

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 20, 2026 meeting, the SRB will be asked to assess whether or not three properties, located within three separate National Register-listed historic districts, retain enough integrity to continue to contribute to said districts.

This package includes current information about the property and a copy of the nomination for the district it is a part of, as well as a copy of a property history report of 194 Bank Street, New London, dated November, 2024, by Mary Beth Baker.

Agenda Item B.

B.1. Review of National Register Status for Property Proposed for Demolition, 194 Bank Street, New London, Downtown New London Historic District (NR# 79002665)

Staff requests that the SRB evaluate whether the property known as 194 Bank Street, New London, continues to contribute to the Downtown New London Historic District.

The Downtown New London Historic District was listed in the National Register on April 13, 1979 (NR# 79002665). It was subsequently enlarged through an increase: the downtown New London Historic District Boundary Increase, listed February 18, 1988 (NR# 88000070). The property in question was designated as a contributing resource in the original nomination in 1979.

The building is identified in the nomination, in Section 4, page 5, where it is listed in the inventory of buildings and property owners as, "174-194 Bank Street, Kaplan Realty of New London, Inc., 176 Bank St., New London, CT 06320." There is also a property associated with it, 174 rear, with the same owner, identified as noncontributing. This structure is not extant.

The Downtown New London Historic District was listed in the National Register under Criterion C, in the area of architecture, noting its concentration of buildings spanning the 19th century and variety of architectural styles, and under Criterion A in community planning and transportation, as a center of maritime and railroad activities.

