



APPLICATION FOR APPROVAL OF ADDITIONS TO THE STAMFORD CULTURAL RESOURCES INVENTORY (CRI)

Complete, notarize, and forward nine (9) hard copies and one (1) electronic copy in PDF format to Clerk of the Zoning Board.

NOTE: For Applicants requesting bonuses pursuant to Section 7.3.C shall be required to pay a \$500 per property for enlistment on the Cultural Resources Inventory pursuant to Sec. 29-6.2. of the Stamford Code. No fee required if no bonuses are sought at the time of application for enlistment on the Cultural Resources Inventory. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

- THIS APPLICATION IS FOR LISTING OF PROPERTIES ON THE CRI ONLY (No bonuses sought).
- THIS APPLICATION IS FOR LISTING OF PROPERTIES ON THE CRI IN CONJUNCTION WITH BONUSES SOUGHT UNDER SECTION 7.3.C (Please attach letter supporting the listing written by a Qualified Historic Preservation Expert.)

APPLICANT NAME (S): South End Pacific LLC

APPLICANT ADDRESS: c/o Redniss & Mead - 22 First Street - Stamford, CT 06905

APPLICANT PHONE #: 203-327-0500 APPLICANT EMAIL: r.mazzeo@rednissmead.com

ADDRESS OF SUBJECT PROPERTY(S): 648 & 670 Pacific Street, and 171 Henry Street

PRESENT ZONING DISTRICT: V-C and R-MF

PRESENT HISTORIC DESIGNATION: NATIONAL STATE _____ LOCAL _____

REQUESTED HISTORIC DESIGNATION ON CRI: SITE _____ STRUCTURE DISTRICT _____

YEAR OF CONSTRUCTION OF SITE/BUILDING(S): 1885-1917

CURRENT USE OF SITE/BUILDING See enclosed descriptions

LOCATION: (Attach legal description of property obtained from the Tax Assessor's office including block and lot information)
See enclosed General Property Description

STATEMENT OF SIGNIFICANCE & APPLICABLE CULTURAL RESOURCES INVENTORY CRITERIA

(Mark "x" in one or more boxes for the criteria qualifying the property for Cultural Resources Inventory listing.)

- A. PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF STAMFORD'S HISTORY.
- B. PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN STAMFORD'S PAST.
- C. PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUES, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.
- D. PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD, INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.

NARRATIVE STATEMENT OF SIGNIFICANCE (Please include/attach a Statement with at least one paragraph for each area of significance. Attach additional sheets, if necessary)

See enclosed descriptions.



ATTACH THE FOLLOWING IN SUPPORT OF THE CRI DESIGNATION:

1. Site survey
2. Site and building photographs along with a key map and description/title of photographs
3. National/State/Local historic register documentation if applicable
4. Other documents supporting architectural/cultural significance such as journal articles or news/book references if applicable.
5. Letter from Qualified Historic Preservation Expert (For CRI listing in conjunction with Section 7.3.C bonuses).

NAME AND ADDRESS OF OWNERS OF ALL PROPERTIES INVOLVED IN REQUEST:

NAME & ADDRESS OF OWNER

ADDRESS OF PROPERTIES IN CRI REQUEST

See enclosed Owner List

DATED AT STAMFORD, CONNECTICUT, THIS 15th DAY OF December 2021

SIGNED: 

NOTE: If applicant wishes to withdraw the application, this must be done in writing, and be received by the Land Use Bureau at least three (3) working days prior to public hearing in order to provide sufficient time to publicize the withdrawal. Applications withdrawn less than three (3) days prior to a scheduled hearing date will not be rescheduled within 90 days.

