



**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.

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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: \_\_\_\_\_

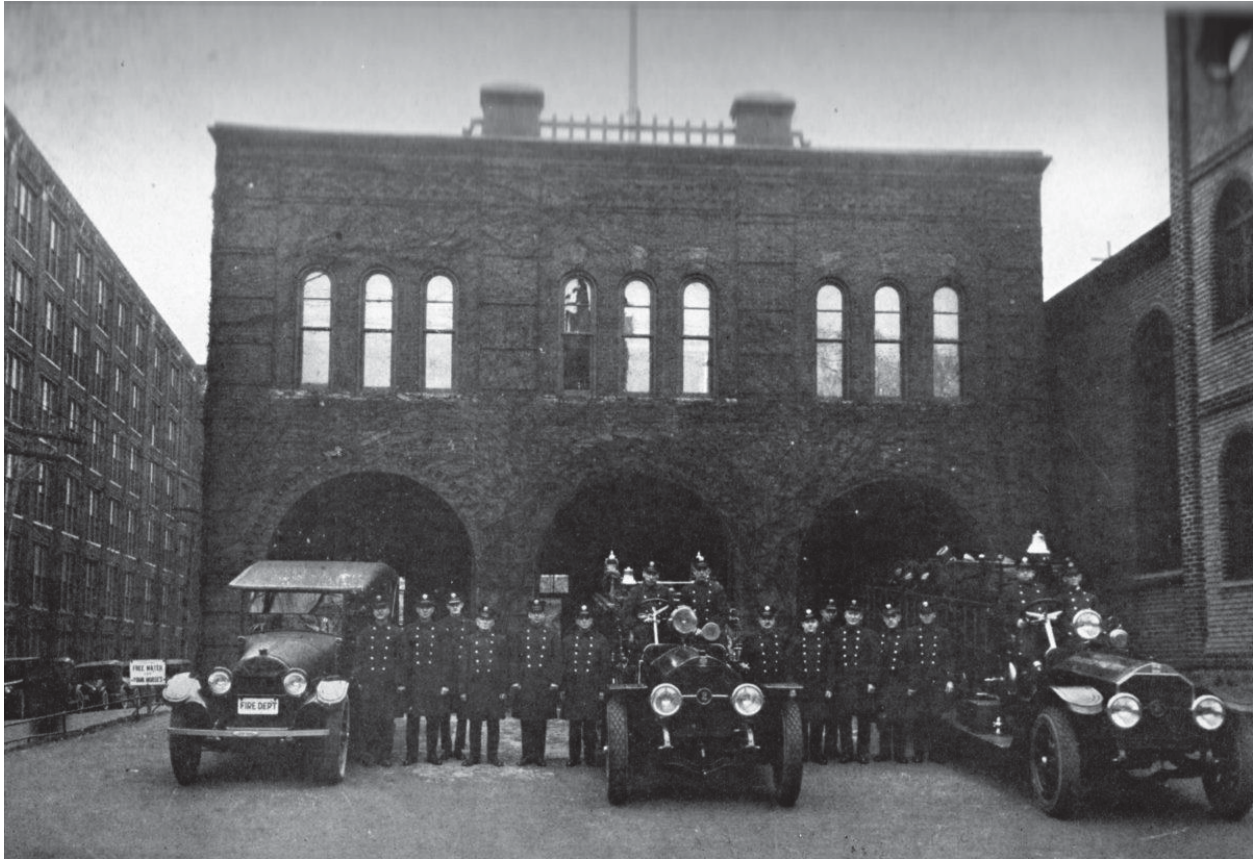
Referred to Historic Preservation Advisory Commission Date: \_\_\_\_\_

By: \_\_\_\_\_

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

No Fee required for CRI listing only

03/03/21



## **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. John J. Greece (the division of the group of parishioners into the Annunciation and the Holy Trinity).

As the Annunciation church building became untenable for the congregation and the Holy Trinity building and its contents were sold to Psychopaidas as part of a loan in the amount of \$10,000 from parishioners' contributions for the Iconostasis on Mt. Athos, Greece on June 13, 1937. The church was then named North and South Annunciation of Constantinople.

A few years later a drive was conducted and the church was retired in 1948 and replaced by the present building.



Възстановка на Търговския пазар в София  
преди 1918 г. - 10. 10. 1918 г.







