Zoning Map Amendment
PLPZ202000256

<table>
<thead>
<tr>
<th><strong>Address / Location</strong></th>
<th>11 Division Street</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Zone:</strong></td>
<td>R-6</td>
</tr>
<tr>
<td></td>
<td>Applying to have an HO</td>
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<tr>
<td><strong>Lot Area:</strong></td>
<td>8,029 sq. ft.</td>
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**APPLICATION SUMMARY:**
The applicant is seeking rezoning approval to re-zone the property from R-6 to an HO Overlay zone (to be a R-6-HO designation). This application is part of a request for site plan and special permit (PLPZ202000255) approval to raze an existing garage and construct an additional dwelling on the property. The site plan and special permit application also includes some site improvements as well on the 8,029 sq. ft. property located at 11 Division Street in the R-6 zone.

**ISSUES AND RECOMMENDATIONS:**
1. The applicant is proposing to rezone the property from R-6 and placing it in the HO zone, to be R-6-HO.
2. The procedure for HO zone designation is outlined under Sec. 6-109(b)(2).
   (A) A written Report noting the historic significance of the proposed property for rezoning and the rationale as to why the application should be granted. The report shall include the following:
   i. A brief history of the property and structures including historical significance and/or historic events either local and regional or persons associated with the property. A general description of the building(s) on the property listed according to their known or estimated ages and their associated ownership history.
   ii. Any relevant construction history including a chronology of original and subsequent alterations, any historical documentation (letters, diaries, vouchers, newspaper articles), physical investigation as necessary to clarify which construction events are historic (analysis of paint layers relative to construction events).
   iii. A description of the architecture including all exterior features and materials that are character-defining and therefore significant, and which are intended for preservation in the course of project work.
   iv. A description of the existing conditions including any damage, structural problems, materials deterioration and a description of the proposed priority for repair/stabilization. A description of the general and periodic maintenance proposed, recognizing that deferred maintenance is not an option for historic resources, shall be noted in the Declaration of Restrictions filed on the Greenwich Land Records as part of the improvement.
v. An archeological assessment may be required depending on the nature of the property, its site and setting.
vi. All proposed work and the preservation objectives.
vii. All support documentation specifically photographs.

(B) Information as to the proposed use and density of the property.
(C) Specific architectural and landscape plans showing how the building or buildings on said property will be preserved. No Zoning Permit will be issued until the architectural and landscape plans have been approved pursuant to Section 6-16.1 of these Regulations.

3. The proposal was referred to the Historic District Commission (the “HDC”) for comment as provided under Sec. 6-109(b)(1) and (3). The HDC submitted a letter dated 10/16/20 acknowledging their recommendation of the application for HO designation. The HDC also notes in their letter that the present structure must be taken back to its original siding, to be resolved by the HDC, that a paint color be submitted and approved pending the findings of the original siding of main structure, that the present windows be reexamined and, if replacement is needed, a proposal be submitted to replace with simulated true divided light windows and that the HDC reserves the right to review other historic details of the house.

4. The HDC also requires the applicant to present the final plan of the new dwelling to review the final details should P&Z grant approval or have alternative suggestions.

5. The subject property is part of a site plan/special permit (PLPZ 202000255) approval to make additions and alterations to the contributing building which makes it eligible for HO designation. The Commission would need to endorse the HO designation before acting on the site plan/special permit which includes the details of the preservation.

**HO Zone Designation**
Per the HO regulations, the Commission will need to evaluate the proposal for consistency with the POCD, the purposes of the regulations, the historic value of the building and/or site features, and in consideration of comments from other Town agencies, or outside specialists.

**APPLICABLE REGULATIONS:**
Sections 6-22 Zoning Amendments
Section 6-109 Historic Overlay Zone (HO)
2019 POCD

**DEPARTMENT COMMENTS:**
WestCOG – dated 10/28/20 - Attached
ZONING ENFORCEMENT

Project No.  PLPZ202000255  Preliminary  Final  X

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED: Kaufman

LOCATION:  11 Division Street, Greenwich

PLAN DATE:

ZONE:  R-6

☐  Ok for Zoning Permit Sign-off with the following revisions:

☐  Resubmit the following prior to Site Plan/Subdivision approval:

☒  The subject site plan/subdivision meets the requirements of the Building Zone Regulations, excluding sections 6-15 and 6-17, and is Ok for Zoning Permit Sign-off.

With incentives per section 6-109 (d)

Reviewed by:  Jodi Couture  Date:  10/29/2020

Note: These comments do not represent Building Inspection Division approval. Plans subject to review by ZEO at time of building permit application.
RE: Proposed Rezone of 11 Division Street

Kristin Floberg <kfloberg@westcog.org>
Wed 10/28/2020 11:59 AM
To: Dygert, Bianca <bianca.dygert@greenwichct.org>
[EXTERNAL]
To: Bianca Dygert, Planner II

From: Kristin Floberg, Planner

Re: CT Statutory Referral to WestCOG from Greenwich - Attached Zoning Amendment

Date: October 28, 2020

Thank you for submitting the linked referral to WestCOG.

The opinion of WestCOG staff is that the proposal is of local interest and with minimal intermunicipal impact. Therefore, it is not being forwarded to adjacent municipalities and the regional staff is making no comment.

Please send all 8-3b referrals to WestCOG no later than 30 days prior to the public hearing to comply with Connecticut General Statutes and allow staff ample time for review.

---

From: Dygert, Bianca <bianca.dygert@greenwichct.org>
Sent: Wednesday, October 28, 2020 10:19 AM
To: Referrals <referrals@westcog.org>
Subject: Proposed Rezone of 11 Division Street

RE: Proposed Final Site Plan & Special Permit, Zoning Map Amendment from R-6 to R-6-HO
PLPZ #2020 00255, 256
Zoning Referral: Proposal to Rezone from R-6 to R-6-HO

To Whom It May Concern,

In accordance with C.G.S. Sec. 8-3b, the Town of Greenwich is forwarding a copy (found at the link below) of the proposed Final Site Plan and Special Permit to raze an existing garage and to construct an additional dwelling on a 8,029 sq. ft. property at 11 Division Street and proposed rezoning from R-6 to R-6-HO.