STATE OF CONNECTICUT

ss STAMFORD December 15 2021

COUNTY OF FAIRFIELD

Personally appeared Raymond R. Mazzeo, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

DAVID PINTO
 Notary Public, State of Connecticut
 My Commission Expires Mar 31, 2026


 Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: CRI _____ Received in the office of the Zoning Board: Date: _____

Referred to Historic Preservation Advisory Commission Date: _____

By: _____

Fee collected for CRI listing in conjunction with Section 7.3.C bonuses

No Fee required for CRI listing only

03/03/21

October 7, 2021

General Property Description
648, 670, 686, & 690 Pacific Street, and 171 Henry Street

Block #: 87
Area: 41,331 ± SF

All those parcels of land commonly known as 648 Pacific Street (Assessor's Card #002-6704), 670 Pacific Street (Assessor's Card #002-6068), 686 Pacific Street (Assessor's Card #002-3371), 690 Pacific Street (Assessor's Card #002-4598), and 171 Henry Street (Assessor's Card #002-2705) located in the City of Stamford, generally bound as follows:

Beginning at a point at the intersection of the southerly side of Henry Street and easterly side Pacific Street, property is generally bounded as follows:

Northerly: 184 ± by the southerly side of Henry Street;

Easterly: 170' ± by land n/f of Robert Snell, SR & Nancy A. Snell;

Southerly: 78' ± by said land n/f of Carmelo Balbi and May (Lu) Ruffin ET AL, each in part;

Easterly: 102' ± by said land n/f of Carmelo Balbi;

Southerly: 103' ± by land n/f of Neighborhood Services of Stamford, Inc.; and

Westerly: 266' ± by the easterly side of Pacific Street.

Owner List

**670, 648, 686, & 690 Pacific Street and 171 Henry Street
CSPR, Special Permit, and Final Site and Architectural Plan Applications
October 7, 2021**

670 Pacific Street

PACIFIC STREET FIREHOUSE LLC
1 ELMCROFT ROAD SUITE 500
STAMFORD, CT 06926-0700

648 Pacific Street

TABERNACLE OF GRACE CHURCH
648 PACIFIC STREET
STAMFORD, CT 06902-5818

686 Pacific Street

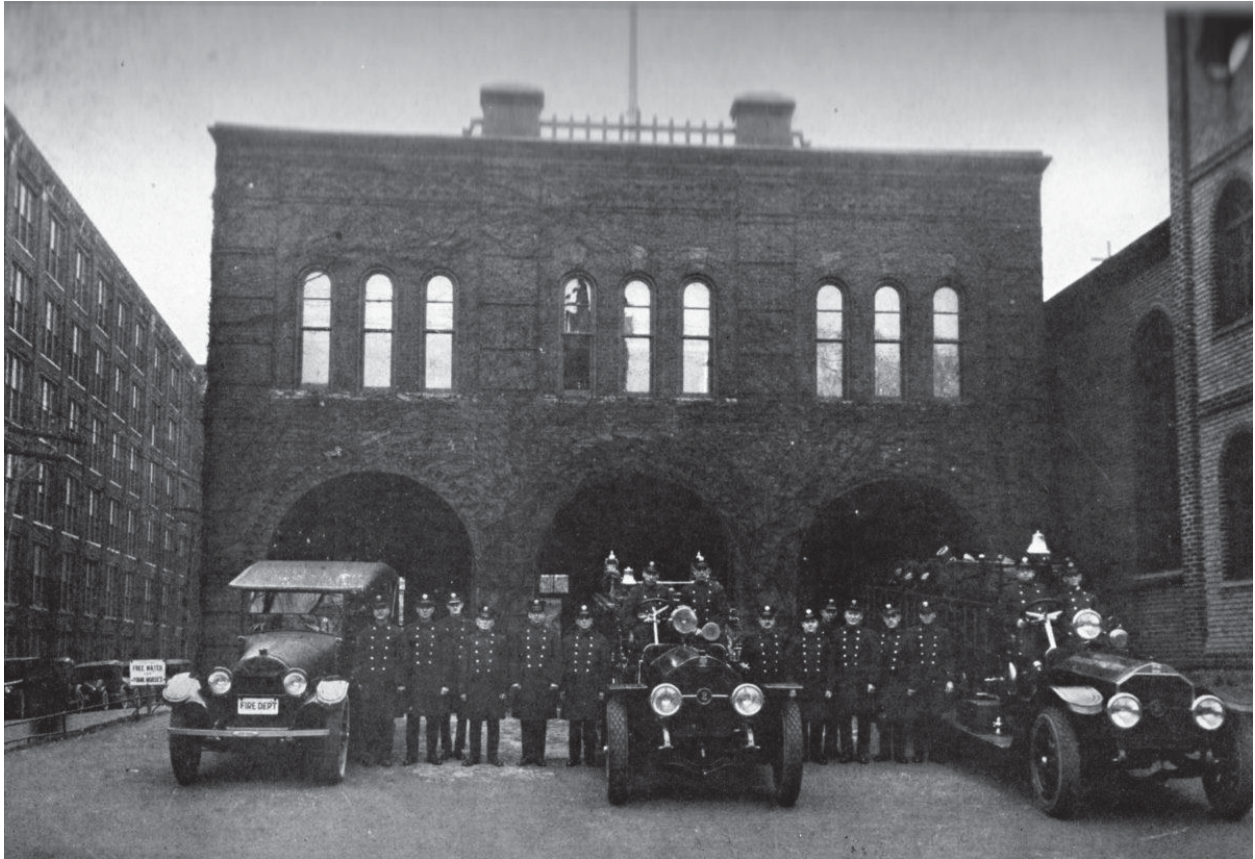
FHP1 LLC
PO BOX 110295
STAMFORD, CT 06911

