



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): Garden Homes Fund

APPLICANT ADDRESS: 29 Knapp Street, Stamford, CT 06907

APPLICANT PHONE #: 203-348-2200 APPLICANT EMAIL: info@ghmco.com

ADDRESS OF SUBJECT PROPERTY(S): 1114 Hope Street

PRESENT ZONING DISTRICT: RM-1

PRESENT HISTORIC DESIGNATION: NATIONAL N/A STATE N/A LOCAL N/A

REQUESTED HISTORIC DESIGNATION ON CRI: SITE X STRUCTURE DISTRICT

YEAR OF CONSTRUCTION OF SITE/BUILDING(S): 1906 - house, 1954- church, 1970 - community building

CURRENT USE OF SITE/BUILDING Community building currently used as a daycare

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

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)

The existing Church building is meant to evoke the long history of ecclesiastical architecture and meant as an example of the New England church on a town green. The site plan for the proposed development will retain the church building and the "town green" concept of the current site. Please see attached historical description prepared by Nils Kerschus.



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

Garden Homes Fund

29 Knapp Street, Stamford, CT 06907

DATED AT STAMFORD, CONNECTICUT, THIS 8th DAY OF March 2021

SIGNED: Brian A. Daley

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 8th Day of March 2021

COUNTY OF FAIRFIELD

Personally appeared Brian A. Daley, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

MICHELLE GALLAGHER

Notary Public, State of Connecticut

My Commission Expires October 31, 2024

Michelle Gallagher

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

1114 Hope Street

by Nils Kerschus

Description

The property at 1114 Hope Street, located in the Springdale section of Stamford, CT, includes three structures, all of which are associated with the Methodist Church of Springdale, CT. The principal structure is the church building itself, constructed in 1954 to replace the original church, built in 1875. The church is constructed of concrete blocks and displays a T-shaped footprint, essentially consisting of a long, side-gabled nave running parallel to Hope Street, a three-story tower projecting easterly from the nave's southernmost bay, and a corresponding, cross-gabled ell projecting from the southern end of the ~~off~~ rear (west) elevation. Each side of the nave is lit by four pairs of nine-over-nine windows, each pair divided by a brick mullion. The basement story beneath the nave is similarly lit by the same number of slightly larger, twelve-over-twelve windows, fully exposed at the west (rear) elevation but obscured at the facade by a retaining wall rising several feet to the east. The northern end of the nave is lit at the gable by a four-part window, the vertical and horizontal members forming a cross. The southern end is bisected by an off-side brick chimney.

The three-story tower includes the main entrance, consisting of double front doors and transoms, all framed by a fluted architrave. The third story is fenestrated with a tall vented window at each of its four sides, and surmounted with a low-pitched hipped roof covered with seamed tin plates and crowned with a narrow metal spire rising from an octagonal base.

To the south is a two-story, flat-roofed, concrete-block structure built in 1970, although its cornerstone says 1969, located at the basement-level recess at the north end of the facade. The exterior is fenestrated at the south elevation by three tall narrow windows at the upper, main story which overhangs the lower, basement story, the overhang being supported by masonry piers. The basement story is lit by a continuous row of large windows. The building's north elevation is fenestrated only by full-length row of clerestory windows at the top of the upper story, while the rear (west) elevation is lit only by several windows at the extreme left end, located above the recessed, basement-level entrance.

To the north of the church is the original parsonage, built in 1906. It is a 2½-story, side-gabled dwelling currently covered with vinyl siding and fenestrated with one-over-one windows. The facade features a two-story, two-bay, gabled ell projecting from the left (south) half while the right half shows a shed-roofed porch projecting from the main body of the house, beyond the projecting ell, and supported by three turned posts. Sheltered by the porch is the main entrance, to the left, showing the original, paneled sash door, and a small window to the right, probably lighting the main staircase. The second story of the house's core is lit by one window. The projecting ell's gable is distinguished by prominent, hipped cornice returns, which are also found at the principal gables, at the north and south elevations. The north elevation features a mid-level stair window while the south elevation's first story is lit by a polygonal bay window to the left (west). The two-bay rear (west) elevation shows an enclosed, shed-roofed porch to the far left, the right half of which retains a turned post

at the southwest corner. Because of the change in grade, this elevation shows more of the house's fieldstone foundation. To the northwest is a gabled garage covered with drop siding and showing exposed rafter ends.

Significance

The church, built in 1954, reflects both traditional and "modern" attitudes as one would expect at this particular point in time. The tower or steeple is the main element that proclaims the religious identity of the structure, while the cross-shaped members of the northern window represent a more abstract reference to the building's function. The fenestration of the nave, in contrast, is entirely utilitarian, with no pretense suggesting the building's function. The steeple is therefore the only specific element of interest to the streetscape.

The building to the south has absolutely no architectural relationship to the church and no clue to its function. It can, ~~however~~ however, be assigned a stylistic identity as an example, albeit in a minor sense, of the Brutalist style, relatively common in 1970 and utilized primarily for non-residential buildings, primarily for its relative lack of windows, here existing only at the north elevation's full-length row of clerestory windows, and the south elevation's large basement-level windows, and the narrow, vertical, main-level windows. Because of this placement of windows, the building is of very little interest to the streetscape.

The original parsonage, located to the north of the church, was incorrectly listed in the city's assessment records as being built in 1880. It should be noted that any dates given for a building constructed before 1920 are highly unreliable. In this case, there are multiple sources that

back up the 1906 date! the absence of the building on the 1890 Miller Robbins Map, no mention of any building's in the 1905 deed (Book 110-Page 440), and the specific mention of the building's construction in the book, Springdale Remembered. The building's appearance also suggests exactly what one would expect in 1906. Architecturally it can be described as an early 20th-century vernacular dwelling with Queen Anne and Colonial Revival elements. The Queen Anne elements are the front porch's turned posts, rarely seen after 1910, and the polygonal bay window of its south elevation. The main Colonial Revival traits are the gables' prominent hipped cornice returns, a common local treatment that's never seen before 1900. As in many houses of this period, however, its overall integrity is significantly diminished by the vinyl siding covering its original surface of clapboards or wood shingles. On the other hand, its front porch is a noteworthy survival of a stylistic element which is often removed or enclosed in comparable examples. The result is a minor example of a late, vernacular Queen Anne dwelling, its front porch giving it a limited measure of importance to the streetscape. In summation, none of these three structures approach any degree of architectural significance and only the church and the original parsonage provide any streetscape interest, the former because of its steeple and the latter primarily for the pedestrian, due to its smaller scale.

Bibliography

Burns, Rosemary H. Springdale Remembered - The History of a Section of Stamford, Connecticut, 1640-1949. Stamford CT: The Stamford Historical Society, 1982, P. 118.

McAlester, Virginia Savage. A Field Guide to American Houses, second edition. New York: Alfred A. Knopf, 2013.

Robbins, Miller, Jr. & Breou, Forsey, C. E. Road and Property Map Showing the Towns of Stamford and Greenwich, Connecticut. New York: Miller Robbins, Jr. & Co., 1890.

Stamford, Town of. Assessment Records. 1114 Hope Street, 2020.

Stamford, Town of. Land Records Book 52 - Pages 652 and 653, Book 110 - Pages 439-441.