

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 (CEPA) is being considered. CEPA applies to properties that are listed in 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 December 1, 2023 special meeting, the SRB will be asked to assess whether or not a specific property, located within a National Register-listed historic district, retains enough integrity to continue to contribute to said district.

This package includes current information about the property and a copy of the nomination for the district it is a part of.

Agenda Item B.

B.1. Review of National Register Status for Property Proposed for Demolition, 80 Shore Road, Waterford, Hartford Colony NRHD (NR# 040000414)

Staff requests that the SRB evaluate whether the property at 80 Shore Road continues to contribute to the Hartford Colony Historic District.

The Hartford Colony Historic District was listed in the National Register on July 1, 2005 (NR# 04000414).

There is one building on the property that was identified as contributing in the nomination. It is identified as the Nichols Farmhouse/William H. Putnam House, Greek Revival, c. 1850; remodeled and enlarged 1900, 1931-1933, 2000, in Section 7, Page 5 of the nomination. There are four properties located at 81 Shore Road that were identified as being formerly associated with 80 Shore Road; they are outside this review of National Register status.

At the time of listing, the property was identified as a contributing property to the Hartford Colony Historic District in Waterford. This district was listed in the National Register under Criteria A and B in the categories of Social History and Art as “a seasonal coastal retreat for some of the capitol city's leading families,” and for its association with the White family, “[r]enowned as marine and landscape painters in Connecticut for more than a century...one of the few family dynasties in American painting.” The district is also significant for its architecture (Criterion C), as a “well-preserved collection of waterfront estates and cottages mainly in the Shingle and Colonial Revival styles,” including designs by architects Wilson Eyre and Brinton Martin, which are augmented by its historic coastal setting.

Description

According to the assessor's card, 80 Shore Road is clad in clapboard siding and has a slate roof. The interior has sheetrock and plaster walls, hardwood and carpeted flooring, and oil heating. It is categorized as single-family housing. The assessor's card gives a construction date of 1830.

According to the nomination, the house was used as a rental property until 1930, when it was purchased by William H. Putnam in 1930, who subsequently added two large wings to the original structure.

History

On September 28, 2023 a demolition application was filed with the Town of Waterford Permitting Department. SHPO was subsequently notified by Preservation Connecticut (PCT) of the intent of the owner to demolish the structures at 80 Shore Road. On October 24, 2023, an objection to demolition was filed by resident Frances Steffian. A delay of demolition was enacted until November 26, 2023.

On November 8, 2023, a special meeting was held by the State Historic Preservation Council to vote whether or not the Council should request the assistance of the Office of the Attorney General to prevent the unreasonable destruction of the property at 80 Shore Road. At the meeting, the Council voted to refer the matter to the Attorney General.