690 Pacific Street

SOUTH END PACIFIC LLC
8 GISBORNED PLACE
OLD GREENWICH, CT 06870

171 Henry Street

HENRY STREET STAMFORD LLC
PO BOX 110295
STAMFORD, CT 06911



Pacific Street Development

Application for Approval of Additions to the Stamford Cultural Resources Inventory and for Listing of Properties in Conjunction with Bonuses Sought under Section 7.3

Prepared for Hogg Holdings

583 Pacific Street

Stamford, CT

September 28, 2021

PACIFIC STREET DEVELOPMENT PROJECT

The application for 7.3 concerns the following three structures that are in the project area:

1. Engine Company No. 2, 650 Pacific Street (South End Firehouse)
2. Annunciation Greek Orthodox Church, 668 Pacific Street (Tabernacle of Grace Church)
3. Cottage at 171 Henry Street, 171 Henry Street

These three historic structures are identified as *contributing structures* in the South End Historic District National Register nomination narrative, entered into the National Register in 1986. The district is significant under the themes of Architecture, Industry and Ethnic History.

Despite alterations, these three buildings have retained a sufficient amount of their historic architectural integrity such that they continue to reflect the historic and architectural significance of the South End Historic District. As contributing resources and integral parts of the South End Historic District, each of these buildings qualifies for listing on the Cultural Resources Inventory under National Register Criterion A, for their association with events that have made a significant contribution to the broad patterns of our history; and under Criterion C, for their embodiment of the distinctive characteristics of a type, period, or method of construction and, as representatives of a significant and distinguishable entity (the South End Historic District), whose components may lack individual distinction.

The structure at 690 Pacific Street, which most recently housed the New Hope Christian Community Church, was identified in the South End National Register Historic District as a non-contributing structure and was built in 1952. It is currently vacant. Severely altered following several fires, this building, proposed for demolition, was not constructed during the period of significance for the district, nor does it possess any historic character defining features that would distinguish it as part of the larger whole of the district.

A brief description and the significance of each of the three historic structures that are part of this request for listing on the Cultural Resources Inventory and the 7.3 application are described on the following pages:

Cottage at 171 Henry Street, built c1885, Modified post-1979

171 Henry Street is a two-story cottage located on the south side of Henry Street adjacent to (and east of) Engine Company No. 2. Built circa 1885, (supported by Sanborn maps), it is classified as a contributing structure in the South End Historic District National Register nomination. It is significant as part of a continuous row of nineteenth century cottages on the south side of Henry Street that form a cohesive representation of housing styles prevalent during the 1858-1940 period of significance for the district. The six-story brick Yale and Towne Manufacturing Company factory building was formerly located on the opposite side of the street.