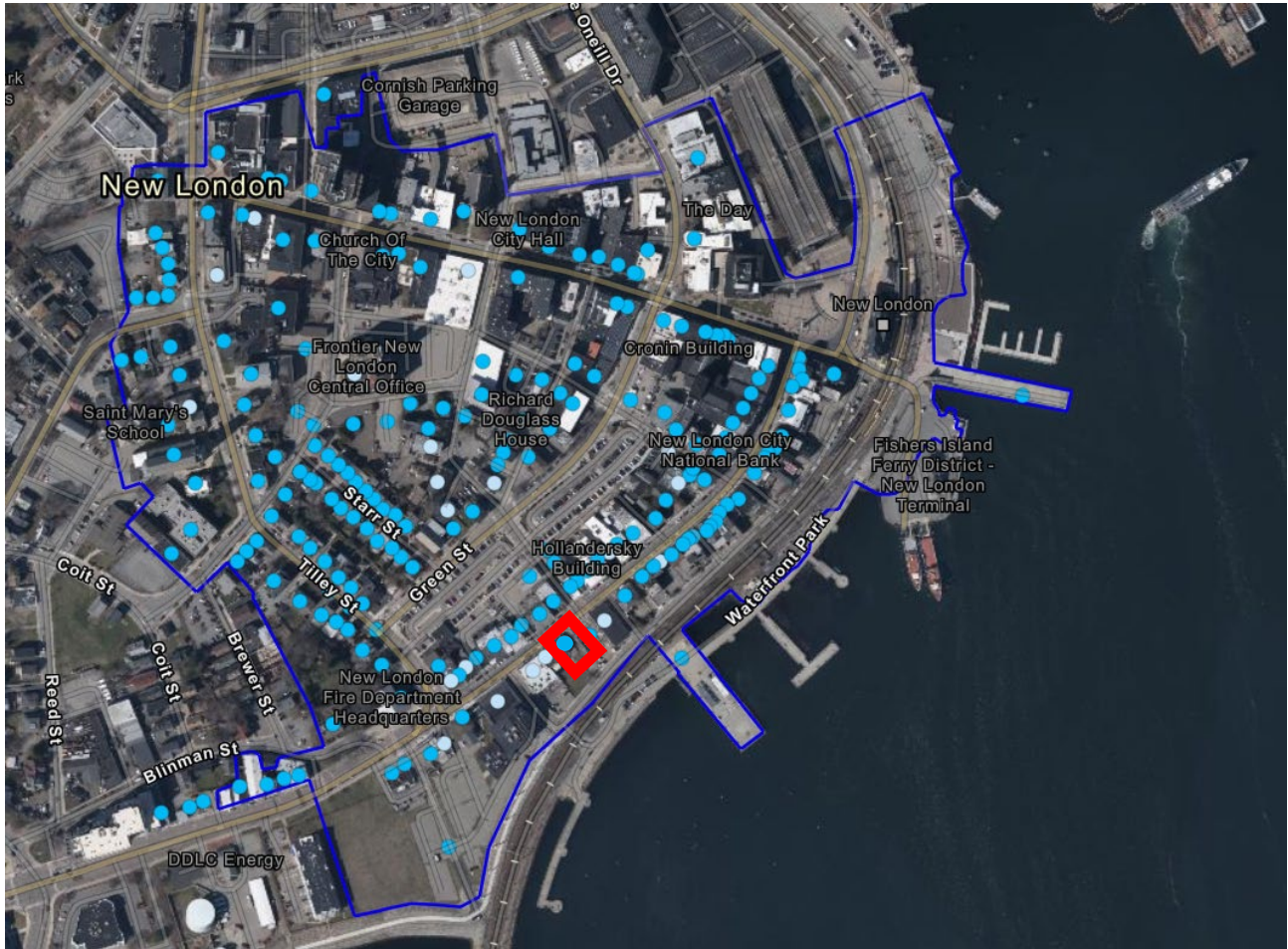
Description

The building is a 1 ½ -story, wood-framed structure, with clapboard sheathing and a gambrel roof. The building is set gable end to the street. Fenestration is 2 bays on the upper half-story, with a commercial storefront on ground level. The assessor's database gives a date of construction as 1757, though the building history report contradicts this.

Demolition Delay

The City of New London has a 180-day demolition delay ordinance, that must be enacted by a majority vote of the New London Historic District Commission. To SHPO’s knowledge, the Commission declined to enact the 180-day delay.

