

PRESERVING GREENWICH

**A Guide to Understanding Historic Designations
&
The Organizations That Support Them**

DESIGNATIONS

There is a variety of designations for historic resources within the field of historic preservation. Most designations provide protection for the historic resource but in varying degrees. The following list defines those designations.

STATE REGISTER OF HISTORIC PLACES

The State Register is an official listing of properties and sites important to the historical development of Connecticut. The criteria for inclusion are the same as for the National Register of Historic Places. All properties nominated to the National Register must first be placed on the State Register. There is no specific protection afforded properties listed on the State Register. In Greenwich there are nine extant properties on the State Register that are not listed on the National Register.
www.cultureandtourism.org/history/

NATIONAL REGISTER OF HISTORIC PLACES

Listing on the National Register draws attention to the historical significance of the building, object, district or road. While being on the list affords protection against certain federal interference, it does not by itself prohibit alterations or demolitions. There are 21 buildings, structures or roads and seven districts, each containing many contributing structures, on the National Register in Greenwich.
www.cr.nps.gov/nr/

NATIONAL HISTORIC LANDMARK (NHL)

National Historic Landmark listing recognizes the country's most important historic resources. The designation carries with a very high degree of protection. The only NHL in Greenwich is the Bush-Holley House (c. 1730) in Cos Cob, site of Connecticut's first art colony. One of the town's oldest buildings, Bush-Holley House was purchased by The Greenwich Historical Society and opened to the public as a museum a year later in 1958. www.cr.nps.gov/nhl/

LOCAL HISTORIC DISTRICT/PROPERTY

These districts and properties are locally designated and enjoy a high degree of protection. Once designated, no alterations can be made to the exterior without first applying for a Certificate of Appropriateness from the Historic District Commission. There are three Local Historic Districts in Greenwich, Strickland Road and Mill Pond Court district in Cos Cob, the Round Hill Road/John Street district, and the Stanwich district, and two local historic properties, 29 Taconic Road and 640 Round Hill Road.
www.greenwichct.org

HISTORIC ZONES

Planning and Zoning may grant Historic Overlay, either Historic Residential/Office Zone (HRO) or Historic Overlay Zone (HO), or Façade Easement status to properties in Greenwich. The designations allow for zoning bonuses in exchange for a property owner's agreement to preserve and protect a significant historic or architectural asset. After designation, any application for alteration to the historic structure is referred to the Historic District Commission for a Certificate of Appropriateness.
www.greenwichct.org

GREENWICH LANDMARK REGISTRY

Established by The Greenwich Historical Society, this program recognizes historically or architecturally significant buildings in Greenwich. Owners of eligible homes are invited to enroll in the program for a fee. The Historical Society conducts deed research, photographs the house and presents owners with a plaque. There are no restrictions or protections placed on the buildings in the program. As of 2010 there are close to 300 buildings documented.
www.hstg.org

ORGANIZATIONS

There are several commissions and organizations involved in, and committed to, the process of protecting historic resources in the Town of Greenwich. They are listed below.



PLANNING & ZONING COMMISSION (P&Z)

Diane Fox – Town Planner
203-622-7894

P&Z is responsible for all zoning decisions in Greenwich and engages in planning for future development of the town. The commission consists of five volunteer members and three volunteer alternates who are nominated by the Selectmen and appointed by the RTM. The staff, led by Town Planner Diane Fox, handles zoning applications and develops regulations. Chapter Two of the 2009 Plan of Conservation and Development encourages historic preservation.



HISTORIC DISTRICT COMMISSION (HDC)

FiFi Sheridan – Chairman
203-622-5144

The HDC meets monthly and is comprised of five volunteer commissioners and five volunteer alternates who are nominated by the Selectmen and appointed by the RTM. The HDC's primary responsibility is to rule on all Certificate of Appropriateness applications for changes to structures in the Local Historic Districts and Properties. In addition they serve as an advisory panel to P&Z when questions affecting historic buildings arise, particularly when those sites are in National Register Districts. Often HDC review is required as a part of an application to P&Z. In 2009 the HDC facilitated the designation of the Town of Greenwich as a Certified Local Government.



ARCHITECTURAL REVIEW COMMITTEE (ARC)

Cynthia Tyminski – P&Z Planner
203-622-7894

The ARC is an all volunteer, 12-member standing committee appointed by the Planning and Zoning Commission to advise them on certain applications. The ARC meets monthly to evaluate all applications for commercial projects and any residential projects of more than two units. They evaluate and comment on the proposed project's scale, streetscape and architectural integrity. They also review signage, awnings, colors and lighting as well as building materials and landscapes.



