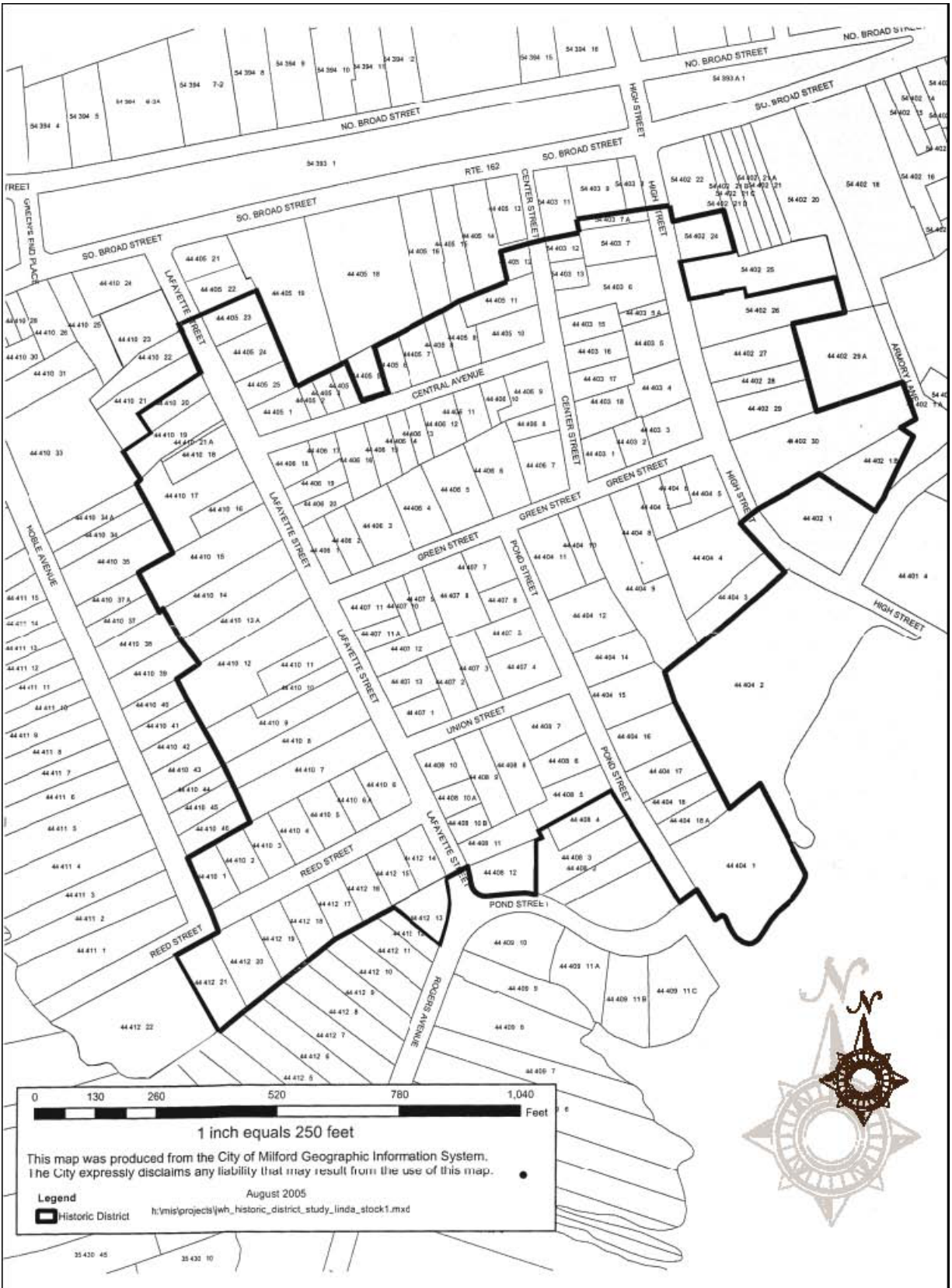


Proposed District Map

The "South of the Green" historic district map.