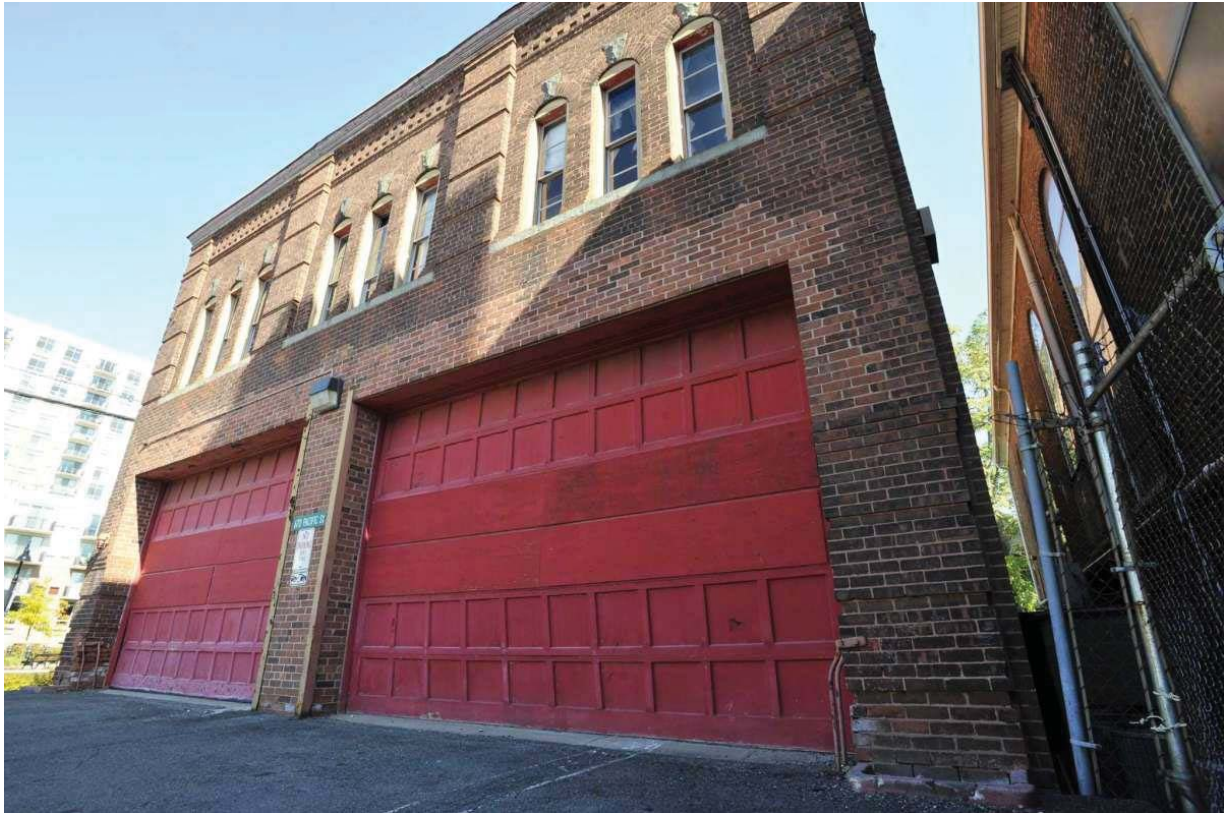
### **Engine Company No. 2: 670 Pacific Street, Built 1900, Modified 1954**

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.