The house is pictured in the 1979 *Stamford Historic Resource Survey* (see attached sheet) as clad with wood shingles; the side gable is distinguished by shingles in a lighter, contrasting color. The front porch is shown as partially enclosed but was likely originally open as it is today. Despite being clad with artificial siding and several small additions in the rear, the Cottage at 171 Henry Street has retained its original deep setback, massing, and style, and is therefore an excellent and relatively intact example of nineteenth century workers' housing. It is also an integral part of the historic Henry Street streetscape which was originally opposite the six-story-high Yale and Towne factory buildings.



Cottage at 171 Henry Street

Annunciation Greek Orthodox Church, 658 Pacific Street, Built 1917, Modified 1940

The Annunciation Greek Orthodox Church, currently occupied by the Tabernacle of Grace Congregation, was built in 1917 to accommodate the growing Greek population of the industrial South End community. The church had a Greek language school and an adjacent lot with a playground.

The Greeks were heavily concentrated in the Manhattan Street commercial district where they formed a large part of the population and operated several small businesses, principally restaurants. The Greeks established a church in the South End, forming the Greek Orthodox Church of the Annunciation in 1912 and constructing their church on Pacific Street by 1917. They continued to increase rapidly in numbers, eventually becoming one of the most dominant groups in the South End.

The church building is faced with buff brick and red brick trim and is composed of two three-story towers which flank a gabled two-story central section. The church is classified as a contributing structure in the South End Historic District National Register nomination. It is significant as an excellent example of an early-twentieth century ecclesiastical structure and as an intact representation of the historic presence and the influence of the Greek ethnic community in the South End.

In 1937, the church was enlarged to accommodate the growing congregation. The original recessed portico with three arch openings (see historic photos) was infilled with buff brick and a new double door entry was added. This alteration created an enclosed vestibule for the church. Also at that time, new icons were painted and transported from Mt. Athos, Greece. In the period from 1953 to 1971, the interior of the church and the auditorium were remodeled, additional icons were brought from Mt. Athos, and new stained-glass windows and chandeliers were installed.

In 1973, the church purchased a 4.5-acre lot on 1230 Newfield Avenue to construct a larger church. The groundbreaking ceremony for Phase I of the building project took place on March 9, 1975. The original church building at 658 Pacific Street was sold later that year. Since that time, several subsequent congregations have occupied the original Annunciation Greek Orthodox church building.

Despite the enclosure of the portico and the unsympathetic front entry doors, the Annunciation Greek Orthodox Church is significant architecturally as it has retained much of its original exterior configuration and original historic fabric and continues to be a relatively intact example of an early twentieth-century ecclesiastical structure. Historically the church is significant as a representative of the substantial population and influence of the Greek community in the industrialized South End Historic District.



Annunciation Greek Orthodox Church, 668 Pacific Street





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records (Book 160, page 262) on September 30, 1912, at 3:15p.m. Five years would pass before the church building would be completed.



First Greek Orthodox Church in Connecticut

In 1925, due to the death of the Rev. Father Greece (the division of the group of parishioners into the Annunciation and I...)

As the Annunciation church building became untenable for the congregation and the building and its contents were sold to Psychopaidas as part of a loan in the amount of \$10,000 from parishioners. Icons for the Iconostasis were purchased on Mt. Athos, Greece on June 13, 1937. The church is located on North and South Avenues of Constantinople.

A few years later a drive was conducted and retired in 1948 a



Въведеніе въ храмъ святаго великаго Чашагоука
улица св. Методіуса Спаса - 10. 2. 1927