District Map Description



The boundary description begins at the northern most corner of Lot No. 44-410-20 (15 Lafayette Street) as it borders Lafayette Street and continue southwestward, along the side lot line of said parcel, thence at 90° to the south, along the rear lot line of said parcel, thence in a southwesterly direction, along the side lot line of parcel 44-410-19 (21 Lafayette Street) to and then along the back lot line of parcel 44-410-19, in a southerly direction, and thence along the back lot lines, more or less of parcels 44-410-17, 44-410-15, 44-410-14, 44-410-13A, 44-410-12, 44-410-9, 44-410-8, 44-410-7, to the back lot line of parcel 44-410-3 (26 Reed Street), thence in a southwesterly direction, along the back lot lines of parcels 44-410-3 through 44-410-1 (78 Reed Street), thence at 90° in a southerly direction more or less, along the lot line of parcel 44-410-1 which borders Noble Avenue, thence across Reed Street to the front lot line of parcel 44-412-20 (35-37 Reed Street), thence in a southwesterly direction along the front lot lines of parcels 44-412-20 and 44-412-21, thence along the southwesterly side lot line of parcel 44-412-21, thence in a northeasterly direction along the back lot lines of parcels 44-412-21 through, 44-412-16 to a point where the back lot line of parcel 44-412-16 meets the southwesterly side lot line of parcel 44-412-13 (115 Lafayette Street) thence in a southeasterly direction along the side lot line of parcel 44-412-13 to the front lot line of said parcel thence in a northerly direction along the front lot line of parcel 44-412-13 to the point where said front lot line meets a lot line of parcel 44-412-14, thence across Lafayette Street to the front lot line of parcel 44-408-11, thence in a southerly direction along the front lot line of parcels 44-408-11 and 44-408-12, and running along the front lot line of parcel 44-408-12 as it moves along Pond Street into an easterly direction, and thence in a northerly direction along the side lot line of parcel 44-408-12 to the side lot line of parcel 44-408-11 to the back lot line of parcel 44-408-11 to the side lot line of parcel 44-408-5 then in a northeasterly direction to Pond Street, thence across Pond Street to the front lot line of parcel 44-404-17, thence in a southerly direction along the front lot lines of parcels 44-404-17 through 44-404-1, thence in a southwesterly direction along the side and back lot line of parcel 44-404-1 to the back lot line of parcel 44-404-18A (52 Pond Street), thence in a northwesterly direction along the back lot lines of parcels 44-404-18A through 44-404-15 (26 Pond Street), to the point at which the back lot line of parcel 44-404-15 first meets the back lot line of parcel 44-404-9 (21 Green Street), thence in a northeasterly direction along the back lot line of parcel 44-404-9 and the side lot line of parcel 44-404-3 (26 High Street), thence at 90°, more or less, in a northwesterly direction along the front lot line of parcel 44-404-3 and 44-404-4 to a point directly adjacent to the intersection of parcels 44-402-1 (1 High Street) and 44-402-30 (39 High Street) and High Street, thence 90° more or less, across High Street in a northeasterly direction and along the side lot line of parcel 44-402-30, to the point at which the side lot line of parcel 44-402-30 first meets the side lot line of parcel 44-402-1B (18 Helwig Street), thence in a southeasterly direction along the side lot line of parcel 44-402-1B, thence at 90° more or less, in a northeasterly direction, along the front and side lot lines of parcel 44-402-1B, until the lot line of parcel 44-402-1B again meets the side lot line of parcel 44-402-30, thence in a northeasterly direction to the back lot line of parcel 44-402-30, thence at 90° in a northerly direction along the back lot line of parcel 44-402-30, thence at 90° in a westerly direction along the side lot line of parcel 44-402-30 to the back lot line of parcel 44-402-29, thence at 90° in a northerly direction along the back lot lines of parcels 44-402-29 through 44-402-27 to the side lot line of parcel 54-402-26, thence at 90° in an easterly direction along the side lot line of parcel 54-402-26 to the back lot line of parcel 54-402-26, thence at 90° in a northerly direction along the back lot line of parcel 54-402-26, to the side lot line of parcel 54-402-26, thence at 90° in a westerly direction along the side lot line of parcel 54-402-26, to a point where said side lot line meets High Street, thence at 90° in a northerly direction along High Street to the side lot line of parcel 54-402-24, thence in an easterly direction along the side lot line of parcel 54-402-24 to the back lot line thereof, thence turning 90° more or less, in a northerly direction and continues across the back lot line of parcel 54-402-24 (83-85 High Street), thence 90° more or less, in a westerly direction along the side lot line of parcel 54-402-24, to the line of High Street, thence at 90° northerly along High Street to a point adjacent to the intersection of parcel 54-403-8 (108 Broad Street) and parcel 54-403-7A and High Street, thence at 90° in a westerly direction across High Street and along the northern side lot line of parcel 54-403-7A to the back lot line of parcel 54-403-7A, thence at 90° southerly along the back lot line of parcel 54-403-7A to the northeastern most corner of parcel 54-403-12 (5 Center Street), thence at 90° in a westerly direction along the side lot line of parcel 54-403-12 to and across Center Street, thence continuing in a westerly direction along the northern side lot line of parcel 44-405-12, thence at 90° in a southerly direction along the back lot line of parcel 44-405-12 to the side lot line of parcel 44-405-11 (12 Center Street), thence at 90° in a westerly direction along the side lot line of parcel 44-405-11 and continuing along the back lot lines of parcels 44-405-9 (6 Central Avenue) through 44-405-6 (20 Central Avenue), thence 90° in a southerly direction along the side lot line of parcel 44-405-6 to Central Avenue, thence 90° in a westerly direction along Central Avenue, thence 90° in a northerly direction along the easterly side lot line of parcel 44-405-4, thence 90° in a westerly direction along the back lot line of parcel 44-405-4 to the back lot line of parcel 44-405-1, thence 90° in a northerly direction along the back lot lines of parcel 44-405-1 (26 Lafayette Street), through 44-405-23 (10-12 Lafayette Street), thence at 90° in a westerly direction along the side lot line of parcel 44-405-23