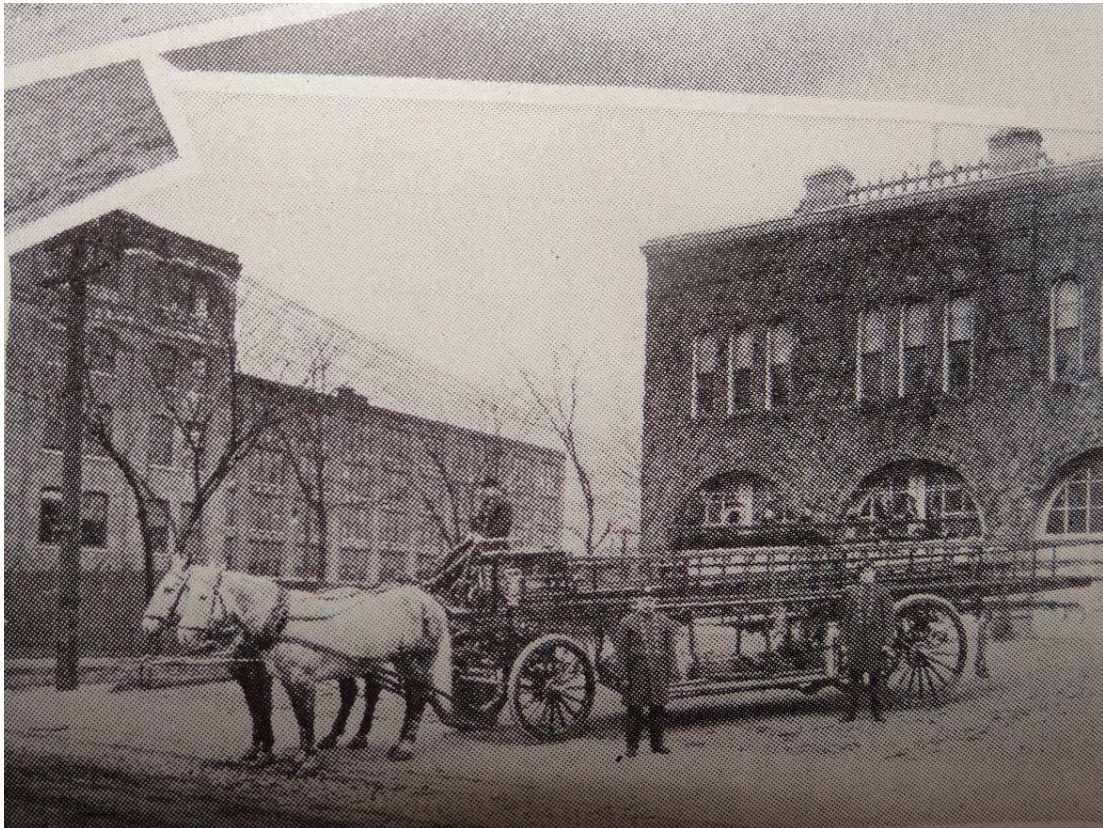
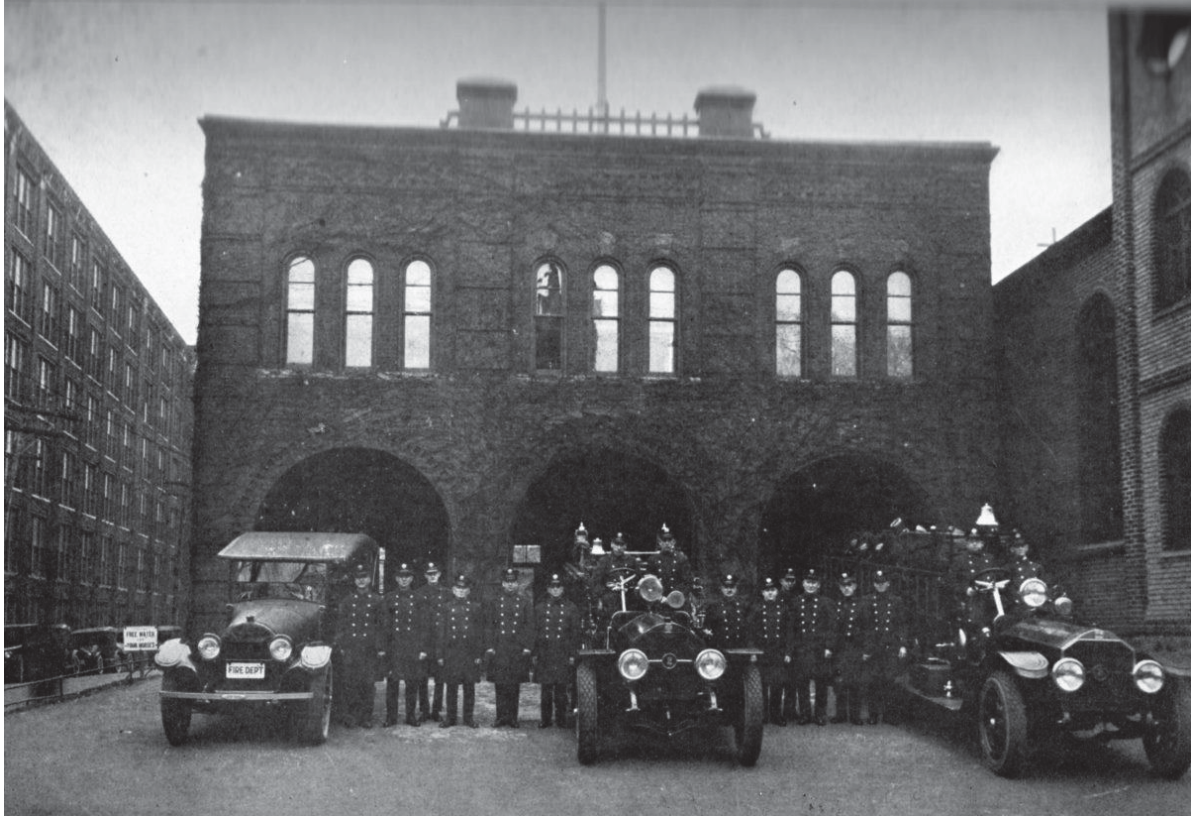




