

4. Dynamic and Resilient Planning

4.5 Inventory and Assess Historic Resources

Objective

Determine the long-term viability of your community's historic resources and prioritize preservation efforts.

Complementary action:

- Assess Climate Vulnerability

What to Do

Best practices for historic places can be found within the Secretary of the Interior's Standards for the Treatment of Historic Places.

The more you do, the more points you earn.

1. **Inventory Resources (5 POINTS).** Identify priority historic assets within your community, and actions required to sustain their long-term viability. Please include a short description of each location, and note if the location is privately or municipally owned. Assets may include:

As per the Plan of Conservation and Development of 2009, there are many historic buildings and resources within Greenwich. Greenwich has an Historic District Commission (HDC) that develops new local historic districts and properties, and oversees exterior changes in these districts and properties. These designations have aided in the preservation of the historic character of these parts of the community.

There are three Local Historic Districts:

- *Strickland Road Historic District in Cos Cob*
- *John Street at Round Hill District*
- *Stanwich Historic District*

There are two Local Historic Properties

- *Jeremiah Mead Homestead, Taconic Road - privately owned*

<https://www.greenwichtime.com/realestate/article/Greenwich-couple-find-sense-of-peace-in-historic-11189219.php>

- *Charles Green House, Round Hill Road – privately owned*

<https://www.greenwichtime.com/local/article/Norma-Bartol-Colonial-homestead-gets-a-facelift-1018500.php>

There are also seven National Register Districts:

- *Greenwich Avenue*
- *Putnam Hill*
- *Municipal Center Historic District*
- *Glenville Center*
- *Fourth Ward in Downtown*
- *Strickland Road*
- *Round Hill*

In addition to the properties with local historic designation, the Town also has 29 individual properties listed on the National Register of Historic Places, 10 properties on the State Register of Historic Places, and 270 properties enrolled in the Historical Society's Greenwich Landmark Program (HSTG).

P&Z has also established two historic overlay zones to promote preservation of historic buildings and features which prevent demolition of structures in these overlay zones. They should be reviewed to determine their effectiveness. The Certified Local Government Program administered by the State Historic Preservation Office, provides Federal and State grant funding for programs that identify, register and protect resources that contribute to Connecticut's cultural heritage.

The Historic District Commission and the Historical Society have urged the Town to become a Certified Local Government to obtain funding to protect historic structures. Threats to historic resources can occur from land-use changes, building modifications, demolition, or deterioration from neglect.

Founded in 1931, the mission of the HSTG is to collect and preserve the cultural heritage and ongoing history of Greenwich and provide a center for its enjoyment and study at Bush-Holley Historic Site, the Town's only National Historic Landmark.

The mission of the Greenwich Preservation Trust, formed in 2008, is to educate and advocate for preservation of our historic and cultural resources through preservation projects, easements and incentives in planning and land-use policy and regulations.

The trend toward larger houses and increased density has also resulted in the demolition of existing houses. Greenwich has a 90-day demolition delay ordinance to provide an opportunity for comment on the potential demolition of historic resources.

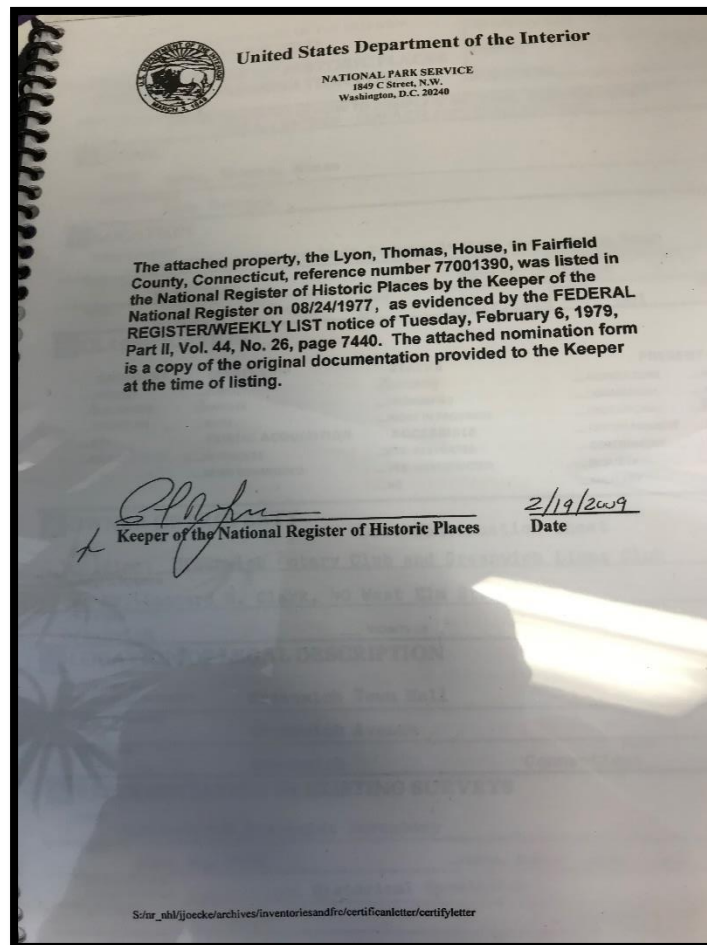
Updating and expanding the historic resource inventories is one of the ways that Greenwich can improve the awareness about the loss of such resources. This Plan recommends that the Architectural and Historic Resources Inventory be completed for the entire Town and that the former inventories be updated.