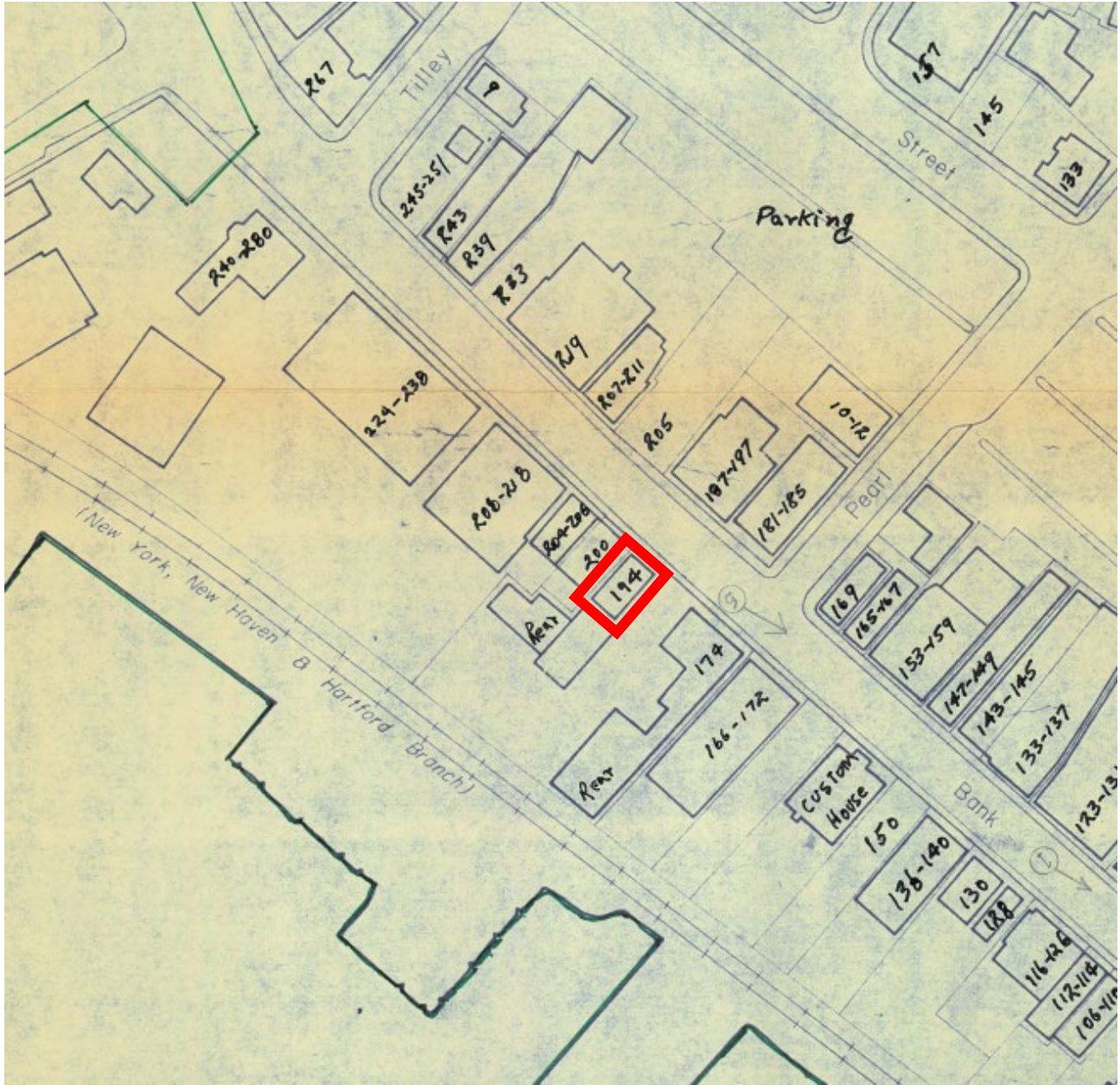
Photographs and figures are below:



Location of 194 Bank Street, New London, within the Downtown New London National Register Historic District, map oriented north (CT GIS Office, Vantor | Esri Community Maps Contributors, MassGIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS). National Register boundary shown in blue.



Location of 194 Bank Street, outlined in red (CT GIS Office, Vantor | Esri Community Maps Contributors, MassGIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS).



Detail of National Register district boundary, from the 1979 National Register nomination. At the time of nomination, 174 and 194 Bank Street were located on the same parcel. 194 Bank Street is outlined in red.



Bank Street, New London, view looking east. 194 Bank Street to the right. *Google Earth*, September 2025.



Bank Street, New London, view looking west. 194 Bank Street to the left. *Google Earth*, September 2025.



194 Bank Street, New London, camera facing south, *Google Earth*, September 2025.



194 Bank Street, camera facing southwest, *Google Earth*, September 2025.

B.2. Review of National Register Status for Property Proposed for Demolition, 649 Howard Avenue, New Haven, Howard Avenue Historic District (NR# 85002308)

Staff requests that the SRB evaluate whether the property at 649 Howard Avenue continues to contribute to the Howard Avenue Historic District. Please evaluate the contributing or non-contributing status of the property.

The Howard Avenue Historic District was listed in the National Register on September 12, 1985 (NR# 85002308). 649 Howard Avenue is listed as a contributing property on Section 7, Page 14, of the 1985 nomination, identified as 649 Howard Avenue. The structure is described on Section 7 page 14 as, “ca. 1895. Third Police Precinct, City of New Haven. 2-story Queen Anne/Romanesque Revival-style brick structure with segmental/round-arch wall openings, flat roof, corbelled parapet, facade barbican. (Photograph #27)”

The district is significant under Criterion A, “as one of the city's principal late nineteenth/early twentieth century middle-class residential thoroughfares,” as well as for its architecture (Criterion C), “which forms the most intact and well-preserved array of late nineteenth- and early twentieth-century vernacular architecture currently standing in the southwestern portion of New Haven.” Architects represented include Rufus G. Russell (622 Howard Avenue), Leoni Robinson (375 Howard Avenue), Luzerne I. Thomas (198 Howard Avenue), and Brown and von Beren (649 Howard Avenue).

