

2024 Preservation Awards Nominations

May 9, 2024, 7:00 PM, Auditorium

1. 90 Hillandale Road
2. 29 North Avenue
3. 52 Morningside Drive South
4. 136 Riverside Avenue
5. 15 Bradley Street
6. 61 Clapboard Hill Road
7. 60 Long Lots Road
8. 67 Long Lots Road
9. 83 Long Lots Road
10. 100 Hillspoint Road: Excellence in Ongoing Care and Maintenance
11. 41 Richmondville Avenue
12. 387 Main Street – No HRI

Packet 1: 1, 2, 3

Packet 2: 4, 5

Packet 3: 6, 7, 8, 9, 10, 11

In past awards, the following is a list of categories used:

Rehabilitation

Site Rehabilitation

Helen Muller Preservation Award

Adaptive Re-use

Preservation

Reconstruction

Rehabilitation/Special Permit for Historic Residential Structures

Excellence in Ongoing Care and Maintenance

Sensitive/Appropriate Addition

Restoration

90 Hillandale Road

This house was initially built in c.1896 by Edmond Smith according to research by Bob Weingarten. In December 2021 it was placed for sale and purchased by Kim Walin of 90 Hillandale LLC. This new owner restored the exterior of the house to what it may have been in c.1896 and completely gutted and updated the interior. The owner sold the house in July 2022 to the current owner of Majlak and John Vines.

The house was a candidate for a teardown but instead was restored, both exterior and interior, and then resold.

Photo of house for sale in 2021:



Note the framing at the left part of the front of the house appears to be a potential one car garage entry from the 1930s but closed many years later. The enter area was re-sided, as well, as other areas of damaged siding after purchase in 2021.

Photo taken January 2023:



IF 65

HISTORIC RESOURCES INVENTORY—BUILDINGS AND STRUCTURES

State Historic Preservation Office, Department of Economic and Community Development
450 Columbus Boulevard, Suite 5
Hartford, CT 06103

GENERAL INFORMATION

Building Name (Common) _____

Building Name (Historic) Patrick O'Connor House

Street Address or Location 90 Hillandale Road

Town/City: Westport Village: _____ County: Fairfield

Owner(s): 90 Hillandale LLC Public Private

PROPERTY INFORMATION

Present Use Residential

Historic Use Residential

Accessibility to Public: Exterior visible from public road? Yes No

Interior accessible? Yes No If yes, explain _____

Style of building: Vernacular Victorian Date of Construction c. 1885

Materials (Indicate use or location when appropriate):

Clapboard Asbestos Siding Brick Wood Shingle Asphalt Siding

Fieldstone Board & Batten Stucco Cobblestone Vinyl Siding

Concrete (Type) _____ Cut Stone (Type): _____ 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 _____

(Material)

Wood Shingle Roll Asphalt Tin Slate Asphalt Shingle

Built up Tile Other _____

Number of Stories: 2 Approximate Dimensions 28 x 38; 22 x 10

Structural Condition: Excellent Good Fair Deteriorated

Exterior Condition: Excellent Good Fair Deteriorated

Alterations? Yes No If yes, explain: Solar panels; window sash; door hood; bluestone deck rear sunroom; porch removed

FOR OFFICE USE Town # _____ Site _____ UTM _____

District S 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: _____

Surrounding Environment:

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

• Interrelationship of building and surroundings:

House stands on a level .39-acre lot at the southwest corner of Center Street; garage at the southwest corner of the lot, approached off Center Street. Rail and picket fences.

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

A simply massed peak-roofed building oriented with its gable ends to the north and south. The north gable end, which serves as the façade, is notable for its deep overhanging roof eaves and has an asymmetrical profile owing to an extension on the house's east side. The front door is offset to the west of two windows, where it is sheltered by a simple open-pedimented door hood (not original) mounted on triangular brackets. A broad shed dormer breaks through the roofline on the east side of the building, where a three-sided window bay is located. A one-story hip-roofed wing is located at the southeast corner, and a one-story shed-roofed sunroom projects to the south.