This application will be heard at the November 5th meeting.

Please find the application at this link:

11 Division Street - PLPZ 2020 00255, 256
The Greenwich Planning and Zoning Commission will hold a public hearing on the applications on a date, time, and place to be published on the Town of Greenwich website. You may appear and be heard at any hearing on this application via virtual Zoom meeting. Any questions and/or comments on the application may also be addressed to this agency by telephone (203-622-7894) between the hours of 8:00 am to 4:00 pm weekdays, in person at Greenwich Town Hall between the hours of 8:00 and 1:00 pm weekdays or by email to the address provided below.

Thank you,

Bianca Dygert

Planner II

Town of Greenwich

Land Use - Planning & Zoning

101 Field Point Road

Greenwich, CT 06830-6463

Ph. (203) 622-7894

Office Fax. (203) 622-3795

Direct Fax. (203) 861-6113

Bianca.Dygert@greenwichct.org

“Town Hall is currently still operating under a State of Emergency. Starting October 13th, Town Hall will be open to the public 8 AM to 1 PM weekdays. Many Town Services can be conducted online and will continue to be. In the interest of public health and staff safety, if your request can be done over email, the internet, or phone, please continue to do so in those manners, in lieu of coming into Town Hall. Please follow the Town’s website (www.Greenwichct.gov) for the most up to date information.

For immediate assistance, during business hours (8 a.m. to 4 p.m. M-F), please email the Department via the Town's website at: https://www.greenwichct.gov/FormCenter/Planning-Zoning-11/Contact-Us-53; and select “Planning and Zoning” under the "select a category" tab to reach us. Again, Staff will be monitoring emails between 8 am - 4 pm weekdays.

If you are working with specific staff, please continue to call or email staff directly as they continue to be working remotely, on days they are not in the office.”
October 16, 2020

Mr. Christopher Hull
CAH Architecture
267 Sport Hill Road
Easton, CT 06612

Via email: chris@caharchitecture.com

Dear Mr. Hull:

At the Historic District Commission’s meeting on October 14, 2020, its members reviewed an application to rezone property from residential to Historic Overlay for 11 Division Street, a 1891 contributing structure to the Fourth Ward, a district listed on the National Register of Historic Places.

A motion was made that recommended Historic Overlay and that the proposed new structure, located in the rear, preserves the present streetscape and offers an opportunity to “reclaim” building history when “multi-family” construction meant having two separate dwellings on one lot (pre-1926 local zoning and seen on 1920 Sanborn Fire maps (#43)) and voted on unanimously.

The motion included two parts:

1. That the present structure be taken back to its original siding (outside covering) to be resolved by a motion from the Historic District Commission; that a paint color be submitted and approved pending the findings of the original siding of main structure; that the present windows be reexamined and, if replacement is needed, a proposal be submitted to replace with simulated true divided light windows; and that the Historic District Commission reserves the right to review other historic details of the house; and

2. That the Historic District Commission be presented with the final plan of the new dwelling to review final details should Planning & Zoning grant approval or have alternative suggestions.

It should be further noted that historical research due to this submission revealed interesting developments within the local Irish immigrant community, which is one of the goals of placement on the National Register of Historic Places. This would not have occurred if the applicant had chosen to demolish the structure, and the HDC is grateful to the applicant for not pursuing that endeavor.

Finally, the Historic District Commission believes that 11 Division Street has met the standards (“C”) as outlined in the Town of Greenwich Building Regulations Section 6-109 to which an explanation of support follows.

Sincerely,

[Signature]

Stephen L. Bishop
Chairman

cc: Katie DeLuca, Director Planning & Zoning – via email
EXPLANATION OF SUPPORT FOR 11 DIVISION STREET TO RECEIVE 
HISTORIC OVERLAY

C – Standards [taken from Building Regulations 6-109]

(1) The property, inclusive of structure or structures (hereafter referred to as “property”) must possess integrity of location, design, setting, materials, and workmanship.

The property, inclusive of structure or structures (hereafter referred to as “property”) must possess integrity of location, design, setting, materials, and workmanship. 11 Division Street is a late 19th century vernacular home and is a contributing structure to a neighborhood commonly referred to as the “Fourth Ward” – a district that received placement on the National Register of Historic Places in 1986. The neighborhood is one of the earliest subdivisions in Greenwich and is the most visible moderate-income neighborhood in a town otherwise characterized by affluence. The neighborhood’s first subdivision was laid out by William B. Sherwood in 1836. Division Street was developed later in 1873 with the subdivision of the Joseph Brush property – whose lots were largely built on between 1885 and 1910. The entire Fourth Ward is characterized by its density with over 190 lots ranging in size from 40-50 feet wide and up to 250 feet deep. This 19th century residential neighborhood is located to the north of the town’s main business district and distinguished by its densely developed, low-rise character.

(A) The property must embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master

Examining Division Street - it extends westerly from the bend of Northfield Street, parallel to William Street. All of its houses were built before 1910, most of these within a few years of 1890, resulting in a unified streetscape of houses with similar rooflines and porches. Closer investigation reveals that each house when built did not have a garage. These structures were added on beginning approximately in 1925.

On the south side (even numbered) the first house shows a cross-gabled roof and a typical Queen Anne porch with turned posts, curvilinear brackets with shamrock cutouts, and cut-work rails (#8, 1890). The next house (#12, 1891) is nearly identical but with a stick railing and arched attic windows. Across the street is a row of three dwellings with very similar although not identical rooflines, i.e., side-gabled with a centered cross gable. The westernmost retains its clapboarded facade, curvilinear porch brackets, and circular attic window (#s 7, 11, 15). Returning to the south side of the street, another house with a similar roofline features a triangular Queen Anne window lighting its centered gable (#16). Farther to the east are two closely spaced, nearly identical front-gabled houses with front porches, the eastern
retaining its turned posts and the western retaining its curvilinear brackets (#22 and 24).

Next door is a double house with a full-front porch supported by turned posts, closely resembling the house diagonally across the street (#26-28, #17-19).

