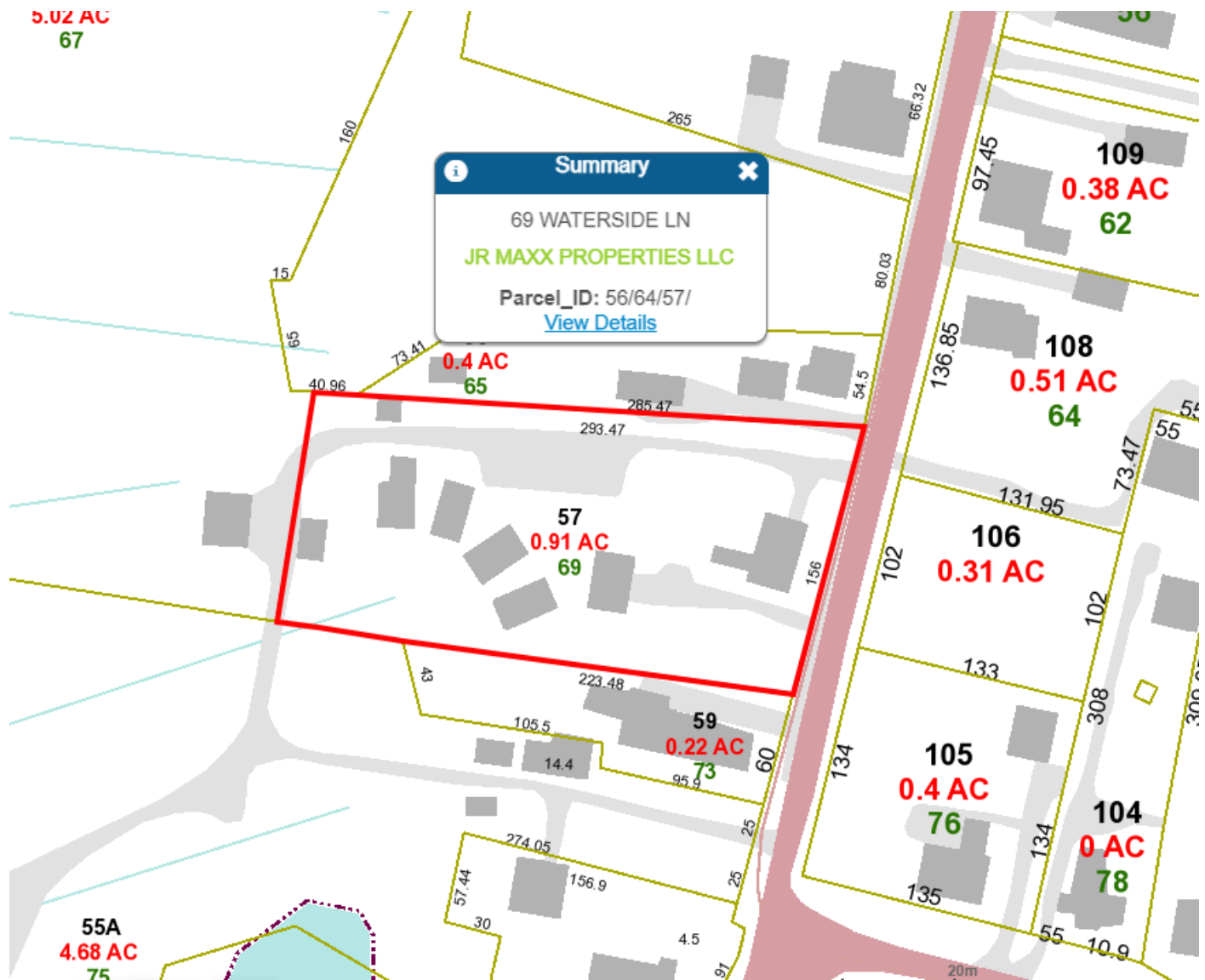
Images of current conditions are below:



Map of Clinton Village National Register Historic District, showing location of 69 Waterside Lane identified in the lower portion (outlined in red). Map oriented north. Google Earth, 2022.