Architect _____ Builder _____

• Historical or Architectural Importance:

This 19th-century farmhouse is one of two O'Connor houses that long stood on Muddy Brook, one on the north side of Hillendale Road to the west, identified on the 1869 town map with the name J(eremiah) O'Connor, and this one catty-corner across the road at the corner of Center Street. In 1882, Jeremiah O'Connor purchased a tract on the south side of Hillendale Road from the Couch family, extending from West Parish Road to Center Street. Patrick O'Connor acquired a two-acre parcel here east of the brook in the 1880s and erected this dwelling. As built, the house was notched in at its northeast corner and had a wraparound porch running along its front (north) and east elevations. The porch has been removed and building's northwest corner has been filled in to provide more floor area; the long slope of the east roof plane, which accommodates a dormer, another significant modification, is a consequence of that alteration. The original format, and its vertical, gable-front orientation with deep overhanging eaves—a feature that has been preserved from the original design—typify late-19th century vernacular Victorian domestic building, consistent with a date of about 1885. As of 1945 the house belonged to Helga Bergenstein and Lars Olson. The house's interior has been recently gutted and renovated.

• Sources:

- Town of Westport Tax Assessor
- U.S Federal census records
- Maps, 1869, 1911
- Survey Map # 1967
- Joseph Adams Manuscript, Westport Mus.

Photographer: Rachel Carley **Date:** 6/22

View: From the north

Name: Rachel Carley **Date:** 6/22

Organization: Preservation Consultant
 10 Camp Dutton Road
 Litchfield, CT 06759

• Subsequent field evaluations

Threats to building or site:

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



29 North Avenue

This house was nominated by Dan Woog and agreed to by myself. It is a very small antique house which in the past was neglected, in my opinion, having seen it as a realtor several years ago. The new owner, Annette Norton, purchased the house in April 2021. She restored the exterior appearance to what was probably the original house and has updated and enhanced the entire interior of the house. Her most outstanding exterior restoration was a) removal of a stockade fence which blocked the view of the front of the house from North Avenue by replacing with a post and rail fence; b) replacing the upper front windows with two tandem windows as portrayed on two 1700s/1800s house on Kings Highway North Historic District; c). changed the window configuration of one window on each side of the front door to two windows on each side of front door as was done in the late 1700s.

A list of modifications is as follows from the owner:

- refinished the original wood floors
- took out modern tile on floors and replaced with brick flooring
- took out modern tile on fireplace and replaced with a salvaged mantel from a 1700's house in Lebanon, CT
- Also took off the white paint someone had painted on the brick of the fireplace.
- replaced the windows with Pella and fully insulated the house.
- replaced rotted exterior doors with salvaged antique doors.
- took out sheetrock on ceilings and left original beams exposed
- repointed stone foundation
- cleaned, repaired and stained cedar roof
- repaired cedar clapboard siding
- added a master bathroom
- converted to gas heat and took away the oil tank on yard
- repaired copper gutters and downspouts
- kept original kitchen cabinets and added to them when we remodeled the kitchen
- added shiplap to interior walls

With all the modifications and preservation actions, the building footprint has remained the same. All the enhancements and preservation activities are complete.

The age of this structure has several different dates from ca.1775 to ca.1850. The earliest date of c.1775 was provided by a family historian who stated that he believed the house was built ca.1775 by Daniel Mills and either rebuilt/remodeled ca.1820 by Hezekiah Mills. These dates would nicely fit into the characteristic of the house. The HRI states that the built date was before 1830 by Hezekiah Allen or maybe in 1850 by Betsey Mills, granddaughter of Hezekiah Mills. Whichever date is correct, the house is at least over 150 years old and determining the exact date is not very useful for proposal of a Preservation Award.

29 North Avenue Photos



Prior to 2023 from Barn Survey – Stockade Fence on North Avenue Side and windows



Photograph 1-2023: Post and Rail fence from North Avenue, tandem windows on top and two windows on each side of front door.



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) Mills Farmstead Record No. 35994
Building Name (Historic) Mills, Hezekiah Allen and Charity / Mills, Betsy Taylor, Farmstead
Street Address or Location 29 North Avenue
Town/City Westport Village Greens Farms/Coleytown County Fairfield
Owner(s) Ellen Jones, 29 North Avenue, Westport CT 06880 Public Private

PROPERTY INFORMATION

Present Use: Agriculture/Subsistence: agricultural outbuilding; 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 English barn, Vernacular style Date of Construction Mid-19th c.

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

- Clapboard Asbestos Siding Brick Wood Shingle Asphalt Siding
- Fieldstone Board & Batten Stucco Cobblestone Aluminum Siding
- Concrete (Type _____) Cut Stone (Type _____) Other vertical wood siding

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: 1 1/2 Approximate Dimensions 20' x 24'

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: South center post partially removed, wall dormer added.

