

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 law provides that Sections 22a-15 through 22a-19 shall be applicable to the unreasonable destruction of “historic structures” and “landmarks” of the State of Connecticut, which are defined as those properties (i) listed or under consideration of listing as individual units on the National Register of Historic Places or (ii) which are a part of a district listed or under consideration of listing on said National Register of Historic Places and which have been determined by the State Historic Preservation Review Board to contribute to the historic significance of such district.

The Protection Act applies to properties that are listed or under consideration for listing on the National Register. However, there are some 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 18, 2026 meeting, the SRB will be asked to determine whether or not four properties, located within two historic districts, continue to contribute to the historic significance of said districts.

This package includes current information about the properties and a copy of the nominations for the districts they are a part of, as well photographs.

Agenda Item B.

B.1. Review of National Register Status for Property Proposed for Demolition, 2 Greenwich Avenue, 10 Greenwich Avenue, 10-12 West Putnam Avenue, Greenwich, Greenwich Avenue Historic District

Staff requests that the SRB evaluate whether the properties known as 2 Greenwich Avenue, 10 Greenwich Avenue, and 10-12 West Putnam Avenue, Greenwich, contribute to the Greenwich Avenue Historic District.

The Greenwich Avenue Historic District was listed in the National Register of Historic Places August 31, 1989 (NR# 89001215). At the time of listing, all three properties were noted as contributing resources in the nomination.

The Greenwich Avenue Historic District is listed under Criterion C, at the state level of significance, in the area of Architecture, as, “an exceptionally well-preserved commercial and municipal district which contains uninterrupted, highly cohesive commercial blocks of unusual architectural diversity.” Emphasis is placed on unified massing and scale, generally 2-3 stories, expressed through a variety of architectural styles. The period of significance spans from 1868-1940.

Description

2 Greenwich Avenue is identified in the nomination in Section 7, page 6, Inventory #18, as “2-8 Greenwich Avenue (same as 6 West Putnam), Issac L. Mead Building, 1878, Tudor Revival remodeling. 1910.” It is a 3-story brick building with half timber shallow bays on the second and third stories. A basement level follows the grade along Greenwich Avenue. The main entrance on the ground level is oriented towards the streetcorner. The building is given as an example of early 20th century façade remodeling, in the popular Tudor Revival style (Section 7, page 1). The building is further noted in Section 8, page 2 as the earliest surviving building in the district.

10 Greenwich Avenue is identified in the nomination in Section 7, page 6, Inventory #19, as “10-12 Greenwich Avenue, Tudor Revival, c. 1915.”

10-12 West Putnam Avenue is identified in the nomination in Section 7, page 13, Inventory #158, as “12 West Putnam Avenue, Italianate, c. 1894.” It is also referenced as an example of the different types of styles reflected in the district streetscape (Section 7, page 4).

The properties are also visible within Photographs 7, 8, and 21 of the nomination, illustrating the streetscape.



Greenwich Avenue Historic District, Photograph 7.