See attached excel sheet "Historic Compilation" and attached "Inventory and Assess Historic Resources" document.

Submit: The list of priority historic resources and the list of actions required to sustain their long-term viability. The [State Historic Preservation Office](#) can help pay for such services.

2. **Assess Viability of Assets (10 points per asset, max 3 assets or 30 points).** For a historic asset included in your priority list, assess its viability and long-term health. Include in the assessment the sustainability of each building present, possibility of energy retrofits, vulnerability to natural hazards and climate change, etc.

Thomas Lyon House was listed in the National Register of Historic Places by the Keeper of the National Register on August 24, 1977.



This Historic asset has been studied in the past and the detailed reports were prepared which are large therefore available only per request. The references include: Research on the Architectural Fabric of the Thomas Lyon, Jr. House Byram, Connecticut, Phase II prepared for Conservation Commission by James Sexton, Ph.D. on September, 2010,

Research on the Architectural Fabric
of the
Thomas Lyon, Jr. House
Byram, Connecticut
Phase II



(Photo courtesy of the Julia Lyon Saunders Family)

Prepared for
The Greenwich Conservation Commission

Prepared by
James Sexton, Ph. D.
September, 2010

**Phase I and II Archeological Resources survey Lyon House Relocation Project
Greenwich, Connecticut, prepared by Dawn Louise Brown, M.A., and**

PHASE I AND II ARCHAEOLOGICAL RESOURCES SURVEY
LYON HOUSE RELOCATION PROJECT
GREENWICH, CONNECTICUT

Prepared For:
THE GREENWICH PRESERVATION TRUST

Primary Author:

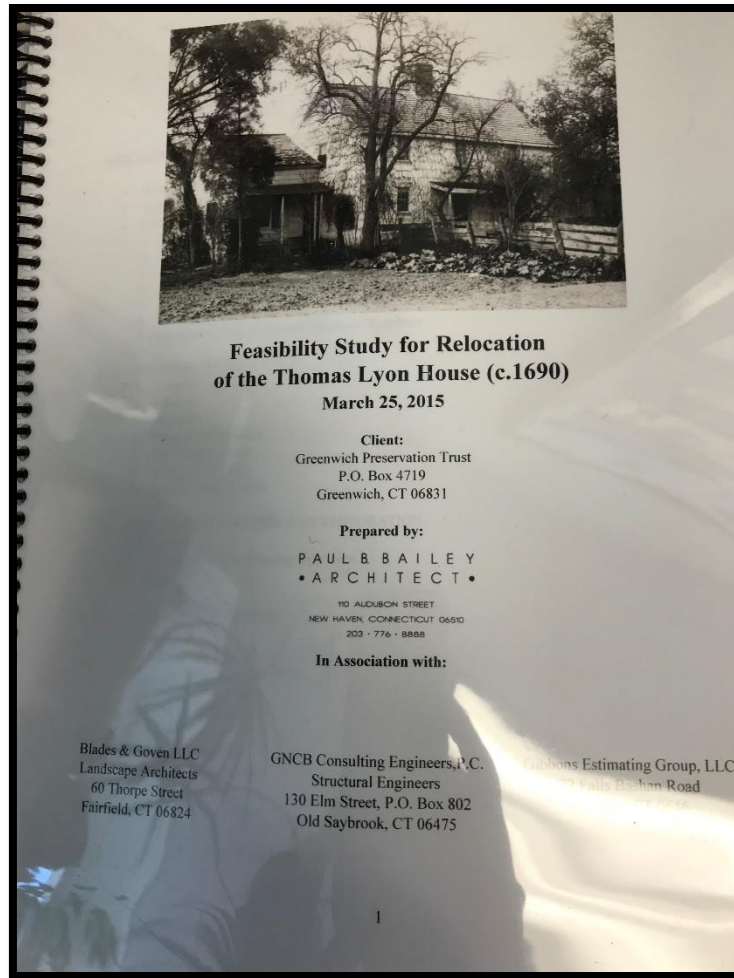
DAWN LOUISE BROWN, M.A.

HISTORICAL PERSPECTIVES, INC.
P.O. BOX 3037
WESTPORT, CONNECTICUT



MARCH 2012

**Feasibility Study for Relocation of the Thomas Lyon House (c.1690), March 25, 2015,
prepared by Paul B. Bailey, Architect**



Anne Young provided the summary of the study done for the house (see the attached narratives)

Submit: You may submit the conditions assessment, feasibility study, or long-term maintenance plan that uses the Secretary of the Interior's [Standards for the Treatment of Historic Places](#) for each historic resource listed in your inventory. The [State Historic Preservation Office](#) can help pay for such services.

3. **Education (5 points).** Sponsor or host an educational workshop or program to educate owners of historic homes on how to manage their historic building(s) sustainably (for example, through energy audits or energy efficiency upgrades). You may partner with neighboring communities to offer the workshop.

Submit: A description of outreach (5 sentences maximum); and documentation of education programming at least one example from among materials disseminated; and number of historic buildings in municipality; and estimated number of property owners reached through education program.

4. **Achieve Recognition (5 POINTS).** Achieve “Certified Local Government” status. See the [Certified Local Government Program](#) of the CT Department of Economic and Community Development website for additional information on how to work towards your certification. **Submit:** Proof of recognition from the National Park Service regarding attainment of *Certified Local Government* status.