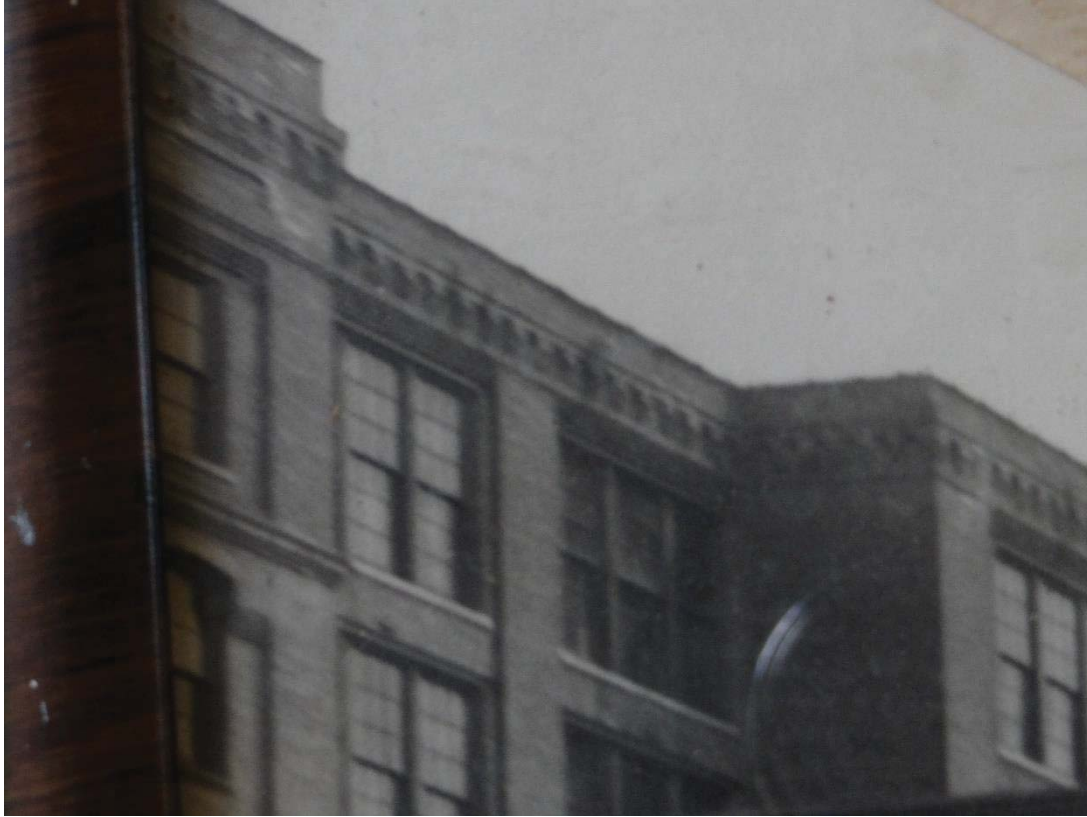












**Architectural Reference- Yale & Towne Lock Company, Windows and Cornice**



**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:





Historic Preservation  
& Improvements

*648 & 670 Pacific Street and 171 Henry Street*

*November 30, 2021*



171 Henry Street  
Vernacular Cottage  
(1885)



1970s photo

Proposed Improvements

1. Improve appearance of porch: Add period style porch posts, railings, lattice. Paint wood members of porch white.



Other porches  
along Henry  
Street



Existing porch (present day)



Example image of potential porch style

171 Henry Street  
Vernacular Cottage  
(1885)

**Proposed Improvements**

2. Add landscaping (low shrubbery) along porch lattice.



Existing porch (present day)