Demolition Delay

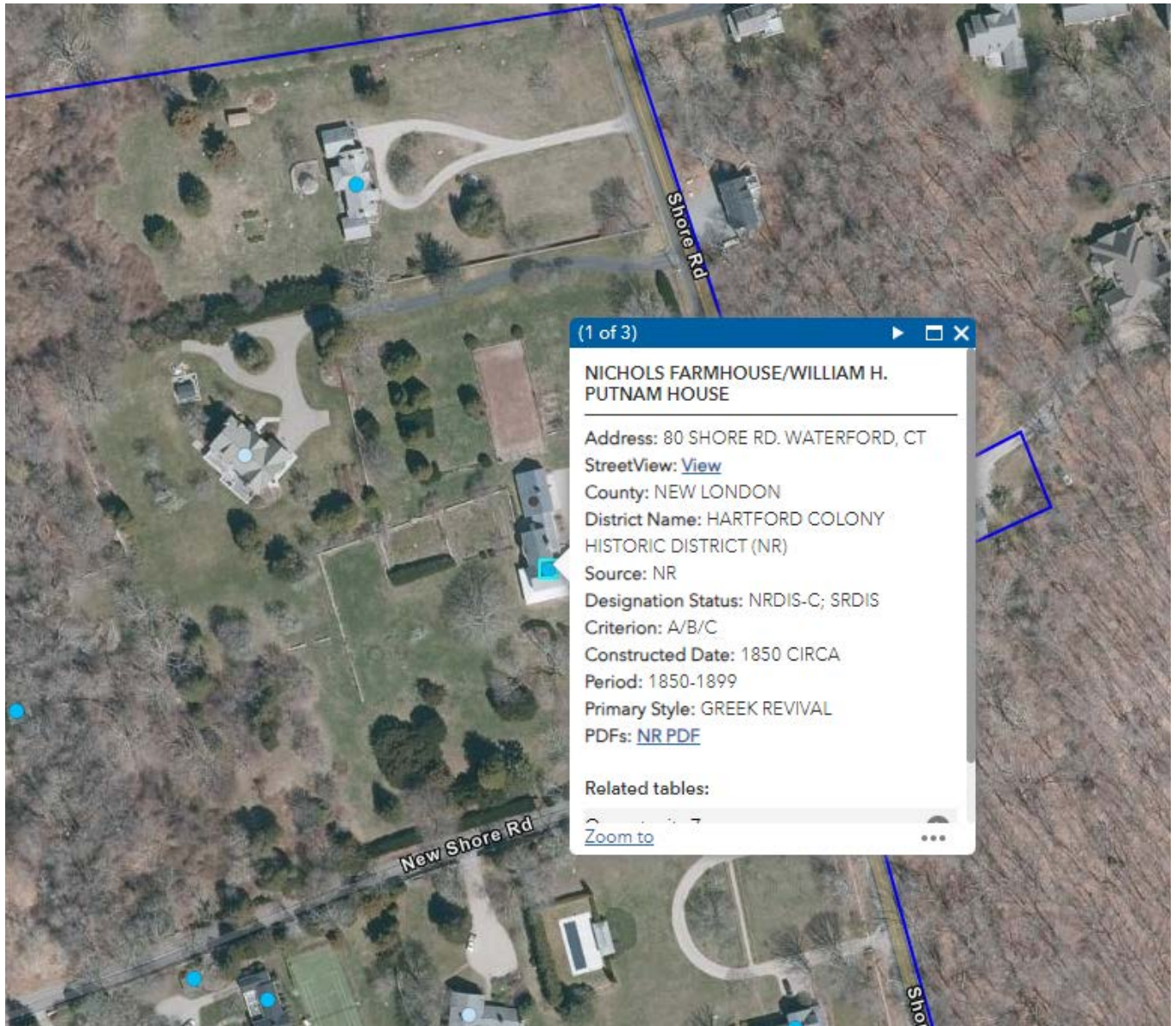
The Town of Waterford has a 30-day demolition delay ordinance, with an additional 30 days added, "If a written objection to the issuance of the demolition permit for an historic structure is filed with the office of the building official and a copy of the objection is mailed, by first class mail, to the applicant within thirty days following receipt of the application by the building official...provided, however, that the objecting individual, firm, organization or other entity is attempting to present some reasonable alternative to demolition." The current demolition delay expires November 26, 2023. A moratorium on demolition has been requested.

Photographs of current conditions are below. Please note: Due to limited access, and obstructed views from the public right of way, current photographs are limited:

