

HISTORIC RESOURCES INVENTORY

TOWN OF SOUTH WINDSOR CONNECTICUT

Phase III

2016



Heritage Resources
Tod Bryant

FuturePast Preservation
Lucas A. Karmazinas

The Process/Approach

Why an HRI ?

- The primary objective of the survey is identify and document historic structures.
- HRIs help to reduce tear-downs, increase local infrastructure investment, and facilitate economic development.
- Highlights those resources potentially eligible for listing on the National Register of Historic Places.



707 Nevers Road – c. 1763



115 Windsorville Road – c. 1900



443 Rye Street– c. 1813

Components

- There are two main components to the HRI: an overview document, and the inventory forms.
- An HRI form was prepared for each historic resource surveyed. These were completed following a standard state document.
- Each form is divided into three main sections; these provide background, architectural, and historical information on the resource.
- The information in this inventory was gathered from town Assessor's records, exterior photographs, and archival research.



520 Rye Street – c. 1735



662 Graham Road – c. 1837



The Form



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) _____

Building Name (Historic) _____

Street Address or Location _____

Town/City _____ Village _____ County _____

Owner(s) _____ ☐ Public ☐ Private

PROPERTY INFORMATION

Present Use: _____

Historic Use: _____

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

Interior accessible? ☐ Yes ☐ No If yes, explain _____

Style of building _____ Date of Construction _____

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 _____

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: _____ Approximate Dimensions: _____

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

Historic Resources Inventory

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:

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

Architect _____ Builder _____

• Historical or Architectural Importance:

• Sources:

Photograph _____ Date _____

View _____ Negative on File _____

Name _____ Date _____

Organization _____

Address _____

• Subsequent field evaluations:

Threats to the building or site:

☐ None known ☐ Highways ☐ Vandalism ☐ Developers ☐ Renewal ☐ Private
☐ Deterioration ☐ Zoning ☐ Other _____ ☐ Expropriation: _____

Research Methodology

- The criteria employed for the evaluation of properties were based on those of the National Register of Historic Places.
- The HRI form is completed with information gathered through a “windshield” and walking survey, supplemented with public data, such as town tax assessor’s records.
- Assessing the historical significance of each resource through detailed archival research.
- This research also served to build a historical narrative of the development of the survey area.
- Architectural significance is assessed by evaluating a structure’s historical integrity.

The Survey Area

- This survey was conducted geographically and includes buildings built in or before circa 1940 (several exceptions made for notable Modernist resources).
- The survey area generally extends north and east from the areas inventoried in Phases I and II.
- The buildings within the survey area illustrate patterns of residential, civic, and economic development similar to other sections of South Windsor, albeit with a more rural character.