171 Henry Street  
Vernacular Cottage  
(1885)



Existing front doors

**Proposed Improvements**

3. Add new matching historic style double front entry doors in compatible color.



Potential front door example

171 Henry Street  
Vernacular Cottage  
(1885)



Existing Chain Link Fence

**Proposed Improvements**

4. Replace chain link fence with period style fencing.

Potential fence type





670 Pacific Street  
Engine Company No. 2  
(aka South End Fire Station)

### Proposed Improvements

1. Restore windows to resemble historic configuration:
  - Remove applied window mullions building-wide
  - Apply one intermediate rail to resemble double hung windows

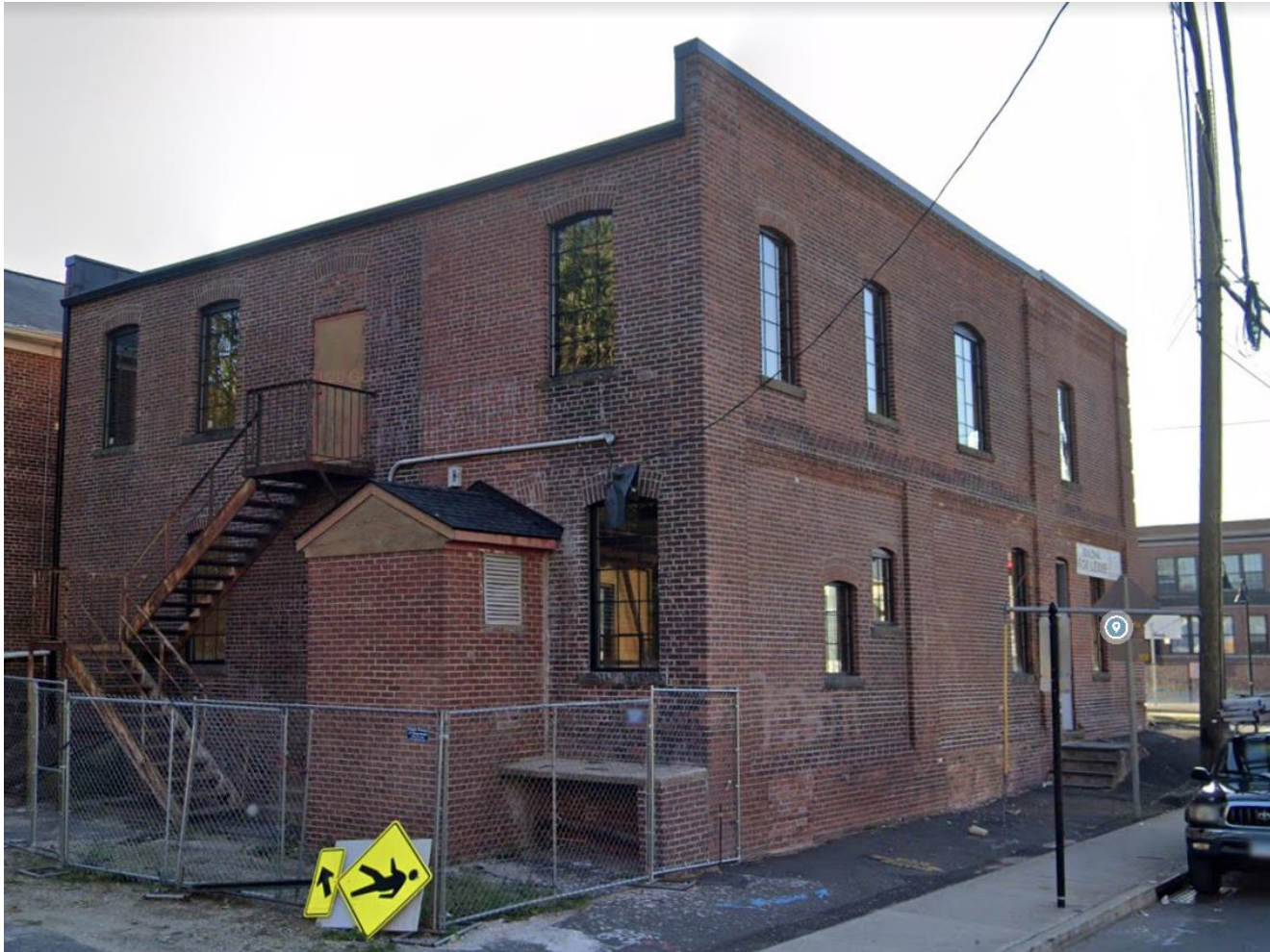


Existing Building  
(Henry Street frontage)

670 Pacific Street  
Engine Company No. 2  
(aka South End Fire Station)

### Proposed Improvements

2. Repoint brick, as needed, with similar masonry profile and composition



Existing Building



670 Pacific Street  
Engine Company No. 2  
(aka South End Fire Station)

### Proposed Improvements

3. Make necessary modifications to meet building codes for new use(s) including grading of site and completion of outdoor platform and installing bathrooms.
4. Interior tenant fit-outs, as needed.