thence at 90° in a southerly direction along the front lot lines at parcels 44-405-23 and 44-405-24 to the point on the front lot line of parcel 44-405-24 directly across Lafayette Street from the point of beginning, thence across Lafayette Street to the point and place of beginning. Said boundaries are intended to include any and all parcels within said boundaries. See District Map.



An Ordinance Establishing Article XI. A. of Chapter 18 of the Milford Code of Ordinances

ESTABLISHING MILFORD HISTORIC DISTRICT NO. 2*

Section 18a-147 Established

A) In order to promote the educational, cultural, economic and general welfare of the City and others through the preservation and protection of buildings and places of historic interest and through the development of appropriate settings for such buildings and places, there is hereby established, pursuant to Sections 7-147a to 7-147m, inclusive, of the Connecticut General Statutes as amended, an historic district to be known as Milford Historic District No. 2 as shown on the map referred to in paragraph (b) of this section.

B) The boundaries of the Milford Historic District No. 2 shall be as shown on a map, "Historical District Map, Milford, Connecticut" which is on file in the office of the City Clerk.

Section 18a-148 Commission-Established

The Milford Historical District Commission 2, hereinafter referred to as the Commission, consisting of five (5) members and three (3) alternates, is hereby established. It shall be the purpose of the Commission to perform the duties and functions of an Historic District Commission as provided in Section 7-147a to 7-147k, inclusive, of the Connecticut General Statutes as amended and in this article.