(A) The property may be a unique estate setting significant to the Town’s history and worthy of preservation, and/or be associated with events that have made a significant contribution to the broad patterns of our history; and/or be associated with the lives of persons significant in our past.

By the late 19th century, the Greenwich melting pot also swelled with craftsman and laborers recruited to the construction sites on the Town’s estates. These country seats provided work for dairymen, groundskeepers, gardeners, stable hands, household servants and many other staff who were needed to help run and maintain these extensive residential complexes (which often included large working farms).

At this time, specific neighborhoods in Greenwich became identified with various cultural groups who lived there for the first time during the period of immigration. Notable Germans, Irish, Slovaks, Scandinavians and Poles to Byram; and Irish and Italians to Chickahominy. In Central Greenwich, a concentration of Irish families on William Street in the 1850s earned this area the name “Fourth Ward after the working-class immigrant neighborhood on the East River in lower Manhattan.

By 1870, most of William Street’s west end was populated by Irish families. From this nucleus they soon expanded into the newly opened subdivision on Division Street and Northfield Street. Division Street’s Irish heritage is reflected in the shamrock cutouts of porch brackets on one of its houses (#12). Church Street and most of Sherwood Place, however, remained solidly native stock, represented by old Yankee families such as Knapp, Ritch, and Mead. By 1900, the Irish outnumbered the native stock 203 to 173 in a population of 492. According to the 1920 census, the native stock had decreased to 133, this number now including many third-generation Irish, while the first- and second-generation Irish had increased to 285. The total foreign stock (foreign-born and native-born of foreign or mixed parentage) had increased during the same period from 264 to 551, out of a total population of 718, which included four additional groups of more than 30 members: Polish (53), Canadian (42), English (38), and Italian (31). Over the past 80 years the proportion of Irish has declined, replaced in part by Poles, Italians, and, most recently, affluent newcomers of a more homogenized ethnic background, typical of the town as a whole. However, there are still houses that have been in the same families for over 100 years, testifying to the overall stability of the neighborhood.

Further, the Fourth Ward is one of four neighborhoods in central Greenwich that have included African Americans for at least 100 years. This historic significance is underscored by the presence of the First Baptist Church, the second of two African American churches established in Greenwich. African Americans first began to
appear in the town's urban environs about 1880. Most were migrants from Virginia who were recruited as domestics by wealthy summer residents from New York City. A minority, however, derived from the town's sizable but rapidly declining rural population who were migrating to larger urban centers, especially New York City. Although several families were listed within the Fourth Ward in the 1880 census, continuous occupation dates from about 1890.

By 1900, the African American population numbered 45, slightly less than ten percent of the neighborhood's population, although almost all were located on Division Street. An equal number resided a short distance to the west, in a separate neighborhood on lower Lake Avenue that is focused on Bethel African Methodist Episcopal Church - the first African American church in Greenwich, established in 1883. These two enclaves contained the largest concentrations of African Americans in 1900 but would be rapidly surpassed in number by the Chickahominy neighborhood during the following decades. By 1920, the lower Lake Avenue enclave had virtually disappeared, save for the minister of the church, while the Fourth Ward's population had decreased to 34. Unlike the Lake Avenue enclave, the Fourth Ward's African American population has continued to this day, albeit sometimes with only a few families.

11 Division Street is a residential contributing structure to the Fourth Ward – a National Register of Historic Places (NRHP) district whose buildings contribute to an understanding of the historical and cultural foundations of the Nation and the Town of Greenwich. An important aspect of being listed on the NRHP is the "potential to provide important information about prehistory or history". The application for re-zoning of 11 Division Street to Historic Overlay has yielded research that sheds light on the immigrant history of the town as well as "early residential development" and "suburbanization" themes with the multi-family residential development (pre-zoning) sub-theme.

In 1854, the Borough of Greenwich was created by an act of the General Assembly within certain bounds (approx. ½ mile from either side of the Post Road from present-day Old Church Road to Field Point Road) and its inhabitants received a variety of amenities as running water, road maintenance, sewer capabilities, police and fire services, etc and were taxed for these conveniences. In 1873, the Joseph Brush property north of William Street was subdivided into 43 lots, 15 on Division Street and 28 on Northfield Street. These lots were 50 feet wide and from 125 feet to 270 feet in depth. The more elevated lots, mostly on Division Street, were developed more rapidly, resulting in a unified streetscape of vernacular Queen Anne dwellings all built within several years of 1890. It was during this time that Patrick Gorman, an Irish immigrant who worked on the nearby Milbank Estate as caretaker, purchased a lot in 1885. The appeal of being within the Borough as well as in close proximity to St. Mary's Church (the first Roman Catholic Church in Town located at today's intersection of William and Church streets (present day park and playground)). In March 1891, it was reported in the local newspaper that a house was being erected on Division Street for Patrick O Gorman (sic).
Mr. Gorman was born in Caludy Ireland in 1866 and immigrated to the United States in 1884. From approximately 1890 until his death in 1911, he was employed on the Milbank estate where (according to his obituary), “He had the confidence of his employer and fellow employees alike”. His home was always a haven to his friends and others from his native land. Judging by the 1910 census, 5 individuals (non-family members who were born in Ireland and had immigrated) were boarding at 11 Division Street along with three generations of the Gorman family – illustrative of how settled immigrants assisted in assimilating new arrivals into the United States. Mr. Gorman was a high-ranking member of the Ancient Order of Hibernians, Knights of Columbus, Satsfield club (Port Chester (sic)), Orinoco Council and his funeral was one of the largest had in Greenwich in some years.

In 1920, Gorman’s widow, Bessie, sold the house and lot to Walter Fogg.

Walter Fogg was born in 1889, the son of Irish immigrants (John and Catherine), and was raised in Greenwich. His World War I “information relative to the resources of the State” in 1917 listed him as being a Salesman of Butter and Eggs; having experience as a plumber; could drive an automobile and was a good swimmer. He was renting a home at 76 Northfield Street (a part of the Fourth Ward) and caring for a wife, three children and his mother-in-law. His formal education had ended at eighth grade.