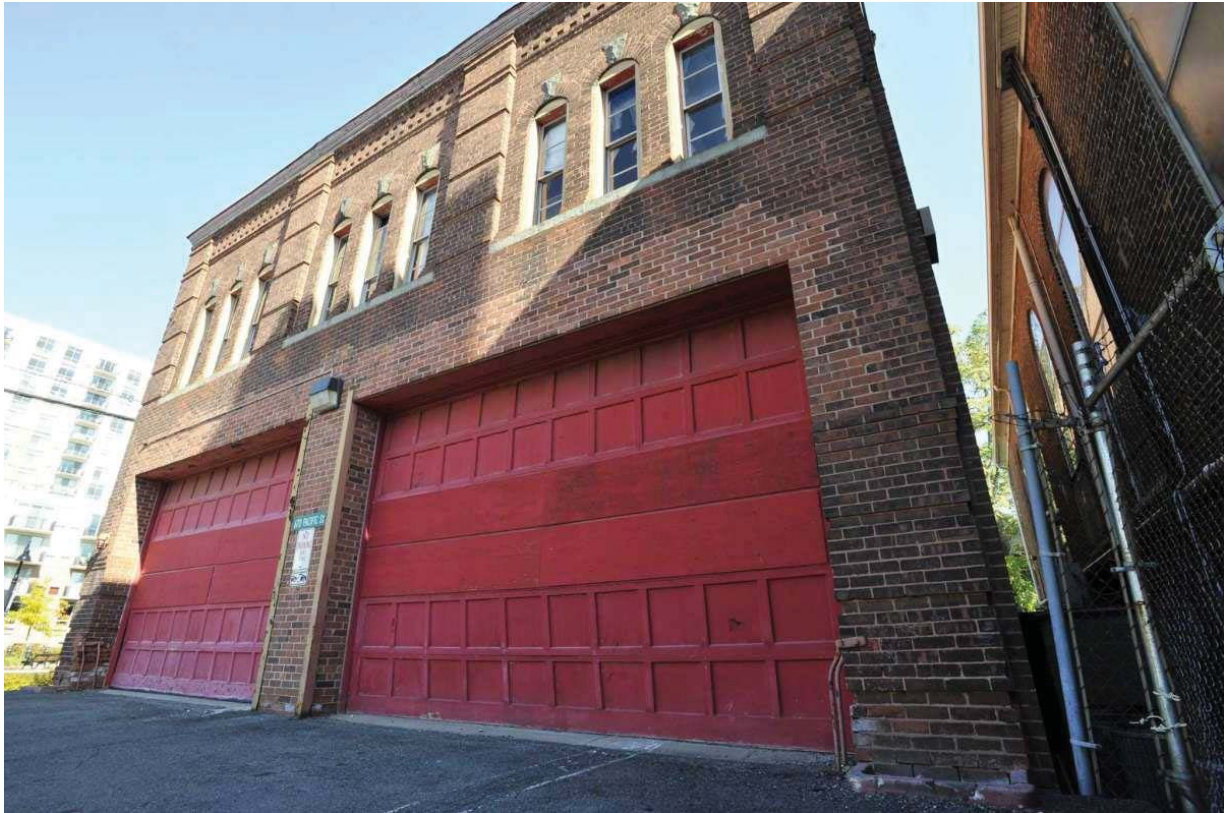
Engine Company No. 2: 670 Pacific Street, Built 1900, Modified 1954

The current South End Firehouse, historically known as Engine Company #2, is located at the northeast corner of Pacific and Henry streets. It was placed in service in March of 1900. Although not in active service since 1992, it is the oldest remaining fire station in the City of Stamford and was listed on the National Register of Historic Places in 1986 as a contributing building in the South End National Register-listed Historic District. Although it has been altered from its original construction, it has retained its historic architectural integrity and continues to remain as a contributing structure in the district.

