



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): G&T Taylor Street LLC
 APPLICANT ADDRESS: c/o Leonard Braman, Wofsey Rosen, 600 Summer Street, 7th Fl, Stamford, CT 06901
 APPLICANT PHONE #: 203-354-1282 APPLICANT EMAIL: lbraman@wrkk.com
 ADDRESS OF SUBJECT PROPERTY(S): 18 Taylor Street, Stamford, CT
 PRESENT ZONING DISTRICT: R-MF
 PRESENT HISTORIC DESIGNATION: NATIONAL _____ STATE _____ LOCAL _____
 REQUESTED HISTORIC DESIGNATION ON CRI: SITE _____ STRUCTURE X DISTRICT _____
 YEAR OF CONSTRUCTION OF SITE/BUILDING(S): 1890
 CURRENT USE OF SITE/BUILDING 3-family house.
 LOCATION: (Attach legal description of property obtained from the Tax Assessor's office including block and lot information) See attached 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 attached narrative.



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

G&T Taylor Street LLC,
 114 Hubbard Ave., Stamford, CT 06905

ADDRESS OF PROPERTIES IN CRI REQUEST

18 Taylor Street

DATED AT STAMFORD, CONNECTICUT, THIS 25th DAY OF July 2023

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
 COUNTY OF FAIRFIELD ss STAMFORD 25th day of July 2023

Personally appeared Leonard Braman, signor of the ALEXANDRA POCHNA who made oath to the truth of the contents thereof, before me.

**Notary Public State of Connecticut My
 Commission Expires April 30, 2028**

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

TRAVIS BROCK KENNEDY

533 East 5th Street
New York, NY 10009
(415) 269-4594
tbk2114@columbia.edu

David Stein, Chair
Stamford Zoning Board
888 Washington Boulevard
7th Floor
Stamford, CT 06901

July 11, 2023

Re: 18 Taylor Street, Stamford – Application for Listing on Cultural Resources Inventory

Dear Chairman Stein and Members of the Board,

I am a Qualified Historic Preservation Expert under the Stamford Zoning Regulations, and I write to support the listing of the historic three-family house at 18 Taylor Street on the Stamford Cultural Resources Inventory. This 1890 building is a valuable example of American architecture from that time period, and its historic preservation will benefit not only the surrounding neighborhood but Stamford as a whole.

As set forth in my attached curriculum vitae, I hold a Master of Science degree in historic preservation from Columbia University. In my work as a historic preservation consultant for the past six years, I have advised on and assisted in the preservation of numerous historic buildings, including the Onera Foundation headquarters (housed in an adaptively-reused Greek Revival mansion in New Canaan Connecticut), the Dr. Oliver Bronson House in Hudson, New York (an 1811 Federal-style house significantly renovated by Downing & Davis from 1839-1849, now becoming a house museum), and a wide range of historic properties in the U.S., the Bahamas, and the United Kingdom. I currently serve as the Director of Development at Historic Grace Church in New York City's Greenwich Village, where I oversee all preservation work. I also sit on the Board of Directors of the Victorian Society in America and have received a range of preservation-related awards, including the Ali Jawad Malik Honor Award in the History and Theory of Architecture from Columbia University in 2018.

As you may be aware, the house at 18 Taylor was twice previously recognized by this Board as a historic structure worthy of preservation. The first time was in 1991, when the Zoning Board approved a Special Exception for historic buildings under Section 7.3 of the Zoning Regulations for a project at the site proposed by a prior owner. The second was in 2008, when the Zoning Board again approved a Special Exception under Section 7.3 for a different owner's project. I have been engaged by the current owner and applicant, G&T Taylor

Street LLC, to consult on the historic preservation of 18 Taylor, and I am eager to see the applicant's project through to its fruition.

Under Section 7.3 of the Zoning Regulations, a structure may be added to the Cultural Resources Inventory ("CRI") when it meets certain criteria. Here, 18 Taylor is highly worthy of inclusion on the CRI because (1) it embodies the distinctive characteristics of a type, period, or method of construction; and (2) it is associated with events that have made a significant contribution to the broad patterns of Stamford's history.