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

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, Jan, 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 8/20/2012

View Multiple Views Negative on File CTHP

Name Todd Levine Date 9/18/2012

Organization Connecticut Trust for Historic Preservation

Address 940 Whitney Avenue, Hamden CT 06517

• Subsequent field evaluations:

Latitude, Longitude:
41.149455, -73.328184

Threats to the building or site:

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

• Interrelationship of building and surroundings:

The farmhouse and barn on a .26-acre rectangular sliver of land are the remnant of a larger farm at 29 North Avenue, Westport, CT. The site is on the west side of North Avenue, which runs approximately north-south. The barn is to the north of the 18th century Farmhouse, with the ridge-lines of both buildings running east-west., perpendicular to the road. A driveway enters the site from the road at the north end, terminating to the south of the barn. A winding brick path leads south from the driveway, past the west side of the Farmhouse, to the front door on the south side. A stone wall demarcates the west and north borders. Along the east boundary a low stone retaining wall borders the roadside and a wood stockade privacy fence is set a few feet in from the stone wall.

The house is a small 1 ½-story frame vernacular house set close to the road and oriented to the south [formerly] overlooking a cultivated field. Extended to the rear by a lean-to ell that may be original, the house has flush eaves, 6-over-6 windows and half windows on the façade, and is set into the hill on a fieldstone foundation. The 2-story, rear, gabled ell dates to the 1850s (McCahon).

The Farmhouse is covered with clapboards painted tan with maroon shutters and measures 23' x 24'. The area surrounding the house is fully developed with 20th century residential structures.

North Avenue runs southward, trending southeast, to its intersection with Long Lots Road which is perpendicular to North Avenue and a series of parallel roads reflecting Colonial period land divisions. The area is north of the Boston Post Road (US Route 1) and south of the Merritt Parkway (Route 15). Westport has 14 historic districts and sites listed on the National Register of Historic Places. In addition the town has more than 20 Local Historic Properties and Districts (one is also National Register). The majority of these are to the west of the North Avenue site, and are clustered along the east and west sides of the Saugatuck River or south of the Boston Post Road in the Greens Farm section. Also included in the current thematic nomination of Agricultural Heritage sites to the State Register of Historic Places is the Gault Brothers Farmstead at 124 Compo Road South.

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

Architectural description:

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

Farmhouse	Mid-18 th c.	C
Barn	Late 19 th c.	C

Barn:

This is a 1 ½-story two-bay English barn. The barn measure 24' wide by 20' deep. The main façade is the south eave-side of the barn. The barn is sheathed in vertical wood siding painted red. The frame sits on stone piers, at the northwest corner where the foundation is visible; the rest of the foundation is beneath grade.

Exterior:

The south eave-side of the barn has three entries; two pairs of Z-braced hinged doors, each in front of a corresponding bay, and a centered pass-through door. Above the east pair of doors is a side-hinged hay door. The east gable-end of the barn has a four-pane window with trim in the main level towards the north corner, a dropped girt siding divide, and a four-pane window with trim just beneath the apex of the roof.

The north eave-side of the barn has a wide shed-roofed wall dormer that encompasses most of the north pitch of the roof. Within the wall dormer are two sets of two six-over-six double-hung windows. The rest of the side is blank except for a boarded over four-pane window with trim. The west gable-end of the barn has a stone pier for a foundation at the northwest corner and another beneath the barn. Loose brick are found in the crawl space beneath the barn. The west gable-end of the barn has a four-pane window with trim in the main level towards the south corner, a dropped girt siding divide, and a four-pane window with trim just beneath the apex of the roof.

Interior:

All three entries on the south eave-side of the barn enter into the main level of the barn, a single space measuring 24' x 20' with wood plank flooring. At some point in the past the centered pass-through door was added by removing the south structural wall post in the middle bent, resulting in a structurally compromised frame. Just north past the pass-through door is a set of 10 risers that lead to the attic level. The first level of the interior is constructed of square rule mortise and tenon timber framing, with 5" x 6" post and beams with circular saw marks. The wall girts and diagonals vary in size from 2' x 4', 3" x 3" and 4" x 4" with circular saw marks. The joinery is pegged. Access to the attic level is through the hay door above the southeast pair of exterior swinging doors or from the centered stairway.