THE GREENWICH HISTORICAL SOCIETY (GHS)

Debra Mecky – Executive Director
203-869-6899

Based at the Bush-Holley Historic Site in Cos Cob, GHS is an independent not for profit organization, run by a professional staff and governed by a board of trustees. Its mission is to collect and preserve the cultural heritage and ongoing history of Greenwich and provide a center for its enjoyment and study. As well as being a resource for those seeking information about historic preservation, GHS sponsors the Greenwich Landmark Registry.

THE CONNECTICUT TRUST FOR HISTORIC PRESERVATION

Helen Higgins – Executive Director
203-562-6312

The Connecticut Trust is a non-profit organization based in Hamden. Their mission is to preserve the character and ensure the vitality of Connecticut's historically significant places. The Trust's best tools are its traveling technical assistance program (email: circuitrider@cttrust.org) and website (www.cttrust.org). The site, which is a clearinghouse of useful information, includes a section for realtors, "Restoration Services Directory" of contractors, architects, consultants and craftsmen, FAQs and much more.



Greenwich Preservation Trust (GPT)

Jo Conboy, Chairman
203 661-6343

The GPT was incorporated in November 2009 with a mission to preserve the rich historical and cultural resources found in the town. One of their projects is the preservation of the Thomas Lyon House, c. 1695, in Byram.

OTHER ORGANIZATIONS

Other organizations in town are also involved with historic preservation, among which are the Greenwich Point Conservancy, and the Israel Putnam House Association.

PROPERTIES

STATE REGISTER OF HISTORIC PLACES

John Addington House
Benedict Building at Greenwich Hospital ☒
Cos Cob Firehouse
Ferris Farm Cemetery
Montgomery Pinetum Conservatory
O'Neill Outdoor Theater
Shell Island Tower
Tomac Burying Ground

NATIONAL REGISTER OF HISTORIC PLACES

Private Buildings

Cos Cob Power Plant ☒
Samuel Ferris House
Hawthorne Mill & Depot Building
French Farm
Selleck Gristmill
Wilcox House
Rosemary Hall
YMCA of Greenwich

Municipal Buildings

Byram School
Glenville School (Western Greenwich Civic Center)
Great Captain Island Lighthouse
Greenwich Main Post Office
Old Town Hall

Churches

Methodist Episcopal Church

Houses

Thomas Lyon House

Museums

Bush-Holley House
Putnam Cottage

Train Stations

Cos Cob Railroad Station
Sound Beach Railroad Station

Bridges

Mianus River Railroad Bridge
Riverside Avenue Bridge (over railroad tracks)

Roads

Merritt Parkway

Districts

Fourth Ward Historic District
Glenville Historic District
Greenwich Avenue Historic District
Greenwich Municipal Center
Putnam Hill Historic District
Round Hill Historic District
Strickland Road Historic District

LOCAL HISTORIC DISTRICTS & PROPERTIES*

Round Hill Road/John Street Historic District
Strickland Road Historic District
Stanwich Historic District

29 Taconic Road (Jeremiah Mead House)
640 Round Hill Road (Charles Green House)

HISTORIC OVERLAY ZONES

20 Arcadia Road - C
50 East Putnam Avenue - NP
271 East Putnam Avenue - R
391 East Putnam Avenue - O/R
10-16 Finney Knoll - R
154-156 Greenwich Avenue (rear) - C
151 Hamilton Avenue - R
17 Hemlock Drive - R
18 Lafayette Place - NP
731 Lake Avenue - R
96 Maple Avenue - R / O
136 Maple Avenue - R
85 Mason Street - C
124-130 Mason Street - O / R
230 Mason Street - R
228-230 Mill Street - C / R
245 Mill Street - O
9 Normandy Lane - R
1 Old Church Road - R
350 Pemberwick Road - C / O
Sherwood Avenue - R
311 Sound Beach Avenue - R
301 Valley Road - O
Weaver Street at Barn Hill Road - R
211 West Putnam Avenue - R

HISTORIC RESIDENTIAL / OFFICE ZONE (HRO)

51 Church Street
183 East Putnam Avenue (The Columns) - O
523 East Putnam Avenue - O
30 Milbank Avenue - O
46 Milbank Avenue - R
211 River Road Extension - R
5 Salem Street - NP

FAÇADE EASEMENT

63 Church Street
30 Field Point Road
32 Field Point Road
180 Lake Avenue
56 Mason Street
93 Mason Street

* Local historic districts and properties are also listed on the State Register of Historic Places.

C = Commercial NP = Not for Profit O = Office R = Residential ☒ = Demolished