Section 18a-149 Same-Organization

The Board of Aldermen of the City shall appoint five (5) members and three (3) alternates to the Commission in such manner that the terms of one member shall expire on the first day of January of each year, commencing in 2008 and continuing to 2013, inclusive. All subsequent appointments shall be made by the Board of Aldermen and shall be for a term of five (5) years or for the duration of an unexpired term only. At least two (2) of the members of the Commission shall at all times be residents of Historical District No. 2. Members and alternates shall be electors of the City holding no salaried City office. Within a period of thirty (30) days after the appointment of members to the first Commission, said members shall meet, organize and elect a Chairman, Vice-Chairman, and Clerk from the members. Within a period not exceeding thirty (30) days after the first day of January of each year commencing in 2007, the members of the Commission shall elect a Chairman, Vice-Chairman, and a Clerk from the members. All members and alternates shall serve without compensation.

Section 18a-150 Same-Powers

The Commission created by Section 18a-148 of this article shall be vested with all powers and shall faithfully perform all duties imposed upon Historic District Commissions in Sections 7-147a to 7-147m, inclusive, of the General Statutes of Connecticut as amended. The Commission shall fix the time and place of its regular meetings and provide a method for calling special meetings. The presence of three (3) members shall constitute a quorum. The Commission may adopt regulations, rules of procedure and orders to carry out the purpose of this Article.

Section 18a-151 Certificate of appropriateness-Required for certain construction and uses

a) No building or structure shall be erected, altered, restored, moved or demolished within the Milford Historic District No. 2 until after an application for a certificate of appropriateness as to exterior architectural features has been submitted to the Commission and approved by the Commission created by Section 18a-148 of this Article.

b) "Exterior architectural features" shall include such portion of the exterior of a structure as is open to view from a public street, way or place. The style, material, size and location of outdoor advertising signs and bill posters within the Milford Historic District No. 2 shall also be under the control of the Commission. The provisions of this Section shall not be construed to extend to the color of paint used on the exterior of any building or structure.

c) No area within Historic District No. 2 shall be used for industrial, commercial, business, home industry or occupation parking whether or not such area is zoned for such use, until after an application for a certificate of appropriateness as to parking has been filed with the Commission or the Clerk of the City and approved by the Commission. The provisions of this paragraph shall apply to the enlargement or alteration of any such parking area in existence on the effective date of this Ordinance, creating the provisions contained in this Article.

(continued on next page)



Article XI Historical District Ordinance *(continued)*

Section 18a-152 Same-Application; hearing; approval

a) The Commission created by Section 18a-148 of this Article shall hold a public hearing upon each application for a certificate of appropriateness as to exterior architectural features or as to parking. Notice of time and place of such hearing shall be given by publication in the form of a legal advertisement appearing in a newspaper having a substantial circulation in the City at least seven (7) days before such hearing. Within not more than sixty (60) days after the filing of an application as required by Section 18a-151, the Commission shall pass upon such application and shall give written notice of its decision to the applicant. Evidence of approval, as referred to in Section 18a-151, shall be by certificate of appropriateness issued by the Commission. Failure of the Commission to act within said sixty (60) days shall constitute approval and no other evidence of appropriateness and of all its doings.

b) For the purpose of this Article, an application will be considered to have been filed upon the receipt of said application by the Clerk of the Commission, or, if there is no such Clerk, upon the receipt of said application by the City Clerk, who will immediately forward the application to the Commission noting the time of said receipt.

c) In its deliberations, the Commission shall not consider interior arrangement or use and shall take no action except for the purpose of preventing the erection, reconstruction, restoration, alteration or razing of buildings in the Milford Historic District No. 2 obviously incongruous with the historic aspects of the district. The Commission shall set forth its reason for approving or denying each application for a certificate of appropriateness in its written notice of its decision to the applicant and in the committee record of its proceedings.

Section 18a-153 Same-Considerations in determining appropriateness

If the Commission determines that the proposed erection, construction, restoration, alteration, razing or parking will be appropriate, it shall issue a certificate of appropriateness. In passing upon appropriateness as to exterior architectural features, the Commission shall consider, in addition to any other pertinent factors, the historical and architectural value and significance, architectural style and general design of the architectural features involved and the relationship thereof to the exterior architectural style and pertinent features of other structures in the immediate neighborhood. A certificate of appropriateness may be refused for any building or structure, the erection, reconstruction, restoration, alteration or razing of which, in the opinion of the Commission, would be detrimental to the interest of the Milford Historical District No. 2.