The attic level has a wide wall dormer added to the north pitch of the roof and north eave-side of the barn. It has two sets of two six-over-six double-hung windows. The north rafter plate was partially removed to accommodate the dormer. The attic level is constructed of square rule mortise and tenon timber framing, with 5" x 6" post and beams with circular saw marks with dropped girts at the gable-ends. The ceiling has common rafters and tongue-and-groove ceiling boards mixed with random-width boards under asphalt shingles.

• Historical or Architectural importance:

Applicable Connecticut State Register Criteria:

1. Associated with the lives of persons significant in our past (women's history);
2. Embodying the distinctive characteristics of a type, period, or method of construction.

The barn is a typical example of a small English barn. The association with a possibly pre-Revolutionary War house, which was in the same family for five generations, adds to the significance.

Historical background:

Family tradition holds that the small house was built by Hezekiah Allen, a veteran of the War of 1812, before 1830, but some believe it was built in the 1850s for Betsy Taylor Mills, Hezekiah's daughter-in-law to whom he quit claimed the property in 1849. Census returns for 1830 show that Hezekiah was living in the North Avenue area, but Evelyn Kerin, a researcher for the Westport Historical Society, has been unable to determine when Hezekiah Mills acquired this particular parcel. The simple vernacular house offers no exterior clues to differentiate its construction date from the 1820s and the 1850s. The property remained in the Mills family for five generations until being sold by Elizabeth Godfrey, a Mills cousin, in 1982. Betsy Taylor Mills left the house to her son Henry in 1895, and after Henry's death, it passed to his son Elmer in 1944. Elmer sold it to his cousin James Godfrey in 1950 and moved to Naples, New York (McCahon).

There is some debate on the date of the house. A Westport newspaper in 1950 announced the Elmer to Godfrey sale and claimed the house was one of six built before the Revolutionary War.

So Mr. Mills' great-great-grandfather built a huge chimney which served both for heating and baking and had a spit for roasting the Family's meat, and he built the large kitchen around it. The exterior was log-cabin effect. There were no windows; a buffalo robe was thrown over the open doorway. Often the earlier Mills would return home to find Indians seated before the open fireplace.

Mr. Mills' great-great-grandmother, Charity Mills, lived to be over 100 years old and had Indian blood in her veins. She had 13 children. All born in that Mills homestead on North Avenue – then known as the Eleven O'clock Highway. There have been 5 generations of Mills living in that homestead since those pre-Revolutionary days – and each generation had seven or eight in the family (Ferris).

A solution may be that the house on the site was indeed built around 1830 from materials from an older house on the same site:

... Grampa's grandfather built the house in the 1830s, and used the same timbers from the older family house which used to stand on the same site, so the beams in the kitchen are two hundred years old (Mills-Shipley).

The land that this parcel sits in is called Greens Farms and was owned by one of the largest landowners in Fairfield, John Green in the mid-17th century. By the end of 1648, five pioneers including John Green – who came to be known as the Bankside Farmers – had been officially sanctioned by Fairfield to settle the area, creating the first European settlement in the Greens Farms area. John Green was the largest land owner, and the area was officially named Greens Farms in 1732. The town of Westport was incorporated in 1835 and Greens Farms was the first neighborhood. The house appears to have been the first on North Avenue and the site included a blacksmith, which was across the street to the east. The types of crops grown at and around this site are unknown except they included onions.

Grampa (Henry) Mills was a farmer and onion grower. Across the road from his house he had 12 acres of land which was once his onion field which raised as much as 1000 barrels of onions, white and yellow, and he often hired 9 men to work the fields (Mills-Shipley).

As late as 1971, the land to the west still consisted of orchard trees and open fields. The property was subdivided and built out in the late 1990s. The barn at 29 North Avenue has been used for storage and an automobile garage for the last few decades.

Architectural significance:

The barn is a typical example of a small English barn once used for agriculture. Its circular-sawn timbers suggest its construction in the second half of the 19th century, later than the Farmhouse. The association with a possibly pre-Revolutionary War house, which was in the same family for five generations, adds to the significance. The barn is built using square rule timber framing construction, with pegged mortise and tenon joinery, and dropped girts. Most of the barn, except the wall dormer, south eave-side doors and added center pass-through door are original. The Farmhouse and Barn are survivors in an area that has been heavily developed.

• Sources (continuation):

Photographs and field notes by Todd Levine, 8/20/2012.

Interview with Sheila Shupack, realtor, 8/20/2012, 29 North Avenue, Westport, CT.