Shortly after Fogg’s purchase of 11 Division Street, he began Fairview Farms. It is possible that he was inclined to do so as Round Hill Dairy Company had purchased land in 1916 on Northfield Street (around the block) for its dairy machinery. A 1932 article discussing foods (butter and eggs) that contributed to the development of children offered, “The butter distributed by the Fairview Farms at 11 Division Street is made of rich, sweet cream put through the latest and most modern devices and is thoroughly pasteurized. It is offered at a reasonable price through-out the year and deliveries are made three times a week. The Fairview Farms operate their own henneries. A supply of strictly fresh eggs at all times is assured.” By 1936, it was reported that “Owing to the increase Fairview Farms of Greenwich have had in their business the past ten years, they have made arrangements with one of the largest creameries in the state to take their output of butter.”

11 Division Street, through its two owners of 50+ years reveals historical and sociological insights into families of Irish origins. Further, when examining residential development of Division Street itself prior to local zoning laws (pre-1926), we can see the evolution of Automobile Suburbanization via garage construction (through Sanborn maps and none existed on the odd-numbered side of Division Street (with only one showing in the 1938 Franklin Atlas); income producing buildings (two+ structures on one lot); migrant patterns of immigrants and Afro-Americans; and the use of mass produced materials applied to popular and contemporary development patterns of late 19th century architecture (as vernacular
residences were typically constructed by the owner and/or builder based upon traditional notions of convenience and utility).

(2) The property must be used as it was historically, or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships. The applicant will be continuing to use 11 Division Street as a single-family residence.

(3) The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided. The applicant does not propose to make any changes nor remove any architectural elements to the original structure. However, the HDC has asked that the applicant upon receiving the Historic Overlay rezone to:

Have the present structure be taken back to its original siding (outside covering) to be resolved by a motion from the Historic District Commission; that a paint color be submitted and approved pending the findings of original siding of main structure; that the present windows be reexamined and a proposal be submitted to replace with simulated true divided light; and that the Historic District Commission reserves the right to review other historic details of the house;

(4) Each property must be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings, shall not be undertaken. The applicant does not propose to make any changes nor remove any architectural elements to the original structure. Additionally, 11 Division Street is recognized as a Contributing Structure to the Fourth Ward District based upon guidelines set by the National Park Service/National Register of Historic Places.

It should be noted that the garage for 11 Division Street is not original to the site as it is first documented c1925 (possibly built before the inauguration of the Planning & Zoning Department (June 1926 in order to escape application review). There may be several reasons for this. First, the closeness of an additional building that would have contained gasoline or oil would have constituted a fire hazard (and a severe 1909 fire did occur at 11 Division Street that nearly totaled the entire building). The use of cement plaster and asbestos board for construction became more popular during the 1920s to offset fire hazards. Further, as the ability for automobiles to “reverse” themselves increased, straight drives without the prerequisite turning areas/turntables provided narrow housing parcels to incorporate garages.
Examination of both the 1912 and 1920 Sanborn maps show lots within the 4th Ward having more secondary structures than sheds/garages. Map no. 43 (1920 Sanborn with building used for automobile storage labeled “auto”) displays no garages on the north side of Division Street and one lot with a shed; two additional dwellings on lots on the north side of Northfield (no “auto” structures) and two lots with structures; Map no. 9 showing six additional structures on William Street’s north side (between Northfield and “private road” today’s Perryridge road) which was an increase by one from 1912 – all indicating that a second network of buildings consisting of smaller buildings located in back yards/rear of lots was not unusual.

(5) Changes to a property that have acquired historic significance in their own right must be retained and preserved.
The applicant does not propose to make any changes nor remove any architectural elements to the original structure.

(6) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property must be preserved.
The applicant does not propose to make any changes nor remove any architectural elements to the original structure thus preserving the property’s distinctive materials, construction techniques and examples of craftsmanship.

(7) Deteriorated historic features must be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
The applicant understands that a Certificate of Appropriateness will be required for exterior repairs or any future proposed changes to BOTH the original structure and proposed new structure.

(8) Chemical or physical treatments, if appropriate, will be undertaken using the least destructive means possible. Treatments that cause damage to historic materials shall not be used.
The applicant understands that a Certificate of Appropriateness will be required for exterior repairs/changes and will abide by HDC’s motions.

(9) Archeological resources must be protected and preserved. If such resources must be disturbed, mitigation measures must be undertaken.
The applicant understands that a Certificate of Appropriateness will be required for any changes on the property located at 11 Division Street. To date, no archeological resources have been identified.

It must be noted that examination of the 1900 and 1910 census revealed that the 4th Ward and especially Division Street displayed a predominance of African American and Irish families. Therefore, strict protection of any buildings within the Fourth Ward will allow for study and possible contribution of important information regarding human ecology, cultural history, and/or cultural process (important elements within the National Parks System).

(10) New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work must be differentiated from the old and must be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment. The proposed new smaller single-family dwelling being proposed by the applicant will not depreciate 11 Division Street's built or natural environment and does follow a precedence set in the 1900-1930 development of the area.
GREENWICH HISTORICAL SOCIETY

GREENWICH PRESERVATION NETWORK

To: Ms. Margarita Alban, Chairman,
    Planning and Zoning Commission Members
    Katie DeLuca, Director Planning and Zoning Dept
    Patrick LaRow, Asst. Director Planning and Zoning Dept

From: Greenwich Historical Society- Greenwich Preservation Network

Re: PLPZ 202000255/256- 11 Division Street – Rezoning from R-6 to R-6-HO

Date: October 19, 2020, 2020

The Greenwich Preservation Network ("GPN") at its quarterly meeting on Monday October 19, 2020, (via ZOOM) discussed this application for rezoning of 11 Division Street from R-6 to R-6-HO Historic Overlay which would allow a second residence on the property and a permanent façade easement on the historic main house in the 4th Ward National Register Historic District.

The GPN members present came to consensus to support the rezoning to Historic Overlay that will protect and preserve this historic structure which is a contributory building to the Historic District and is an important part of the history of development in this area. Its loss would be detrimental to the history of the area and potentially could result in demolition of this historic building.