Greenwich had achieved the recognition by receiving the Certified Local Government status in 2009 (as evidenced by the letter see attached) or visit https://grantsdev.cr.nps.gov/CLG_Review/Get_All_CLG.cfm and scroll down to Greenwich to see that it is truly recognized as a CLG.

Local Historic Properties

Number	House #
1	29
2	117
3	516
4	640

Local Historic Districts

Number	Location
1	Strickland Road Historic District
2	Round Hill Road/John Street Historic District
3	Stanwich Historic District

State Register of Historic Places

Number	Name
1	Bullis-Addington House
3	Cos Cob Firehouse
4	Ferris Farm Cemetery
5	Montgomery Pinetum Conservatory
6	O'Neill Outdoor Theater
7	Shell Island Tower
8	Tomac Burying Ground
9	Tod's Point Historic District
10	Jeremiah Mead House
11	640 Round Hill Road
12	Sachem Road Historic District

National Register of Historic Places

Number	Location
1	Cos Cob-Riverside
2	Riverside Avenue
3	44 Lake Avenue
4	61 East Putnam Avenue
5	Western Junior Highway
6	449 Pemberwick Road
7	Great Captain's Island
8	299 Greenwich Avenue
9	243 East Putnam Avenue
10	1 Cary Road
11	524 Lake Avenue
12	50 East Putnam Avenue
13	350 Pemberwick Road
14	710 Steamboat Road
15	Byram Road at West Putnam Avenue
16	270 Lake Avenue
17	124 Old Mill Road
18	354 Riversville Road

- 19 310 Greenwich Avenue
- 20 Sound Shore Drive
- 21 160 Station Drive
- 22 55 Station Drive

National Register Historic Districts

Number	Name
1	Putnam Hill Historic District
2	Municipal Center Historic District
3	Greenwich Avenue Historic District
4	Strickland Road Historic District
5	Round Hill Historic District
6	Glenville Historic District
7	Nathaniel Witherell Historic District
8	Fourth Ward Historic District
9	Mead Avenue Historic District

Street

Taconic Road

Dingletown Road

Lake Avenue

Round Hill Road

Date

1740

1929

<null>

1928

1934

<null>

1665

<null>

1751

1742

<null>

Name

Mianus River Railroad Bridge

Riverside Avenue Bridge

Little Bethel African Methodist Episcopal Church

Methodist Episcopal Church

Byram School

Glenville School(Western Greenwich Civic Center)

Great Captain's Island Lighthouse

Old Town Hall(Greenwich Senior Center/Art Center)

Putnam Cottage

Samuel Ferris House

French Farm

Greenwich YMCA

Hawthorne Mill and Depot Building

Indian Harbor Yacht Club

Thomas Lyon House

Rosemary Hall(aka The Greenwich Japanese School)

Sylvanus Selleck Gristmill

Josiah Wilcox House

Type

Bridge

Bridge

Church

Church

Municipal Building

Municipal Building

Municipal Building

Municipal Building

Museum

Private Building

Private Building

Private Building

Private Building

Private Building

Private Building

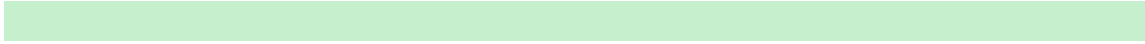
Private Building

Private Building

Private Building

Greenwich Main Post Office(Renovation Hardware)
Cos Cob Power Plant
Sound Beach Railroad Station
Cos Cob Railroad Station

Private Building
Private Building(Demolished 2000)
Train Station
Train Station



SUSTAINABLE CONNECTICUT - ACTIONS

4.5 INVENTORY AND ASSESS HISTORIC RESOURCES TOWN OF GREENWICH

IDENTIFY HISTORIC ASSETS IN YOUR COMMUNITY:

The Town of Greenwich (founded in 1640) owes its beauty to a diverse natural and architectural landscape. The buildings that comprise the town's historic neighborhoods describe a unique American story of progress, change and preservation. They are a living monument to the town's heritage. Unfortunately, these historic buildings are endangered as new construction (due to the interest in convenience and commercialism) continues to escalate in Greenwich. While not specifically targeted, a growing percentage of 18th century homes – modest structures on oversized lots – have succumbed to the wrecking ball. The few remaining 17th and 18th century structures are highest “at risk” and therefore retain a priority action for their preservation.

In 2009, the Town of Greenwich produced their “2009 Plan of Conservation and Development” (a plan designed to promote the development of the Town and the general welfare and prosperity of its people that included as wide a public input as possible) that identified the importance of historic resources because of the community connection they provide to the past as well as the establishment of the town's character. Despite continuous placement of structures on the National Register of Historic Places, local efforts to protect historic buildings have failed, and demolition, development and inappropriate alterations have caused irrevocable damage to the Town's historic character.

The following list represents the Town of Greenwich's 17th and 18th century properties (50+) that contain significant architectural elements (identifiable period details and construction associated with their date of significance). These properties, located throughout the Town, represent the best examples that are associated with the Town's agrarian history before it transformed into a summer colony for the wealthy and then into a thriving year-round community for a mixture of social and ethnic groups. In every way, they are assets to the Town of Greenwich.

Listed in chronological order

THOMAS LYON HOUSE

1 Byram Road, Greenwich, CT, 06830

Owner: Town of Greenwich

Designation: National Register of Historic Places

Date: c1695

Action(s) required to sustain long-term viability: Designate property as a “local historic property”; have owner enter into a ‘Municipal Agreement’ partnership to allow restoration and preservation to begin without cost to owner.