Map resources:

Town of Westport Assessor's Record: <http://data.visionappraisal.com/WestportCT>; Parcel ID : F11/086.

Aerial views from: <http://maps.google.com/> and <http://www.bing.com/maps/> 8/20/2012.

Historical aerial photography and maps accessed at UConn MAGIC:

http://magic.lib.uconn.edu/mash_up/1934.html

http://magic.lib.uconn.edu/historical_maps_connecticut_towns.html

Historic aerial photography accessed at <http://historicaerials.com/>.

UTM coordinates: <http://itouchmap.com/latlong.html>

Print and internet resources:

Connecticut State Library online: iconn.org or <http://www.cslib.org/iconnsitemap/staff/SiteIndex.aspx#directories>

Connecticut Trust for Historic Preservation, Historic Barns of Connecticut Resource Inventory, 2010,
<http://www.connecticutbarns.org/35994>

Ferris, Hazel, The Norwalk Hour, March 31, 1950.

McCahon, Mary, State of Connecticut, Town of Westport Historic Resources Inventory, 1979.

Mills-Shipley, Mildred, Grama & Grampa, personal manuscript, date written unknown.

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

U.S. Federal Census, accessed at <http://persi.heritagequestonline.com/hqoweb/library/do/census/search/basic>

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



1. Location map of 29 North Avenue, Westport, CT – from <http://maps.google.com/> accessed 08/20/2012.



2. South view – aerial “bird’s-eye” map of 29 North Avenue, Westport, CT – <http://www.bing.com/maps> accessed 08/20/2012. Approximate parcel boundary is outlined.



3. East view – aerial “bird’s-eye” map of 29 North Avenue, Westport, CT - <http://www.bing.com/maps> accessed 08/20/2012.



4. South view of Farmhouse, camera facing north.



5. North view of Farmhouse and yard from barn, camera facing south.



6. South view of Barn, camera facing north.



7. Southeast corner view of Barn, camera facing northwest.



8. East gable-end view of Barn, camera facing west.



9. Northeast corner view of barn, camera facing southeast.



10. Detail of the exterior, north cave-side wall dormer, east corner, camera facing south.



11. West gable-end view of the barn with stone wall on the west property line, camera facing east.



12. Detail of the exterior, northwest corner of the barn. Note the single stone pier at the corner.



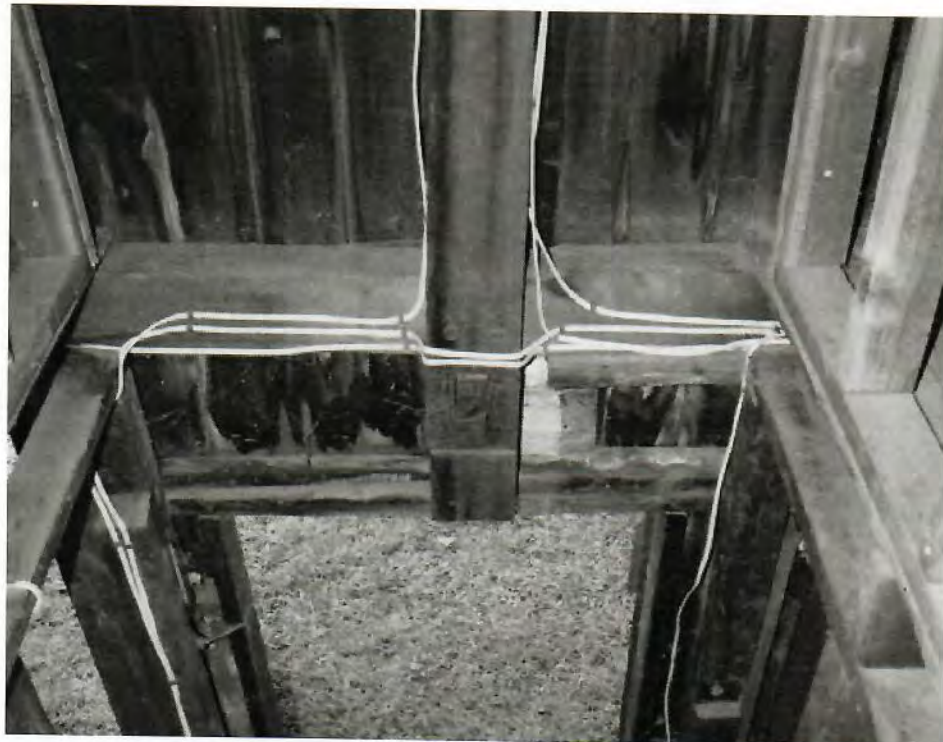
13. Detail of the interior, north wall, main level, square rule construction and circular sawn posts, camera facing east.