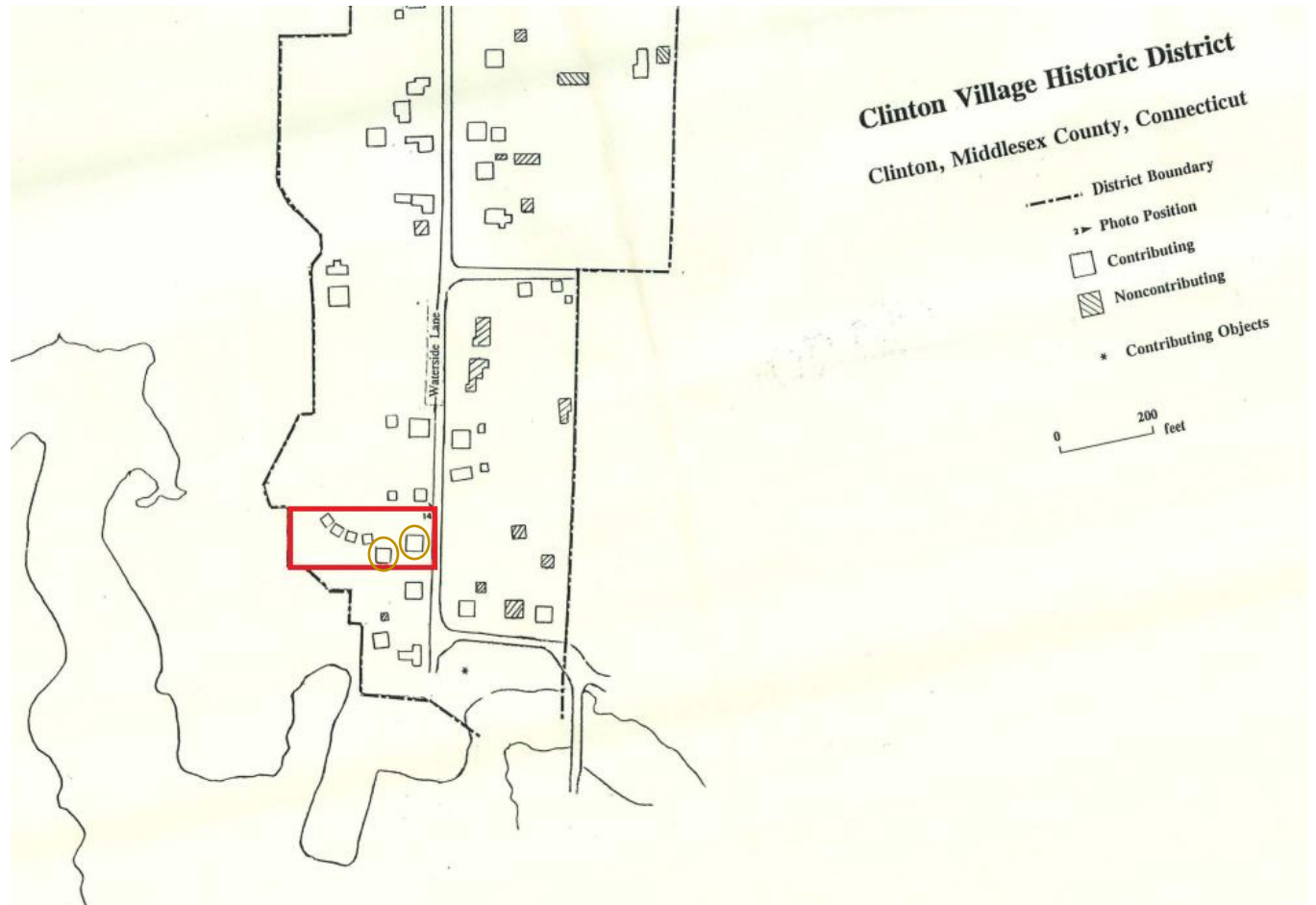


Location of 69 Waterside Lane, Clinton, map oriented north, Google Earth, 2022. Buildings proposed for demolition are circled in yellow.



Parcel map of 69 Waterside Lane, Clinton, map oriented north, Town of Clinton GIS.

https://hosting.tighebond.com/clintonct_public/##info-address



Portion of Clinton Village National Register Historic District boundary map and key, showing 69 Waterside Lane, Clinton (outlined in red), with six contributing resources; two resources proposed for demolition in yellow, map oriented north, National Park Service Collection, National Archives. https://s3.amazonaws.com/NARAprdstorage/lz/electronic-records/rg-079/NPS_CT/94000788.pdf



69 Waterside Lane, facing northwest, 2022.



69 Waterside Lane, facing northwest, Captain James Farnham house and c. 1940 residential structure visible, Google Earth, August 2019.



69 Waterside Lane, facing northwest, Captain James Farnham house, and c. 1940 residential structure, Google Earth, August 2019.



Waterside Lane, facing north, 69 Waterside Lane on the left, Google Earth, August 2019.



Waterside Lane, facing south, 69 Waterside Lane on the right, outlined in red, Google Earth, August 2019.