The Fourth Ward was one of the earliest subdivisions in Greenwich and was designated an historic district in 1986, "because it comprises the oldest major urban settlement in the Town of Greenwich that developed as the most visible moderate-income neighborhood in a town otherwise characterized by affluence." The lots were largely built on between 1885 and 1910. The entire area is characterized by its density with over 190 lots ranging in size from 40 - 50 FT wide to up to 250 FT deep.

Furthermore the preservation of this significant and modest residence and landscaping is in conformance with the neighborhood and reflects the past history of this property which originally contained two separate residences.

It was noted that the applicant has worked with and received the recommendation of the Historic District Commission for the HO designation for preservation of the main residence and rezoning to Historic Overlay. As noted in their Oct 16 2020 letter, the HDC stated that the "proposed new structure located in the rear preserves the present streetscape and offers an opportunity to "reclaim" building history.
when multi-family construction meant having two separate dwellings on one lot (pre 1926 local zoning and seen on 1920 Sanborn Fire Maps #43).

The Network also feels it is important to support applications for HO when they meet the standards of section 6-109 of the Zoning Regulations as this application does and also notes that zoning regulations do allow for a separate structure on the property.

Unfortunately the Town continues to lose historical and architecturally significant structures. Every effort should be made to encourage applications and properties such as this to be rezoned to Historical Overlay, thus preserving our town character. It was noted also that an adjoining neighbor is in support of this application.

It is increasingly difficult to encourage homeowners and/or applicants to pursue the Historical Overlay rezoning and therefore any support or approvals that can or are granted can be motivation for future applications for HO.

We urge the Commission to approve these applications that would preserve the 11 Division Street existing residence in the 4th Ward National Register Historic District.

Very truly yours

\[Signature\]

Diane W. Fox, AICP
Chairman
Greenwich Historical Society- Greenwich Preservation Network

Members of Preservation Network Present and Voting: Russell Reynolds, Nancy Dickinson, JoAnn Messina, Rene Seblatnigg, Mark Pruner, FiFi Sheridan, Debra Mecky, Chris Shields, Stephen Bishop, Charles Hilton, Chris Franco, Anne Young, and Diane Fox
PERMIT-NEED QUESTIONNAIRE

This form is NOT an IWWA Application

Project Address: 11 Division ST Greenwich CT 06870 Tax ID: 247/140

Property Owner: Tracy C. Kaufman Address: 11 Division ST Greenwich

Contact information – Email or Cell Phone: Thagra@greenwichacademy.org

Authorized Agent: Chris Hull Address: 267 Stage Hill Rd Easton CT

Contact information – Email or Cell Phone: Chris@CAHArchitects.com

Has there ever been an IWWA application for this site? YES NO Appl. #

ACTIVITY: (Circle) Addition Demolition Deck Garage Interior renovations New residence Generator

Tennis Court Pool Site Work/Landscaping Septic other (specify) secondary dwelling

Will this activity require an addition to the septic system or a B100a? YES NO

FEE: $65 for reviews requiring a site visit

A PLOT PLAN IS REQUIRED SHOWING THE PROPOSED ACTIVITY.

IWWA staff will review the project proposal to determine if regulated activities are associated with the proposal and whether an IWWA permit is required. If an IWWA permit is required, the appropriate permit application packet will be provided.

Do not apply for a Building Permit until this review is complete.

No work may begin until an IWWA permit is issued and/or the “Building Permit Application Sign-Off Sheet” has been signed.

The issuance of a building permit alone does not constitute an authorization to proceed.

As the property owner [ ] or, authorized agent [ ] (check one) I believe the information I have submitted is correct.

Signature: Tracy C. Kaufman

Date: 10/27/20

STAFF NOTES

Office Rev Date 10 / 30 / 2020 Field Inv Date / / WET/WC? YES NO TIDAL □

Action Required? YES NO If yes, DR AA AR SIA Staff PM

Soils Report Date / / Author Soils

Comments: No inland wetlands. No permit required.

Received

IWWA Questionnaire Revised 3/4/2020
Declaratory Ruling

(To be filled out only when directed to by IWWA staff)

There is a $30 fee for Declaratory Ruling

1. Purpose and description of proposed activity:
   We are proposing to raze an existing detached garage and construct a secondary dwelling unit in its place.

2. Present use of property in area of proposed activity: Detached two car garage.

3. Distance of closest disturbance to Wetlands/Watercourses: N/A

4. Site acreage: 0.584
   Wetland acreage: 0
   Linear feet of watercourse: 0

5. Submit one (1) copy of the following information:
   a. Site plan showing:
      i. existing and proposed features, with detail and accuracy sufficient to understand full scope of proposed work.
      ii. the location of any wetlands or watercourses and the upland review area for each.
   b. Written consent of owner to the proposed activity, if the applicant is not the property owner.

By signing this application, the applicant or his/her agent certifies that he is familiar with the information provided in this application and is aware of the penalties for obtaining a permit or ruling through deception or by submission of inaccurate or misleading information.

By signing this application, permission is hereby given to conduct necessary and proper inspection of the subject property by the Agency members and designated agents of the Agency, at reasonable times, both before and after a final decision has been rendered.

Owner's Signature: [Signature]
DATE: 02/27/20

Agent's Signature: [Signature]
DATE: 

(When applicant is not owner, owner's authorization is required)

By signing this form, the IWWA Authorized Agent acknowledges a regulated activity is proposed within an upland review area. However, the activity is so minor as to have no potential effect on the wetland or watercourse. The activity is therefore authorized.

