

HISTORIC RESOURCES INVENTORY - BUILDING AND STRUCTURES

Please send completed form to: Stacey Vairo, National Register and State Register Coordinator,
State Historic Preservation Office, Department of Economic and Community Development,
One Constitution Plaza, 2nd Floor, Hartford CT 06103

* Note: Please attach any additional or expanded information on a separate sheet.

GENERAL INFORMATION

Building Name (Common) Hart Castle Barn Record No. 8323
 Building Name (Historic) Euphrat, Theophileus, Barn
 Street Address or Location 34 Sammis Street
 Town/City Norwalk Village Rowayton County Fairfield
 Owner(s) Norwalk Land Trust, PO Box 34, Norwalk CT 06853 Public Private

PROPERTY INFORMATION

Present Use: Domestic: secondary structure
 Historic Use: Domestic: secondary structure/agricultural outbuilding +
 Accessibility to public: Exterior visible from public road? Yes No
 Interior accessible? Yes No If yes, explain _____
 Style of building Carriage barn/Gothic revival Date of Construction 1907

Material(s) (Indicate use or location when appropriate):

- | | | | | |
|---|---|--------------------------------------|---|--|
| <input type="checkbox"/> Clapboard | <input type="checkbox"/> Asbestos Siding | <input type="checkbox"/> Brick | <input type="checkbox"/> Wood Shingle | <input type="checkbox"/> Asphalt Siding |
| <input type="checkbox"/> Fieldstone | <input type="checkbox"/> Board & Batten | <input type="checkbox"/> Stucco | <input checked="" type="checkbox"/> Cobblestone | <input type="checkbox"/> Aluminum Siding |
| <input checked="" type="checkbox"/> Concrete (Type _____) | <input type="checkbox"/> Cut Stone (Type _____) | <input type="checkbox"/> Other _____ | | |

Structural System

- Wood Frame Post & Beam Balloon Load bearing masonry Structural iron or steel
 Other _____

Roof (Type)

- Gable Flat Mansard Monitor Sawtooth
 Gambrel Shed Hip Round Other Flat on turret

(Material)

- Wood Shingle Roll Asphalt Tin Slate Asphalt Shingle
 Built up Tile Other _____

Number of Stories: 2 1/2 Approximate Dimensions 24' x 30'

Structural Condition: Excellent Good Fair Deteriorated

Exterior Condition: Excellent Good Fair Deteriorated

Location Integrity: On original site Moved When? _____

Alterations? Yes No If yes, explain: _____

FOR OFFICE USE: Town # _____ Site # _____ UTM _____

District: S NR If NR, Specify: Actual Potential

PROPERTY INFORMATION (CONT'D)

Related outbuildings or landscape features:

- Barn Shed Garage Carriage House Shop Garden
- Other landscape features or buildings: Pier, stone gate

Surrounding Environment:

- Open land Woodland Residential Commercial Industrial Rural
- High building density Scattered buildings visible from site

• Interrelationship of building and surroundings:

See continuation sheet.

• Other notable features of building or site (*Interior and/or Exterior*)

See continuation sheet.

Architect _____ Builder Theophileus Euphrat

• Historical or Architectural importance:

See continuation sheet.

• Sources:

See continuation sheet.

Photographer Todd Levine Date 9/25/2011

View Multiple Views Negative on File CTHP

Name Todd Levine Date 9/26/2011

Organization The Connecticut Trust for Historic Preservation

Address 940 Whitney Avenue, Hamden CT 06517

• Subsequent field evaluations:

Latitude, Longitude:
41.062076, -73.438307

Threats to the building or site:

- None known Highways Vandalism Developers Renewal Private
- Deterioration Zoning Other _____ Explanation _____

• **Interrelationship of building and surroundings:**

The carriage barn is located on the south side of Sammis Street and is demarcated to the west by the 10-acre Hart Peninsula, (untouched forest, rimmed by tidal marsh and meadow, and owned by the City of Norwalk), to the east by the Langdon property, a half-acre strip of land which was part of the old trolley way out to Bell Island. To the south is Farm Creek, a tidal estuary of Long Island Sound.

To the northeast of the carriage barn is the entry to the lot, which leads to Sammis Street. Flanking the gravel driveway are stone pillars. The gravel drive leads to the south, turning to the west in front of the carriage barn. To the west of the carriage barn is dense woodland with a trail that runs north-south. To the southeast of the carriage barn is a large rock that once was a part of the foundation of the Gothic style mansion that once stood here, the Hart Castle.

The Hart Castle stood to the south of the house. Nothing remains of the original mansion save for a large rock that was integrated into the original foundation. Stone retaining walls line the south border of the lot, with Farm Creek further south. A concrete pier extends south into the creek.