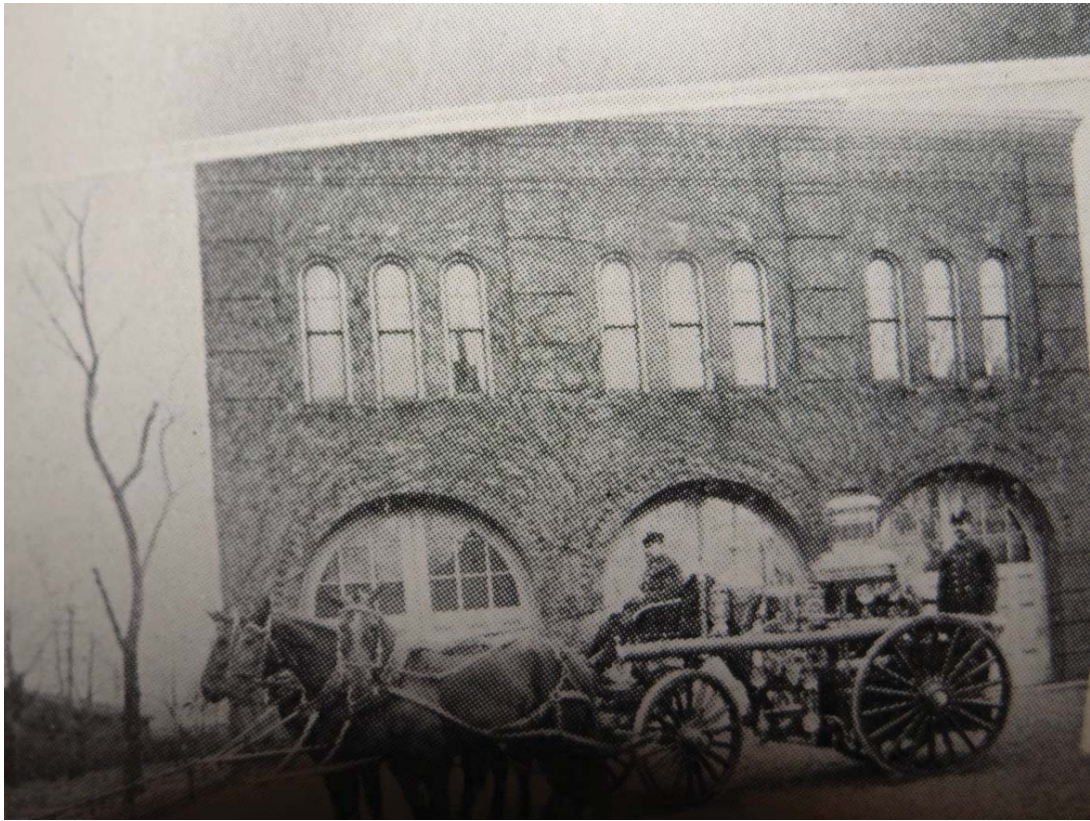
The firehouse has architectural significance as it displays elements of the Victorian-era Romanesque Revival style, most notably in the band of narrow, round-arched windows in the upper story of the façade and the brick corbelling details of the cornice. Fire Department records at the Stamford History Center indicate that, in 1954, the three distinctive, round-arched firehouse garage door openings were enlarged to become two wide garage door openings to allow headroom for modern fire trucks and equipment. These modifications, although stylistically unsympathetic, allowed the station to continue to function in its original use, and likely prevented it from demolition.