BENJAMIN MEAD HOUSE

33 Orchard Street, Cos Cob, CT 06807

Owner: Privately Owned

Designation: [no protection]; Greenwich Landmark*

Date: c1697

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

FEAKE/FERRIS HOUSE

181 Shore Road, Old Greenwich, CT 06870

Owner: Privately Owned

Designation: Façade Easement

Date: pre-1700

Action(s) required to sustain long-term viability: Designate property as a "local historic property".

MILLS-FITCH HOUSE

42 Old Church Road, Greenwich, CT 06830

Owner: Privately Owned

Designation: [no protection]; Greenwich Landmark*

Date: c1710

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

GENERAL ISRAEL PUTNAM COTTAGE / KNAPP TAVERN

243 East Putnam Ave, Greenwich, CT 06830

Owner: Israel Putnam House Association

Designation: [no protection]; National Register of Historic Places (Putnam Hill Historic District, Putnam Cottage – listed twice)

Date: c1710

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living or organization's needs.

JOSHUA REYNOLDS HOUSE

15 Old Mill Road, Greenwich, CT 06830

Owner: Privately Owned

Designation: [no protection]; Greenwich Landmark*

Date: c1715

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

SAMUEL RUNDLE HOUSE

951 Lake Ave, Greenwich, CT 06830

Owner: Privately Owned

Designation: [no protection]; Greenwich Landmark*

Date: c1720

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

BULLIS-ADDINGTON HOUSE

211 West Putnam Avenue, Greenwich, CT 06830

Owner: Town Country Audi

Designation: Historic Overlay; Greenwich Landmark*, Connecticut State Register of Historic Places

Date: c1723

Action(s) required to sustain long-term viability: Designate property as a "local historic property".

REYNOLDS-BALDWIN HOUSE

275 Round Hill Road, Greenwich, CT 06830

Owner: Privately Owned

Designation: [no protection]; Greenwich Landmark*

Date: 1728

Action(s) required to sustain long-term viability: None. Owner may apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

BUSH-HOLLEY HOUSE

39 Strickland road, Cos Cob, CT 06878

Owner: Greenwich Historical Society

Designation: Contributing Structure Local Historic District (Strickland Road Historic District); National Historic Landmark; National Register of Historic Places

Date: 1728-1730

Action(s) required to sustain long-term viability: None.

NATHANIEL FERRIS HOUSE

265 Taconic Road, Greenwich, CT 06830

Owner: Privately Owned

Designation: Contributing Structure Local Historic District (Stanwich Historic District)

Date: c1734

Action(s) required to sustain long-term viability: None. Owner may apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

JOSEPH LYON HOUSE

150 Weaver Street, Greenwich, CT 06830

Owner: Privately Owned

Designation: [no protection]; Greenwich Landmark*

Date: c1734

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

HENRY FRANKLIN HOUSE

216 John Street, Greenwich, CT 06830

Owner: Privately Owned

Designation: [no protection]; Greenwich Landmark*

Date: 1735

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

CHARLES GREEN HOUSE

640 Round Hill Road, Greenwich, CT 06830

Owner: Privately Owned

Designation: Local Historic Property; Greenwich Landmark*

Date: c1742

Action(s) required to sustain long-term viability: None. Owner may apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

DANIEL REYNOLDS HOUSE

731 Lake Avenue, Greenwich, CT 06830

Owner: Privately Owned

Designation: Historic Overlay; Greenwich Landmark*

Date: 1743

Action(s) required to sustain long-term viability: Designate property as a "local historic property".

JABEZ SHERWOOD HOUSE

65 Mayfair Lane, Greenwich, CT 06830

Owner: Privately Owned

Designation: [no protection]; Greenwich Landmark*

Date: c1745

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

EZEKIEL LOCKWOOD HOUSE

384 Round Hill Road, Greenwich, CT 06830

Owner: Privately Owned

Designation: [no protection]; Greenwich Landmark*

Date: c1745

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

NATHANIEL PECK JR HOUSE

44 Sound Beach Avenue, Old Greenwich, CT 06870

Owner: Privately Owned

Designation: [no protection]; Greenwich Landmark*

Date: 1750

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

ROUND HILL DISTRICT SCHOOL

456 Round Hill Road, Greenwich CT 06830

Owner: Privately Owned

Designation: Contributing Structure Local Historic District (Round Hill John Street Historic District); National Register of Historic Places

Date: c1750

Action(s) required to sustain long-term viability: None. Owner may apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

JAMES LYON HOUSE

137 Byram Shore Road, Greenwich, CT 06830

Owner: Privately Owned

Designation: [no protection]; Greenwich Landmark*

Date: c1750

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

STONEYBROOKE

29 Taconic Road, Greenwich, CT 06830

Owner: Privately Owned

Designation: Local Historic Property; Greenwich Landmark*

Date: c1751

Action(s) required to sustain long-term viability: None. Owner may apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

GERSHOM LOCKWOOD III

117 Dingtletown Road, Greenwich, CT 06830

Owner: Privately Owned

Designation: Local Historic Property: Greenwich Landmark*

Date: 1752

Action(s) required to sustain long-term viability: None. Owner may apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

