

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 December 3, 2021 meeting, the SRB will be asked to assess whether or not a 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, 2283-2289 and 2283-2289 Main Street Rear, Glastonbury, Glastonbury NRHD (NR# 84001011)

Staff requests that the SRB evaluate whether the property known as 2283-2289 Main Street and 2283-2289 Main Street Rear, continue to contribute to the Glastonbury Historic District.

The Glastonbury Historic District was listed on the National Register on August 2, 1984 (NR# 84001011).

The property is identified as 2281-2289 Main Street in the nomination, in Section 7, page 22. There are two distinct structures identified under a single address. The Glastonbury Assessor's Database identifies the parcel containing the buildings as 2277-2289 Main Street.

The Glastonbury Historic District was listed on the National Register under Criteria C in the area of architecture as "for the large number of well-preserved 17th- and 18th-century houses that stand along its Main Street, and for the good examples of later architectural styles that also are represented." The district is also significant under Criterion B as the location of the homes and workplaces of many of the town's early influential founders, as well as later individuals who made significant contributions to Glastonbury.

Description

According to the nomination (Section 7, Page 22), the property located at 2283-2289 Main Street is described as, "1740-1780 C, c. 1850 V. 2 ½ -story, Greek Revival, frame, gable-roofed commercial building, covered with clapboards, on brick foundations. There are plain pilasters with molded caps on both faces of all four corners. On the front elevation the pilasters support the gable-end front pediment with the help of added, paired, Italianate brackets. The tympanum is deeply recessed. The first-floor store fronts have been altered. At the second floor are tall, paired 4-over-4 windows. Similar windows on the north side elevation at both floors form 2-story panels. A lower 2-story wing extends to the south. It has a central brick chimney and single 6-over-6

windows above altered store front. This may be the 18th-century fabric associated with the earlier date. The wing has a modern, 1-story extension at the south. This structure served as the Gaines Hotel, c. 1850.” The property is also pictured in Photograph #3 of the nomination.

The property located at 2283-2289 Rear is described in the nomination as, “Second structure. c. 1875 V. 2-story, plain, frame, small, gable-roofed worker's house, covered with shingles and clapboards. Shed-roofed, enclosed front porch. Located in rear, at north.”

History

In October 2021, SHPO was contacted by the municipality regarding the potential demolition of the subject property as part of a new development to take place on the parcel and adjacent parcels. SHPO staff met with the municipality and provided information about the Connecticut Environmental Protection Act.

On October 29th, 2021, Preservation Connecticut met with members of the Glastonbury Historical Society who were concerned about the buildings’ future. Preservation Connecticut proceeded to contact SHPO.

On November 2nd, 2021, SHPO staff met with the owner’s legal representative, as well as municipal officials, to discuss alternatives to demolition.

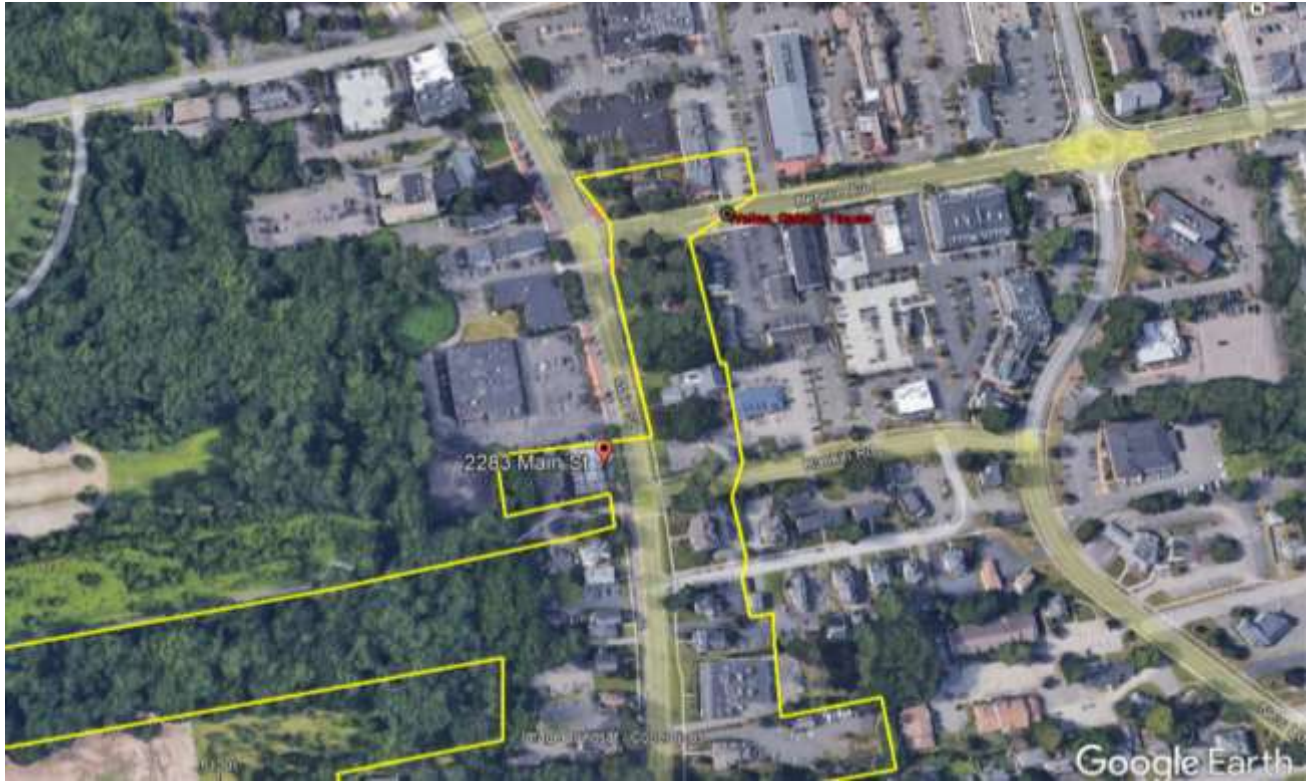
Demolition Delay

The Town of Glastonbury has a 90-day demolition delay ordinance. A demolition application was submitted on September 16th, 2021, and the delay will expire December 16th, 2021. There have been some discussions with the owner to reapply for the demolition permit, which would extend the delay beyond December 16th.

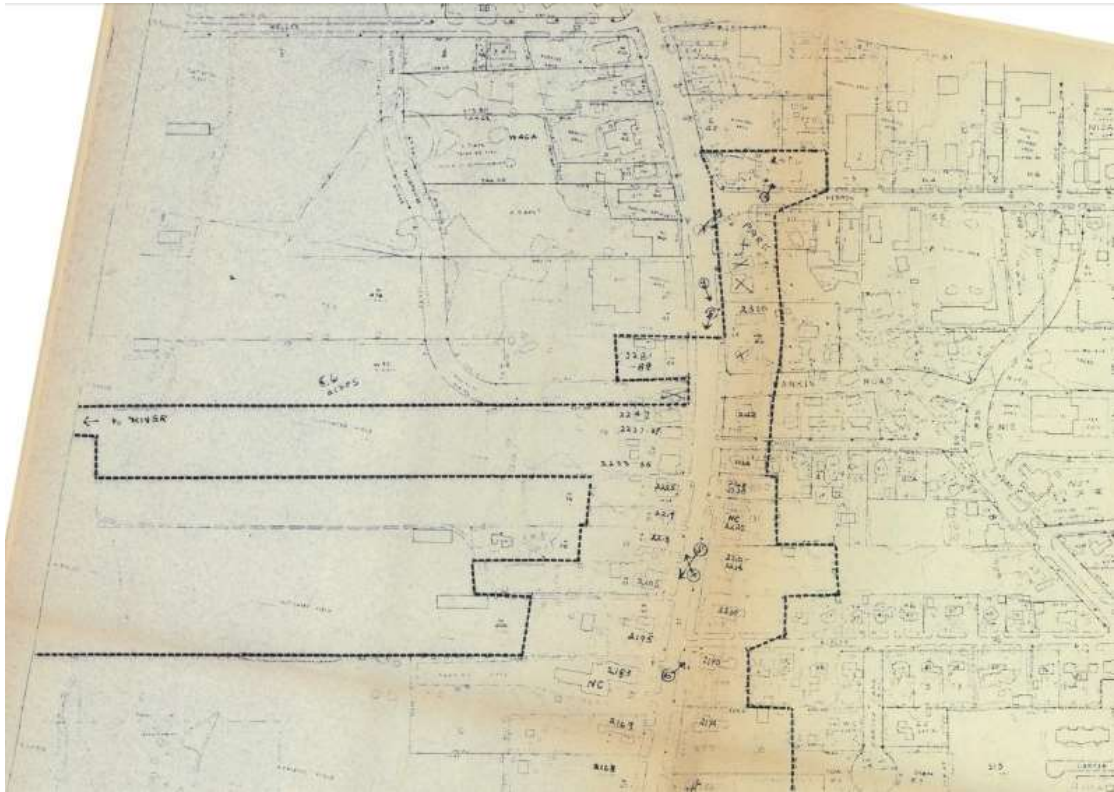
Photographs and figures are below:



Location of 2283-2289 Main Street and 2283-2289 Main Street Rear, Glastonbury, within the Glastonbury National Register Historic District, map oriented north (google earth, 7/4/2019). National Register boundary shown in yellow.



Detail of National Register district boundary, showing location of 2283 Main Street at Northwest end of district.



Detail of National Register district boundary, from the 1984 National Register nomination.



Location of 2283-2289 Main Street and 2283-2289 Main Street Rear, outlined in red (google earth, 7/4/2019).



National Register photo of 2283-2289 Main Street (identified as 2281-2289 Main Street). March 1983.



Main Street with 2283-2289 main street to the right, facing southwest (google earth, 10/2020).



Main Street looking from 2283-2289 Main Street, facing southeast (google earth, 10/2020).



Main Street looking north, 2283-2289 Main Street in the upper left (google earth, 10/2020).



2283-2289 Main Street, facing west (October 2021).



Active store fronts of 2283-2289 Main Street. Upper floor appeared vacant (October 2021).



North elevation of 2283-89 Main Street, camera facing south (October 2021).



Rear elevations of 2283-89 Main Street, camera facing east October 2021).



2283-2289 Main Street Rear, camera facing southwest (October 2021).



South elevation of 2283-2289 Main Street Rear, camera facing north (October 2021).