Greenwich Avenue Historic District, Photograph 8

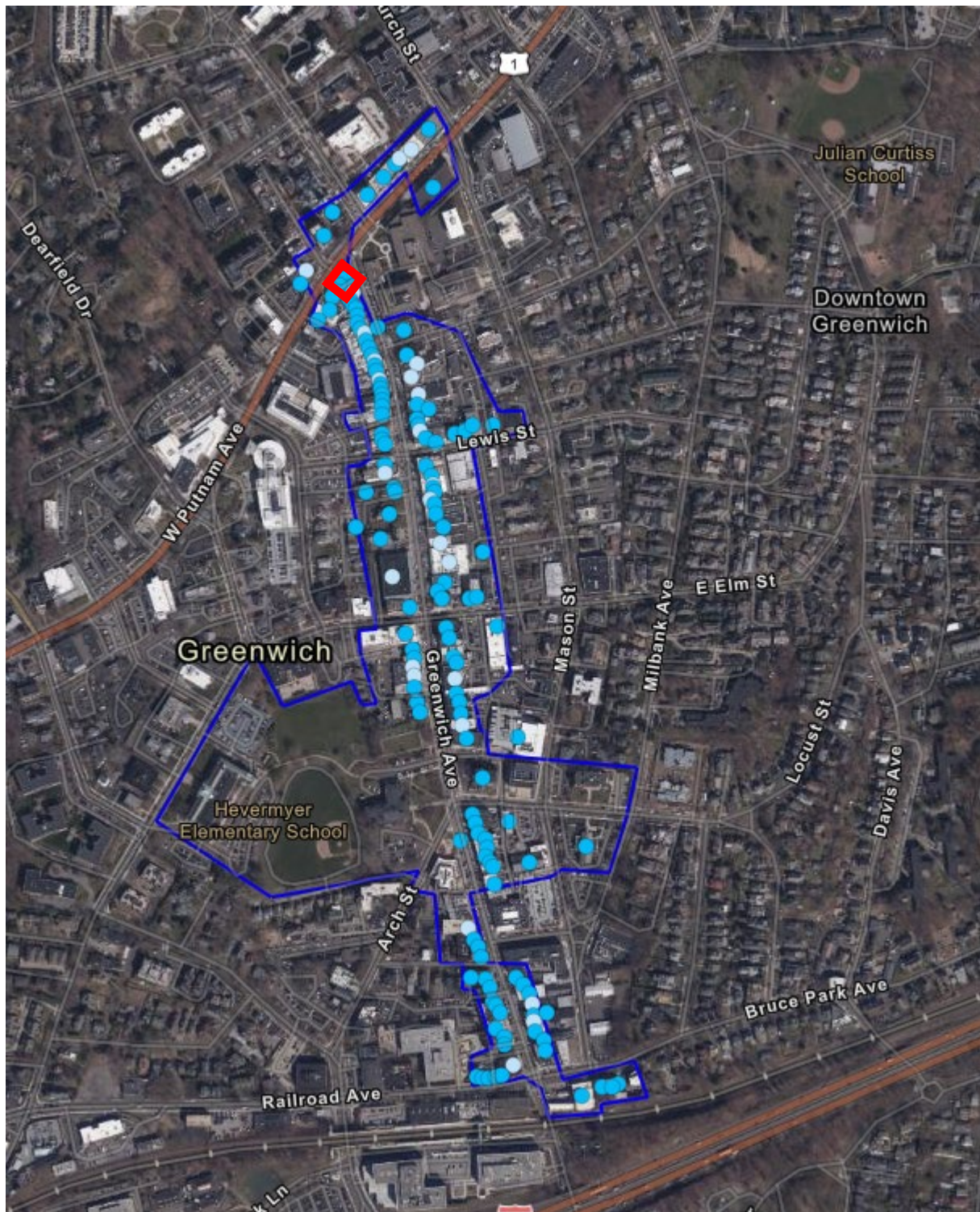


Greenwich Avenue Historic District, Photograph 21.

Demolition Delay

The Town of Greenwich has a 90-day demolition delay ordinance. As of August 17, 2026, no notice of demolition has been filed.