RATHBURN-GREEN HOUSE

109 Peckslan Road, Greenwich, CT 06830

Owner: Privately Owned

Designation: [no protection]; Greenwich Landmark*

Date: 1755

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

JOHN AMBRAHAMSON HOUSE

331 Round Hill Road, Greenwich, CT 06830

Owner: Privately Owned

Designation: [no protection]; Greenwich Landmark*

Date: c1758

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

SAMUEL FERRIS HOUSE

1009 Post road, Riverside, CT 06878

Owner: Privately Owned

Designation: National Register of Historic Places; Greenwich Landmark*

Date: c1760

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

THADDEUS LOCKWOOD HOUSE

519 Stanwich Road, Greenwich, CT 06830

Owner: Privately Owned

Designation: [no protection]; Greenwich Landmark*

Date: c1760

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

RATHBURN-COE HOUSE

116 Pecksland Road, Greenwich, CT 06830

Owner: Privately Owned

Designation: [no protection]; Greenwich Landmark*

Date: c1762

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

BEZALEEL BROWN HOUSE

327 North Street, Greenwich, CT 06830

Owner: Privately Owned

Designation: [no protection]; Greenwich Landmark*

Date: 1770

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

SOLOMON MERRITT HOUSE

137 Weaver Street, Greenwich, CT 06830

Owner: Privately Owned

Designation: [no protection]; Greenwich Landmark*

Date: 1772

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

JOHN CLAPP HOUSE

1375 King Street, Greenwich, CT 06830

Owner: Privately Owned

Designation: [no protection]; Greenwich Landmark*

Date: 1772

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

GREEN-PECK HOUSE

293 Riversville Road, Greenwich, CT 06830

Owner: Privately Owned

Designation: [no protection]; Greenwich Landmark*

Date: 1774

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

JONATHAN FINCH HOUSE

234 Taconic Road, Greenwich, CT 06830

Owner: Privately Owned

Designation: [no protection]; Greenwich Landmark*

Date: c1775

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

JUSTUS SACKETT HOUSE

45 Patterson Avenue, Greenwich, CT 06830

Owner: Privately Owned

Designation: [no protection]; Greenwich Landmark*

Date: 1779

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

SMITH-STIVERS HOUSE

1414 King Street, Greenwich, CT 06830

Owner: Privately Owned

Designation: [no protection]; Greenwich Landmark*

Date: 1779

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

HOBBY PECK HOUSE

318 Taconic Road, Greenwich, CT 06830

Owner: Privately Owned

Designation: [no protection]; Greenwich Landmark*

Date: c1785

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

ZACHEUS MEAD HOUSE

8 Rock Ridge Avenue, Greenwich, CT 06830

Owner: Privately Owned

Designation: [no protection]; Greenwich Landmark*

Date: c1785

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

NATHANIEL REYNOLDS HOUSE

487 Stanwich Road, Greenwich, CT 06830

Owner: Privately Owned

Designation: [no protection]; Greenwich Landmark*

Date: c1785

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

SEAMAN-SHERWOOD HOUSE

17 Sherwood Avenue, Greenwich, CT 06830

Owner: Privately Owned

Designation: [no protection]; Greenwich Landmark*

Date: 1787

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

PALMER-FERRIS HOUSE

336 Stanwich Road, Greenwich, CT 06830

Owner: Privately Owned

Designation: [no protection]; Greenwich Landmark*

Date: c1788

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

TITUS KNAPP HOUSE

1 Quintard Avenue, Old Greenwich, CT 06870

Owner: Privately Owned

Designation: [no protection]; Greenwich Landmark*

Date: c1790

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

BRUSH-LOOKWOOD HOUSE

295 Taconic Road, Greenwich, CT 06830

Owner: Privately Owned

Designation: Contributing Structure Local Historic District (Stanwich Historic District); Greenwich Landmark*

Date: 1792

Action(s) required to sustain long-term viability: None. Owner may apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

ZOPHAR MEAD HOUSE

15 Pear Lane, Greenwich, CT 06830

Owner: Privately Owned

Designation: [no protection]; Greenwich Landmark*

Date: c1792

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

PHOEBE SEAMAN HOUSE

170 Byram Road, Greenwich, CT 06830

Owner: Privately Owned

Designation: [no protection]; Greenwich Landmark*

Date: 1794

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

DAVID KNAPP HOUSE

3 Cat Rock Road, Cos Cob, CT 06807

Owner: Privately Owned

Designation: [no protection]; Greenwich Landmark*

Date: 1794

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

SOLOMON FERRIS HOUSE

40 Cat Rock Road, Cos Cob, CT 06807

Owner: Privately Owned

Designation: [no protection]; Greenwich Landmark*

Date: c1794

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

NATHANIEL FERRIS HOUSE

179 Shore road, Old Greenwich, CT 06870

Owner: Privately Owned

Designation: [no protection]; Greenwich Landmark*

Date: c1795

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

MACKAY-INGERSOLL HOUSE

287 Taconic Road, Greenwich, CT 06830

Owner: Greenwich Hospital

Designation: Contributing Structure Local Historic District (Stanwich Historic District);
Greenwich Landmark*

Date: c1795

Action(s) required to sustain long-term viability: None. Owner may apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

CHARLES SMITH HOUSE

625 North Street, Greenwich, CT 06830

Owner: Privately Owned

Designation: [no protection]; Greenwich Landmark*

Date: c1795

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

PHILIP LOCKWOOD HOUSE

57 Shore Road, Old Greenwich, CT 06870

Owner: Privately Owned

Designation: [no protection]; Greenwich Landmark*

Date: c1795

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

SYLVANUS SELLECK MILL

Old Mill Road, Greenwich, CT 06830

Owner: Privately Owned

Designation: [no protection]; National Register of Historic Places

Date: c1796

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic tax credits and rehabilitation grants.