14. Attic level of barn, camera facing northwest.



15. Detail of the interior, northwest corner, showing dropped tie-girt in end wall. Note how the rafter plate is truncated for the shed dormer.



16. Detail of interior, severed post where center entry on south eave-side now is, camera facing south.



17. Fairchild 1934 aerial photograph of the site compared with modern Google Map view, showing the extent of farmland remaining in 1934 and the fully developed residential neighborhood of the present.

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: 29 North Avenue

Name: Hezekiah Allen/ Betsey Mills
House

NR District:

Local District:

Neg No.: 2:7, 8

HRS ID No.: 0598



**CULTURAL RESOURCES INVENTORY
BUILDINGS AND STRUCTURES**

6 REV. 6-83

STATE OF CONNECTICUT
CONNECTICUT HISTORICAL COMMISSION
59 SOUTH PROSPECT STREET, HARTFORD, CONNECTICUT 06106
(203) 566-3005

FOR OFFICE USE ONLY	
Town No.:	Site No.: 260
UTM	
QUAD:	
DISTRICT <input type="checkbox"/> S <input type="checkbox"/> NR	IF NR, SPECIFY <input type="checkbox"/> Actual <input type="checkbox"/> Potential

1. BUILDING NAME (Common) Mills House (Historic) Mills House

2. TOWN CITY Westport VILLAGE Westport COUNTY Fairfield

3. STREET AND NUMBER (and/or location) 29 North Ave. 5444/17

4. OWNER(S) Donald Dickison Public Private

5. USE (Present) Residence (Historic) Residence

6. ACCESSIBILITY TO PUBLIC: EXTERIOR VISIBLE FROM PUBLIC ROAD Yes No INTERIOR ACCESSIBLE Yes No IF YES, EXPLAIN

7. STYLE OF BUILDING Vernacular DATE OF CONSTRUCTION ca. 1830

8. MATERIAL(S) (Indicate use or location when appropriate)

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

9. STRUCTURAL SYSTEM

<input checked="" type="checkbox"/> Wood frame	<input type="checkbox"/> Post and beam	<input type="checkbox"/> balloon
<input type="checkbox"/> Load bearing masonry		<input type="checkbox"/> Structural iron or steel
<input type="checkbox"/> Other (Specify)		

10. ROOF (Type)

<input checked="" type="checkbox"/> Gable	<input type="checkbox"/> Flat	<input type="checkbox"/> Mansard	<input type="checkbox"/> Monitor	<input type="checkbox"/> sawtooth
<input type="checkbox"/> Gambrel	<input type="checkbox"/> Shed	<input type="checkbox"/> Hip	<input type="checkbox"/> Round	<input type="checkbox"/> Other (Specify)

(Material)

<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Roll Asphalt	<input type="checkbox"/> Tin	<input type="checkbox"/> Slate
<input checked="" type="checkbox"/> Asphalt shingle	<input type="checkbox"/> Built up	<input type="checkbox"/> Tile	<input type="checkbox"/> Other (Specify)

NUMBER OF STORIES 1 1/2 APPROXIMATE DIMENSIONS 22x22

12. CONDITION (Structural) Excellent Good Fair Deteriorated (Exterior) Excellent Good Fair Deteriorated

13. INTEGRITY (Location) On original site Moved WHEN? (Alterations) Yes No IF YES, EXPLAIN

14. RELATED BUILDINGS OR LANDSCAPE FEATURES

<input type="checkbox"/> Barn	<input type="checkbox"/> Shed	<input type="checkbox"/> Garage	<input type="checkbox"/> Other landscape features or buildings (Specify)
<input type="checkbox"/> Carriage house	<input type="checkbox"/> Shop	<input type="checkbox"/> Garden	

15. SURROUNDING ENVIRONMENT

<input type="checkbox"/> Open land	<input type="checkbox"/> Wood-land	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Scattered buildings visible from site
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Rural	<input type="checkbox"/> High building density

16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS

The charming house set close to the road is oriented to the south overlooking an open field.

