

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 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 18, 2020 meeting, the SRB will be asked to assess whether or not five specific properties, located within two National Register-listed historic districts, retain enough integrity to continue to contribute to said districts.

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

Agenda Item B.

B.1. Review of National Register Status for Property Proposed for Demolition, 130 Henry Street, 79 Garden Street, 736 Atlantic Street, 650 Atlantic Street, Stamford, South End NRHD (NR# 86000472)

Staff requests that the SRB evaluate whether the properties at 130 Henry Street, 79 Garden Street, 736 Atlantic Street, and 650 Atlantic Street continue to contribute to the South End Historic District. Please evaluate the contributing or non-contributing status of each property.

The South End Historic District was listed on the National Register on March 19, 1986 (NR# 86000472).

Three of these properties are houses (130 Henry Street, c.1895, Queen Anne, 79 Garden Street, 1896, Queen Anne, 736 Atlantic Street, c.1895, Queen Anne, identified in Section 7, Pages 6, 8, and 10) and one, 650 Atlantic Street, is the former Blickensderfer Typewriter Factory. The latter property is identified in the nomination as 626-628 Atlantic Street (1895, Industrial Vernacular, identified in Section 7, Page 6).

The four properties named above are each identified as contributing properties to the South End Historic District in Stamford. This district was listed on the National Register under Criteria A in the categories of Industry and Ethnic History as "Stamford's best example of a 'walking city'... the result of the city's largest employer, the Yale & Towne Lock Works, locating here in 1868 and stimulating the development of adjacent residential neighborhoods, which were formed between 1868 and 1929." The district is also significant for its architecture (Criterion C), "because of the high quality of its ecclesiastical structures and the various stages of sophistication present within residential structures of several different architectural styles" including Italianate, Victorian Gothic, Colonial Revival, and Second Empire.

Description

According to the assessor's card, 130 Henry Street is clad in aluminum/vinyl siding and has an asphalt shingle/composite roof. The interior has sheetrock walls, hardwood flooring, and oil heating. 79 Garden Street is clad in aluminum/vinyl siding and has an asphalt shingle/composite roof. The interior has sheetrock walls, hardwood flooring, and oil heating. 736 Atlantic Street is clad aluminum/vinyl siding and has an asphalt shingle/composite roof. The interior has sheetrock walls, hardwood flooring, and oil heating. All three are categorized as multi-family housing.

According to an entry for the property from Preservation Connecticut's *Making Places: Mills* website, 650 Atlantic Street is described as "a rectangular, three-story, brick building with a gable roof and segmented arch windows... scars on the north façade also show the location of a previously removed stair tower."

History

The SRB previously evaluated the continuing contribution of three of the above referenced resources (130 Henry Street, 79 Garden Street and 650 Atlantic Street, as well as two others in the same district) at the November 30, 2016 meeting. At that time, the SRB affirmed that all five resources continued to contribute to the significance of the district.