JOHNSON-JARMON HOUSE

73 Cat Rock Road, Cos Cob, CT 06807

Owner: Privately Owned

Designation: [no protection]; Greenwich Landmark*

Date: 1797

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

FIELD-GRIFFEN HOUSE

200 Bedford Road, Greenwich, CT 06830

Owner: Privately Owned

Designation: [no protection]; Greenwich Landmark*

Date: c1798

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

ISAAC MEAD HOUSE

420 Field Point Road, Greenwich, CT 06830

Owner: Privately Owned

Designation: [no protection]; Greenwich Landmark*

Date: 1799

Action(s) required to sustain long-term viability: Designate property as a "local historic property", apply for historic overlay designation to access Floor Area Ratio incentive bonus for contemporary living needs.

* "Greenwich Landmark" is Greenwich Historical Society's honorific designation for historic buildings in the Town of Greenwich – there are no restrictions to this designation.

The historic asset chosen from the Priority List is the
Town of Greenwich-owned Thomas Lyon House, c1690

THOMAS LYON HOUSE
1 BYRAM ROAD, GREENWICH, CT 06830
Date: c1690

NARRATIVE:

The Thomas Lyon House is the oldest building owned by the Town of Greenwich. As noted in the application submitted to the National Register of Historic Places (1977), the Thomas Lyon House is among the few seventeenth century houses still standing in the area and typical of the type of dwelling built by the regions earliest settlers. The house was erected ca. 1690 for Thomas Lyon, the son of one of the earliest settlers in Greenwich. Members of the Lyon family occupied it until 1926, when it was given to two Greenwich civic clubs who moved it to save it from demolition. The house was quit-claimed to the Town of Greenwich in 2007.

The current site of the Thomas Lyon House is situated close to the south side of West Putnam Avenue (U.S. 1) just east of its junction with Byram road on Byram Hill in Byram, an unincorporated village in the Town of Greenwich, Connecticut. The house is on a town-owned parcel that encompasses approximately 16 acres most of which is outdoor/public space devoid of structural development. The current site of the house is very constricted being tucked into the down slope of a hillock at the southwest edge of the former Byram School plot with trees and shrubs very close to the east and south sides of the building.

For over ten years, the structure has remained vacant and has since been vandalized multiple times. James Sexton (*Research on the Architectural Fabric of the Thomas Lyon, Jr. House, Byram, Connecticut, Phase II*) stated, "The current location of the Lyon house does present several inherent problems, including but not limited to, a serious problem with runoff from the neighboring hill and very limited parking".

In 2015, the Feasibility Study for Relocation of the Thomas Lyon House (c. 1690) report (created by Paul B. Bailey Architect) determined the 'health' of the Thomas Lyon House as being 'move-worthy' and supported the preservation recommendation offered by James Sexton, *Research on the Architectural Fabric of the Thomas Lyon, Jr. House, Byram, Connecticut* (Phases I and II -- "move it or lose it"). Further, the Bailey report produced a series of drawings and schematics that allow the building to be adapted from a residential structure into an educational facility without sacrificing the architectural integrity for which the house was noted as 'important' based on the criteria submitted for its placement on the National Register for Historic Places (1977).

Sustainability:

Narrative:

The Thomas Lyon House, as a domestic structure, is now in functional obsolescence (systems do not meet current codes and the space configurations do not meet current

market needs). A formalized use (with sustainability) needs to be identified. In the structure's present state, the Town of Greenwich's Department of Parks and Recreation as well as the Building Department (the first responsible for surrounding landscapes (dirt, grass, trees, etc) as the structure sits on park land and the second as it is a town-owned building) follow the Secretary of the Interior's Standards for Preservation that states "... Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken." This runs parallel to the Town of Greenwich's "2009 Plan of Conservation and Development ("POCD" -- that had participation from all town residents) which identified the importance of historic resources because of the community connection they provide to the past as well as the establishment of a town's character and included in action strategies for "Preserving Community Character – protecting historic and cultural resources" (with interpreting "protecting" to mean stabilizing, performing appropriate rehabilitation work and determining proper use – all according to the Secretary of Interior's standards) and the Town Properties Committee's inception mission "to develop a long-term plan for the preservation, maintenance, enhancement and stewardship of Greenwich Town properties for the prosperity of our town and the enjoyment and benefit to all of its residents" and which the Committee specifically stated their support of preserving the [Thomas] Lyon House.

The goals of the POCD Town Properties Committee and stakeholders in Town of Greenwich are, in general, to seek opportunities that increase the usage and vitality of historic resources while simultaneously improving the business atmosphere. It is critical to identify uses that will increase the activity and attractiveness of Thomas Lyon House as a destination while also providing practical, economic benefit to the property owners located nearby.

In late 2013, the Board of Selectmen of the Town of Greenwich determined that an investigation was warranted to preserve the Thomas Lyon House and selected the Greenwich Preservation Trust to produce a feasibility study. The study was to include an examination of the current structural condition of the building, an explanation of any special problems, and a detailed estimate and breakdown of the costs involved in the house's relocation.¹ The stipulation being that the work must meet the Secretary of Interior's Standards for Rehabilitation.