Existing building

670 Pacific Street  
Engine Company No. 2  
(aka South End Fire Station)

**Proposed Improvements**

5. Make all necessary structural improvements.



Basement photos



670 Pacific Street  
Engine Company No. 2  
(aka South End Fire Station)



Existing Building

**Proposed Improvements**

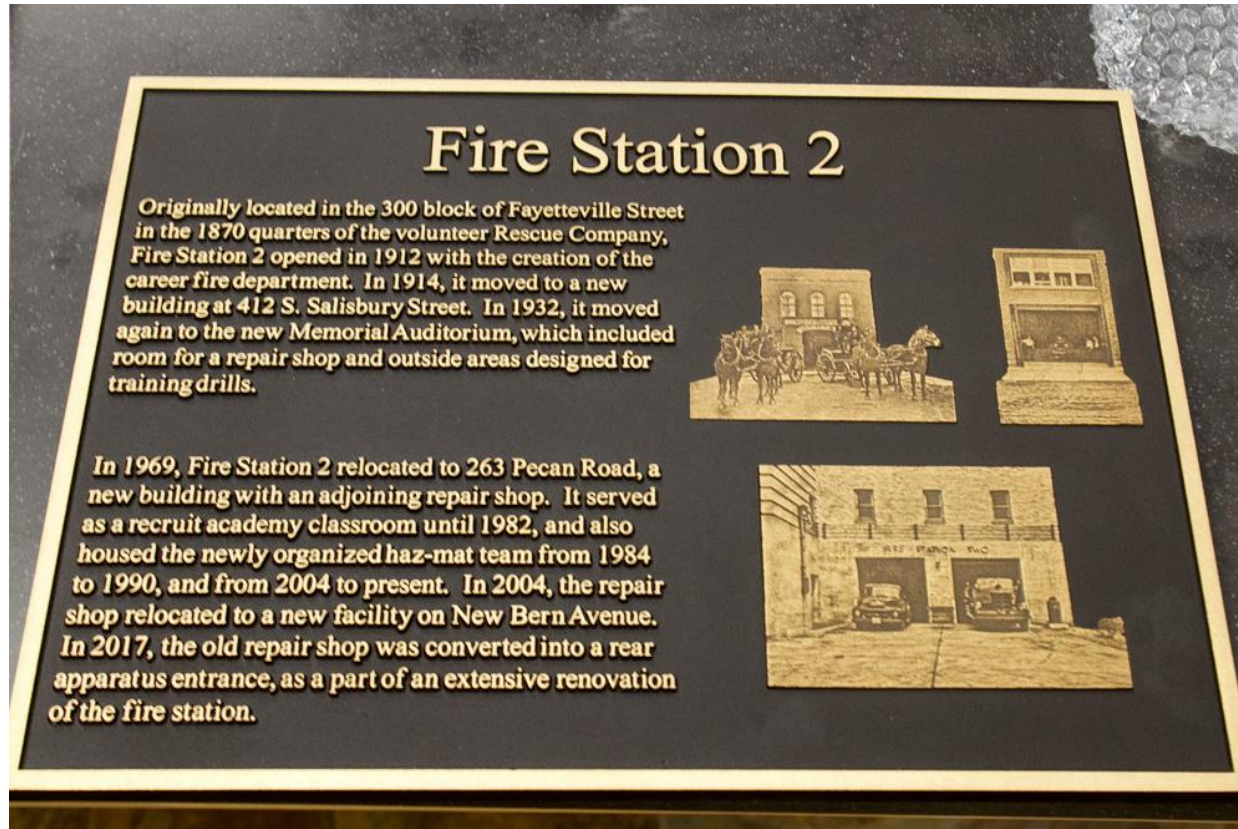
6. Clean keystones, and sills, as needed, with non-abrasive products recommended by the SHPO and approved by the National Park Service.