IWWA Authorized Agent's Signature: [Signature]
DATE: 

SITE PLAN APPLICATION

□ PRELIMINARY  □ FINAL

Project Name: Agro Residence
Project Address: 11 Division Street, Greenwich CT
Property Owner(s): Tracy C Kauffman
Tax Account Number(s): 247/140  Zone(s): R-6  Lot Area: 8.029 sqf

Please select all relevant items below:
□ Special Permit – Complete special permit application form
□ Coastal Overlay Zone
□ Property is within 500 feet of a Municipal Boundary of ____________ (for notification)
□ Amendment to Building Zone Regulations – Section(s)
□ Amendment to Building Zone Map – Zone(s) affected ____________ Historic Overlay
□ Health Department review needed
□ Sewer Department review needed
□ Architectural Review Committee Application attached or Review needed
□ Planning & Zoning Board of Appeals review needed
□ Inland Wetlands and Watercourses Agency Review / Approval Required

AUTHORIZED AGENT

Name: Chris Hull
Street Address: 320 post rd suite 150
Phone: 2066227287
Signature: [Signature]
Firm name: CAH Architecture and Design, LLC
City: Darien  St: ct  Zip: 06820
Email: Chris@CAHarchitecture.com
Date: 09.14.20

PROPERTY OWNER(S) AUTHORIZATION

Name: Tracy C. Kauffman
Street Address: 11 division st
Phone: 2032467422
Signature: [Signature]
City: greenwich  ST: ct  Zip: 06830
Email: tkauro@greenwichacademy.org
Date: 09.14.20

To be completed by P&Z staff only:
Check #  Check Amount: $  
Application #  PZ Site Plan App 2018
# SITE PLAN ZONING STATISTICS

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<tr>
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<td>Gross Floor Area</td>
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This Site Plan Involves:

- [ ] ADDITIONS
- [ ] ALTERATIONS
- [ ] DEMOLITION
- [ ] RE-CONSTRUCTION
SPECIAL PERMIT APPLICATION

Project Name: Agro Residence
Project Address: 11 Division Street
Property Owner(s): Tracy C. Kauffman
Tax Account Numbers (s): 247/140 Zone(s): R-6 Lot Area: 8,029sqf

PLEASE SELECT ALL RELEVANT ITEMS BELOW:

☐ Section 6-17 — Special Permit standards and procedure
☐ Section 6-30 — Conservation Zone special provisions
☐ Section 6-94(b) — Non-residential Uses and Group Living Facilities permitted in Residential Zones including Resident Medical Professional Office
☐ Section 6-98 — RMF Zone
☐ Section 6-100 — Use Groups for Business Zones
☐ Section 6-101, 107 — Buildings over 40,000 c.f. in Central Greenwich Impact Overlay Zone, Post Road Impact Overlay Zone, WB, LB or LBR Zones; and over 150,000 c.f. in all other zones
☐ Section 6-103.1 — Parking deficient uses in CGBR
☐ Section 6-104 — Parking Structures incl. underground in LB Zone and Height exceptions
☐ Section 6-105, 106 — Front Yard Parking in GB or GBO Zone
☐ Section 6-109, 109.1 — HO & HRO Zones
☐ Section 6-110 — Dwellings under special requirements for Business Zones
☐ Section 6-112 — IND-RE Zone applications
☐ Section 6-113 — In Hospital Zones: certain accessory uses, expansions exceeding 4,000 s.f. or interior alterations or changes of use exceeding 20,000 s.f. (cumulative within 2 years)
☐ Section 6-114 — CCRC (Continuing Care Retirement Community)
☐ Section 6-118.1 — Uses within railroad rights of way
☐ Section 6-123 — Setbacks from Connecticut Turnpike in Business Zones
☐ Section 6-140.1 — Satellite Earth Stations that emit microwaves
☐ Section 6-141 — Changes in non-conforming uses, buildings
☐ Section 6-205 — Historic structures in CBG Zone exceeding FAR And Notes 7, 8 & 9

To be completed by P&Z staff only:
Check # ___________________  Check Amount: $__________
Application # ____________________ PZ Special Permit App 2018
14. PATRICK O'CONNOR HOUSE, 15 Division Street, SW view
08.29.2020

Peter Mangs
Application Coordinator
Planning and Zoning Commission
101 Field Point Road
Greenwich, CT 06830

Re: 11 Division Street, Greenwich, CT / Site plan application Narrative

Dear Chairmen Bishop and Members of the Commission:

On behalf or Danny Agro and Tracy C. Kauffman, owners of 11 Division Street, I am making an application to the Planning and Zoning Commission to rezone the subject property to R-6 HO and to raze an existing garage and construct a secondary dwelling by way of a site plan and special permit pursuant to Section 6-109 of the Building Zone Regulations. The resulting approvals, if granted, will “serve to restore, preserve, protect, enhance and perpetuate” the use of both the main dwelling and secondary dwelling which have or will add to the “historic aesthetic value and which represent or reflect elements of the Town’s cultural, social, economic and architectural history”, in keeping with the letter and intent of Section 6-109.

I. Background ¹:

The neighborhood is part of the Fourth Ward, one of the earliest subdivision in Greenwich, designated a historic district in 1986, “significant because it comprises the oldest major urban settlement in the Town of Greenwich that developed as the most visible moderate-income neighborhood in a town otherwise characterized by affluence…” ². Pre-dating the railroad in 1848, the neighborhood’s first subdivisions was laid out by William B Sherwood in 1836. Division street was developed later in 1873 with the subdivision of the Joseph Brush property, the lots were largely built on between 1885 and 1910. The entire area is characterized by its density with over 190 lots ranging in size from 40 - 50 FT wide to up to 250 FT deep. The timing of the subdivision prior to the railroad, its central location and the small lot size helped establish the Fourth Ward as the first moderate-income neighborhood in Greenwich³.

The neighborhood was occupied predominantly by immigrants from Ireland, making it the center of the town’s Irish population. The arrival of these immigrants coincided with the Irish Famine and the opening

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¹ National Register of Historic Places, Fourth Ward Historic District. United States Department of Interior National Park Service
² Except from the National Register of Historic Places, Fourth Ward Historic District. United States Department of Interior National Park Service.
³ The incorporated Borough of Greenwich.
of the New Haven railroad. In addition, the presence of African Americans is noted by the First Baptist Church on Northfield street, the second African American church established in Greenwich. Other ethnicities included English-Scotch, and Germans and later, Italians and Polish.

All the dwellings on Division street were built before 1910 resulting in a unified streetscape of houses with similar rooflines and porches, see attached picture nos. 13-14. According to the National Register of Historic Places, most of the structures are 19 century vernacular with Queen Anne detailing. The applicant property is located on 11 Division Street, a dead-end street bound by Perryridge Road at the northwest. There are currently two structures on the property, a 3 story residence of approximately 1,760 SF and a 700 SF detached garage.