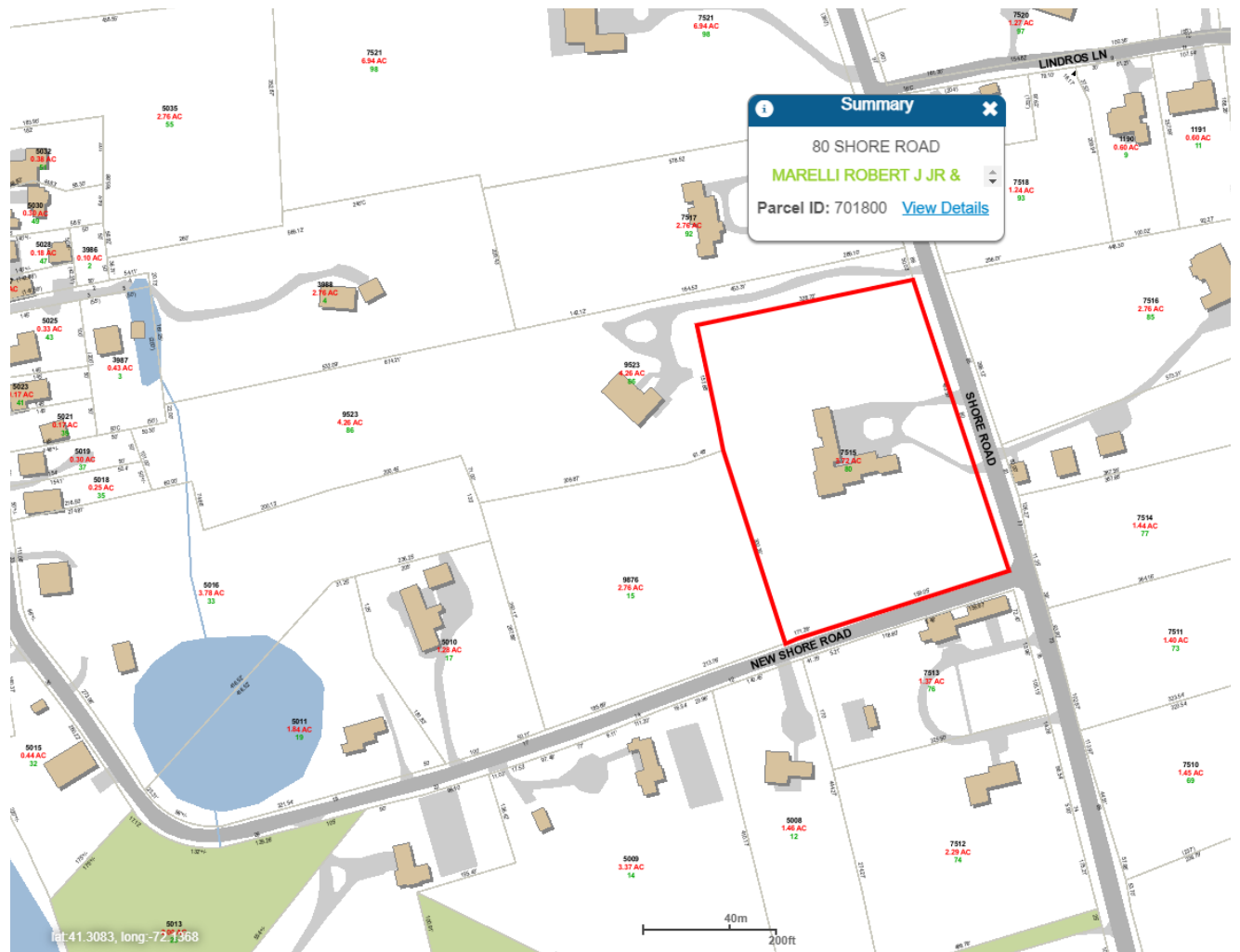
MAPS AND FIGURES:



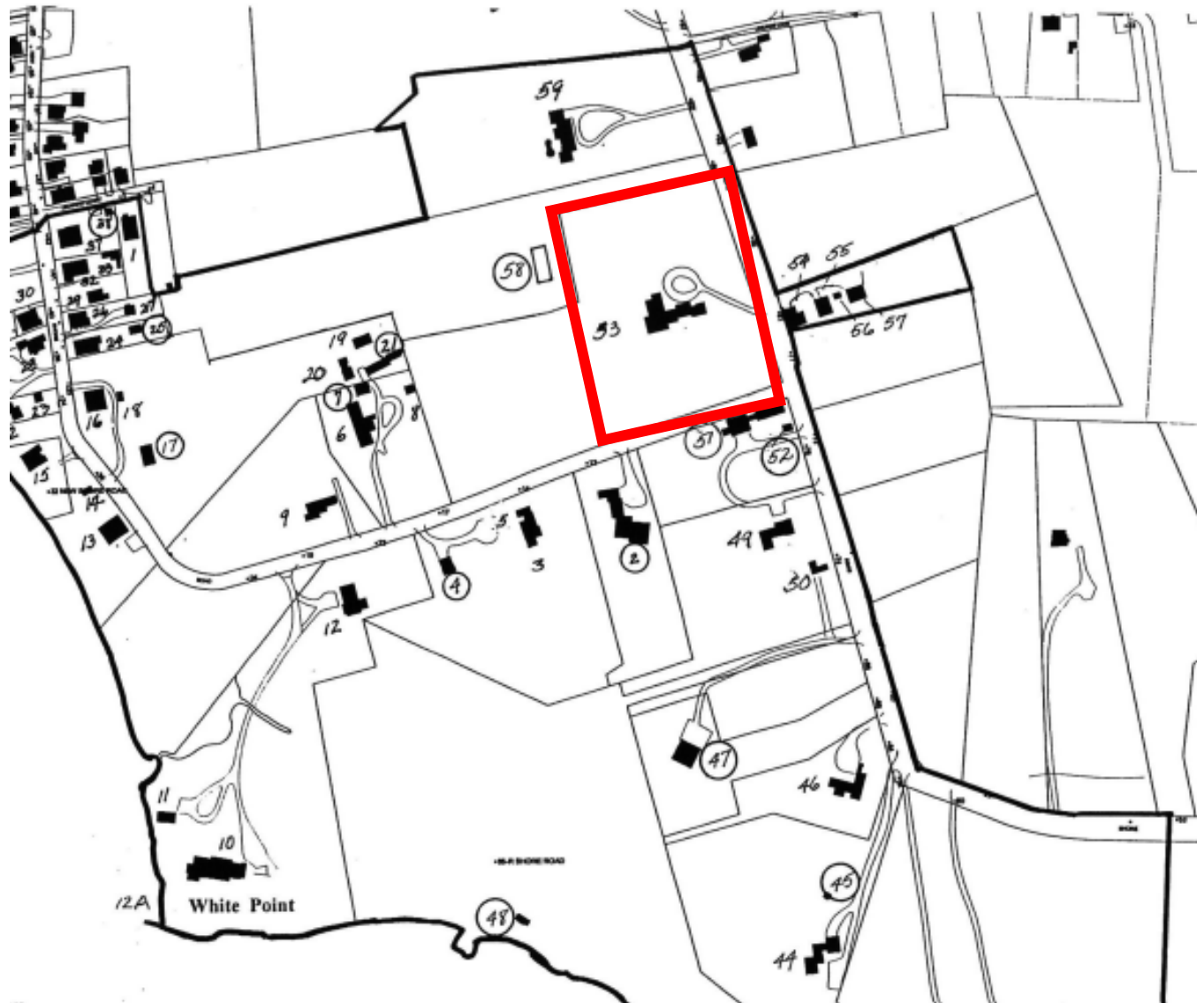
Location of 80 Shore Road, Waterford, within the Hartford Colony National Register Historic District, map oriented north (ConnCRIS 2023). National Register boundary shown in blue.



Designation information of 80 Shore Road, Waterford, within the Hartford Colony National Register Historic District, map oriented north (ConnCRIS, 2023). National Register boundary shown in blue.



Parcel Map, 80 Shore Road outlined in red, Waterford GIS.



Detail of National Register district boundary, from the 2005 National Register nomination, 80 Shore Road outlined in red. Note that the property was subdivided after designation.



National Register photo of 80 Shore Road, showing c. 1850 block and 1930 wing, camera facing west.



National Register photo of 80 Shore Road, rear wing, camera facing southeast.



Source: CTML3, Inc.

Town of Waterford Assessor's Database photo. Vision Government Solutions.

<https://gis.vgsi.com/waterfordct/Parcel.aspx?pid=7515>



Photo of 80 Shore Road, Waterford, Preservation Connecticut Track Demolitions, October 11, 2023.

<https://preservationct.org/80-shore-road-waterford>

Representative Streetviews



Shore Road, Waterford, view looking south. 80 Shore Road to the right. *Google Earth*, August 2019.



80 Shore Road, Waterford, facing west. *Google Earth*, August 2019.



80 Shore Road, Waterford, looking west. *Google Streetview*, September 2013.



Shore Road, Waterford, facing north. 80 Shore Road to the left. *Google Earth*, August 2019

Recent Photographs Provided by Property Owner's Representative











