

**From:** [Troy Real Estate](#)  
**To:** [Rosenson, Valerie](#)  
**Subject:** Proposed Historic District in South End  
**Date:** Monday, December 23, 2019 3:42:50 PM

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Hello Valerie,

Please pass this on to City's Board of Representatives and Land Use Committee. Thank you and have a happy holiday and New Year!

Regarding establishing a Study Committee and Local Historic District, I am a realtor and we own property in South End:

In my opinion this is not a benefit to South End property owners. The Local Historic District would mandate a committee review, delay, and force the owner to investigate possibility of sale before any demolition. The code would also require a committee review for any plans that alter any exterior of any building in the district, even if no building permit is required for the modifications. For any exterior changes, owners would need the group of five committee members to decide in favor of those changes. That is in addition to the existing zoning code that already mandates review by the Zoning Board, Planning Board, and Historic Preservation Advisory Commission; and in addition to the new zoning changes proposed by the Zoning Chief. There is also talk of freezing development.

While there are some historic Victorians and structures that are unique and should be preserved if possible, the vast majority of what city deems historic are run down multi families that would cost a fortune to modernize. I believe the average South End homeowner cannot afford to remodel under strict guidelines that often accompany Historic Districts.

**The result of this proposed Local Historic District and study committee would increase the cost of holding property in the South End as many existing homes are old and in need of repairs. If owners need to go through an overly bureaucratic process this will without a doubt delay and add to renovation costs.**

**Since most South End properties are rentals, these added costs will be passed on to tenants in higher rents. This could force existing renters out of their homes and directly contribute to gentrification.**

**Sale prices of older homes will also be diminished as a buyer seeking to redevelop or renovate will face greater uncertainty, risks, delays and costs and will prevent long time owners from profiting from the redevelopment boom that has taken place around them.**

**There is nothing wrong with the current system. If residents of the neighborhood wish to complain about a tear-down the 15 day delay serves the purpose.**

**The South End is unique being within walking distance to the train station. Having a larger population density in close proximity to transportation is environmentally friendly.**

Rather than focus on lumping all the old houses into the "Historic" category, the zoning should focus on ensuring the neighborhood grows and changes in a cohesive way that is aesthetically pleasing. We do not need a lot of new high rises in this area, but if it is consistent with the surrounding buildings and the land mass supports it, then it's not inherently a

problem. Anything that will add to the aesthetics of the South End would be a plus. **High Rise and increased Mid-Sized developments mixed in with multi family homes, industrial and condo's, old and new together in a manner that makes sense without taking control away from the homeowners should be the goal along with preserving any structure that is truly a historic treasure.**

Sue Troy Brace

Stephanie M. Troy

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