A. House:

The dwelling at 11 Division street is one of the original lots, built in approximately 1885. Like many of the neighboring structures it is considered ‘vernacular’ in style (also referred to as Farmhouse style) with Queen Anne detailing. Some of the distinctive features include a centralized brick chimney, clapboard siding, window shutters, raised open front porch with spun columns and a steep pitched crossed gabled roof. The structure is listed in the National Register of Historic Places as contributing resource4. All of its architectural features help support the areas historic streetscape.

The applicants have occupied the house since 1991 and it is in pristine condition.

B. Garage:

The existing garage is located along the northeastern property line, tucked behind the main residence, barely visible from the street, accessed from a driveway located on Division Street. The garage is a wood framed building with a low sloped shed roof, built after the residence. Its style is of no notable significance.

II. Proposal:

We propose to raze the garage and construct a 1 ½ story, 1,200 SF secondary dwelling as permitted by the incentives provided for an Historic Overlay by Section 6-109. The FAR will only be increased by 500 SF, still under the permitted amount. The new dwelling will contain two bedrooms, two bathrooms, a kitchen and a living area. The exterior will be clapboard siding, asphalt shingles, shutters, crossed gabled rooflines, including dormers, and open porches similar to the main structure and the neighboring properties. The new dwelling will be sited approximately 47 FT from the rear of the existing dwelling and be partially hidden from the street. The new building will also be served by sewer as is the existing main house.

III. Incentives:

Section 6-109 provides for certain incentives from the Planning & Zoning Commission in exchange for the agreed designation of the property as a Historic Overlay, such incentives include the creation of a secondary dwelling unit. The applicants are requesting relief from the Green Area requirement in addition to permissance of the secondary dwelling unit. The applicants recognize that with the HO status comes restrictions and obligations to maintain, protect and preserve the property and all structures thereon consistent with the requirements of Section 6-109 and overseen by the Planning & Zoning Commission and the Historic District Commission.

Regards,

Christopher Hull
CAH Architecture and Design
# HISTORIC RESOURCES INVENTORY
## BUILDING AND STRUCTURES

### STATE OF CONNECTICUT
CONNECTICUT HISTORICAL COMMISSION
59 SOUTH PROSPECT STREET, HARTFORD, CONNECTICUT 06106
(203) 566-3005

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<td>凡事分网 (Common)</td>
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<th>Owner(s)</th>
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<td>Howard A. &amp; Virginia M. Adams</td>
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<table>
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<td>Post and Beam</td>
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<td>Balloon</td>
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<td>Load Bearing Masonry</td>
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<tr>
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<tbody>
<tr>
<td>Barn</td>
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<tr>
<td>Carriage house</td>
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<th>Surrounding Environment</th>
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<thead>
<tr>
<th>Interrelationship of Building and Surroundings</th>
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<tbody>
<tr>
<td>Located in a row of late-nineteenth-century dwellings.</td>
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FOR OFFICE USE ONLY

Town No:  |
Site No:  |
UTM:  |
QUD:  |
District:  |
If NR specify:  |
S:  |
NR:  |
Actual:  |
Parent:  |

DATE OF CONSTRUCTION: 1891
17. OTHER NOTABLE FEATURES OF BUILDING OR SITE (interior and/or exterior):

Similar to #7 next door, this dwelling shows a steeper pitch to its roof and a more prominent corbeled chimney. It also retains its Tuscan-columned front porch and two-over-two window sash, but it lacks a door transom and a window in its cross gable.

SIGNIFICANCE


19. HISTORICAL OR ARCHITECTURAL IMPORTANCE:

Part of Streetscape

SOURCES: Town of Greenwich Tax Assessor's Records
Title Search

PHOTOGRAPH

Photographer: Ellen Meagher
Date: December 1985 view: S/W
Negative on File: 73/15

COMPILED BY:
Name: Nils Kerschus
Date: 1985 - 1986
Organization: HNPP, INC.
Address: 78 Webbs Hill Road
Stamford, CT 06903

20. SUBSEQUENT FIELD EVALUATIONS:

21. THREATS TO BUILDING OR SITE:

☑ none known  ☐ highways  ☐ vandalism  ☐ developers  ☐ other:
☐ renewal  ☐ private  ☐ deterioration  ☐ zoning  ☐ explanation:
ESTIMATED WATER DEMAND

Name of Project: Agro / Kauffman Residence

Location: 11 Division Street

Type of Project: Office Retail Restaurant Multi-Family Single Family Subdivision

Water Source: Public Supply Private Well

Breakdown of Demand by Use:

Office: $(20 \text{ GPD} \times \text{number of employees}) + \left(\frac{\text{usable square feet}}{150}\right) = \underline{600 \text{ GPD}}$

Retail: $(10 \text{ GPD} \times \text{number of employees}) \times \left(\frac{\text{usable square feet}}{150}\right) = \underline{600 \text{ GPD}}$

Residential: $(300 \text{ GPD} \times \text{number of families}) = \underline{600 \text{ GPD}}$

Restaurant: $(30 \text{ GPD} \times \text{number of seats}) = \underline{600 \text{ GPD}}$

Total GPD $600 \text{ GPD}$

Verification that adequate water supply is available to serve proposed project as represented above.

__________________________________
Signature and Title
Connecticut American Water Co.

Revised 3/2008
the less expensive working-class section of Davis Avenue, located to the south, outside of the borough's limits. In the same year the property on the north side of East Elm Street was divided into nine lots by Frederick Bain and also included adjacent lots on Milbank Avenue described in Part I.