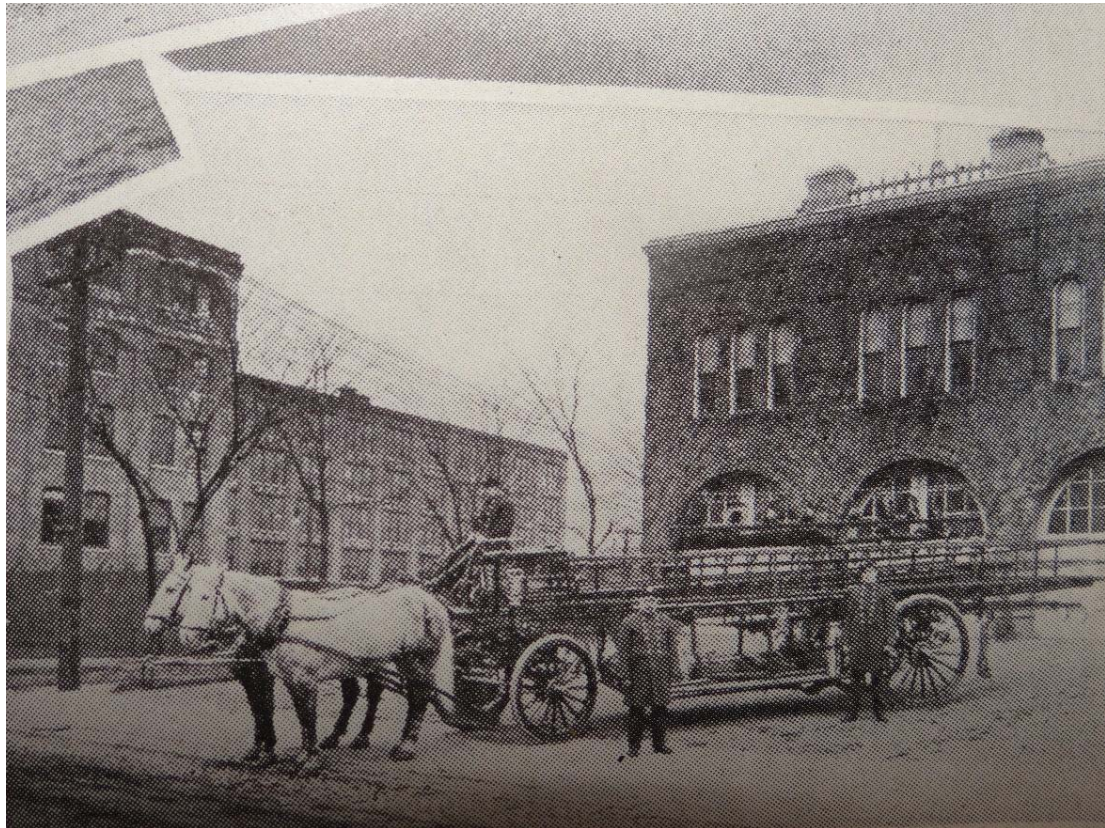
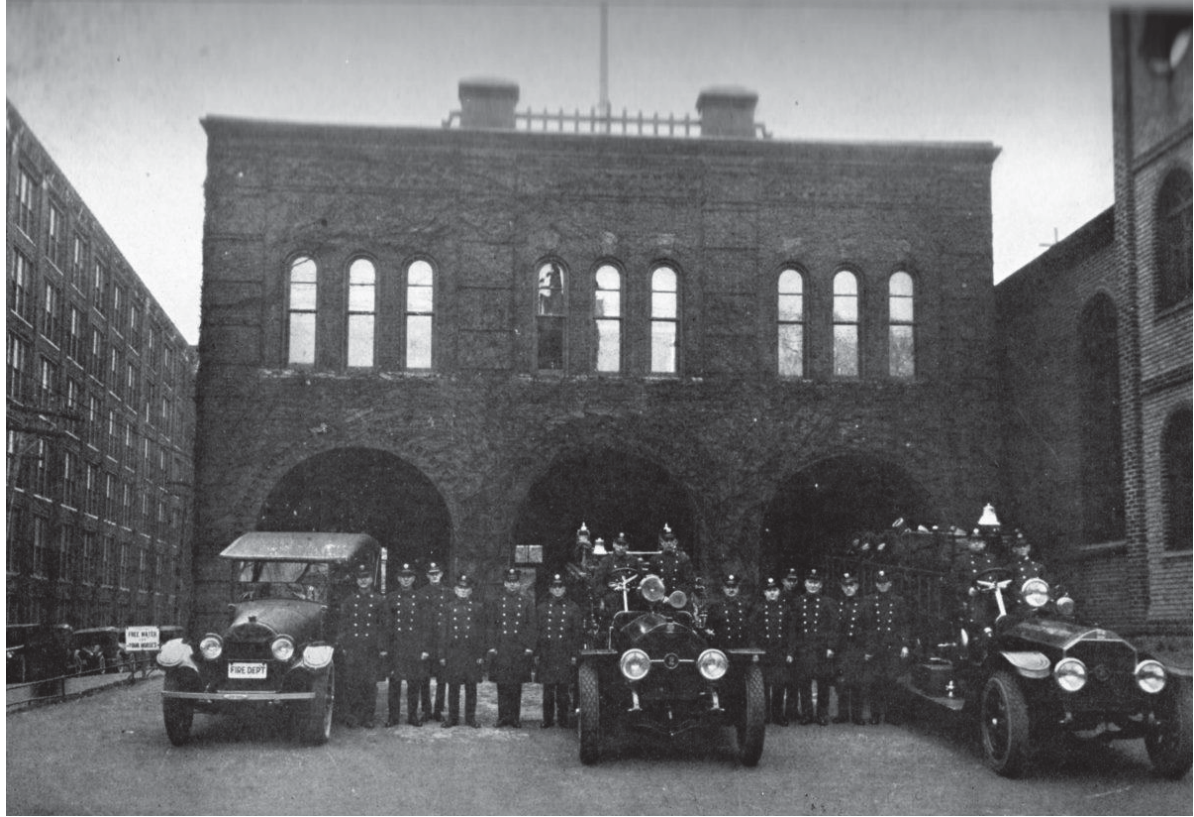
The firehouse was constructed to protect the factories in the South End and thereby protected and enhanced the economic development of the city during its peak years of industrialization. The firehouse also served as the social center of the South End neighborhood. In the late nineteenth and early twentieth centuries, firehouses were not only architecturally distinctive, but served as neighborhood gathering places and social centers, and often held community-wide events such as the "Fireman's Ball". Originally volunteer organizations, the firehouses were later staffed with professionals, most of whom lived nearby.