(OVER)

17. OTHER NOTABLE FEATURES OF BUILDING OR SITE (interior and/or exterior)

DESCRIPTION (Continued)

The quaint, small, 1 1/2-story, frame vernacular house is set close to the road and oriented to the south overlooking a cultivated field. Extended to the rear by a lean-to ell that may be original, the house has flush eaves, 6-over-6 windows and half windows on the facade, and is set into the hill on a fieldstone foundation. The 2-story, rear, gabled ell dates to the 1850s. The house is an important local example of a fairly complete, mid-19th century farmstead.

18. ARCHITECT

BUILDER

19. HISTORICAL OR ARCHITECTURAL IMPORTANCE

SIGNIFICANCE

Family tradition holds that the small house was built by Hezekiah Allen, a veteran of the War of 1812, before 1830, but some believe it was built in the 1850s for Betsey Taylor Mills, Hezekiah's daughter-in-law to whom he quit claimed the property in 1849 (5:172). Census returns for 1830 show that Hezekiah was living in the North Avenue area, but Evelyn Kerin, a researcher for the Westport Historical Society, has been unable to determine when Hezekiah Mills acquired this particular parcel. The simple vernacular house offers no exterior clues to differentiate its construction date from the 1820s and the 1850s. The property remained in the Mills family for 5 generations until being sold by Elizabeth Godfrey, a Mills cousin, in 1982. Betsy Taylor Mills left the house to her son Henry in 1895 (Probate 22:50), and after Henry's death, it passed to his son Elmer in 1944 (50:525). Elmer sold to his cousin James Godfrey in 1950 (92:525) and moved to Naples, New York.

SOURCES

Westport Historical Society: House File.
Westport Land Records.

PHOTO

PHOTOGRAPHER

DATE

Mary E. McCahon

May, 1988

VIEW

NEGATIVE ON FILE

east

CHC 4:41

COMPILED BY

NAME

DATE

Mary E. McCahon, Architectural Historian

June, 1988

ORGANIZATION

Westport Historic District Commission

ADDRESS

Town Hall Westport, Conn. 06880



20. SUBSEQUENT FIELD EVALUATIONS

21. THREATS TO BUILDING OR SITE

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

52 Morningside Drive South

This 1873 house was purchased in August 2021 by Juliana and Jordan Bulgar and since then, until about December 2022, has been undergoing restoration of the exterior and enhancements to the interior. The exterior restoration and preservation included repairing clapboard siding, repair to windows including installing new second story middle window with a more age appropriate window and extending the rear second story patio to the left side of the building. The restoration removed a bay window on the second floor and installed 6 over 6 double pane windows with side slats.

There is too much interior work to describe and appeared to be a daily activity starting with the first floor and continuing to the attic of the main house. Looking at the house, it is hard to consider that it has existed since the late 1700s and without these exterior restoration – it would not appear as it current is.



House prior to August 2021 sales date.



Current image of house as of 1-2023.

HISTORIC RESOURCES INVENTORY BUILDING AND STRUCTURES

HIST-6 REV 6/83

STATE OF CONNECTICUT
CONNECTICUT HISTORICAL COMMISSION
59 SOUTH PROSPECT STREET, HARTFORD, CONNECTICUT 06106
(203) 566-3005

FOR OFFICE USE ONLY	
Town No.:	Site No.: 244
UTM:	
QUAD:	
DISTRICT <input type="checkbox"/> S <input type="checkbox"/> NR	IF NR, SPECIFY <input type="checkbox"/> Actual <input type="checkbox"/> Potential

IDENTIFICATION	1. BUILDING NAME (Common) Castle Taylor (Historic) Couch-Taylor House	
	2. TOWN CITY Westport	VILLAGE Couch-Taylor House
	3. STREET AND NUMBER (and/or location) 52 Morningside Drive South 5446/14-A	
	4. OWNER(S) Erickson, George & Susan <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private	
	5. USE (Present) Residence (Historic) Residence	
	6. ACCESSIBILITY TO PUBLIC: EXTERIOR VISIBLE FROM PUBLIC ROAD <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No INTERIOR ACCESSIBLE <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No IF YES, EXPLAIN _____	
	7. STYLE OF BUILDING Colonial/Colonial Revival DATE OF CONSTRUCTION 1783, 1940s	
	8. MATERIAL(S) (Indicate use or location when appropriate)	
	9. STRUCTURAL SYSTEM	
	10. ROOF (Type)	
DESCRIPTION	11. NUMBER OF STORIES 2 APPROXIMATE DIMENSIONS 51 x 35 + eels	
	12. CONDITION (Structural) <input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated (Exterior) <input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated	
	13. INTEGRITY (Location) <input checked="" type="checkbox"/> On original site <input type="checkbox"/> Moved WHEN? (Alterations) <input type="checkbox"/> Yes <input type="checkbox"/> No IF YES, EXPLAIN _____	
	14. RELATED BLDGS OR LANDSCAPE FEATURES <input type="checkbox"/> Barn <input type="checkbox"/> Shed <input type="checkbox"/> Garage <input type="checkbox"/> Other landscape features or buildings (Specify) <input type="checkbox"/> Carriage house <input type="checkbox"/> Shop <input type="checkbox"/> Garden	
	15. SURROUNDING ENVIRONMENT <input type="checkbox"/> Open land <input type="checkbox"/> Woodland <input type="checkbox"/> Residential <input type="checkbox"/> Scattered buildings visible from site <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Rural <input type="checkbox"/> High building density	
	16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS	