Wilson Cove and Rowayton Yacht Club at Hickory Bluff are to the east of the property. To the north is Rowayton Community Center and Rowayton School. Sheffield Island Harbor and Sheffield Island are to the southeast of the property. The property is surrounded by bodies of water and dense residential neighborhoods.

• **Other notable features of building or site (*Interior and/or Exterior*):**

Architectural description:

Inventory of structures (C – contributing, NC – non-contributing):

Carriage barn	Late 19th century	C
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Carriage barn:

This is a 2 ½-story eave-entry carriage barn with a gable wall-dormer and cobblestone turret. The main façade faces east and the ridge-line runs perpendicular to Sammis Street, which at this point runs east to west. The walls of the carriage barn are mortared cobblestone and the gable attics and wall dormer are clad in saw-tooth vertical siding with rose tinted ocular windows.

Exterior:

The main entry is centered in the east eave-façade of the carriage house and consists of a pair of interior-hung sliding doors with a wood hood. Each leaf has a pair of twelve-pane windows in the top half and six panels in the bottom half. On the south corner of the east eave-façade of the carriage house is a paneled pass-through door with a stone lintel. A white Rowayton Historical Society sign above the door has the following in black letters: The Theophile & Nellie E. Euphrat Barn c. 1907. At the north corner of the east eave-façade of the carriage house there is a 2 ½-story round cobblestone turret topped with crenellation.

Centered above the main entry is a double-hung Palladian window with trim. Flanking the Palladian window just outside of the width of the wall dormer are six-over-six double-hung windows with trim. Centered above the Palladian window is a gable wall-dormer. Just beneath the apex of the gable wall-dormer is a rose tinted ocular window with trim. The girt line siding divide on the wall dormer has saw-tooth trim, which interestingly covers the arch of the Palladian window.

On the northeast side of the turret are three windows in a vertical line; two, two-over-two double-hung windows on the first and second level and a round window with trim just beneath the crenellation.

The north gable-end of the barn has three two-over-two double-hung windows with trim; one centered on the first level and two equally spaced on the second level. A rose tinted ocular window with trim is located just beneath the apex of the roof in the gable attic.

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34 Sammis Street, Norwalk CT

Record No. 8323

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The west eave-side of the carriage barn has three windows, each one different. The main level has two windows; a small centered four-pane window with a stone arched head and a larger six-pane window under a stone arch in the south bay. The third window is a two-over-two double-hung window with trim in the north bay of the second level. Off-center to the south at ground level is a filled-in stone arch, spanning approximately four feet.

The south gable-end of the carriage barn has two equally spaced six-pane interior-swinging windows in arched openings on the first level and two, two-over-two double-hung windows with stone sills above in the second level. In the gable attic of the south gable-end of the barn are a six-pane fixed window above the girt line siding divide and a rose tinted ocular window with trim just below the apex of the roof. The girt line siding divide on all sides have saw-tooth trim.

The carriage barn is constructed of mortared fieldstone with vertical flush-board siding in the gables and dormer. The turret is constructed of cobblestone. The gable roof is clad in wood shingles with copper flashing around the turret.

Interior:

The main entry and the south pass-through door on the main façade access the main floor of the carriage barn, measuring approximately 22' x 28'. The floor and walls of the interior first level are concrete. The walls show signs of white and yellow paint, but much of it is faded and/or flaked off. The width of the walls is consistent throughout, roughly 20" wide. The floor is unpainted. Centered in the floor is a square metal drain. The ceiling of the first level is stained wood bead board. The northeast corner of the room is beveled and has a doorway that lead to the turret. Just west of the entrance to the turret is piping that runs from the floor to the ceiling, ending in a showerhead.

The northwest corner of the room is beveled and has a brick corner fireplace with a corbeled mantle. The fireplace spans halfway up the wall. Above the fireplace is a patched hole in the wall that appears to have been access through the wall to the exterior.

Against the south wall in the interior is a set of wood stairs that run east-west to the second level. The stair carriage is stained vertical wood bead board and has a pair of swinging hinged access door in the center at grade that open to the north. The stair case begins six feet from the south pass-through door and ends about six feet from the west wall. The resulting nook between the end of the staircase and the west wall has a stand-alone sink on the south wall. A full-sized door leads from the nook to the under area of the staircase. The turned spindle balustrade staircase has fourteen risers and ends at the southwest corner of the second level. The balustrade wraps around the stairway opening.

The second level of the carriage barn is a single open room, measuring approximately 18' x 28'. The floor is hardwood with the grain running north-south. The walls are plain concrete with faded and flaking white and yellow paint. The ceiling is the underside of the roof and includes rafters of sawn dimensional lumber and roof boards. The north wall in the northwest corner of the second level of the carriage barn has a portion of the brick chimney exposed. The chimney bumps out from the north wall about three inches. It was once covered with a thin layer of concrete and painted over, but portions of the concrete have failed, revealing the brick beneath. A section of a stove pipe extends out of the top of the exposed chimney above the eave that is secured with mortared fieldstone. The south wall of the southeast corner of the second level of the carriage house has an electrical box. The northeast corner of the carriage barn has a beveled corner with a door frame, sans door, leading to the turret. Above the door frame is exposed concrete of the turret. The interior gable-ends are the underside of the exterior vertical wood siding, unpainted. The gable-ends siding is supported by a horizontal plate and purlin below the ocular window, not with studs. The wall dormer Palladian window, partially covered by the exterior vertical siding, is fully revealed in the interior.

The interior of the turret has a ladder on the east side leading to the roof, which has a temporary repair of plywood. The roof is partially collapsed. There are two landings that the ladder once accessed; one adjacent to the second level and accessed by the second level entry (as well as the ladder), and the other just below the circular window on the northeast side of the turret. The interior condition of the concrete walls of the turret is poor and in need of immediate attention. A water main is in the north portion of the main level of the turret.

•Historical or Architectural importance:

Applicable Connecticut State Register Criterion:

2. Embodying the distinctive characteristics of a type, period, or method of construction.

Historical background:

The Gothic revival style carriage barn, along with the Hart Castle, a mansion with which it was associated, was built c.1907 by Theophileus Euphrat. Theophileus Euphrat was one of Rowayton's first developers, and sold the site to the Hart family in 1917 as a summer home. Edward Francis Hart was president of four businesses in New York City at the time of the purchase – National Engraving, Unique Illustrations, Syndicate Advertising and Artistic Advertising. Mr. Hart and his wife, Ellen Maher Hart, enjoyed countless summers looking over the pristine Farm Creek with their two children, Alice and Edward. Hart Castle, also known as the Castle Venice, was damaged by fire in 1980.

Edward, Jr. and his wife Jimmie were living in the house at the time with their grown son Eddie.

Following the fire, the Castle was torn down. The Harts rented a house on Crest Road for four years while they built a new 2 ½-story wood home on the same location. During the same time frame, they had plans drawn up to develop the adjacent ten-acre peninsula, but were persuaded by members of the Norwalk Land Trust to begin negotiations with the City of Norwalk. In August of 1983, the Harts accepted \$300,000 in cash and a \$75,000 tax deductible gift to the City in return for the property. According to old friends of the Harts, the family had been forced to sell the peninsula to get the funds needed to build their new home since, unfortunately, they had let the insurance coverage on the Castle lapse.

Edward T. Hart sold the peninsula to the City on or about June 15, 1983. The Hart family moved into their new house in 1984 living a reclusive existence until Mr. Hart's death in 2001 at the age of 83. (His wife, Jimmie, had died a few years earlier.) Upon the death of their son, Eddie, in June 2005, the property was purchased by Rowayton resident Charles Schoendorf. The 2.2 acre site was purchased in 2008 by the current owner, the Norwalk Land Trust. The Norwalk Land Trust demolished the replacement home and cleared the site, except for the carriage barn.

Architectural significance:

The structure is an exceptional example of a carriage barn for a country estate of the early 20th century just before the automobile replaced horses. The fact that that it is the only remaining structure on the site furthers the significance. Cobblestone buildings in Connecticut are rare and outbuildings of the same material rarer still. The stylistic inclusion of a turret on the carriage barn was an influence on the Hart Castle when lightning struck the roof and a fire ensued, resulting in rebuilding of the roof with the inclusion of its own turret. Built in its natural setting, it evokes the grand estates of the period. It's a rare example of composite construction combining concrete with stone masonry.

• **Sources (*continuation*):**

Aerial Mapping: Rowayton Maps, <http://www.bing.com/maps> - accessed 6/3/2011.

The Connecticut Trust for Historic Preservation's 2008 Barns Grant pre-application by Marny Smith and the Norwalk Land Trust - 12/04/2008.

Connecticut Trust for Historic Preservation, Historic Barns of Connecticut Resource Inventory, 2010, <http://www.connecticutbarns.org/8323>.

Gibble Norden Champion Brown, Conditions Assessment, January 6, 2009.