670 Pacific Street  
Engine Company No. 2  
(aka South End Fire Station)

## Proposed Improvements

7. Add exterior historic interpretive plaque as required in the Preservation Easement



Example Plaque



670 Pacific Street  
Engine Company No. 2  
(aka South End Fire Station)

**Proposed Improvements**

8. Create artistic design or applique for required utility equipment  
(pursuant to approval by utility company)

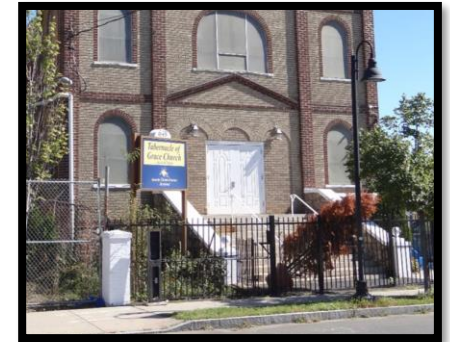
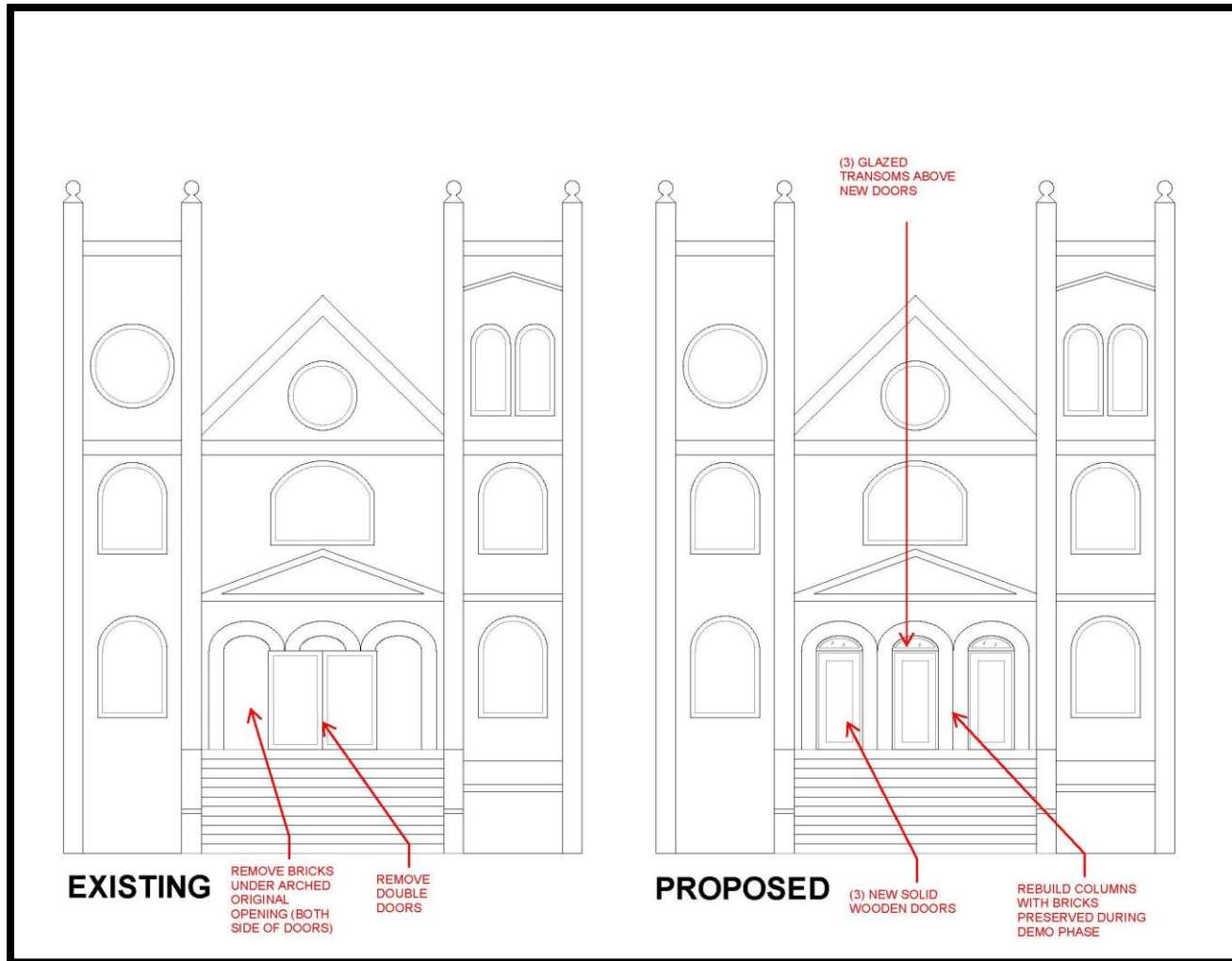
Inspiration Images