¹ In 2014, Greenwich Preservation Trust ("GPT") applied for a Pre-Development Historic Preservation Technical Assistance Grant (PD/HPTAG) from the Connecticut Trust for Historic Preservation to conduct a feasibility study for relocating the Thomas Lyon House. The application for funds followed a ten-year struggle for the structure's preservation that began when the Connecticut Trust for Historic Preservation identified the Thomas Lyon House as the oldest endangered house in Connecticut. At that time, the Town of Greenwich's First Selectman had threatened to tear down the structure because it was uninhabited and in disrepair. Concerned citizens banded together and formed the Thomas Lyon House Committee to begin proper stabilization and restoration efforts and with a change in political leadership, the Thomas Lyon House was saved from demolition. In 2007, the Town assumed legal responsibility for the house. One year later, the Thomas Lyon House Committee established the Greenwich Preservation Trust (a 501(c)(3) organization) that adopted as its first goal to work with the Town of Greenwich to restore and find an appropriate use for the structure. The Town of Greenwich's Conservation Commission was responsible for documenting the age and condition of the house with a title search, conducting a dendrochronology study, producing two historic structure reports (*Research on the Architectural Fabric of the Thomas Lyon, Jr. House, Byram, Connecticut* (Phases I and II) and an archeological report. Each account provided a better understanding of the structure by identifying areas at risk and/or recommendations for next steps.

Sustainability in Use:

Following an exhaustive study period, Paul B. Bailey Architect produced a final report in June 2015. The firm stated, “it is feasible to relocate the Thomas Lyon House to a nearby site that is better suited for its long-term preservation and use as a teaching structure” (see p. 82). Further, Bailey provided information that would be used to address the Standard of Preservation (as dictated by the Secretary of the Interior’s Standards for Preservation) that pronounces, “A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships.” Specifically stated was:

Concern: The working assumption of this report is that the original portions of the house would be restored with strict adherence to the Secretary of Interior’s Guidelines, which would limit the number of visitors allowed in the structure at any one time, the ability to heat and cool the structure within reasonable cost, and the ability to meet most modern building code requirements for accessibility, egress and fire protection.

Solution: To mitigate these requirements with the desire to safely house the target visitor population of groups of students, this report recommends that the lean-to portion of the house be constructed at the new site with adherence to relatively modern construction methods, energy standards, HVAC controls, lighting and building code requirements for accessibility, egress and fire protection. Though at the schematic level, the drawings included in this report demonstrate a clear “break” line on the exterior elevations between the old and new construction. The building sections show the enclosure of a rectangular box within the lean-to that would meet modern requirements while allowing the remainder of the historic structure, including the important attic space of the lean-to above the rectangular box, to demonstrate the appropriate sense of history that the house embodies.

The above plan meets local concerns for the Thomas Lyon House (see above POCD Town Properties Committee comments) as well as complies with the Secretary of the Interior’s Standards for the Treatment of Historic Properties (36 CFR Part 68) which pertains to work and not use. Some repair is to occur to the historic building in order to provide for an efficient contemporary use; however, these repairs and alterations will not damage or destroy materials, features or finishes that are important in defining the building’s historic character.

Further, as stated by Sexton that the Thomas Lon House needed to be moved to ensure a stable placement and a lowering of local environmental threats, following recommendations offered by John Obed Curtis in *Moving Historic Buildings* where he identified ‘considerations’ when relocating historic structures and offered the following to take into account:

“Relocating Properties Listed in the National Register

Properties listed in the National Register of Historic Places must be moved in accordance with the following regulations—Part 60, Chapter 1, Title 36 of the Code of Federal Regulations—if the property is to remain listed.

(1) Properties listed in the National Register should be moved only when there is no feasible alternative for preservation. When a property is moved, every effort should be made to reestablish its historic orientation, immediate setting, and general environment. (See Sexton and Historical Perspectives, Inc. reports).

(2) If it is proposed that a structure listed in the National Register be moved and the State or Federal agency wishes the property to remain in the National Register during and after the move, the State or Federal agency must submit documentation prior to the move which should discuss:

(i) The reasons for the move;

(ii) The effect on the property's historical integrity; and

(iii) The new setting and general environment of the proposed site, including evidence that the proposed site does not possess historical significance that would be adversely affected by the intrusion of the structure. In addition, photographs showing the proposed location must be sent along with the documentation. Any such proposal submitted by a State must be approved by the State review board and will continue to follow normal review procedures.

(3) If the National Register approves the proposal, the property will remain on the National Register during and after the move unless the integrity of the property is, in some unforeseen manner, destroyed. If the National Register does not approve the proposal, the property will be automatically deleted from the National Register when moved. If the State or Federal agency has proof that previously unrecognized significance exists, or has accrued, the State or Federal agency may resubmit a nomination for the property as outlined below.

(4) In the event that a structure is moved, deletion from the National Register will be automatic unless the above procedures are followed prior to the move.

[for 2-4, see UNITED STATES DEPARTMENT OF THE INTERIOR / NATIONAL PARK SERVICE / NATIONAL REGISTER OF HISTORIC PLACES / EVALUATION/RETURN SHEET dated July 24, 2014, REFERENCE NUMBER: 77001390]."

Other efforts of note regarding the sustainability (and sustainability here also includes purposely not damaging main architectural elements that would require repair or replacement) of the house include (but are not limited to):

The surface cleaning, if appropriate, shall be undertaken using the gentlest means possible and not include chemical or physical treatments, such as sandblasting.

