TO:        PLANNING AND ZONING COMMISSION MEMBERS  
FROM:      JACQUELINE O. KAUFMAN; JASON A. KLEIN  
RE:        8 & 10 HUSTED LANE, NEW CANAAN, CT  
DATE:      7/28/2020

QUESTION PRESENTED

Are the properties located at 8 & 10 Husted Lane (collectively, the “Property”) listed on a local, state or national historic registry?

BRIEF ANSWER

The Property is not listed on the State or National Registries of Historic Places. Similarly, the New Canaan Historical Society confirmed the Property is not listed on a local historic registry or database.

DISCUSSION

The Property is the subject of a pending Map Change, Site Plan and Special Permit applications (the “Applications”) which, if approved, will permit the construction of a 2 ½ story, mixed use building containing twelve (12) residential units and 315 +/- sf of ground floor commercial space. Both the State and National Register of Historic Places were consulted prior to the filing of the Applications; the Property is not listed on either registry. Similarly, the New Canaan Historical Society confirmed that the Property is not listed on a local historic registry or database of historically significant properties in Town.¹

CONCLUSION

The existing structures located on the Property are not recognized as historically significant on the State or National Registries of Historic Places. Similarly, neither structure is listed on a local registry of historic places. While these structures have been located on the Property for a substantial period of time, approving the Applications will help the Town achieve goals stated in the Plan of Conservation and Development, including, but not limited to: (1) providing moderate density close to the Downtown; (2) providing additional housing choices for people of different income levels and at different stages of life; and (3) supports economic development.²

¹ A copy of a correspondence with the New Canaan Historical Society is attached hereto as Schedule A.
² Town of New Canaan Plan of Conservation and Development, pgs. 38 and 40.

(57256479)
From: Historical Society <info@nchistory.org>
Sent: Wednesday, June 3, 2020 4:03 PM
To: Jason A. Klein
Subject: Re: [EXTERNAL] Re: Inquiry Re Husted Lane Properties

Jason-
Nothing in our files indicates that they are on a historic registry.
Best, Nancy

On Wed, Jun 3, 2020 at 3:09 PM Jason A. Klein <JKlein@carmodylaw.com> wrote:

Thank you so much Nancy. I really appreciate it. Are either of these properties on a local historic registry?

Thank you again, Jay

From: Historical Society <info@nchistory.org>
Sent: Monday, June 1, 2020 8:14 PM
To: Jason A. Klein <JKlein@carmodylaw.com>
Subject: Re: [EXTERNAL] Re: Inquiry Re Husted Lane Properties

Hi Jason-

Here is what I found:

#8 Husted Lane was built in 1938. It was purchased by Charles Morton, New Canaan's Tax Assessor, in 1948. An addition was built in 1956. The house was last registered in the name of Mary Morton, who owned it as of 1964.

#10 was built in 1850 by Edson Bradley, a shoe manufacturer.

Other than that, we don't have information.

Best, Nancy

On Thu, May 28, 2020 at 10:46 AM Jason A. Klein <JKlein@carmodylaw.com> wrote:

Thank you so much Nancy. I really appreciate it.

Best regards, Jay
Mr. Klein-

Our Museum is closed but I will check our files and let you know if we have any information on those properties. If we do, you can either make arrangements to see them when we reopen (which we think will be 6/20), or we can scan them and email the materials.

Nancy Geary

On Thu, May 28, 2020 at 8:59 AM Jason A. Klein <JKlein@carmodylaw.com> wrote:

To Whom it May Concern:

I am a real estate lawyer practicing in Fairfield County. I’m writing to inquire if you have any records related to the properties located at 8 and 10 Husted Lane in New Canaan. If you do I’d be interested in seeing this information. Please feel free to contact me via email or on my direct line at 203-252-2669.

Thank you, Jay

Jason A. Klein | Bio
Carmody Torrance Sandak & Hennessey LLP
707 Summer St. | Stamford, CT 06901-1026
Direct: 203-252-2669 | Fax: 203-325-8608
JKlein@carmodylaw.com | www.carmodylaw.com

This electronic message contains information from Carmody Torrance Sandak & Hennessey LLP, or its attorneys, which may be confidential, privileged or otherwise protected from disclosure. The information is intended to be used solely by the recipient(s) named. If you are not an intended recipient, be aware that any review, disclosure, copying, distribution or use of this transmission or its contents is prohibited. If you have received this transmission in error, please notify us immediately at 203-573-1200 or at the reply email address. For more information about Carmody Torrance Sandak & Hennessey LLP, please go to http://www.carmodylaw.com