Demolition Delay

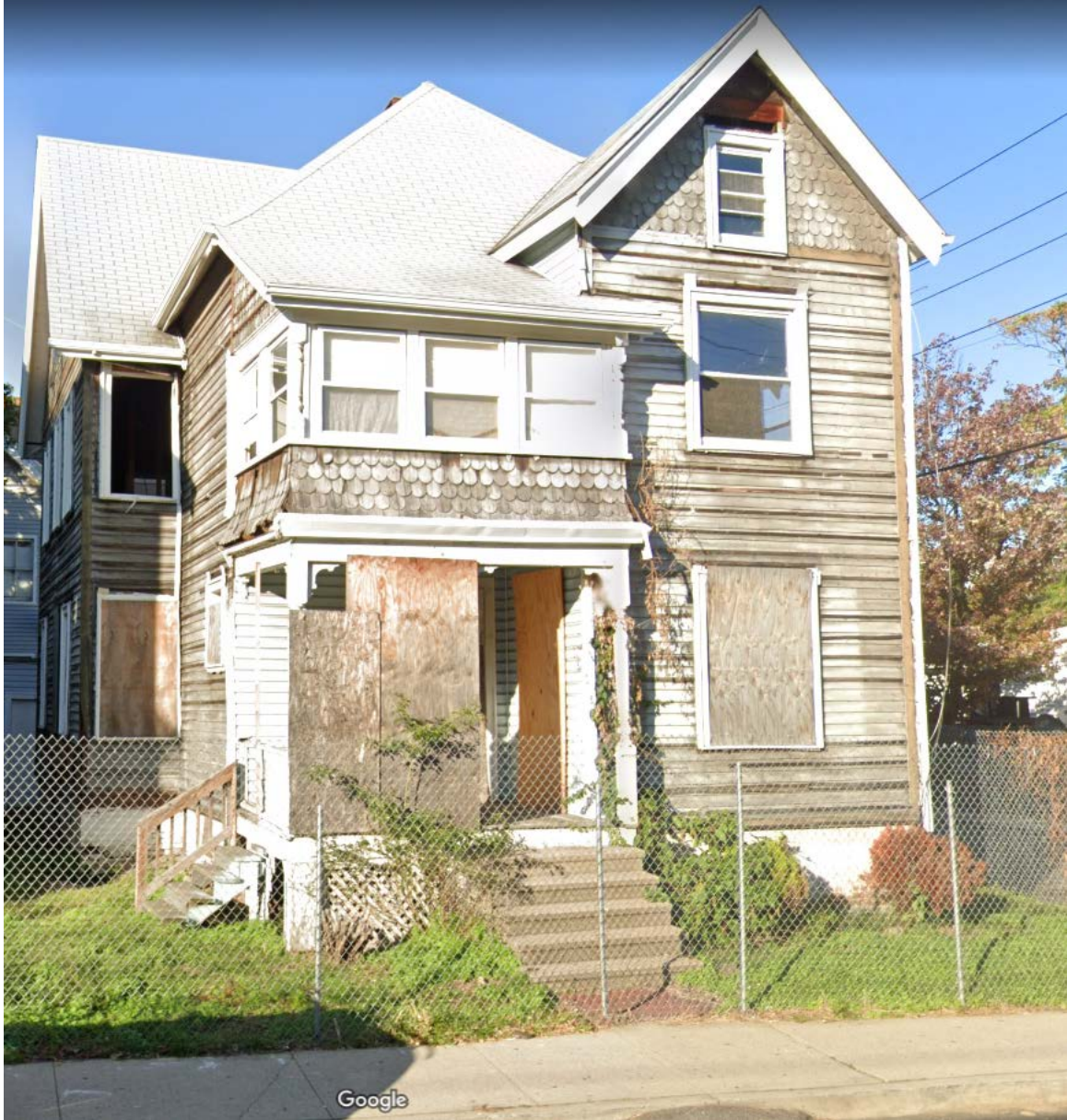
The City of Stamford has a 180-day demolition delay ordinance. A demolition delay was enacted for three buildings (130 Henry Street, 79 Garden Street and 650 Atlantic Street) and will be presented to the Historic Preservation Council in October 2020. The demolition applications were originally submitted in 2016, then withdrawn. The demolition applications were resubmitted in February 2020 and since the delay will expire before the October 2020 HPC, the owners have signed an agreement that they will do no harm to the buildings until at least October 21, 2020. The demolition application for 736 Atlantic Street was submitted in August 2020.

The City of Manchester has a 60-day demolition delay ordinance. A demolition delay was enacted for three buildings (130 Henry Street, 79 Garden Street and 650 Atlantic Street) and will be presented to the Historic Preservation Council in October 2020.