The building must fit into its local human and natural environment and not be susceptible to natural or man-made threats.

A tight building envelope is one of the most important features of an environmentally friendly design and therefore all windows and sills would be analyzed for appropriate courses of action.

Finally, it needs to be noted that the Thomas Lyon House's efforts regarding energy consumption lies within its operational energy. This must be addressed once its use has been decided upon.

Vulnerability

The Thomas Lyon House is vulnerable to both natural and man-made hazards at its present location.

During the 1920s, the proposed expansion of Route 1 in Greenwich threatened the Thomas Lyon House. Owners Julia Lyon Saunders and her husband, Chester, realizing that the house could not remain where it was, accepted an offer from the Lions and Rotary clubs to move the house to become the "Gateway to New England," the first house in New England on Route 1. With support from local officials and prominent town leaders, a funding campaign was launched to affect the relocation and restoration of the Thomas Lyon House. While the house was successfully moved in 1927, not enough funds remained for the restoration other than replacing the roof and shingle siding.

Unable to raise sufficient funds during the Great Depression, the two clubs decided to lease the house first to The American Fence Company and then to rent it for private residential use and use the income for their philanthropies, which they did for nearly 70 years.

In 2004, the Thomas Lyon House was listed by the Connecticut Circuit Riders of the Connecticut Trust as one of "The Most Threatened Historic Places in Connecticut". At that time, the town's First Selectman had threatened to tear down the structure because it was in disrepair. Concerned citizens banded together to begin proper stabilization and restoration efforts and with a change in political leadership, the Thomas Lyon House was saved from demolition. In 2007, the Town assumed legal responsibility for it.

As previously mentioned, the house has been subjected to physical degradation from malicious conduct during the past decade.

Additionally, a presentation in early 2012 to the Town of Greenwich's citizens of a conceptual plan for the improvement of Route 1 from Stamford to Port Chester (N.Y.) as it effects traffic circulation by Connecticut's Southwest Regional Planning Agency (SWRPA) showed the alteration of the current road design thus posing a threat to the Thomas Lyon House. Further, the constant fear of 'demolition by neglect' also highlights the house's vulnerability to man-made threats.

Again, the solution is provided through meticulous study of Curtis and the book's forward, written by Lee H. Nelson (AIA Preservation Handbook Editor, and Acting Chief, Technical Preservation Services Division), who states, "moving a historic building is sometimes the only way to save it from demolition and such an action should be undertaken only as a last resort (p. v). Further, Curtis offered that one of the most common reasons for moving a

building has been the widening [alteration] of a street or highway (see above SWRPA) and that preservation of the architectural and historical qualities of old buildings is the primary reason for moving them.

Consultation with Historical Perspectives, Inc. (a cultural resources consulting firm that offers a wide variety of services from archival research and archaeological reconnaissance surveys to visual impact analysis and historic structures recordation since 1982) resulted in their recommendation for the house's preservation through relocation as well as offering "the move, which is within the same town owned parcel, affords an opportunity for increased public exposure to and celebration of the House. In preparation for this relocation away from the Post Road, the Trust is carefully managing the potential resources of the current House site and the proposed House site".

CONCLUSION

It is to be remembered that to be sustainable is to co-exist with nature. Studies produced that advocate the move of the Thomas Lyon House for its preservation all support that its new location will not cause any detriment to its natural environmental surroundings and the house can be reoriented to its original East-facing elevation. The variety of green building rating systems afford a solid opportunity to marry those with the Secretary of the Interior's Standards for Rehabilitation and these can be incorporated into the Thomas Lyon House's interior design stage plan.

The Feasibility Study for Relocation of the Thomas Lyon House (c. 1690) report created and submitted by Paul B. Bailey Architect determined the 'health' of the Thomas Lyon House as being 'move-worthy' and provides a path with the preservation recommendation offered by James Sexton, *Research on the Architectural Fabric of the Thomas Lyon, Jr. House, Byram, Connecticut* (Phases I and II -- "move it or lose it"). Further, the Bailey report has produced a series of drawings and schematics that allow the building to be adapted from a residential structure into an educational facility without sacrificing the architectural integrity for which the house was noted as 'important' based on the criteria submitted for its placement on the National Register for Historic Places (1977). Their statement, "The Thomas Lyon House will continue in a state of disuse and decay if not relocated. The lack of adequate public access, traffic congestion and air pollution as well as safety concerns and physical conditions encouraging further decay make the current site impractical for any use", addresses the 'health' of the building (not optimistic) in the event no steps are taken.

H36(2256)

Ms. Karen Senich
Connecticut Commission on Culture & Tourism
Historic Preservation & Museum Division
59 South Prospect Street
Harford, CT 06106

Dear Ms. Senich:

Thank you for forwarding the necessary documentation concerning the Town of Greenwich's application for participation in the Certified Local Government (CLG) Program. I have reviewed your submission and am pleased to concur in your recommendation that Greenwich be certified under the provision of Section 101(c) of the National Historic Preservation Act. The date of certification will be recorded as the date of this letter. We are also providing a copy of this letter to the Town of Greenwich.

If you have any questions about this letter or the program, please feel free to contact me by phone at 202-354-2062, or by email at megan_brown@nps.gov.

Sincerely,

Megan J. Brown
Certified Local Government Program Coordinator

cc: Susan Richardson, Town of Greenwich

bcc: 2256 – Tucker, Brown

FNP: MBrown:mb:354-2062:9/30/09

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