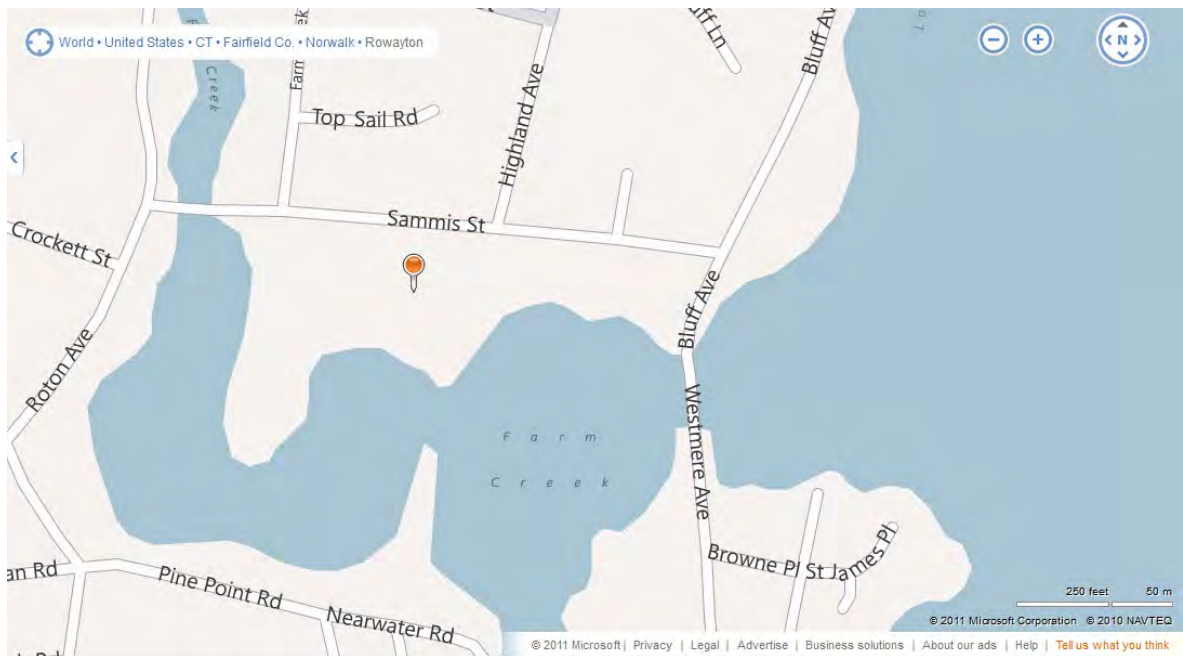
iTouchMap.com for Long/Lat: <http://itouchmap.com/latlong.html>

City of Norwalk Tax Assessors office: <http://www.norwalkct.org>
Parcel ID: 6-10-12-0.

The Norwalk Land Trust - <http://www.norwalklandtrust.org/farmcreek3.html>

Sexton, James, PhD, Survey Narrative of the Connecticut Barn, Connecticut Trust for Historic Preservation, Hamden, CT, 2005, <http://www.connecticutbarns.org/history>.

Visser, Thomas D., Field Guide to New England Barns and Farm Buildings, University Press of New England, 1997.



1. Location map of 34 Sammis Street, Norwalk, CT from Bing Maps <http://www.bing.com/maps/> accessed September 2011.



2. South view – areal “bird’s-eye” map of 34 Sammis Street, Norwalk, CT from Bing Maps <http://www.bing.com/maps/> accessed September 2011. The house is no longer extant.



3. Parcel map of 34 Sammis Street, Norwalk, CT from Norwalk Land Trust website <http://norwalklandtrust.org> accessed September 2011.



4. Northeast view of the carriage barn, camera facing southwest.



5. Southeast view of the carriage barn, camera facing northwest.



6. East façade of the carriage barn, camera facing west.



7. East façade of the carriage barn pass-through door at the south corner, camera facing west.



8. East façade of the carriage barn centered Palladian window and wall dormer, camera facing west.



9. Northeast side of the turret, camera facing southwest.



10. North gable-end of the carriage barn connected to the turret, camera facing south.



11. North gable-end of the carriage barn, second level, camera facing south.



12. West eave-side of the carriage barn, camera facing east.



13. West eave-side of the carriage barn, filled-in arch, camera facing east.



14. South gable-end of the carriage barn, second level, camera facing northwest.



15. Southeast corner of carriage barn, camera facing northwest.



16. First level interior of barn, main entry and entry to turret, camera facing northeast.



17. First level interior of barn, stairway to second level, camera facing south.



18. First level interior of barn, fireplace, camera facing northwest.



19. Second level interior of barn, balustrade, camera facing south.



20. Second level interior of barn, entry to turret, camera facing northeast.



21. Second level interior of barn, detail of Palladian window, camera facing southeast.



22. Second level interior of barn, detail of failing concrete.



23. Second level interior of barn, detail of failing concrete.



24. First level interior of barn, detail of failing concrete.



25. View of the pier and former site of the Hart castle, camera facing north. The carriage barn is to the northwest of this position.



26. View of the yard and gate, camera facing north. The carriage barn is to the southwest of this position.



27. Detail of the east gate pillar, camera facing east.



28. Historical photo of the Hart Castle, camera facing west. The carriage barn is just out of site to the north (right).