In 1907 a large piece of property straddling Mason Street and Milbank Avenue was developed under the name of Daniel Mead Park. The easternmost section numbered 30 lots, most of them lining Ridge Street but also some located on the southern end of Havemeyer Place and the northern side of Bruce Park Avenue. Two years later Oliver Mead's property on the south side of Bruce Park Avenue was subdivided into 17 lots. Bruce Park Avenue itself was laid out by the town in 1888 between Greenwich Avenue and Davis Avenue, prior to any development, and was originally known as Railroad Avenue. It was not until much later that it acquired its present name, nominally because it overlooks Bruce Park to the south, beyond the railroad tracks, but mostly because the name is more suitable to a residential street, differentiating it from the decidedly commercial Railroad Avenue of the business district. The westernmost portion of Bruce Park Avenue itself is part of the downtown business district but is effectively separated from the residential portion of the street by its location below the ridge upon which the residential section was developed. During the 1890s and the years preceding World War I, a row of nine commercial buildings was built along the south side of the street's western end but only the easternmost three remain today.

All of these twentieth-century residential developments were similar to one another and to the neighborhoods located to the west, which were covered in Parts I and II. Although lot depth varied considerably because of irregularly shaped subdivisions, lot width was generally 50 feet, sometimes 60 feet or wider at corner lots. All lots were restricted to one-family dwellings except for the earliest subdivision where Havemeyer Place developed similarly to the later subdivisions, but Locust Street, the east side of which straddled the borough line, featured several two-family double houses, becoming a transitional street between the one-family neighborhood to the west, and the less restrictive Davis Avenue area to the east.

Northfield Street and Division Street

In 1873 the Joseph Brush property north of William Street in the northern portion of the borough was sub-divided into about 45 building lots which generally measured fifty feet in width and from 100 to 270 feet in depth. The two dead-end
streets servicing these lots were Northfield Street, running northerly from William Street; and Division Street, running westerly from Northfield Street and paralleling William Street. Practically all of the lots were built on between 1885 and 1910, some of the deeper lots showing more than one dwelling. Together with the William Street-Sherwood Place neighborhood located immediately to the south (covered in Part II), it forms the only large working-class neighborhood within the boundaries of the former borough, the Davis Avenue area being located outside of the borough. Like neighboring William Street, Northfield Street and Division Street were primarily settled by Irish immigrants, making it part of the largest Irish neighborhood in town. In 1920 this neighborhood, also known as the Fourth Ward, counted about 100 families of Irish derivation out of a total of 250 families. Other ethnic groups with more than ten families each were Yankee (about 75), English-Scotch (21), German (14), and Black (12). All of the Black families lived on Northfield and Division Streets, which had included Blacks among its residents almost from its initial development. In 1897 they formed the First Baptist Church, the second of two Black churches established in Greenwich, and built their church in 1909 on Northfield Street. This area was one of four separate enclaves of Central Greenwich in which Blacks settled during the late nineteenth century, the others being the previously mentioned Davis Avenue neighborhood, lower Lake Avenue, and Cassidy Park, the latter two yet to be surveyed.

Compared to the neighborhoods covered in Parts I and II of this survey, the areas covered in this portion of the survey have not undergone radical changes, mostly because almost all of these neighborhoods are zoned for residential use. There is, however, the potential for substantial changes in at least two of the three neighborhoods that have been described in this segment of the survey. The Northfield-Division Street area is under the same sort of pressure for apartment and condominium construction that threatens the adjacent William Street area covered in Part II. The Davis Avenue area, while more remote from the business district, includes several large pieces of property which are particularly attractive to developers. The streets between Davis Avenue and Milbank Avenue, most of which were developed as one-family neighborhoods, have remained essentially unchanged, like the Lexington Avenue area west of Milbank Avenue. Even though these streets have the same low-rise multi-family zoning as the above described Davis Avenue and Northfield Street areas, they have remained predominately one-family neighborhoods.
IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS
Style: Conventional
Occupancy: Single Family
Story Height: 2.5
Finished Area: 1586
Attic: None
Basement: Full

ROOFING
Material: Asphalt shingles
Type: Gable
Framing: Std for Class
Pitch: Not available

FLOORING
Slab: B
Sub and joists 1.0, 2.0, 2.5

EXTERIOR COVER
Vinyl: 1.0, 2.0, 2.5

INTERIOR FINISH
ACCOMMODATIONS
Finished Rooms: 8
Bedrooms: 4
Formal Dining Rooms: 1

HEATING AND AIR CONDITIONING
Primary Heat: Hot water - gas
Lower Full Part /Basement 1 Upper Upper

PLUMBING
8 Fxt. Baths: 2 6
2 Fxt. Baths: 1 2
Kit Sink: 1 1
TOTAL: 10

REMODELING AND MODERNIZATION
Amount Date

SPECIAL FEATURES

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SUMMARY OF IMPROVEMENTS

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**RESIDENTIAL**

**VALUATION RECORD**

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**LAND DATA AND CALCULATIONS**

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**Supplemental Cards**

TRUE TAX VALUE

700000

TOTAL LAND VALUE

700000
11 Division Street, topographic map

9/16/2020 9:44:36 AM

1:600
1"=50'

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07-1812/S
QAMAR SAIMA
17-19 DIVISION STREET
GREENWICH, CT 06830

07-1571/S
ROONEY CONSTANCE TR
7 DIVISION ST
GREENWICH, CT 06830

07-1675/S
LAVATY CATHERINE J &
KELLY WALTER F
12 DIVISION STREET EAST
GREENWICH, CT 06830

07-1589/S
KAUFFMAN TRACY C
11 DIVISION ST
GREENWICH, CT 06830

07-1747/S
BATKIN STEPHEN H
8 DIVISION ST REAR
GREENWICH, CT 06830

07-1741/S
GAMANOS DEAN C
15 DIVISION STREET
GREENWICH, CT 06830

07-1638/S
FARRELL SEAN V
16 DIVISION ST 1ST FL
GREENWICH, CT 06830
To whom it may concern:

Notice is hereby given that Tracy C. Kauffman has filed an application with the Town of Greenwich Planning and Zoning Commission for Historic Overlay special permit and Site Plan approval for 11 Division Street, Greenwich CT, 06830.

Further information concerning this application may be obtained by contacting the Planning and Zoning Commission at 203-622-7894.
FINAL SITE PLAN REVIEW SET

LOCATED AT

11 DIVISION STREET
GREENWICH, CONNECTICUT

PREPARED FOR

TRACY C. KAUFFMAN

SHEET INDEX

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