# 648 Pacific Street Annunciation Greek Orthodox Church

## Proposed Improvements

1. Replace existing double doors with (3) single Wooden doors (with glass transom) and rebuild brick columns below arches



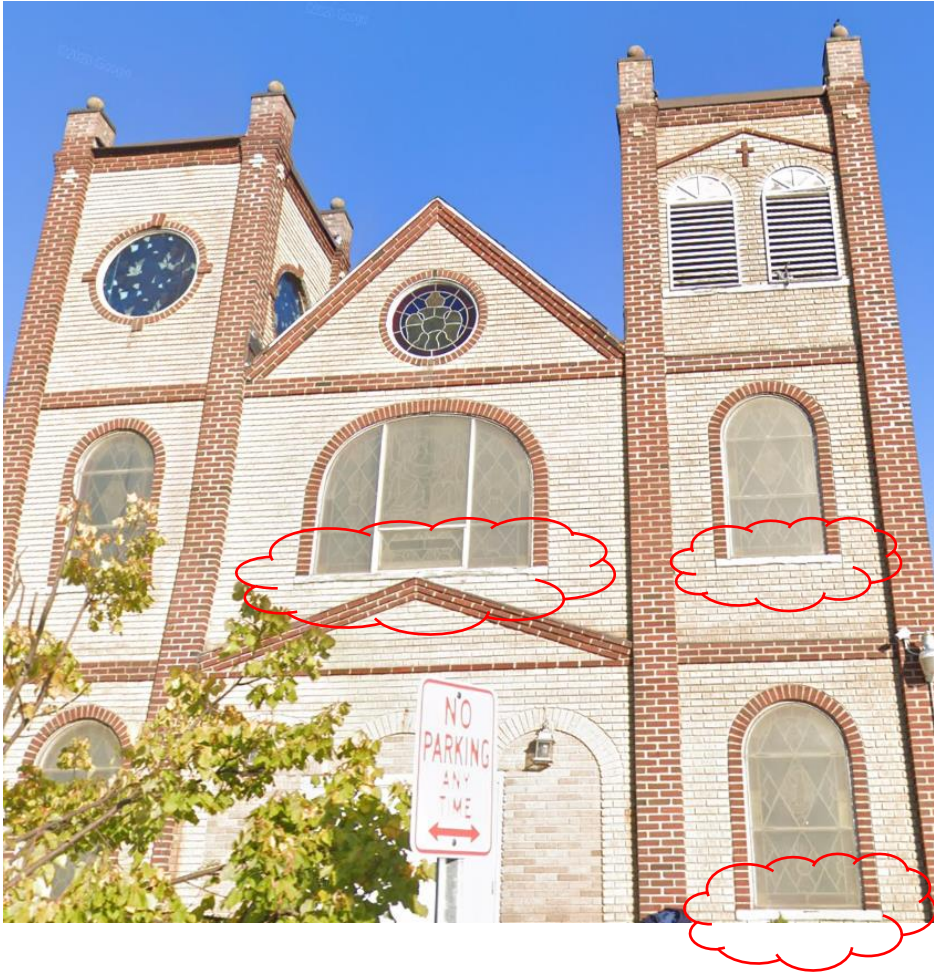
Existing Building



**Proposed Improvements**

648 Pacific Street  
Annunciation Greek Orthodox Church

- 2. Remove paint and clean stone sills.



**Proposed Improvements**

648 Pacific Street  
Annunciation Greek Orthodox Church

3. Paint large pvc pipes on façade to match brick color





648 Pacific Street  
Annunciation Greek Orthodox Church

Proposed Improvements

4. Paint tower louvers and window trim/frames to match doors.



# 648 Pacific Street Annunciation Greek Orthodox Church

## Proposed Improvements

5. Install compatible period style light fixtures at front entry.



No fixtures on historic building



Existing fixtures



648 Pacific Street  
Annunciation Greek Orthodox Church

Proposed Improvements

6. Clean window polycarbonate protection



648 Pacific Street  
Annunciation Greek Orthodox Church

Proposed Improvements

- 7. Paint handrails black.