Engine No. 2 is also significant historically as the oldest extant firehouse and municipal public building in the South End Historic District and in the City of Stamford. Despite the renovations that were made to the garage door openings, Engine Company No. 2 has retained its historic significance as an excellent and relatively intact example of an early twentieth century fire station.











Architectural Reference- Yale & Towne Lock Company, Windows and Cornice



Architectural Reference- Porch Detail on Henry Street



690 Pacific Street



690 Pacific Street

LYNN DROBBIN & ASSOCIATES



629 FIFTH AVENUE
PELHAM, NY 10803
914-738-8070

September 27, 2021

City of Stamford
Zoning Board- Land Use Bureau
Government Center
888 Washington Blvd.,
Stamford, CT 06902-2152

To Whom It May Concern:

I, Lynn Drobbin, President of Lynn Drobbin & Associates, and former Chairperson of the Historic Preservation Advisory Commission of the City of Stamford, hereby certify that I am a *Qualified Historic Preservation Expert* as described in Section 7.3 of the City of Stamford zoning regulations.

It is my professional opinion, based on historic research and architectural field survey conducted in September 2021, that the historic structures located at 650 and 668 Pacific Street, and 171 Henry Street, Stamford, CT, all of which have been identified as contributing to the significance of the South End Historic District in the National Register listing, have retained their historic architectural integrity and continue to reflect the character defining features of the period of significance for the district. These three structures also possess historic significance, as described herein, and therefore, remain as contributing resources to the district.

Sincerely,

Lynn Drobbin

Lynn Drobbin
Architectural Historian
Lynn Drobbin & Associates

STATE OF CONNECTICUT

CONNECTICUT HISTORICAL COMMISSION

59 South Prospect Street, Hartford, Connecticut 06106
(203) 566-3005

HISTORIC RESOURCES INVENTORY FORM

For Buildings and Structures

FOR OFFICE USE ONLY

TOWN NO.: _____ SITE NO.: _____
UTM: 18/_____/_____/_____/_____
QUAD: _____
DISTRICT: S NR: ACTUAL
POTENTIAL

IDENTIFICATION

- 1. BUILDING NAME: Common: _____ Historic: _____
- 2. TOWN/CITY: Stamford COUNTY: Fairfield
- 3. STREET & NUMBER (and/or location): 171 Henry Street
- 4. OWNER(S): Stanley Swiatowicz
- 5. USE: Present: Single-family Historic: Single-family
- 6. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: X yes no

DESCRIPTION

- 7. STYLE OF BUILDING: Vernacular DATE OF CONSTRUCTION: 1885a
- 8. APPROXIMATE DIMENSIONS: 25' x 30'
- 9. ARCHITECT _____ BUILDER _____



photographer: Steven Hirschberg name: Renee Kahn Associates date: July 77-Mar.
 date: July 1977-Mar. 1979 view: N/W organization: Stamford Community Development Program
 negative on file: Stamford Historical Society address: 429 Atlantic Street

10. ADDITIONAL COMMENTS: