STUDY REPORT FOR PROPOSED HISTORIC PROPERTY DESIGNATION AT 93 CROSS HIGHWAY APRIL 2011



Town of Westport Historic District Commission

Prepared by HDC Study Committee

(Research by Bob Weingarten and Property Owner Edward F. Gerber in collaboration with HDC Chairman Maggie Feczko, Vice Chairman Francis Henkels and HDC Staff Administrator Carol Leahy and edited by Consultant Tod Bryant, Architectural Historian)



April 13, 2011

Westport Historic Aistrict Commission

Town Hall, Room 108
110 Myrtle Avenue
Westport, Connecticut 06880

State Historic Preservation Council
Commission on Culture and Tourism
Historic Preservation and Museum Division
One Constitution Plaza, Second Floor
Hartford, CT 06103

RE: Proposed Historic Property Designation at 93 Cross Highway

Dear Council Members:

In October 2010, a letter of request by the property owner was submitted to the Historic District Commission members to designate 93 Cross Highway as a local historic property.

At a public hearing on November 9, 2010, the Commission approved this property for study. The Commission supports this designation for the following reasons:

- The property owner supports the designation as a local historic property.
- The 2007 Westport Plan of Conservation and Development states that in order to maintain the town's historic character and qualities represented in its many significant buildings, structure, monuments, landscapes, cemeteries, public right of way, districts and sites, the Historic District Commission should propose, as appropriate, the establishment of additional local historic districts and local historic properties as defined by state statute.

The study report has been completed and, in accordance with CGS sec. 147(b), is being submitted to you for your comments and recommendations.

The following items are included for your review:

- Statement of significance
- A survey map of the proposed local historic property
- Site map and current photographs of the property
- Historic Property Inventory Form
- Town Ordinance with boundary description
- The letter of petition received from the property owner, and property owner contact information

Thank you for your consideration.

Sincerely,

Francis H. Henkels
Acting Chairman, Historic District Commission

cc: Gordon F. Joseloff, First Selectman; Larry Bradley, Dir. of Planning and Zoning; Hadley Rose, RTM Moderator; Gail Kelly, Town Attorney; Patricia Strauss, Town Clerk; Steve Edwards, Dir. of Pub. Works

Statement of Significance

Description

The house at 93 Cross Highway is a two story saltbox, originally built by Eliphalet Sturges c. 1764-1767 in the Georgian style. It was later remodeled to its current saltbox form by George Hand Wright in the early 20th century. Wright was a renowned illustrator and a small, one story studio, which he converted from an old farm building, is also on the property.

Setting

The house faces southeast on the north side of Cross Highway. It is on a 1.57 acre parcel and is set back approximately 45 feet from the road. The lot is bordered by mature deciduous trees along the road on the south side and mature evergreens on the east and part of the north edges of the property. A small studio, built in the early 20th century by the illustrator George Hand Wright is situated behind and to the west of the main house. A 20th century detached two car garage was added to the east side of the property behind a capped stone well, date unknown. The house is surrounded by residential properties, old and new, on large lots.

According to historian Dorothea Malm, the first property transfer relating to 93 Cross Highway was in 1764. Jeremiah Sturges, because of the "love, good will and affection" he bore for his son Eliphalet, gave him 15 acres of land in "part of Long Lott that is called old Barlows Lott." Then two and a half years later the same property identified as the "part of Barlows Long Lott" but with a "Dwelling House" was sold to Daniel Sherwood by Eliphalet. The reference in the deed to the "old Barlows Long Lott" is key to determining the location of the "Dwelling House" currently referred to as 93 Cross Highway.

The Barlow family did indeed participate in several of the Fairfield land grants including the Long Lott grants of 1670-71 recorded on December 30, 1681. But the specific location of each of the "Long Lotts" granted land was not accurately identified in the land grant documents until Fairfield created a committee in 1758 to legalize and document the owners and bounds of each lot granted.

The 1758 document listed ownership of all the "Long Lotts" grants by proximity. Malm superimposed the 1758 ownership record of the granted land onto a 1980 map of the Long Lots Road area. This technique showed that "old Barlows Long Lott" corresponded to the property now identified as 93 Cross Highway. See map in Appendix A and history of the Long Lotts grants in Appendix B.

Architectural Description

Exterior

The house is a three bay, two story, Colonial saltbox with a central chimney. It is a wood frame structure on a rubble stone foundation. The house is sheathed in painted clapboard on the façade and brown-stained shingles on the other three sides. It has an asphalt roof. The windows are double

hung with nine-over-six sash. The central entrance is set with a tripartite frontispiece and a shed-roofed porch with Tuscan columns and benches. A square, flush-sided bay with pilasters opens to the west elevation. (Photos 1 and 2.)

This historic house has evolved over three centuries and it was not originally a saltbox. It is theorized by architectural historian Charles Brilvitch (who wrote a report on the house for the former owners in 1980) that the oldest part of the house is the two story western section which includes the main entrance and chimney stack. Construction details indicate that this section may have been built as early as the 17th century and then moved to the current site from another location. (Figure 1). This section of the house shows several features typical of first period construction, including an exposed gunstock post in the second floor chamber (Photo 3), massive timbers and an," ... unusual cambered chimney girt with its ornamental hewn ends." Factoring in the land record (of the property transfer with a dwelling in 1767), sometime between 1764 and 1767, the older western portion of the house may have been relocated or rebuilt on the property, the eastern section of the house was added and a new roof built to create the basic Georgian form that underlies the current structure (Photo 1). The chimney stack may have been rebuilt at that time.



Fig. 1. Phase 1 Illustration by Charles Brilvitch

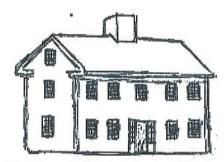


Fig. 2. Phase 2 Illustration by CharlesBrilvitch

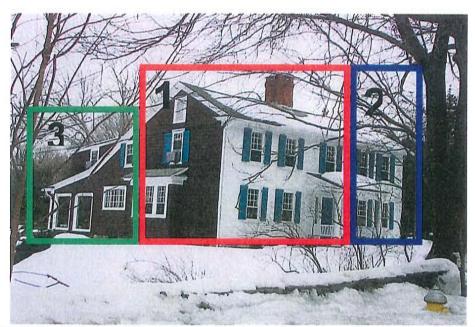


Photo 1: Three Phases of Evolution of Existing Structure (Including 20th Century Addition)



Photo 2. Northwest and west elevations, view south.

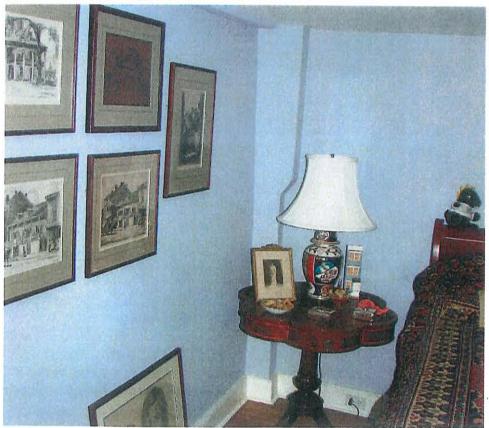


Photo 3. Gunstock post.

The third phase of construction took place in the early 20th century. A first floor kitchen, bedroom, bath and porch with two bedrooms and bath above on the second floor were added to the rear of the house with an extended roof changing the appearance of the house to a saltbox with a large shed dormer. (Photo 2.) The front portico with its Tuscan columns, typical of the Colonial Revival, was also added at this time (Photo 1).

Interior

The house is a two story structure with a full unfinished basement. The attic is above the c. 1764-1767, 4 room/2 story structure (Photo 4). At first, the two rooms on the first floor were used as living space and a kitchen. There was a hearth in each room sharing a central fireplace stack. The Phase 2 house may also have retained the 17th century arrangement inside the front entry way, which would have included a narrow, winding staircase for access to the upstairs bedrooms.



Photo 4. Attic and interior roof structure.

George Hand Wright bought the house in its 18th century Georgian form, a simple four room home, in 1908. This era was the height of the early Colonial Revival period and he fully embraced that aesthetic in his work on the Sturges-Wright House. The staircase was later moved to the rear of the house. Along with the major structural changes already mentioned, he also added cabinetry, paneling and other details to the existing 18th century work. The changes were so well done that it is

sometimes impossible to distinguish the old work from the new without disassembling it. The effect is that of the home of a moderately well-to-do family in the late 18th century. (photo 5).



Photo 5. Parlor hearth and probable 20th century paneling.

Eliphalet Sturges - Wright House - Historic Significance

The period of historic significance for the Sturges-Wright House at 93 Cross Highway is c. 1764 to 1951. This period stretches from the earliest probable date of construction through the time of George Hand Wright's Colonial Revival changes and his period of residence. This house is a remarkable record of 350 years of building styles and techniques. It illustrates how a house can continue to be a family home; can change with the times and still retain the look and feel of the past.

The Eliphalet Sturges-Wright House is also significant in African-American history. The last Sturges owner of the house, Peter W. Sturges, died in 1890 and his will provided for the distribution of his land and possessions, as well as some cash to family and friends. However, it also included the direction that before any other bequest be paid, but after payment of his debts, all his property should be given to, "...my faithful friend and housekeeper, Amelia Munroe, to her sole use during

the time of her natural life." Amelia was a black woman who cared for Peter after the death of his wife. This must have been an unusual bequest in the 19th century. The will was probably fully executed after her death in 1894.

The 1880 U.S. Census for Westport does not include addresses, but the census taker did complete the column headed, "Dwelling houses numbered in order of visitation." Peter W. Sturges, a white farmer, age 71, and Amelia Monroe, a black servant, age 73, are listed at number 126. We know that Peter W. Sturges lived at 93 Cross Highway in 1880, so it is reasonable to assume that number 126 refers to that house. Number 127 includes Henry Monroe, an 80 year old black farmer, and his 69 year old wife, Phoebe. The Henry and Lyzette Munroe House, the home of Amelia's brother, at 108 Cross Highway, has recently been included in the Connecticut Freedom Trail in recognition of Connecticut's African American ancestry.

20th Century - George Hand Wright

George Hand Wright (1873-1951) married in 1906 and moved to Westport from New York in 1908 to live with his new wife at 93 Cross Highway. He would eventually be known as the dean of Westport artists and the founding father of the art colony. His obituary in the Westporter-Herald on March 22, 1951 said of him: "During the 1920s he was ranked as the undisputed top illustrator in the nation."

Wright studied at the Pennsylvania Academy of Fine Arts along with such influential artists as John Sloan, Robert Henri and William Glackens. He began his career as a jewelry designer for top New York City firms, possibly including Tiffany, but soon switched to illustration. He was elected to the prestigious Salamagundi Club in 1893 and this event marked his acceptance into the elite of the New York art world. By 1899, at the age of 27, he was known as one of the best in his field and he sold illustrations to *Harper's*, *The Century and Scribner's*, *The Saturday Evening Post* and many others. He was in great demand and between 1900 and 1910 he illustrated fourteen novels in addition to his regular illustration work. By the 1920s, Wright began to do less commercial work and more fine art. He eventually switched almost entirely to watercolor painting and etching. He continued to work in these media throughout the 1930s and into the 1940s. He was so widely respected in the Westport art community, that he was considered its "elder statesman." Wright continued to live and work at the Sturges-Wright House until his death in 1951.

Current Status

Edward F. Gerber, the current owner at 93 Cross Highway, purchased the property on April 1, 2010. However, the property was not new to him, since he acquired it from the estate of Constance Boylan, the widow of his godfather, Frank J. Boylan. Gerber spent his entire life exploring and studying the interior and exterior of the property and at an early age became concerned about its future preservation. Since purchasing the house, he has upgraded multiple systems, painted, plastered and refinished floors – always keeping in mind the age and history of the house. Additionally, with the guidance of the Westport Conservation Department, he has spent considerable time and energy returning the grounds to their former state. He was very pleased to find the original stone boundary walls hidden under many years of over growth, as well as the borders of the pond. Gerber is a major

collector of the work of artist George Hand Wright, his godfather's uncle and property owner at 93 Cross Highway from 1908 until his death in 1951. Wright's appropriate 20th century renovations are visible throughout the house. In 2008, Gerber published a study of Wright the artist entitled *George Hand Wright: An Artist's Life Examined"*, which contains reproductions of several of Wright's renderings of the property. Once the property is designated a local historic landmark property, Gerber stated he "can rest easy because it will be preserved for generations to come."

References

Connecticut Freedom Trail. Hartford: Connecticut Commission on Culture and Tourism, 2010.

Historic Dwellings in Westport, Connecticut 1700-1884. Westport, CT: Westport Historical Society and Westport Historic District Commission, 1977.

Brilvitch, Charles. "Architectural Investigation of 93 Cross Highway, Westport, Connecticut." Westport, CT, 1980.

Deeds and Probate from Fairfield County, Connecticut, 1639 to 1835.

Deeds from Westport, Connecticut, 1835- present.

Farnham, Thomas. "Fairfield: The Biography of a Community 1639-2000".

Jensen, Kirsten M. George Hand Wright: An Artist's Life Examined. Westport, CT: PEN Press, 2007.

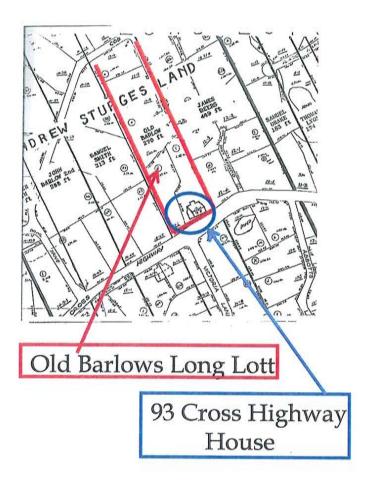
Malm, Dorothea. "History of 93 Cross Highway, Westport, Connecticut". Westport, CT, 1980.

McCahon, Mary E. Sturges-Wright House. Hartford, CT: Connecticut Historical Commission, 1988.

Schenk, Elizabeth. The History of Fairfield, Fairfield County, Connecticut. Fairfield: Elizabeth Schenk, 1905.

Tarrant, Dorothy and John Tarrant. *A Community of Artists: Westport-Weston, 1900-1985*. Westport, CT: Westport-Weston Arts Council, 1985.

United States Census Bureau. 1880. Tenth Census of the United States. U. S. Census Bureau, Washington, DC.



Appendix A — Long Lots Map – Dorothea Malm

Appendix B

Historical Significance of "Long Lotts"

A reference to the "old Barlows Long Lott" was documented in early deeds which appear to be the location of the property at the 93 Cross Highway. In order to confirm that the deeds were actually referring to this property, some examination of the history of Fairfield and its "Long Lotts" land grants to settlers in 1670-71 is necessary.

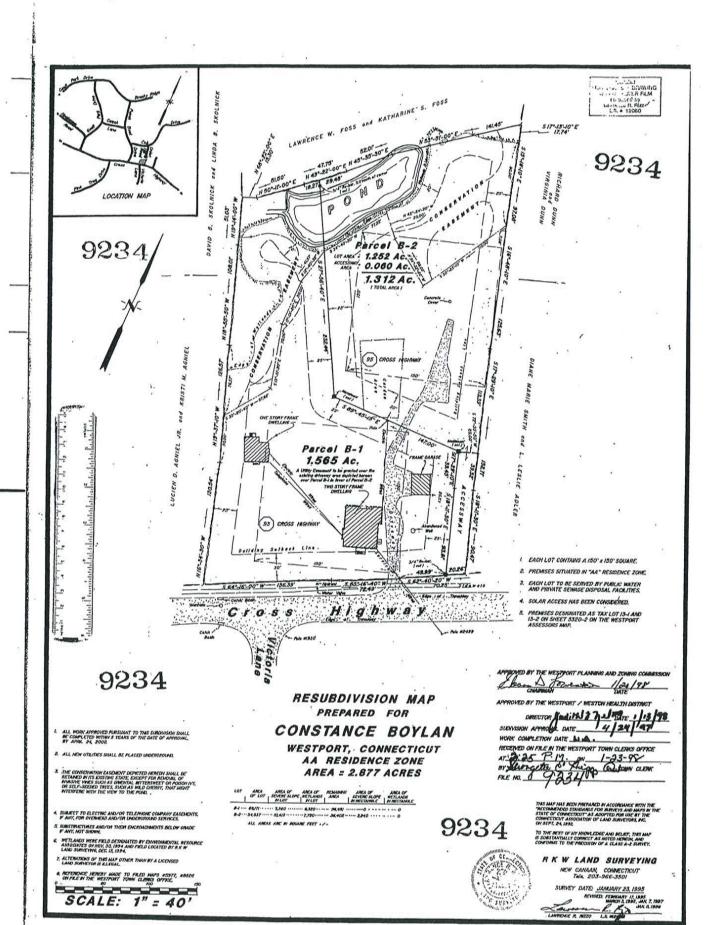
Fairfield was incorporated in 1639. In 1649 land was acquired by Fairfield from the Maxumux and Sasqua Indian tribes and then from the Pequannock Indians in 1656. All the land was owned by the Colony of Fairfield and a quit claim deed was subsequently written dealing with the acquired land from all the Indian tribes on March 20, 1660.

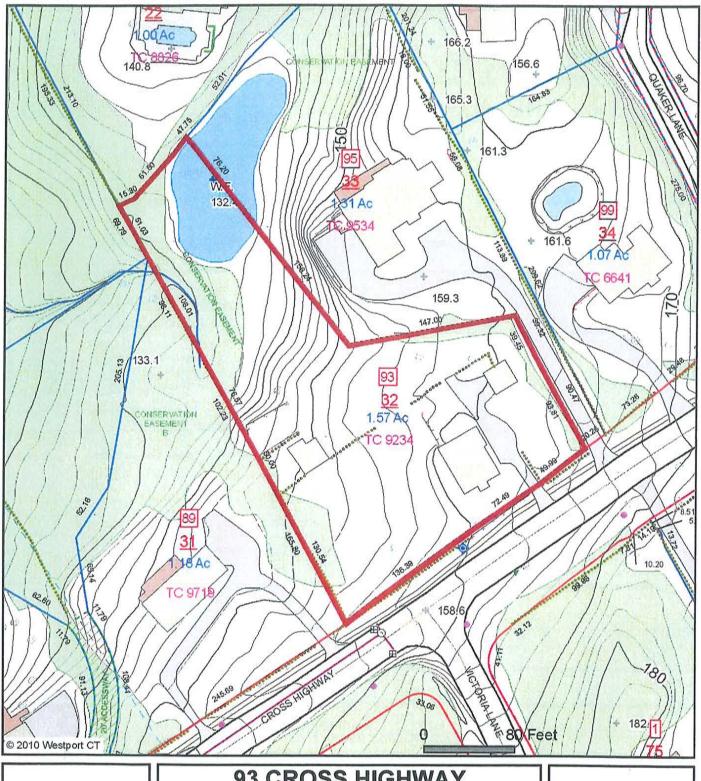
During this time period the settlers in Fairfield were concerned with what Charles II, the new English King, would do with the colony-owned undivided land. Afraid that the King would expropriate the land, Fairfield decided to distribute ("grant") the acquired land to its settlers in an attempt to make the land more secure.

Major land grants were proclaimed starting in January 1662 to 1669 with 320 acres located in the southeastern and southwestern parts of Fairfield. The land grants continued in 1669 with the distribution of 415 acres of land west of the Mill River and known as the Sasqua, deeded to 68 residents.

In 1670/71, the "Long Lotts" grant, a much larger land grant, was issued to 99 individuals and 2 institutions. The town established a Half Mile of Common from the Stratford line to Compo. On either side of this Mile Common the town created the "Long Lotts" which extended perpendicular to the Common from the Norwalk line to the Stratford line. These "Long Lotts" varied in width from 3 rods or 50 feet to 53 rods or 875 feet and extended for about 10 miles north with an average of about 490 acres. The total amount of land granted in 1670/71 was about 52,000 acres or approximately 81 square miles. The town granted these "Long Lotts" including home-lots and pastures for an average of 513 acres per individual.

The land at 93 Cross Highway was granted in the 1670/71 "Long Lotts" distribution.







93 CROSS HIGHWAY

This data is prepared for Westport, CT and is compiled from recorded deeds, plats, taxmaps, surveys, planimetric maps, and other public records and data. Users of this information are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on the map. Westport and its mapping contractors assume no legal responsibility for the information contained herein.



URIC RESOURCES INVENTORY FOR OFFICE USE ONLY DING AND STRUCTURES Town No.: Site No .: REV 6/83 STATE OF CONNECTICUT UTM CONNECTICUT HISTORICAL COMMISSION 59 SOUTH PROSPECT STREET, HARTFORD, CONNECTICUT 06106 QUAD: (203) 566-3005 DISTRICT IF NR, SPECIF 5 NR Actual Potential (Historic) 1. BUILDING NAME (Common) Eliphalet Sturges House Sturges-Wright House VILLAGE 2. TOWN. CITY Fairfield Westport 3. STREET AND NUMBER (and/or location) 5320-2/13-1 93 Cross Highway 4 OWNER(S) X Private Public Boylan, Frank & Constance (Historic) 5. (ISE (Present) Residence Residence EXTERIOR VISIBLE FROM PUBLIC ROAD IF YES, EXPLAIN INTERIOR ACCESSIBLE ACCESSIBILITY TO PUBLIC: X Yes XNo Yes STYLE OF BUILDING DATE OF CONSTRUCTION Colonial/Colonial Revival B. MATERIAL(S) (Indicate use of location when appropriate) 1764-7. 1912 Other Clapboard Asbestos Siding Brick (Specify) facade Asphalt Siding Cobblestone Boord & Batten Stucco Aluminum Concrete Cut stone Type: Siding Type: 9. STRUCTURAL SYSTEM Post and beam balloon Structural iron or steel Load bearing masonry Other (Specify) HOOF ITypel Monitor Flat Mansard sawtooth Cable Other Round Gumbrel (Specify) (Material) Roll Asphalt Slate Wood Shingle Other (Specify) Built up Tile Asphalt shingle APPROXIMATE DIMENSIONS UMBER OF STORIES 34x41(Exterior) 12. CONDITION (Structural) Excellent X Excellent Good Fair Deteriorated Fair Good Deteriorated IF YES, EXFLAIN (Alterations) 3. INTEGRITY (Location) WHEN ? X) On original Yes Moved 4. RELATED OUT LDINGS OR X Garage Other landscape features or buildings (Specify) Born X Shed studio Carriage Shop Garden house S. SURROUNDING ENVIRONMENT Wood-Residential Scattered buildings visible from site Open land land High building density House is set behind a fieldstone wall. Garden to rear and west. Contributes greatly to character of the street. (OVER)

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17.	OTHER	NOTAB	LE	FEATURES OF	BUILDING	OR SITE	(interior	and/or exterior)	•

The five-bay, central chimney. colonial saltbox is one of the most successful academic revival remodeling of a period house in Westport. Finished with a clapboarded facade and weathered shingled sides, the house was reworked ca. 1912. It was not originally a saltbox. Nine-over-twelve windows are used throughout and the overhanging eaves are boxed. The central entrance is set with a tripartite frontispiece and a shed-roofed porch with Tuscan columns and benches. flush-sided bay with pilasters opens the west elevation. particular note is the unusual braced summer beam in the west chamber on the second level. The detail does not appear anywhere else in the house, suggesting that portions of the second level post and beam (see continuation sheet)

18. ARCHITECT	BUILDER	
19 HISTOPICAL OR ARCHITECTURAL IMPORTANCE		- 10 A

Jeremiah Sturges gave his son Eliphalet 15 acres of Old Barlow's Long Lott "a little west of my dwelling house (non-extant) by the first cross highway" in 1764, and Eliphalet built the house, apparently using some salvaged materials. 2 1/2 years later Eliphalet Sturges sold the house and 4 acres to Daniel Sherwood 4th (FLR 14:497, 16:230, 28:206). Andrew Sturges bought the property from Sherwood in 1796, and it remained in the family until 1900. In 1908 it was purchased by George Hand Wright (1873-1951), dean of the Westport artists and the founder of the art colony. Wright, a renowned illustrator, was the first artist to move to Westport, and at his encouragement, many others followed. Becasue of his friendly, helping nature, he was one of the most liked and respected of the many artists who resided in Westport. Wright lived permanently at the (see continuation sheet) 7

Westport Historical Society: House file.

Adams Manuscript.

Tarrant. A community of Artists.

Mary E. McCahon		May,	1988	- T	1 / Jak
southeast	NEGATIVE ON FILE CHC 6:11				
Mary E. McCahon, Archite	ctural Historian	June,	1988		A PARTY
Westport Historic Distr	ict Commission				
Town Hall Westport,	Conn. 06880			- 23 (40)	

None knowņ	Highways	☐ Vandalism	Developers	Other	207201
Renewal	Private	Deterioration	Zoning	Explanation	

STATE OF CONNECTICUT

CONNECTICUT HISTORICAL COMMISSION 59 South Prospect Street, Hartford, Connecticut 06106

HISTORIC RESOURCES INVENTORY FORM

For Buildings and Structures

CONTINUATION	SHEET	
Item number:	Date:	

FOR OFFICE USE ONLY

TOWN NO .: SITE NO .: UTM: 18/_

QUAD:

DISTRICT:

POTENTIAL

Item 17

93 Cross Highway

framing was salvaged from an earlier building. The dining room has an early 20th century Colonial Revival paneled dado. Ceiling joists are exposed on the first level and the west fireplace is set with a Federal style mantel.

Item 19

Cross Highway farm, which he greatly improved, until his death in 1951. His widow, Anne, bequeathed the property to their nephew, Frank Boylan, the current owner, in 1955 (124:171). Mrs. Boylan is a portrait painter.

The present appearance of the house dates to the Wright ownership. Originally a central chimney, 5-bay colonial with the traditional 5-room plan on the first floor, the house was enlarged by a leanto and subsequent rear additions. It was not originally a saltbox. The west chamber on the second level is framed with massive gunstock posts and braced beams that are most unusual. Their presence in only that chamber suggests that they are reused or salvaged. It is not customary for houses to have varied framing.

STATE OF CONNECTICUT

CONNECTICUT HISTORICAL COMMISSION 59 South Prospect Street, Hartford, CT 06106

HISTORIC RESOURCES INVENTORY FORM

For Buildings and Structures

CONTINUATION SHEET

Item number: _____

PAL, Pawtucket, RI 02860 June 2000

Address:

93 Cross Highway

Name:

Eliphalet Sturges/ George Hand

Wright House

NR District:

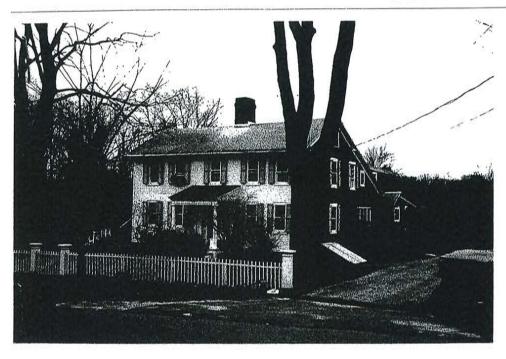
Local District:

Neg No.:

2:17

HRS ID No.:

0215



ARTICLE II SPECIFIC HISTORIC DISTRICTS AND LANDMARKS

38-24 Historic landmark properties

The property and buildings at 93 Cross Highway, to be known as the Sturges-Wright House, situated in the Town of Westport, County of Fairfield and State of Connecticut being shown and designated as Parcel B-1 on a certain map entitled "Resubdivision Map Prepared for Constance Boylan, Westport, Connecticut" dated January 23, 1995, revised through January 5, 1998, prepared by RKW Land Surveying, which map is on file in the Westport Town Clerk's office as Map No. 9234.

Historic District Commission Chairman Ms Maggie Feczko Town hall Room 108 110 Myrtle Avenue Westport, Connecticut 06880



OCT 12 2010

HISTORIC DISTRICT COMMISSION

October 11, 2010

Dear Ms Feczko,

When I purchased the Eliphalet Sturges/George H. Wright House (circa 1764) at 93 Cross Highway last spring, my reasons varied from an intense personal connection to the house to a strong desire to protect it in perpetuity. With this in mind, I would like to formally request that it be considered for acceptance as a Local Historic Landmark Property. I have accumulated considerable background on the property, which I will make available to you upon request. I can be reached at 202-714-0155 (cell) or land line 203-293-4306 or e-mail egerber#161@gmail.com

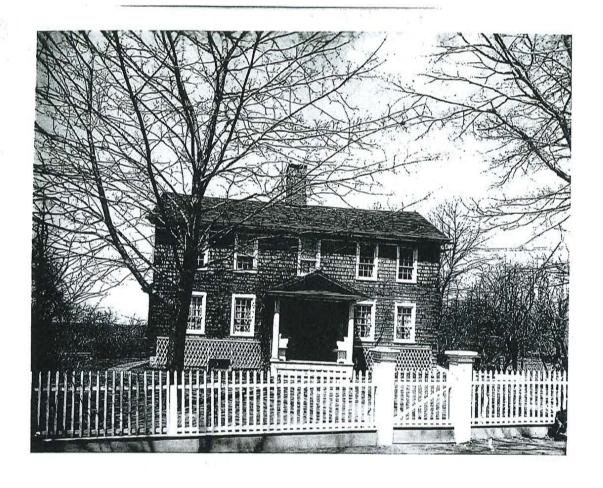
I look forward to hearing from you.

With best regards

Edward F. Gerber

Ms Carol Leahy
Historic District Commission

Staff Administrator



93 Cross Highway "Westport House Files" Westport Historical Society