

HISTORIC RESOURCES

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) Hunt, George F., Carriage House Record no. 42505
 Building Name (Historic) Hunt, George F., Carriage House
 Street Address or Location 62 Atwater Avenue
 Town/City Derby Village _____ County New Haven
 Owner(s) Tolmie, Harold, 62 Atwater Avenue, Derby CT 06418 Public Private

PROPERTY INFORMATION

Present Use: Domestic: secondary structure; Domestic; single dwelling
 Historic Use: Agriculture/Subsistence: agricultural outbuilding; Domestic: single dwelling
 Accessibility to public: Exterior visible from public road? Yes No
 Interior accessible? Yes No If yes, explain _____
 Style of building Carriage barn; Victorian style Date of Construction 1900

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

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

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 _____

(Material)

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

Number of Stories: 2 Approximate Dimensions 30' x 40'

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: Stone walls, garden, paved drives, cupola

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 _____

• Historical or Architectural importance:

See continuation sheet.

• Sources:

Cunningham, Janice, *Connecticut's Agricultural Heritage: an Architectural and Historical Overview*, Connecticut Trust for Historic Preservation & State Historic Preservation Office, 2012.

See continuation sheet.

Photographer Todd Levine Date 11/25/2011

View Multiple Views Negative on File CTHP

Name Todd Levine Date 1/26/2012

Organization Connecticut Trust for Historic Preservation

Address 940 Whitney Avenue, Hamden CT 06517

• Subsequent field evaluations:

Latitude, Longitude:
41.332084, -73.088387

Threats to the building or site:

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

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• **Interrelationship of building and surroundings:**

The barn sits on the northern portion on a .43 acre site, to the northeast of the house with which it is associated. The site is on the top of a slight hill. To the west of the barn is an asphalt driveway that leads directly from Mason Street at a slight decline. The driveway runs east from Mason Street along the south side of the barn, along the north side of the house, to Atwater Avenue. A gravel ramp leads from the asphalt driveway to the west façade of the barn. South of the ramp, the grade continues to decline, resulting in the hillside necessary for a bank barn. An un-mortared stone retaining wall to the south is formed because of the declining grade, south of the barn and driveway. The grade continues to decline until the grade levels off just after the east entrances of the barn. Past the house to the east, the grade declines again to Atwater Avenue.

At the northeast corner of the barn, extending to the east, is an un-mortared field stone retaining wall that runs all the way to Atwater Avenue. The grade declines from west to east, resulting in the eastern portion of the retaining wall becoming a stone wall. A stone fireplace is facing south, slightly projecting from the stone wall, north of the point where the driveway and the area in front of the barn converge. To the east of the barn is automobile access from all three bays, converging on the driveway, north of the house.

To the southeast of the barn is a 2 ½-story house with which the barn is associated; a Queen Anne style, cross-gable house. A tower and open front porch front the street and are found on the east façade of the house.

To the north of the property is Griffin Hospital and Saint Mary’s Cemetery, to the west is Derby Neck Library, Coon Hollow Park, and Picketts Pond. Irving School, Derby Public Library, Derby Green and the Housatonic River are found to the south of the property. To the east is Valley Shopping Center, a canal and to the east of the canal is East Derby Green. Directly to the northeast of the property is a condominium or apartment complex. Surrounding the property are high-density residential and commercial areas. Parcel No. 8-9 155.

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

Architectural description:

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

House	Late 19 th Century	C
Carriage House	Late 19 th Century	C

Barn:

This is a 2-story, eave-entry, gable-roof bank barn with gable wall-dormers. The main façade faces west away from the house with which it is associated and the ridge-line of the barn is parallel to Atwater Avenue, which runs approximately north to south. A driveway runs from Mason Street across the site to Atwater Avenue. The grade of the site inclines from east to west, resulting in the necessity of a bank barn.

Exterior:

The main entries are located in the main level of the west eave-façade of the barn and consist of two exterior-hung sliding doors with a hooded track, each a bay wide, in the middle and south bay. Both doors slide to the north to open. The north bay is braced plywood that replaced the original features. As revealed by the interior framework, an opening was once there.

Above the middle bay in the gable wall-dormer of the west eave-façade of the barn is a double-leaf, paneled hay-door with trim and a pediment. Flanking the hay door are framed horizontal board panels, used to block the nine-pane fixed windows within. To the west and adjacent to the barn’s middle and south bay is a concrete block masonry platform at the main level grade elevation, measuring 20 feet across by 18 feet wide, by 4 feet deep. To the north of the platform is earth, to the south is a sharp decline and the driveway. Centered in the platform is a square pit, possibly for automobile services. To the west of the platform is an earth and gravel ramp, which slightly declines to grade. The south end of the ramp is capped with un-mortared fieldstone.

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The grade declines along the south gable-end of the barn, revealing a full basement of mortared field stone topped with three courses of brick. Set within the basement wall and spaced evenly on the south gable-end of the barn are three four-pane windows with wood panels above each. On the main level, spaced evenly across the wall, are two pairs of six-over-six, double-hung windows with trim and pediments. In the gable attic on the south gable-end of the barn is a set of three, six-over-six, double-hung windows with trim. Above is a centered pair of pigeon holes.

The grade levels off past the barn and towards the house, resuming its decline past the northwest corner of the house. The basement level of the east eave-side of the barn has three overhead, paneled garage doors. The north corner of the basement level of the east eave-side is constructed of field stone topped with three courses of brick, with a fieldstone retaining wall extending to the east off the north corner. Centered above the middle bay of the basement in the main level of the east eave-side of the barn is a paneled pass-through door flanked by two-over-two double-hung windows, sharing a single lintel. Centered above the north and south bay are two-over-two double-hung windows with trim. Centered in the cross gable wall dormer, intersecting the eave line, is a paneled pass-through door flanked by nine-pane fixed windows with trim. A 1-story gable-roof addition extends to the north from the north corner of the east eave-side of the barn.

The grade inclines sharply at the north gable-end of the barn back to the main level elevation. The north gable-end of the barn has a gable-roof addition on the east half, encompassing about a third of the end. Its east eave-side is flush with the east eave-side of the barn and is accented with a vertical trim board. Centered in the north gable-end of the addition is a six-over-six, double-hung window with trim. The rest of the north gable-end of the barn is blank except for a six-over-six, double-hung window with trim centered in the gable attic.

The barn is clad in vertical flush-board siding with board-and-batten siding in the gables. The siding is painted yellow with white trim, corner boards and water-table. The basement level along the south gable-end of the barn is mortared field stone with three courses of brick above the stone, and field stone in the north corner of the east eave-side of the barn. The roof has overhanging eaves and is clad in asphalt shingles. Saw-cut brackets are found in pairs along the eaves and singularly throughout the barn, dormers and cupola. A gable-roof cupola is centered atop the ridge-line. It is painted yellow with white trim, has a six-pane window on each side, and a spindle protruding from the center of its ridge-line.

Interior:

The center and south bays of the main level of the barn open into a single room, measuring 28 feet x 36 feet. The floors are tongue-and-groove wood planking. The structural members of the main level are concealed behind the stained vertical bead board on the ceiling, north, west and south sides; the west side has the bay-wide doors. The north bay of the west side, as previously noted, has been walled closed; relatively new 2 x 4's, approximately 12" on center, make up the framework of the interior. The interior bents are square-rule construction, with pegged mortise and tenon, measuring the length of the bays, 4" wide and 8" tall. Eight metal tie-rods, four in each corresponding plate, run through the plate and ceiling bead board to the attic level.

Centered in the north wall of the interior main level is a chimney that runs through to the attic level. To the east of the chimney are built-in cabinets in the bead board, flanking a door that leads to the north gable-roof addition, the original tack room. The interior of the tack room is vertical bead board, including the ceiling. Two saddle racks adorn the northwest corner of the tack room. A metal pipe opens at the center of the ceiling and runs up to the attic. A centered six-over-six double-hung window is on the north wall.

The east wall of the main level of the barn has a centered ledge door flanked by two-over-two double-hung windows. Two more two-over-two double-hung windows are centered in the south and north bay, one in each. The south bay of the west wall has a set of wood stairs that lead to the attic. The stairway is two tiered; the first tier is nine risers and runs north-south. At the southwest corner is a landing. The second tier nine risers and runs east-west. The stair carriage on the first tier is vertical board; the second tier has no carriage. Beneath the second tier on the south wall is a boxed-out closet that covers the area that was once a stairway to the basement level. A hinged door accesses the storage closet from the west side. The closet partially covers the westernmost double-hung

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window on the south wall. The south wall is blank except for two sets of two double-hung windows. Remnants of early electrical wiring remain on the south wall of the main level.

The attic level of the barn has a staircase at the southeast corner that leads to the main level. The attic floor is tongue-and-groove wood flooring, eaten through by some type of rodent in spots throughout the level, now covered with plywood. The walls are bare and un-insulated, except for the open soffits that have been filled in with insulation to try to stem the influx of rodents in the attic, and the gable wall dormer in the east face, which is finished with bead board. The walls are the underside of the exterior siding, with 4" x 7" knee walls and 4" x 8" girts and plates. The ceiling has 2" x 6" rafters with ceiling boards across. Above and attached to the bents on the main level via metal tie rods are queen post roof trusses. The north wall of the attic has a centered chimney, that extends from the main level, but terminates before the ceiling; it is clearly no longer in use. Centered in the south wall, corresponding with the exterior pigeon holes, is an attached pigeon coop.

Centered in the attic ceiling is a space that leads to the cupola. The square cupola has a fixed six-pane window on each side and is topped with a gable-roof.

The basement level is accessible only from the exterior on the east side; the original stairway from the main level to the basement level has been covered with a closet on the main level and gypsum wall board on the basement level ceiling. The basement level is one room, formerly used for painting automobiles. It is accessed from the exterior by three modern overhead garage doors, one in each bay. The ceiling, south, west and north walls have been covered with gypsum painted white. Only the windows on the south side are uncovered, as well as a section in the ceiling of the middle bay and north bay, although it appears as if it were once covered. Two exposed 4" x 8" beams, each corresponding with the placement of the bents above, are also exposed. The floor of the basement is concrete.

The area beneath the addition is a small room, accessed by a paneled door. Inside the room is the exposed mortared fieldstone of the foundation and the brick courses above, on which the wood frame of the barn rests. Also inside this room is the electrical box on the west wall. Faux green tile wall covering cover most of the north and east wall.

- 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 bank barn was built as a carriage barn. The basement level had at least two horse stalls on the west side and a center drain, either original, or added later when the space was used for automobile painting in the 1990s. A set of stairs that ran from the basement, through the main level to the attic level, was in the southeast corner of the basement level. The main level was where the carriage was stored and has the tack room addition accessed from the northeast corner. The attic level was used for hay and possibly a groom. The exact date the barn was built is unknown, but it appears to have been built between 1893 and 1898. According to deed records, the land was sold to George F. Hunt in 1893 from William E. Downes. In the 1887 city directory, George F. Hunt was a reporter for the Shelton Advertiser. He didn't own a house; he was boarding in Shelton. In 1898, he was a traveling sales man living at 40 Atwater, although the land records indicate that he purchased 62 Atwater in 1893. The records suggest that the land was devoid of buildings. In 1898, documentary evidence shows both the house and the barn are present. The house, said by the current owner to have been built as early as 1870, is a Queen-Anne style Victorian, which would date it between roughly 1870-1910. The house and carriage barn appear to have been built at the same time, or if the barn is later than the house, it is certainly designed to match.

In 1912, a Sanborn map shows the carriage barn to have some kind of covering over the west eave-façade, which is no longer present. It appears to have been used for automobiles and continues to be used for automobiles today. A small shelter or shed was present as well to the west of the barn, also now gone. Originally the driveway that ran from Mason Street, through the site to Atwater Avenue was cobblestone, according to the present owner, Harold Tolmie. Now it is asphalt. The house behind the site, just south of the driveway entry at 23 Mason Street, was built in the 1950s.

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In the 1990s, the basement level was finished and used as a space to paint automobiles and was used as such until the present owner purchased the site in 1998. The basement level has since been used as a garage and storage. The main level is used as a garage and storage. The attic level is used for storage. Prior to 1998, a pigeon coop was added to the south gable.

Architectural significance:

The barn is an exceptional example of a late 19th-century carriage bank barn in nearly intact condition. It contains decorative aspects that coincide with the late Victorian era of the Queen-Anne style house with which it is associated, including deep overhangs and scroll-sawn brackets. The fact that it was built as a carriage barn built conforming to the landscape makes it an uncommon barn type in the state, a carriage bank barn. It is an example of a residential carriage barn from the late 19th -century just prior to the replacement of horses and barns by the automobile and garage. The setting of the immediate area surrounding this site is remarkable because it is an intact late 19th century neighborhood. Many of the houses from the same period that 62 Atwater Avenue was built are not only still standing, but besides some infill, are in very good condition.

• Sources (*continuation*):

Overhead and birds-eye map retrieved on November 15, 2011 from website <http://www.Bing.com>

Carley, Rachel, *The Visual Dictionary of American Domestic Architecture*, Henry Holt & Co. Inc., New York, 1994.

GIS information retrieved on November 15, 2011 from website Town of Derby GIS Maps and Assessor's Records: http://74.93.16.209/vcog/derby/ags_map/ and <http://derby.mapxpress.net/>, retrieved on November 15, 2011.

Town of Derby Land Records, Town Clerks Office, Town Hall, 1 Elizabeth Street, Derby, CT.

Longitude and latitude: <http://itouchmap.com/latlong.html>

Interview with former Derby Historical Society historian, Marian O'Keffe, November 2011.

Interview with owner, Harold Tolmie, November 2011.

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.

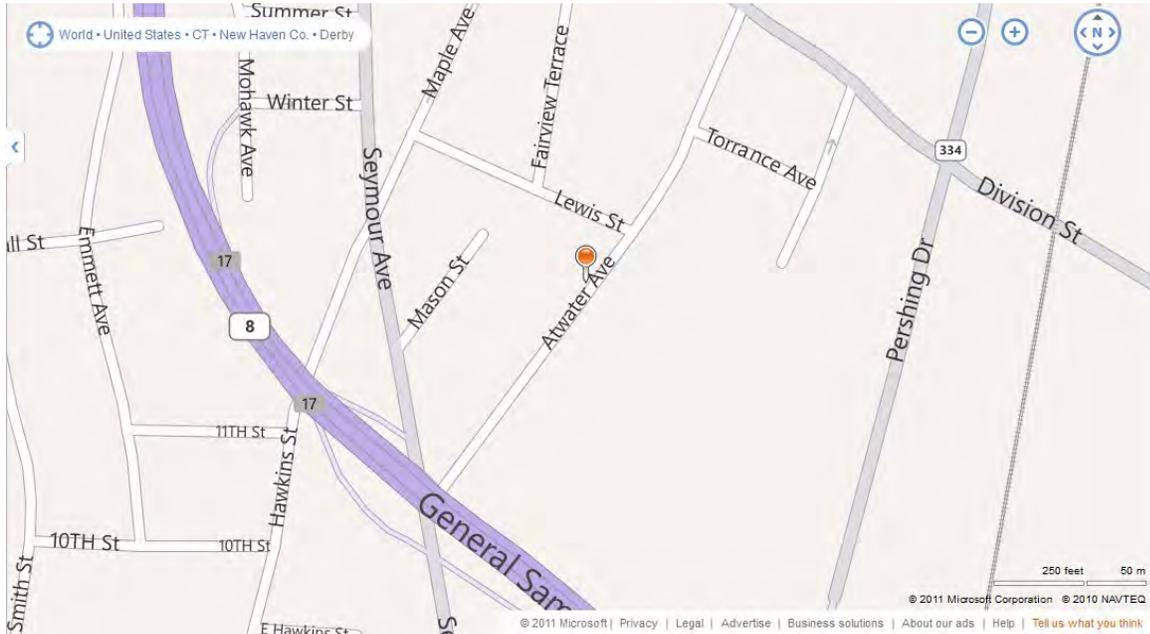
University of Connecticut, Map and Geographic Information Center, <http://www.flickr.com/photos/uconnlibrariesmagic/3389821151/in/photostream/> Title: Derby, Shelton, and East Derby, Conn., 1898, Landis and Hughes, New York [1898]. Reproduced from the original map in the Geography and Map Division, Library of Congress.

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1. Location map of 62 Atwater Avenue, Derby, CT from Bing Maps <http://www.bing.com/maps/> accessed November 2011.



2. South view – areal “bird’s-eye” map of 62 Atwater Avenue, Derby, CT from Bing Maps <http://www.bing.com/maps/> accessed November 2011.

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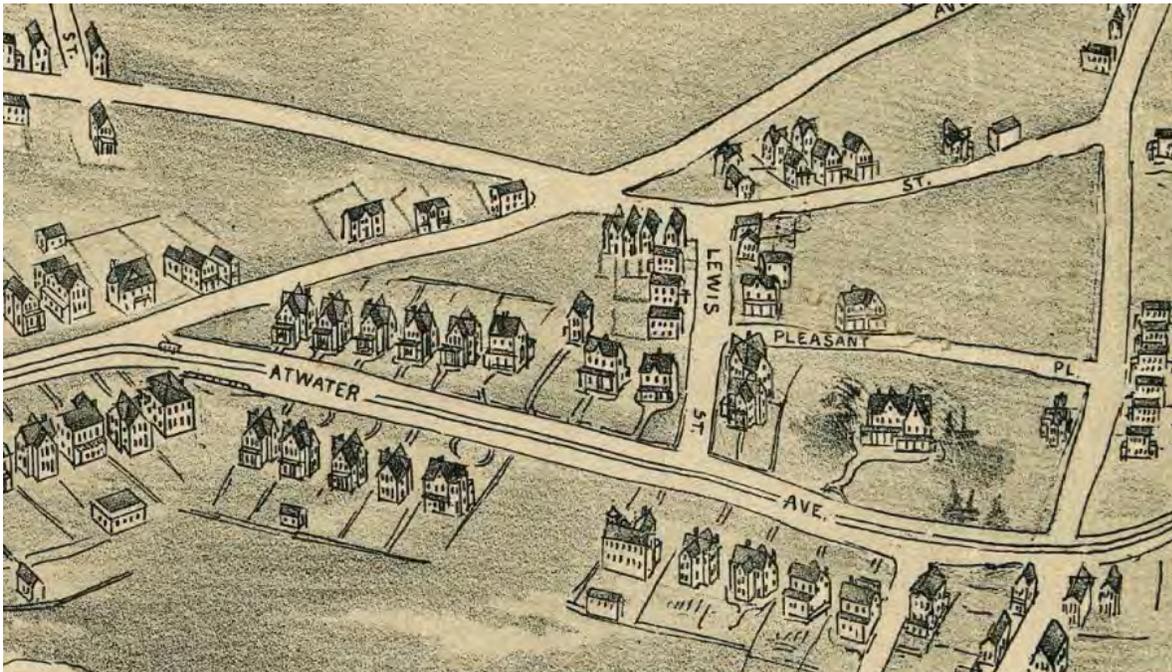
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3. Site map of 62 Atwater Avenue, Derby, CT from Town of Derby GIS mapping system
<http://www.derby.mapxpress.net> accessed November 2011.



4. Detail of Landis and Hughes 1898 map of Derby, Shelton, and East Derby, Conn., accessed November 2011,
University of Connecticut, Map and Geographic Information Center,
<http://www.flickr.com/photos/uconnlibrariesmagic/3389821151/in/photostream/>.

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5. West eave-façade of carriage barn, camera facing east.



6. Detail of concrete block masonry platform, camera facing east.

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7. South gable-end of the carriage barn, camera facing north.



8. Detail of south gable, camera facing north. Note the pigeon holes.

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9. Detail of south gable-end foundation with brick layer, camera facing northeast.



10. East eave-side of carriage barn, camera facing west.

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11. Detail of east eave-side wall dormer and cupola, camera facing west.



12. Detail of the cut stone and brick foundation at the northeast corner of the carriage barn, camera facing northwest.

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13. North gable-end of the carriage barn, camera facing south.



14. Detail of scroll-sawn brackets on the addition, camera facing south.

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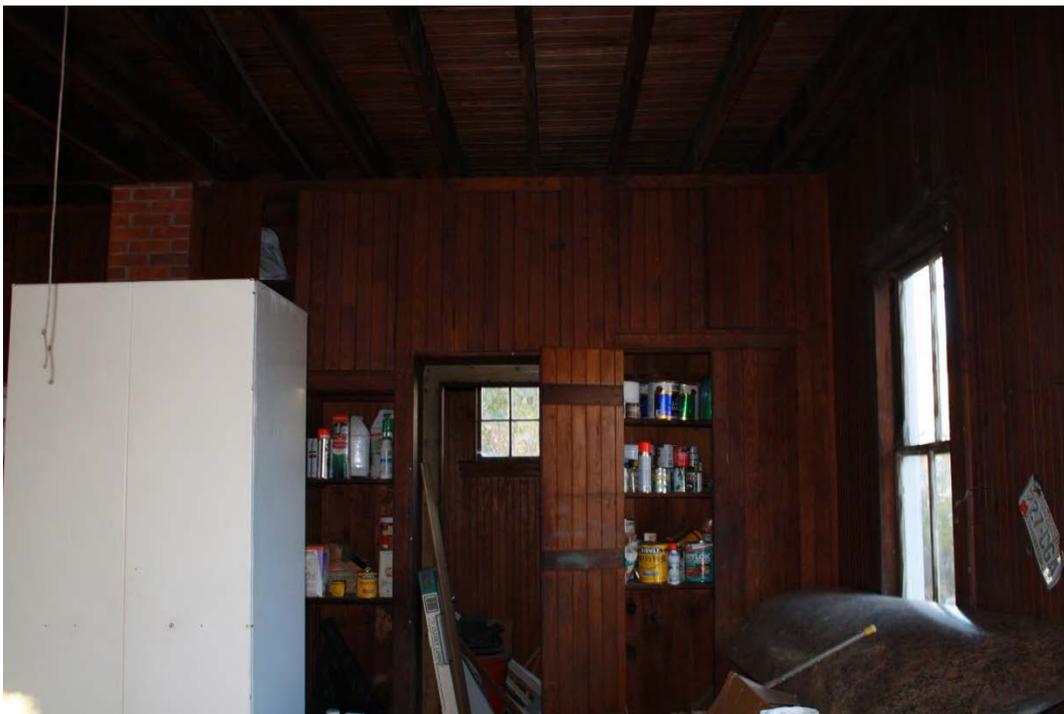
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15. Interior of main level of carriage barn, camera facing northwest. Note the new balloon frame in the west eave-wall and the bent with bolt of metal tie-rod.



16. Interior of main level of carriage barn, camera facing north. Note the built-in cabinets and doorway to north addition.

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17. Detail of the interior of the addition, camera facing northeast. Note the saddle racks.



18. Interior of main level of carriage barn, camera facing southeast. Note the two-tier stairway to the second level with enclosed closet beneath.

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19. Detail of second level east wall dormer interior door, camera facing east.



20. Detail of north wall in the second level, camera facing north. Note the chimney is terminated prior to exiting the roof.

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21. Detail of the west wall dormer in the second level, camera facing west. Note the boarded over nine-pane window.



22. Detail of south gable-end pigeon coop, camera facing up & south.

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23. Detail of the interior of the cupola, camera facing upward.



24. Interior of basement level, camera facing northwest.

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25. View of driveway to Mason Street, camera facing west.



26. View of driveway to Atwater Avenue, camera facing east.

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27. View of west side of house, camera facing east.



28. Detail of north retaining/stone wall, camera facing northeast. Note the stone fireplace.

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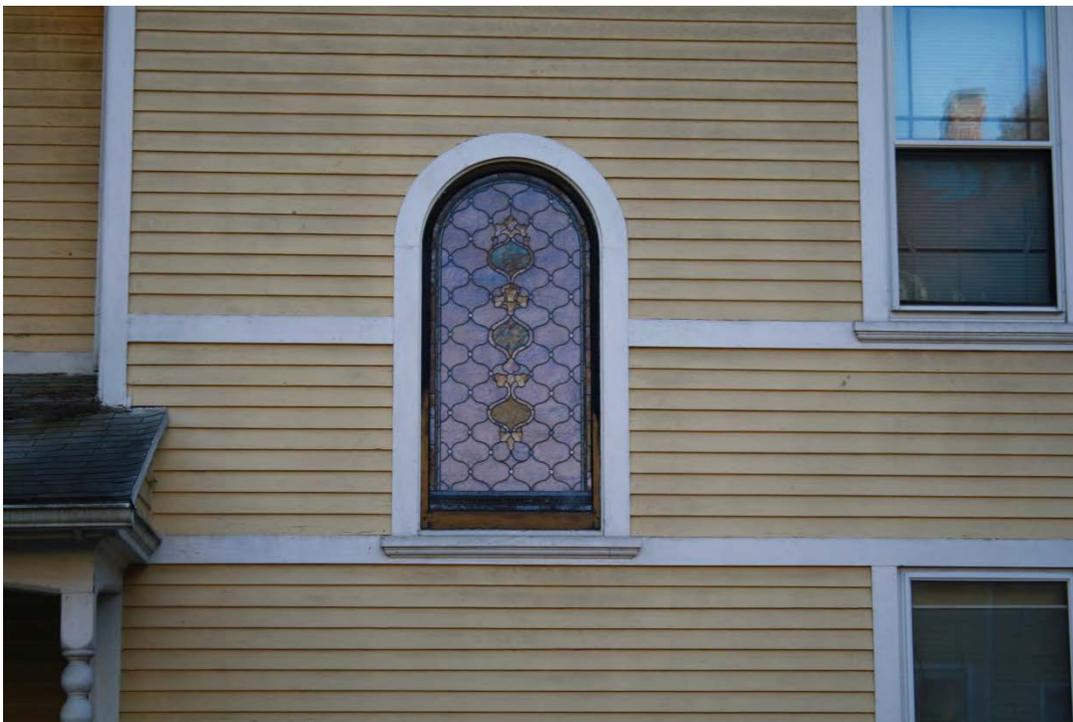
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29. View of the north side of house, camera facing south.



30. Detail of the north side of house, camera facing south. Note stained glass window.

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31. View of the east facade of house, camera facing west.