Section 18a-154 Same-Variations permissible, when

Where, by reason of topographical conditions, district borderline situations, immediately adjoining existing developments or because of other unusual circumstances, the strict application of any provisions of Sections 7-147a to 7-147k, inclusive, of the General Statutes of Connecticut as amended or of this Article would result in exceptional practical difficulty or undue hardship upon the owner of any specific property, the Commission created by Section 18a-148 of this Article, in passing upon applications for a certificate required by Section 18a-151, shall have power to vary or modify strict adherence to said sections or to interpret the meaning of said sections so as to relieve such difficulty or hardship; provided such variance, modification or interpretation shall remain in harmony with the general purpose and intent of said sections so that the general character of the district shall be conserved and substantial justice done. In granting variations, the Commission may impose such reasonable and additional stipulations and conditions as will in its judgment better fulfill the purpose of said Sections.

Section 18a-155 Action by Commission to prevent illegal acts

If any action or ruling taken by the Commission created by Section 18a-148 of this Article pursuant to the provisions of Sections 7-147a to 7-147k, inclusive, of the General Statutes of Connecticut as amended or of this article has been violated, the Commission may, in addition to other remedies, institute an action or proceeding to prevent such unlawful erection, construction, reconstruction, alteration, razing, maintenance or use or to restrain, correct or abate such violation or to prevent the occupancy of such building, structure or land. Regulations and orders of the Commission issued pursuant to such sections of the General Statutes of Connecticut, as amended, or of this Article, shall be enforced by the Building Inspector of the City, who is hereby authorized to inspect and examine any building, structure, place or premises and to require in writing the remedying of any condition found to exist therein or thereon in violation of any provision of the regulations or orders made under

(continued on next page)



Article XI Historical District Ordinance *(continued)*

the authority of said sections of the General Statutes of Connecticut as amended or of this Article. The owner or agent of any building or premises where such a violation has been committed or exists, or where the lessee or tenant of an entire building or entire premises where such violation has been committed or exists, or the owner, agent, lessee or tenant of any part of the building or premises in which such violation has been committed or exists, or the agent, architect, builder, contractor or any other person who commits, takes part or assists in any such violation or who maintains any building or premises in which any such violation exists, shall be subject to punishment as provided

in Section 1-9 of this Code of Ordinances, or as provided in General Statutes §7-147h, as amended, for each day that such violation continues, and the superior court wherein such violation continues or exists shall have jurisdiction of all such offenses, subject to appeal as in other cases.

Section 18a-156 Appeals

Any person or persons severally or jointly aggrieved by any decision of the Commission created by Section 18a-148 of this Article or of any officer thereof may, within fifteen (15) days from the date when such decision was rendered, take an appeal to the judicial district of Ansonia-Milford at Milford, which appeal shall be made returnable to such court in the same manner as that prescribed for civil actions brought to such court. Notice of such appeal shall be given by leaving a true and attested copy thereof in the hands of or at the usual place of abode of the Chairman or Clerk of the Commission within twelve (12) days before the return day to which such appeal has been taken. Procedure upon such appeal shall be the same as that defined in Section 8-8 of the General Statutes of Connecticut as amended from time to time.

Section 18a-157 Exempted acts

Nothing in this Article shall be construed to prevent the ordinary maintenance or repair of any exterior feature in the Milford Historic District No. 2 which does not involve a change of design thereof; nor to prevent the construction, reconstruction, alteration or demolition of any such feature which the Building Inspector certifies is required by the public safety because of an unsafe or dangerous condition; nor to prevent the construction, reconstruction, alteration or demolition of any such feature under a permit issued by the Building Inspector prior to the effective date of establishment of the District.

Section 18a-158 Auxiliary services

The facilities and services of the Planning and Zoning Department shall be available to the Commission created by Section 18a-148 of this Article as it may reasonably require. The Commission shall otherwise operate within the amount of the appropriation provided in the city budget each year.