649 Howard Avenue is specifically noted as an outstanding example of architecture in the district:

“One of the most notable structures found in the district is the elaborately detailed Third Police Precinct at 649 Howard Avenue. Lavishly embellished with corbelling, pressed-brick window and doorway arches as well as other prominent features such as a central facade barbican, this building is by far the most architecturally significant and best-preserved surviving example of the type of small precinct headquarters erected for the city's police department in outlying neighborhoods during the late nineteenth and early twentieth centuries (photograph 27).”

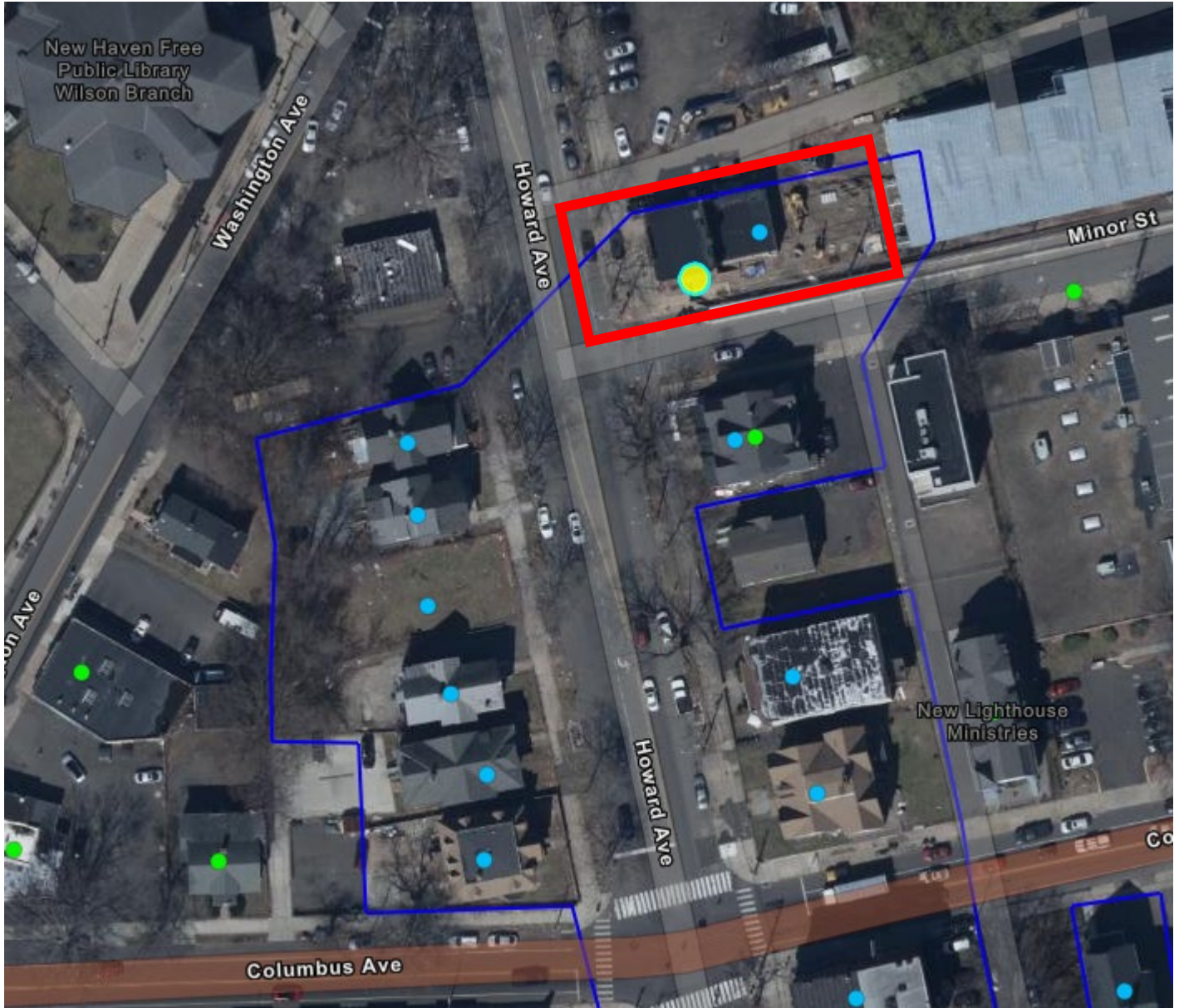
Description

649 Howard Avenue is a 2-story, load bearing masonry building, constructed in 1891(based on photograph notation), with rear 1-story ell. Modifications to the rear were made c. 1934 and 1957. The structure contains a full basement in the main block, and partial basement in the rear. It is clad in orange-red brick with brownstone and slate trim.

Demolition Delay

The city of New Haven has a 90-day demolition delay ordinance. A notice of intent to demolish was filed October 1, 2025. On February 18, 2026, the property owners agreed to not pursue any demolition activities until at earliest April 15, 2026.

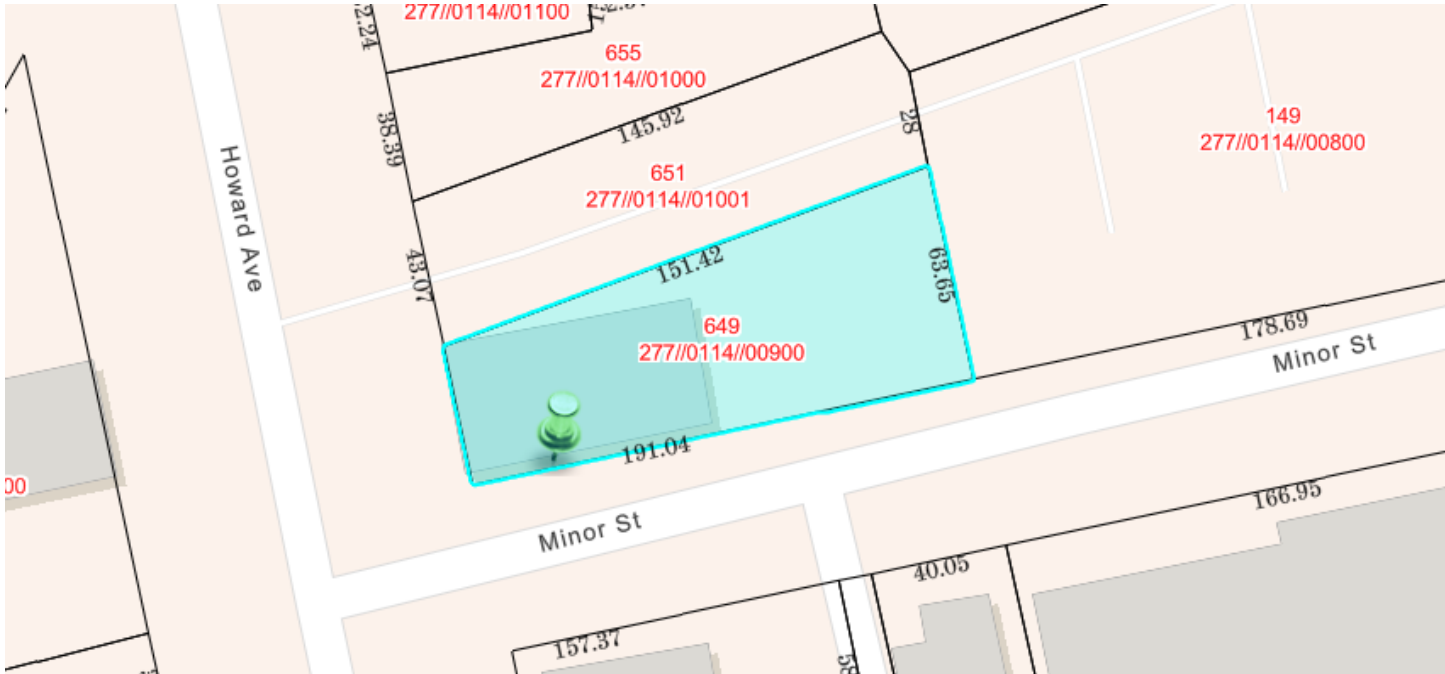
Photographs and figures are below:



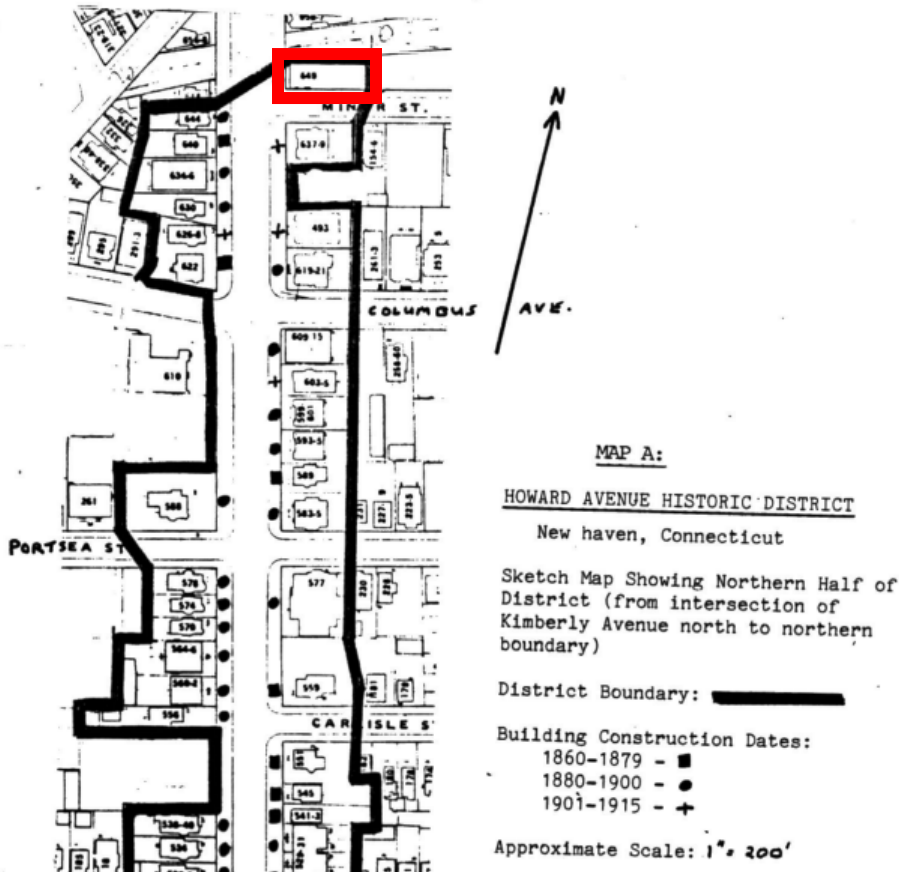
Aerial view of 649 Howard Avenue, New Haven, outlined in red. (CT GIS Office, Microsoft, Vantor | Esri Community Maps Contributors, MassGIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS.)



Aerial view of Howard Avenue Historic District, district outlined in blue, 649 Howard Avenue outlined in red. (CT GIS Office, Microsoft, Vantor | Esri Community Maps Contributors, MassGIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS.)



City of New Haven GIS Parcel Map, 649 Howard Avenue outlined in **bright blue**. *Esri Community Maps Contributors, MassGIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS*



Detail of National Register nomination map, 1985. 649 Howard Avenue outlined in **red**.



own & VonBeren, Architects.

1899
Police Station No. 3. Opened
Howard Av. March 2 1891
59A

“Police Station No. 3.” 1899. Collection of the New Haven Museum. Courtesy of Colin Caplan.



National Register nomination photo of 649 Howard Avenue.



Howard Avenue, New Haven, view looking north. 649 Howard Avenue on the right. *Google Earth*, June 2025.



Howard Avenue, New Haven, view looking south. 649 Howard Avenue to the left. *Google Earth*, June 2025.



649 Howard Avenue, New Haven, camera facing east, *Google Earth*, June 2025.



649 Howard Avenue, New Haven, camera facing northeast, *Google Earth*, June 2025.



649 Howard Avenue, New Haven, camera facing north, *Google Earth*, June 2025.



649 Howard Avenue, New Haven, camera facing northwest, *Google Earth*, June 2025.

B.3. Review of National Register Status for Property Proposed for Demolition, 956 Main Street, Willimantic (Windham), Main Street Historic District (NR# 82004410)

Staff requests that the SRB evaluate whether the property at 956 Main Street continues to contribute to the Main Street Historic District. Please evaluate the contributing or non-contributing status of the property.

The Main Street Historic District was listed in the National Register on June 28, 1982 (NR# 82004410). It was subsequently enlarged through an increase: the Main Street Historic District Boundary Increase, listed July 29, 1992 (NR# 92000902). 956 Main Street is listed as a contributing property on Section 4, Page 6, of the 1982 nomination, identified as 956-60 Main Street, Map Identification No. 51.

The district is significant under Criterion A as, “as a major rail roading and trade center for the surrounding region during the mid to late nineteenth century,” as well as for its architecture (Criterion C), “The architectural quality of the district as a whole and of many of its individual components reflects the importance of Main Street as a business and trading center in the historical development of Willimantic. The district retains its historical integrity and is largely intact. The combination of early residential and commercial blocks forms a strong and relatively cohesive streetscape. Its distinctive sense of time and place is a reflection of its nineteenth century history and development.”

Description

According to the assessor’s card, 956 Main Street is a 2-story, wood framed, retail/apartment style structure built in 1858, with a full basement and unfinished attic. It is sheathed in clapboards.

Demolition Delay

The Town of Windham does not have a demolition delay ordinance. A demolition permit has not yet been filed. The property owners have been speaking with SHPO to try to agree on a moratorium on demolition.

Photographs and figures are below:



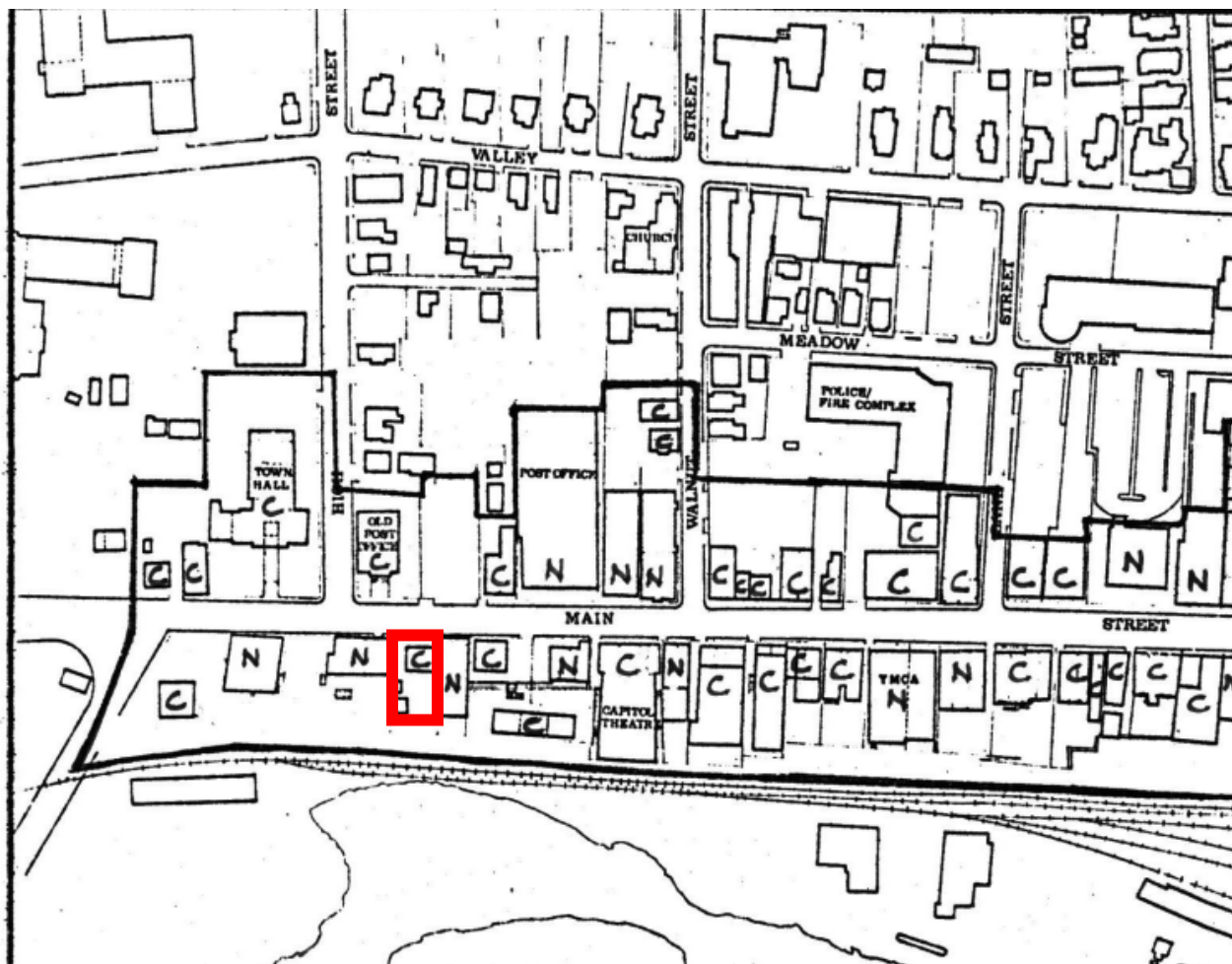
Aerial view of 956 Main Street, Willimantic, outlined in red. (CT GIS Office, Microsoft, Vantor | Esri Community Maps Contributors, MassGIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS.)



Aerial view of Main Street Historic District (Willimantic), district outlined in blue, 956 Main Street outlined in red. (CT GIS Office, Microsoft, Vantor | Esri Community Maps Contributors, MassGIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS.)



Town of Windham GIS Parcel Map, 956 Main Street outlined in yellow. (Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, MassGIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS.)



Detail of National Register district boundary, from the 1982 National Register nomination, 956 Main Street outlined in red.



Main Street, Willimantic (Windham), view looking east. 956 Main Street on the right. *Google Earth*, September 2023.



Main Street, Willimantic (Windham), view looking west. 956 Main Street to the left, just out of frame. *Google Earth*, September 2023.



956 Main Street, Willimantic (Windham), camera facing south, *Google Earth*, September 2023.



956 Main Street, camera facing southeast, *Google Earth*, September 2023.