First, the historic structure is a quintessential example of late American Queen Anne or "Stick Style" architecture, featuring the distinctive massing, proportions, and restrained ornamentation typical of houses from this period. As can be seen from the photos in my report supporting the accompanying Special Permit application, as a historic building, 18 Taylor is remarkably intact. It retains many of its original features, including timber clapboard (Fig. 1), two over two sash windows and other original windows above the front doors and at basement level (Fig. 1, Fig. 2, and Fig. 3), hand-turned veranda posts (Fig. 4), beadboard (Fig. 5), and other decorative features, such as the hand-made trelliswork under the building's porches (Fig. 6). All such distinctive materials, features, finishes, construction techniques, and examples of craftsmanship characterize the building as an exemplar of domestic architecture from this movement.

Second, as noted in Renee Kahn's letters in support of the 1991 and 2008 Special Exceptions (submitted here), 18 Taylor has significance for Stamford's history. The building was designed as residential housing, likely for working families in the industrial corridor along the nearby Rippowam River. It was one of the homes built in the latter part of the 19th century to house the large numbers of Irish immigrants moving into Stamford at the time. Taylor Street was named for Michael Taylor, who originally owned most of the land in the area. The home is an important example of the kind of housing that was built for Stamford's industrial population at the time. Unlike in larger cities such as New York, New Haven, or Springfield, where industrial workers would have been housed in crowded tenements, during this era Stamford was appealing to such workers hoping to escape the crowded and unhealthy conditions in late 19th century urban slums. It is an invaluable testament to the nature of Stamford as a live-work community at the turn of the 20th century, and the applicant is sincerely committed to preserving the building as such.

As this Board has recognized, 18 Taylor is a unique and valuable historic house that is worthy of preservation in perpetuity, and I wholeheartedly support its inclusion in the CRI. Thank you for your consideration of my comments on this application. I would be happy to answer any questions or provide any further information that may be helpful.

Sincerely,

A handwritten signature in cursive script that reads "Travis Brock Kennedy". The signature is written in black ink on a light-colored background.

Travis Brock Kennedy



THE HISTORIC NEIGHBORHOOD PRESERVATION PROGRAM, INC.

78 Webb's Hill Rd. Stamford, Ct. 06903 (203) 322-6671

Renee Kahn, Director

RECEIVED

MAY 10 1991

STAMFORD ZONING BOARD

Appl. 91-011

TO: Norman Cole, Planning Department

FROM: Renee Kahn

DATE: May 7, 1991

RE: Application for Special Exception Uses for Historic Buildings
Section 7.3.
Claybourne Property: 16-18 Taylor Street

I would like to most heartily endorse the above application. It is in keeping with the Zoning Board's expressed intent to provide incentives to encourage the preservation of Stamford's historic housing stock. Mrs. Claybourne's project not only preserves and restores the building, but enables additional, contextual housing units to be added to the rear and along Mission Street.

#16-18 Taylor Street was one of a row of modest but attractive dwelling units built in the 1870s and '80s to house the large numbers of immigrant Irish moving into Stamford at that time. Originally designed for two families, the double porches added a note of architectural interest. The present plan calls for the removal of non-historic siding and a second-story porch, and the return of the building to its original, late 19th century appearance.

Just as a note of additional interest, Taylor Street was named for Michael Taylor who originally owned most of the land in the area. A hundred years ago, the street was little more than an unmarked dirt path, but by 1889 almost twenty families, mostly working-class Irish, had homes on the street. Most of the inhabitants worked as servants to the large mansions along Fairfield Avenue, or on the railroad, or in local factories. Owning a home on Taylor Street was undoubtedly the first move up the social ladder in America.

Renee Kahn

The Stamford Historical Society Inc.