Contributes to historic character of street.

(OVER)

DESCRIPTION (Continued)

17. OTHER NOTABLE FEATURES OF BUILDING OR SITE (interior and/or exterior)

The nucleus of the 2-story, 5-bay, shingled house is a central chimney (removed) Colonial. Little historic fabric, save the mass and fenestration placement, appears to survive on the exterior. The Federal Revival, pilastered frontispiece and tripartite window above are revival as are the interior chimneys and dormers. Other additions include the Tuscan-columned rear porch, pergola on the south elevation, and north wing. The cornice returns on the gable ends are also 20th century, and the 12-over-12 windows, while historically correct, are probably replacement.

18. ARCHITECT

BUILDER

19. HISTORICAL OR ARCHITECTURAL IMPORTANCE

Castle Taylor, as the house is locally known, was built in 1783 by Simon Couch on a 22+ acre parcel he purchased from Hezekiah and Sarah Banks (FLR 23:331). After his death in 1808, the house passed to his daughter Abigail Couch Sherwood (Mrs. William), in 1816 (FLR 37:351). Hezekiah was the son of Jesup Taylor and brother of Edwin Taylor who lived at 39 Maple Avenue South. He was the father of Arthur C. Taylor who lived at 25 Turkey Hill Road South. Hezekiah was a successful farmer. After his death in 1859, the house passed to his son Edward who, in addition to being a gentleman farmer, selectman, town clerk, and judge of probate, operated the house as a summer inn. Edward died in 1880, after which the house was rented. Judge Adams recounted that it was rented for a time by Dr. McFarland for his sanitarium and then for a Catholic academy. It was sold by Edward Taylor's estate in 1916 (see continuation sheet)

SIGNIFICANCE

SOURCES

Westport Historical Society. Historic House File. Adams Manuscript.

COMPILED BY PHOTO

PHOTOGRAPHER

Mary E. McCahon

DATE

May, 1988

VIEW

east

NEGATIVE ON FILE

CHC 13:10

NAME

Mary E. McCahon, Architectural Historian

DATE

June, 1988

ORGANIZATION

Westport Historic District Commission

ADDRESS

Town Hall Westport, Conn. 06880



20. SUBSEQUENT FIELD EVALUATIONS

21. THREATS TO BUILDING OR SITE

- None known
 Highways
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 Developers
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 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

FOR OFFICE USE ONLY			
TOWN NO.:		SITE NO.:	
UTM: 18	/	/	/
QUAD:			
DISTRICT:	S	NR:	ACTUAL POTENTIAL

CONTINUATION SHEET

Item number: _____ Date: _____

Item 19

52 Morningside Drive South

to Henry M. Hoyt of New York City (34:127). Kathryn Long, president of the Metropolitan Opera Guild, purchased the house in 1937. She made extensive Colonial Revival renovations, including the dormers and rear porch with its musical balustrade. In 1943, the house was purchased by noted psychiatrist Dr. Hans Syz, president of the Lifwynn Foundation which serves as a library and center for those interested in Trigant Burrow's socioanalytic investigations that study impediments to man's capacity for cohesive and harmonious relationships. Burrow introduced group analysis in the 1920s. The foundation was established in 1927, and its headquarters were in the house for some time.

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: 52 Morningside Drive South

Name: Couch Hse/Castle Taylor
Inn/Kathryn Long/Lifwynn Fdtn

NR District:

Local District:

Neg No.: 26:33, 34

HRS ID No.: 0552