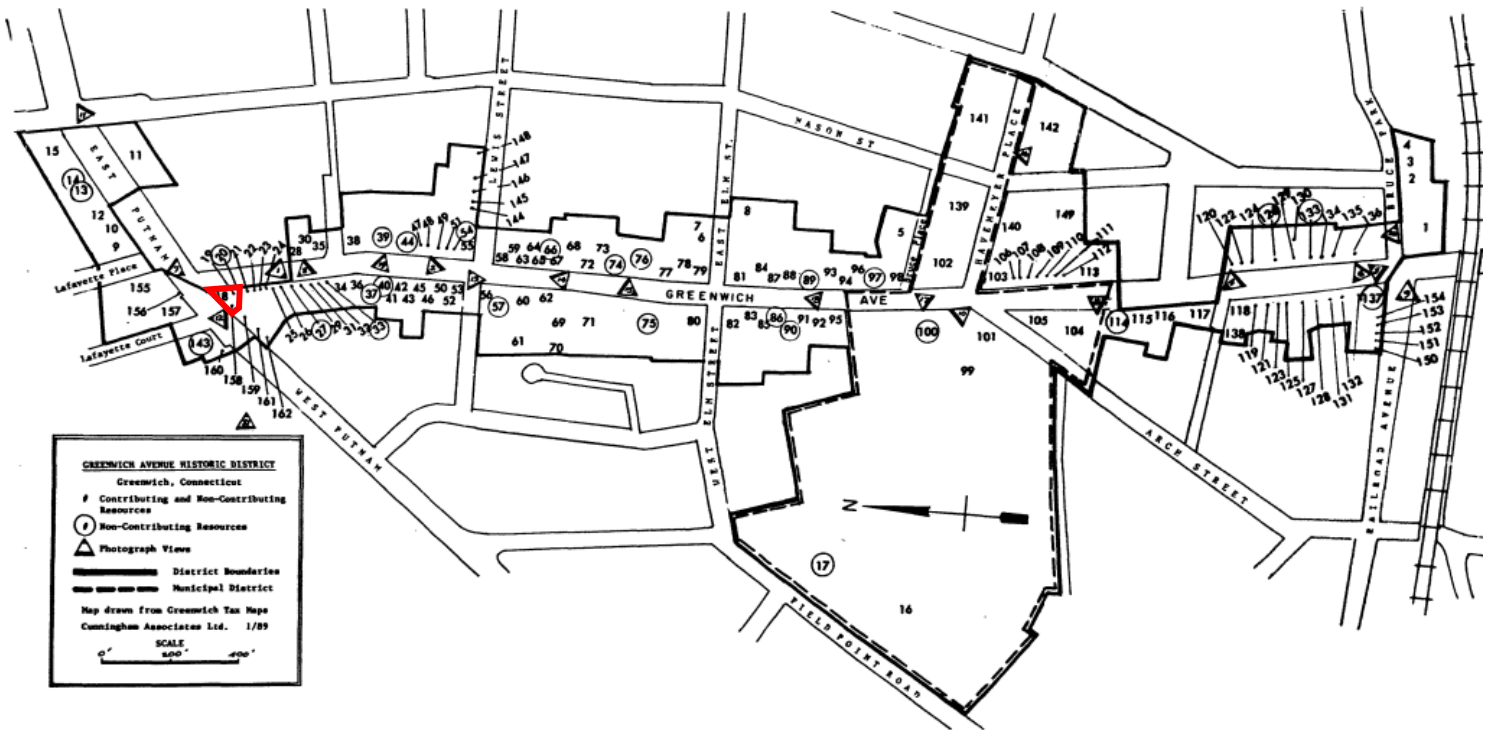
Photographs and figures are below:



Greenwich Avenue National Register Historic District. 2 Greenwich Avenue, 10 Greenwich Avenue, and 10-12 West Putnam Avenue outlined in red. Vantor | Esri Community Maps Contributors, County of Westchester, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS.



Inset of Greenwich Avenue Historic District with property parcels overlaid. 2 Greenwich Avenue, 10 Greenwich Avenue, and 10-12 West Putnam Avenue outlined in red. Vantor | Esri Community Maps Contributors, County of Westchester, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS.



Greenwich Avenue Historic District National Register Nomination map. 2 Greenwich Avenue, 10 Greenwich Avenue, and 10-12 West Putnam Avenue outlined in red.

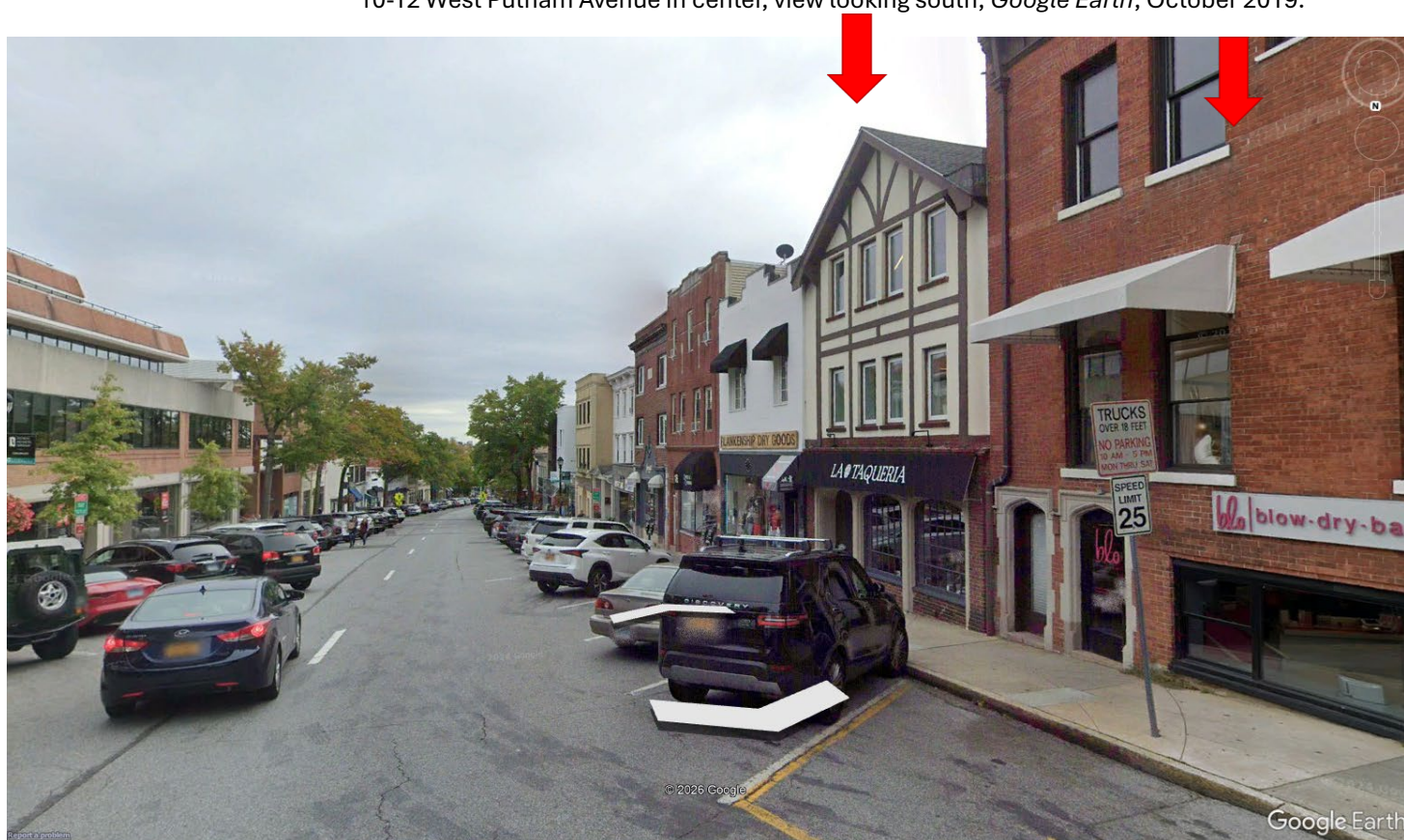
Photographs



2 Greenwich Avenue (center), 10 Greenwich Avenue (left), and 10-12 West Putnam Avenue (right), Greenwich, view looking south. *Google Earth*, October 2019.



Greenwich Avenue (left) and West Putnam Avenue (right), 2 Greenwich Avenue, 10 Greenwich Avenue, and 10-12 West Putnam Avenue in center, view looking south, *Google Earth*, October 2019.



Greenwich Avenue, 2 Greenwich Avenue (far right), 10 Greenwich Avenue(right), view looking south, *Google Earth*, October 2019.



Greenwich Avenue, 2 Greenwich Avenue and 10 Greenwich Avenue(upper left), view looking north, Google Earth, October 2019.



West Putnam Avenue, 2 Greenwich Avenue and 10-12 West Putnam Avenue(left), view looking southwest, Google Earth, October 2019



West Putnam Avenue, 2 Greenwich Avenue and 10-12 West Putnam Avenue(upper right), view looking northeast, *Google Earth*, October 2019.



10 Greenwich Avenue, 2 Greenwich Avenue to the right, view looking west, *Google Earth*, October 2019.



10-12 West Putnam Avenue, 2 Greenwich Avenue to the left, view facing south, *Google Earth*, October 2019.

B.2. Review of National Register Status for Property Proposed for Demolition, 29-31 Eldridge Street, Manchester, Cheney Brothers Historic District and Manchester Historic District Boundary Expansion.

Staff requests that the SRB evaluate whether the property known as 29-31 Eldridge Street, Manchester, contributes to the Cheney Brothers Historic District and Manchester Historic District Boundary Increase.

The Cheney Brothers Historic District was listed on the National Register of Historic Places June 2, 1978 (NR# 78002885), the same day it was designated a National Historic Landmark. At the time of listing, contributing and noncontributing status was not routinely used.

The Cheney Brothers Historic District is significant for its association with silk and other textiles industry, as well as “an excellently preserved example of the paternalism of many 19th and early 20th-century textile mill owners.” The district encompasses approximately 175 acres, consists of the original Cheney Family homestead, later mansions, mill complex, school buildings, and mill worker housing. The period of significance spans from 1838-1954.

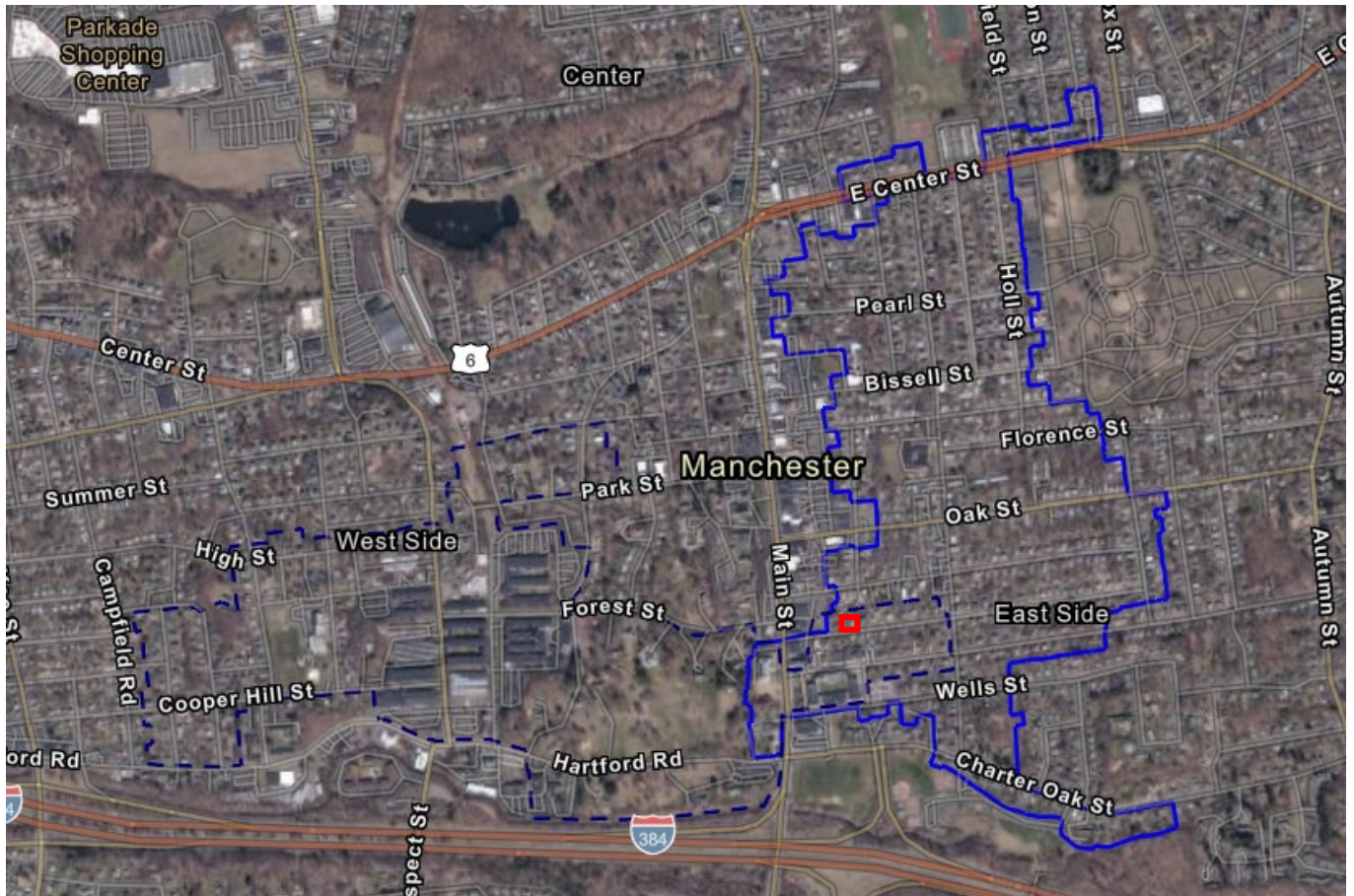
The Manchester Historic District (Boundary Increase) was listed in the National Register of Historic Places August 17, 2001 (NR# 01000881). At the time of listing, 29-31 Eldridge Street was identified as a contributing resource.

The Manchester Historic District (Boundary Increase) is listed under Criterion A, in the area of Social History, for “the district's significant historical and architectural themes and completes the picture of the nationally acclaimed model industrial town that the Cheney Bros. Company created in South Manchester between 1860 and 1945,” as well as Criterion C, in the area of Architecture, as, “a generally well-preserved, cohesive collection of domestic architecture, most of which reflects and complements the vernacular types and architectural styles of the existing district. Of particular architectural note is the large body of vernacular workers' housing, which derives further significance as an embodiment of the ethnic history of the community as a whole.” The period of significance spans from 1860-1945. The boundary increase is an extension of the Manchester Historic District (NR# 00000857), with which it shares its criteria of significance and period of significance. The Manchester Historic District and Manchester Historic District (Boundary Increase) include the entirety of the Cheney Brothers Historic District.

Description

29-31 Eldridge Street is identified in the Cheney Brother Historic District nomination in Section 4, page 5, with a date of construction given as 1886. In the Manchester Historic District (Boundary Increase), it is identified in Section 7, page 12, as Inventory # 266, “Type A, 1886, Colonial Revival.” A Garage, c. 1930 (Inventory # 267) is also identified at the address.

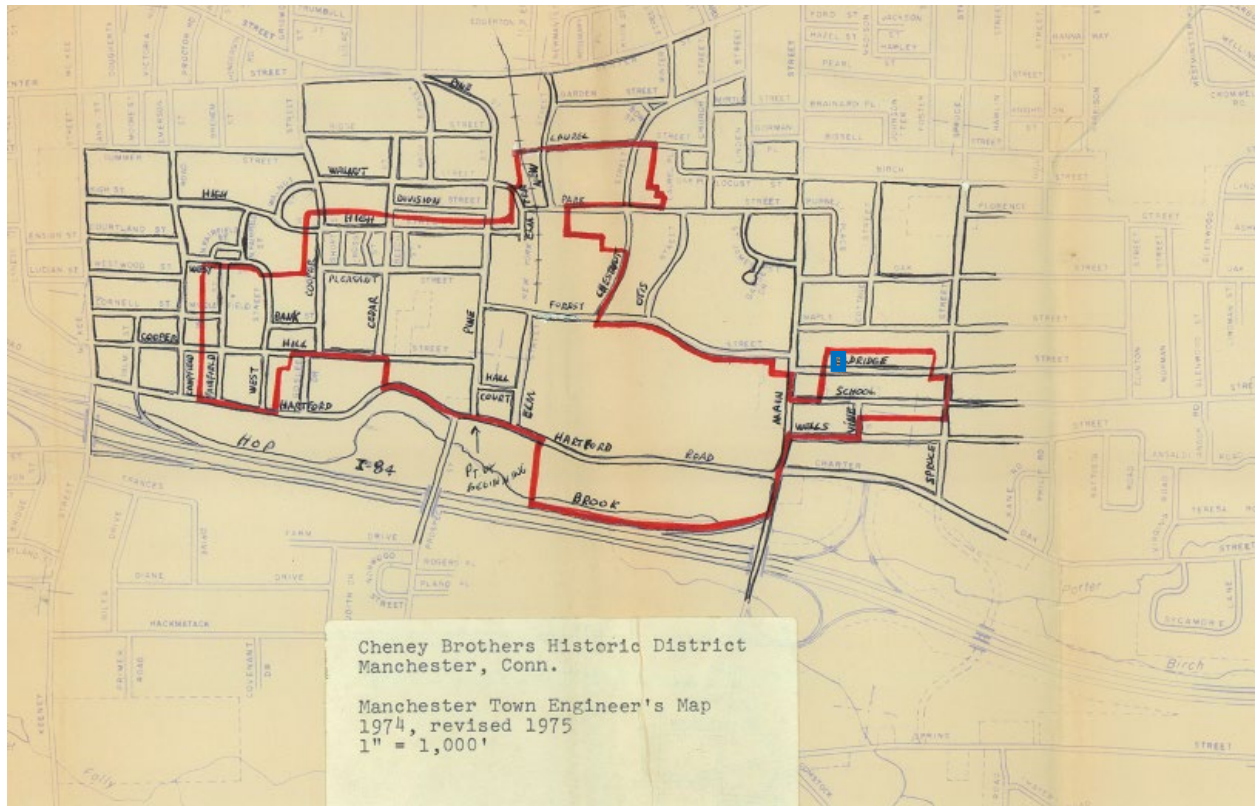
It is a two-story, duplex, with the roof ridge oriented to the street. It appears to be clad in shingle siding. Fenestration on the façade consists of a mirrored bays(containing 6 over 6 windows) on either side of double entry doors leading to each unit, above which are two small 4 over 4 windows separated by a mullion. A large porch with columns and railing extends across the facade and around the side elevations. The west (left) portion of the porch has been partially enclosed.



Cheney Brothers National Register Historic District and Manchester Historic District (Boundary Increase). 29-31 Eldridge Street outlined in red. Vantor | Esri Community Maps Contributors, County of Westchester, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS.



Inset of Cheney Brothers National Register Historic District and Manchester Historic District (Boundary Increase) with parcels overlaid. 29-31 Eldridge Street outlined in red. Vantor | Esri Community Maps Contributors, County of Westchester, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS.



Cheney Brothers Historic District National Register Nomination map. 29-31 Eldridge Street outlined in blue.

Manchester Historic District Boundary Increase Area Hartford County - Manchester, CT



Manchester Historic District (Boundary Increase) National Register Nomination map. 29-31 Eldridge Street outlined in red.



29-31 Eldridge Street, view facing north, *Google Earth*, August 2019.



Eldridge Street, Manchester, 29-31 Eldridge Street to the right, view facing west, *Google Earth*, August 2019.



Eldridge Street, Manchester, 29-31 Eldridge Street to the left (obscured), view facing east, *Google Earth*, August 2019.



29-31 Eldridge Street, view looking northwest, August 2026.



29-31 Eldridge Street, view looking west, August 2026.



29-31 Eldridge Street, view looking north, August 2026.



29-31 Eldridge Street, view looking south, August 2026.