1508 HIGH RIDGE ROAD
STAMFORD, CONNECTICUT 06903
(203) 329-1183/322-1565

RUSSELL BASTEDO
EXECUTIVE DIRECTOR

RECEIVED
MAY 28 1991
STAMFORD ZONING BOARD

May 21, 1991

Mr. Norman Cole
City of Stamford Planning Department
Government Center
888 Washington Boulevard
Stamford, CT 06904-2152

Re: Claybourne Property, 16-18 Taylor Street;
Application for Special Exception Uses for Historic
Buildings, Section 7.3.

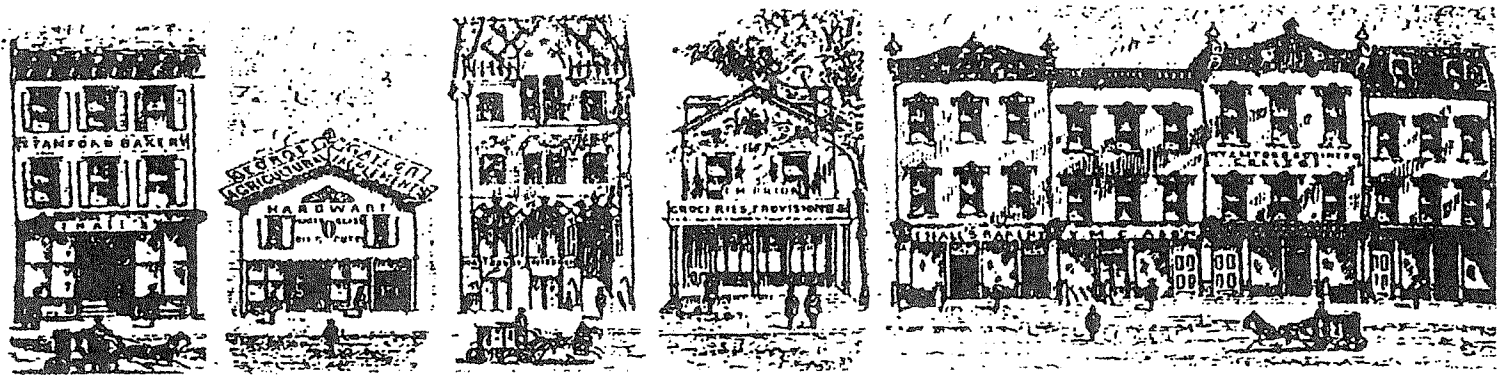
Dear Mr. Cole:

This Society endorses this application. The restoration of the late 19th century appearance of this structure should encourage nearby homeowners to think about their own properties' historic appearance.

Sincerely,



Russell Bastedo



THE HISTORIC NEIGHBORHOOD PRESERVATION PROGRAM, INC.

78 Webb's Hill Road, Stamford, CT 06903 Renee Kahn, Director

Rkahnhnp@optonline.net ph/f 203 322-6671

TO: Norman Cole
Land Use Boards, City of Stamford

FROM: Renee Kahn

DATE: June 6, 2008

re: **Application for Special Exception Uses for Historic Buildings: Section 7.3 Taylor-Mission LLC, 18 Taylor Street**

I would like to heartily endorse the above application. It is in keeping with the Zoning Board's expressed intent to provide incentives to encourage the preservation of Stamford's historic housing stock. Tom Mills, current owner of the former Claybourne property is not only preserving the existing building, but enabling additional, contextual housing units to be added to the rear and along Mission Street.

18 Taylor Street is a double house, one of several modest but attractive dwellings built at the end of the 19th century to house the large number of immigrant Irish families seeking to "move up in the world" by buying a two-family house in the area. Taylor Street was named for Michael Taylor who originally owned most of the land. In the 1870s, the street was little more than an unmarked dirt path, but by 1889 almost twenty families, mostly working class Irish had homes there. Most of the inhabitants worked as servants in the large mansions along Fairfield Avenue or on the railroad or in nearby factories. Owning a home on Taylor Street was a move up the social ladder in America.

Current plans call for restoring the original double porches and other architectural features. I plan to work with Mr. Mills to ensure that new construction is in keeping with the historic character of the Taylor Street property.

Respectfully submitted,

Renee Kahn