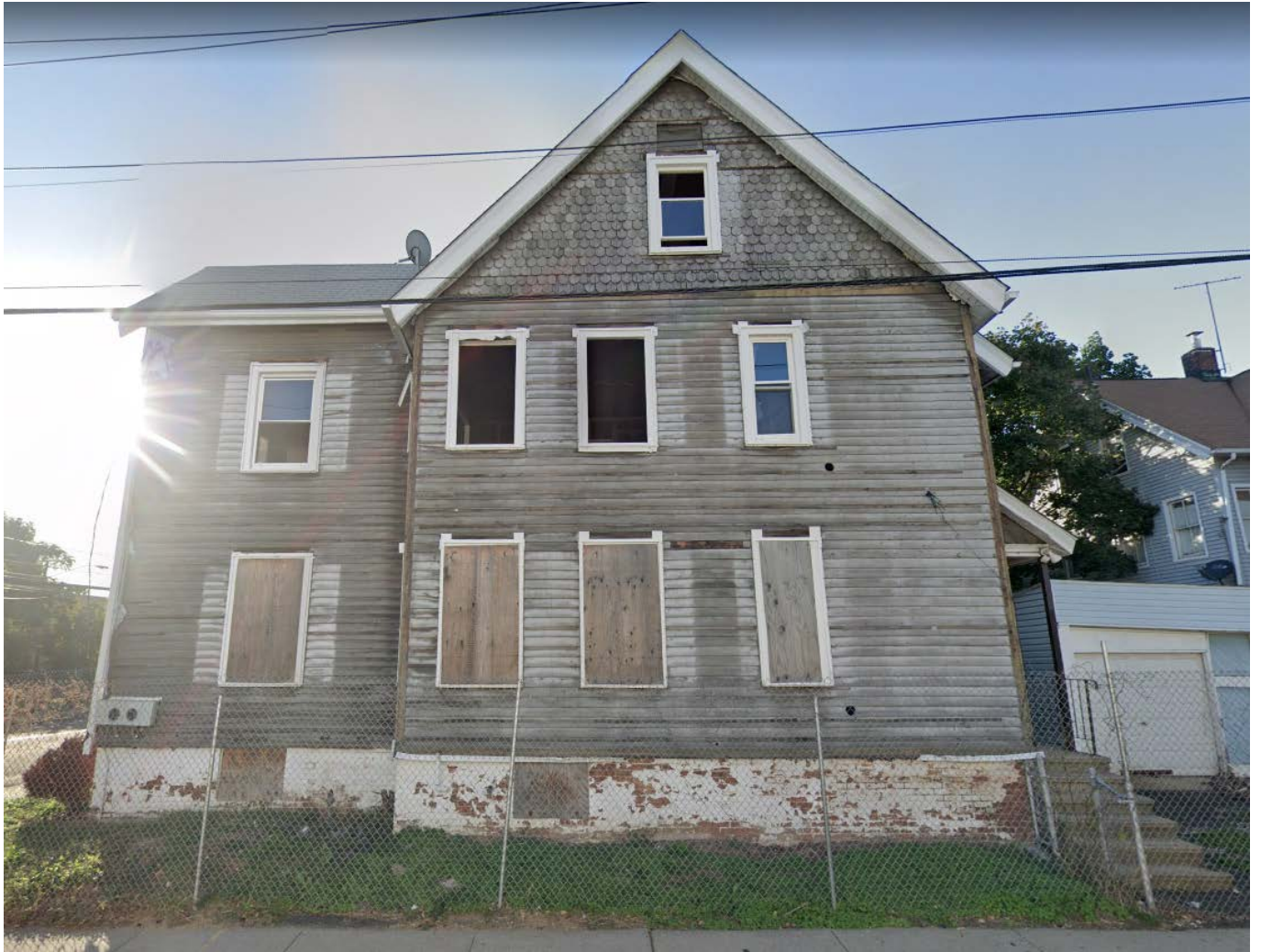
Photographs of current conditions are below:



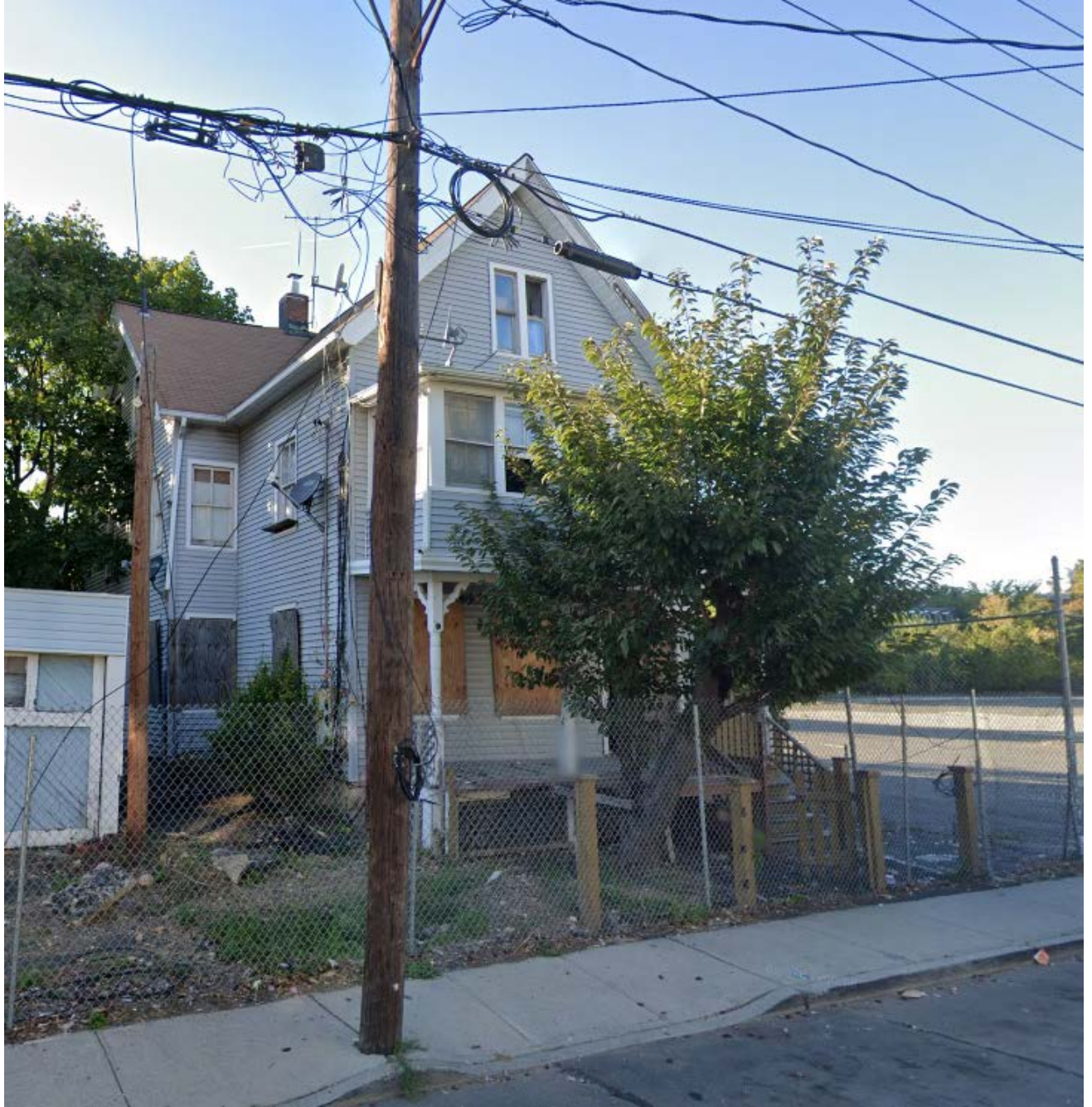
Locations of 130 Henry Street, 79 Garden Street, 736 Atlantic Street, and 650 Atlantic Avenue, map oriented north (google 2020).



Streetview of 130 Henry Street, facing north (google October 2019).



Streetview of 130 Henry Street, facing west (google October 2019).



Streetview of 79 Garden Street, facing northwest (google October 2019).



Streetview of 79 Garden Street, facing southwest (google, October 2019).



Streetview of 736 Atlantic Street, facing east (google, November 2019).



Streetview of 736 Atlantic Street, facing north (google, October 2019).



Streetview of 650 Atlantic Street, facing east (google November 2019).



Streetview of 650 Atlantic Street, facing southeast (google November 2019).

B.2. Review of National Register Status for Property Proposed for Demolition, 25 Edward Street, Manchester, Union Village NRHD (NR# 02000831)

Staff requests that the SRB evaluate whether the property at 25 Edward Street continues to contribute to the Union Village Historic District.

The Union Village Historic District was listed on the National Register on August 6, 2002 (NR# 02000831).

25 Edward Street is listed as a contributing property on Section 7, Page 4, of the 2002 nomination. The structure is described on Section 7 page 4 as, “William R. Shaw House, Queen Anne, 1896.” The adjacent Shed (c. 1900) is also noted as a contributing resource.

The district is significant for its architecture (Criterion C), “a notable collection of historic domestic and institutional architecture, which represents almost 150 years of development. Characterized by a relatively limited but representative stylistic range, subtle changes in building orientation and form over time, and a random street pattern, the district coheres as well-defined and significant architectural entity, one that fully expresses its industrial origins and historic evolutionary character.”

The district is also significant under Criterion A as “the embodiment of the development of textile and paper manufacturing in central Connecticut. Evolving from a preindustrial mill site into a ‘company town’ by the mid-nineteenth century, it flourished into the first half of the twentieth century as an ethnically and industrially diverse working-class village.” The nomination also makes note that the village is the earliest “viable” industrial community within the town of Manchester.

Description

According to the assessor’s card, 25 Edward Street is clad in wood clapboards and has an asphalt shingled roof. The interior has a combination of sheetrock and plaster walls, carpeted and hardwood flooring, and oil heating. It is described in the nomination as, “William R. Shaw House, Queen Anne, 1896” and visible in Photograph #17 of the nomination (below). It is further described in relation to its veranda on Section 7, Page 2: “A more fully developed Queen Anne veranda is found on the William R. Shaw House, which was erected in 1892[sic] on Edward Street (Inventory #1; Photograph #17). Elaborated with a spindle course and brackets, the porch also has scrollwork in its pediment. The latter feature and the main end gables are sheathed with fish-scale shingles.”

Demolition Delay

The City of Manchester has a 60-day demolition delay ordinance. A demolition delay was enacted for 25 Edward Street in August 2020.

Photographs of current conditions are below:

Photograph #17, Union Village National Register Historic District Nomination, 6/7/2001.

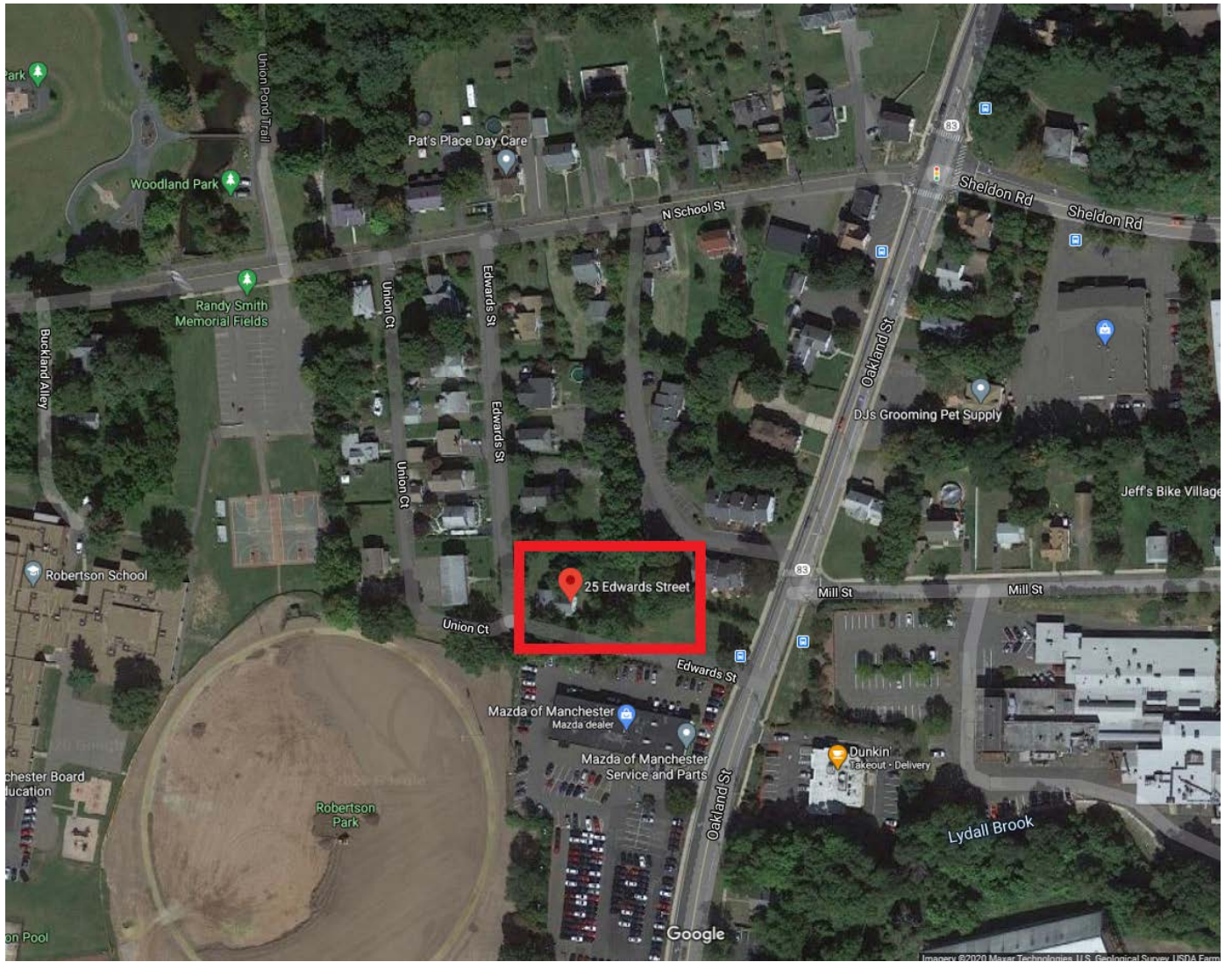
History

The construction date for 25 Edward Street is 1896 and has a history of being used as a single-family home.

Demolition Delay

The town of Manchester does have a 90-day demolition delay ordinance.

Photographs of current conditions are below:



Location of 25 Edward Street, map oriented north (google 2020).

Streetview of 25 Edward Street, facing east (google August 2019).