144 Hayes Road – 1939

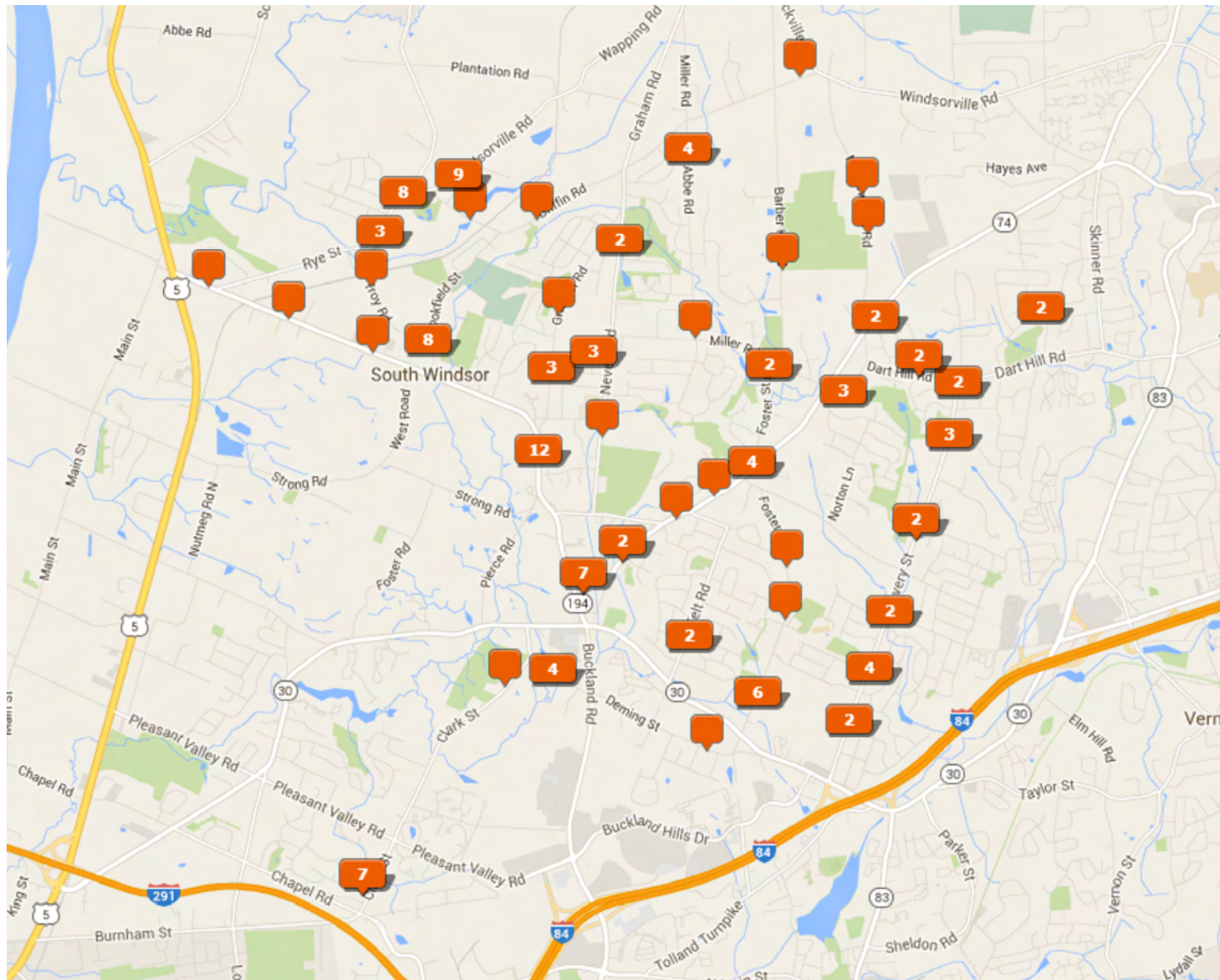


712 North King Street – c. 1850

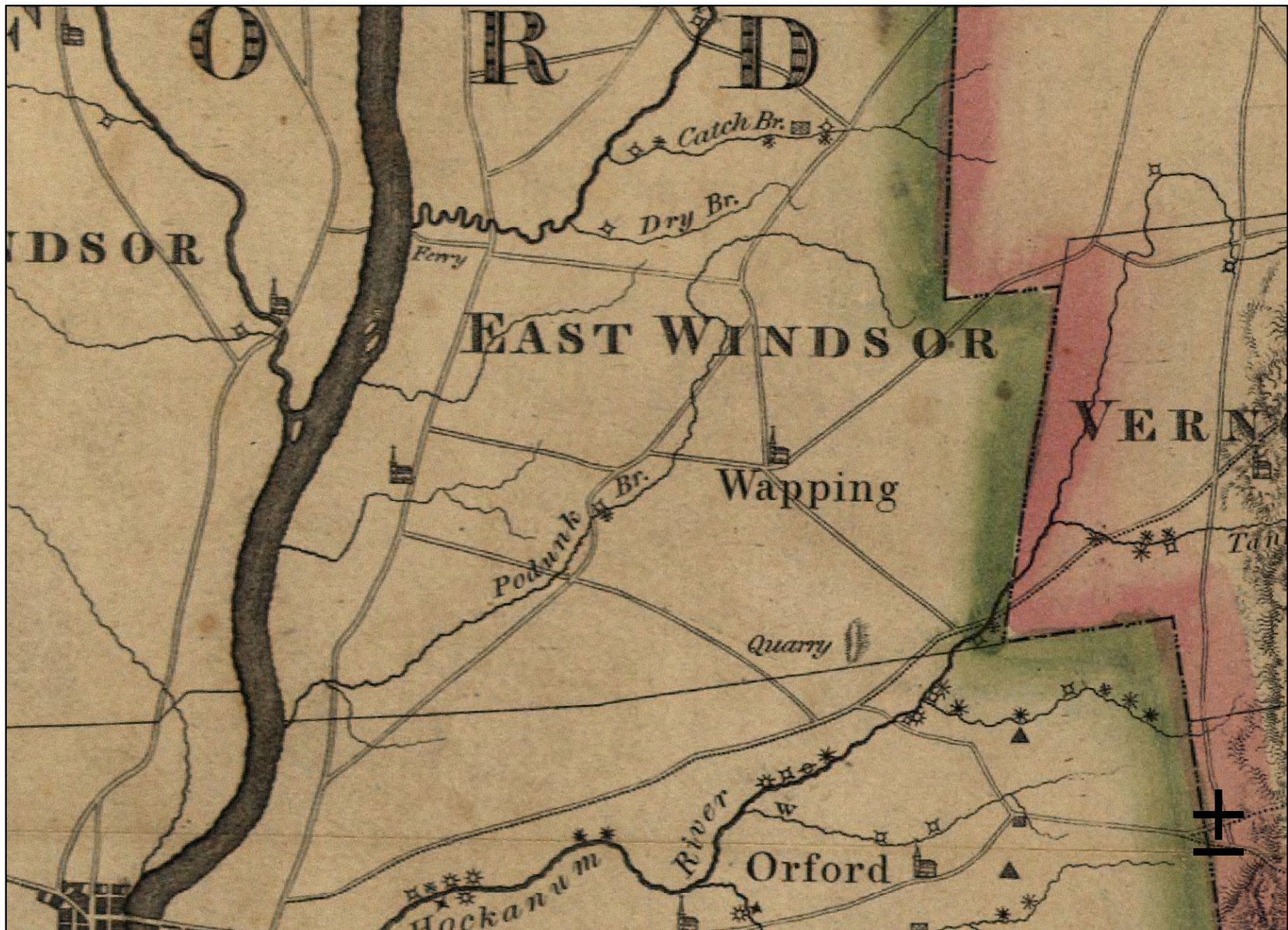


179 Foster Street – c. 1802

The Survey Area

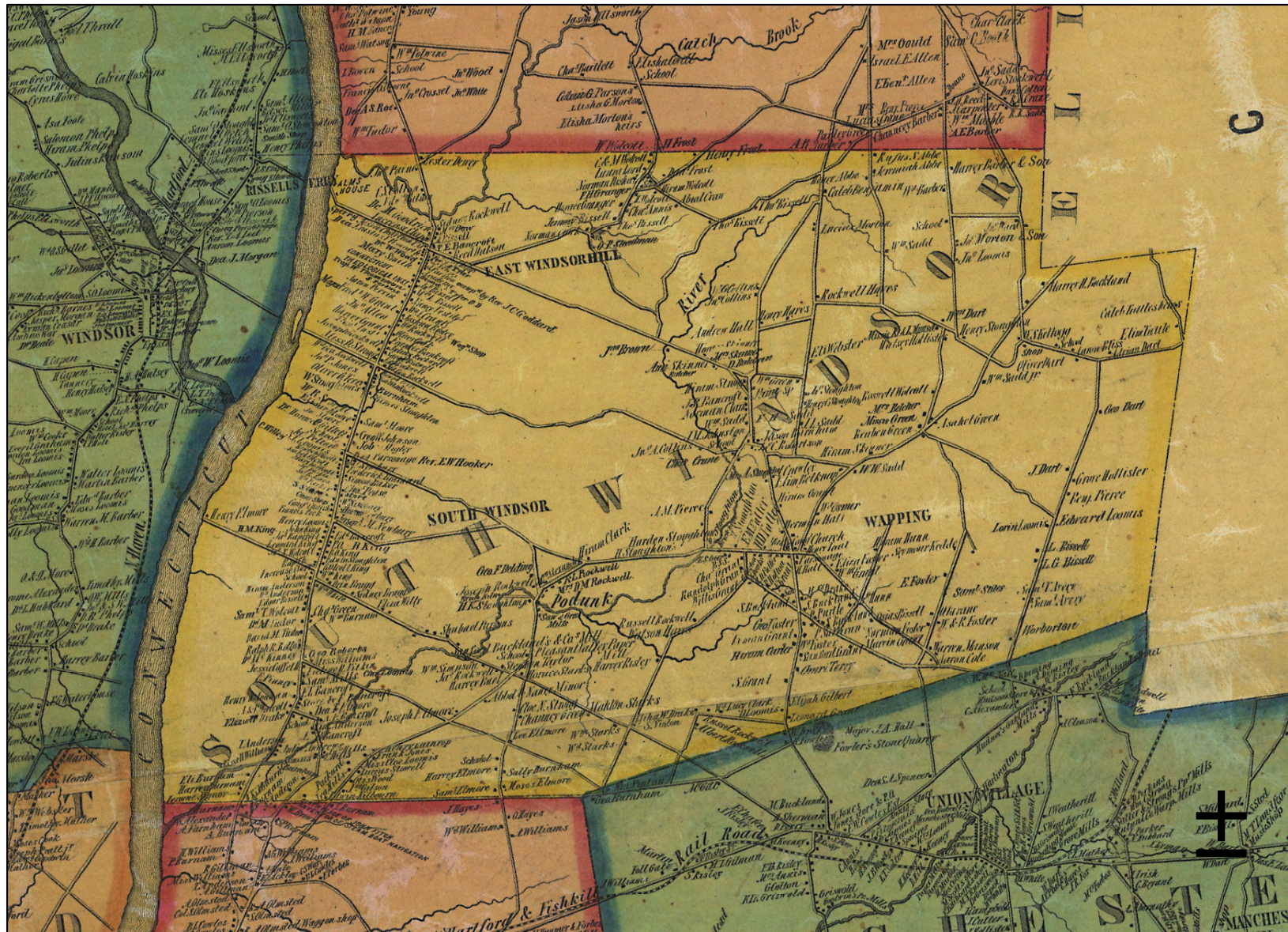


Warren & Gilett Map



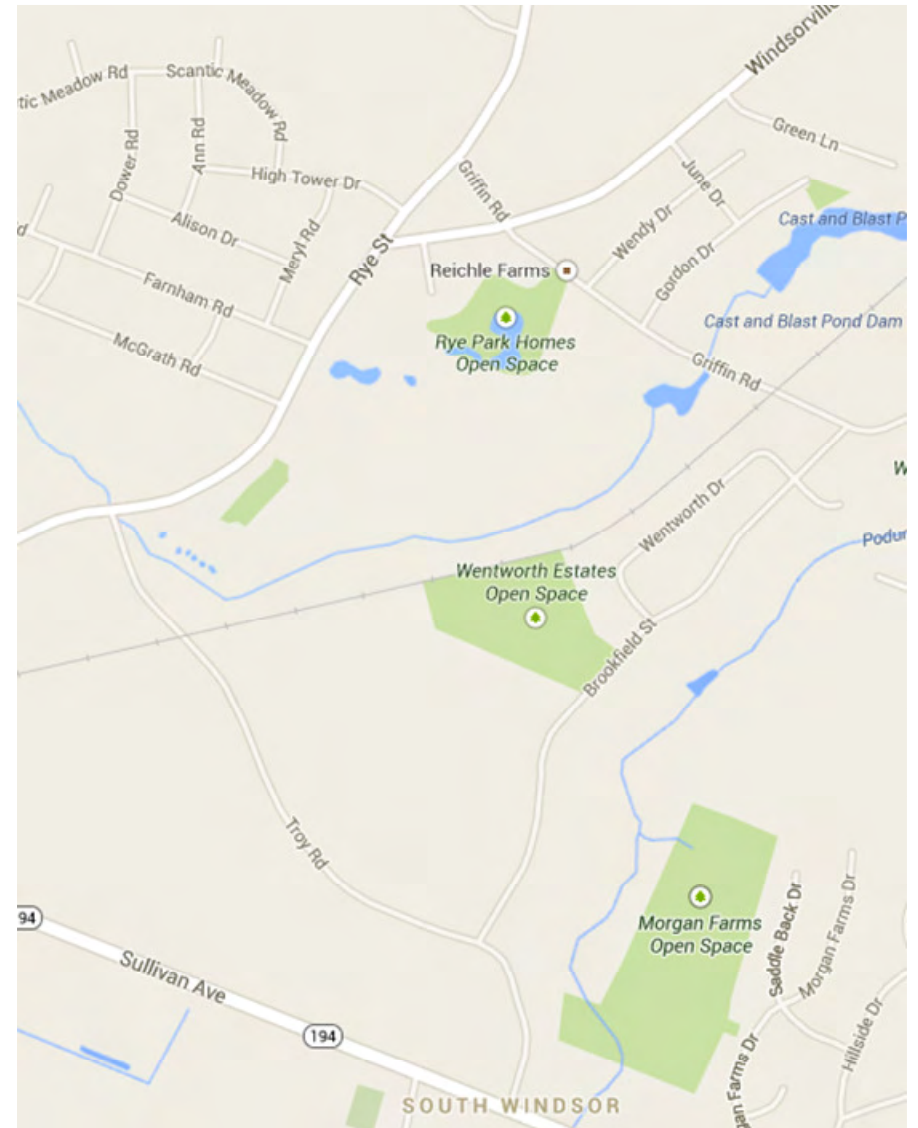
South Windsor in 1812 (Post-1786 Separation of Ellington)

Smith Map



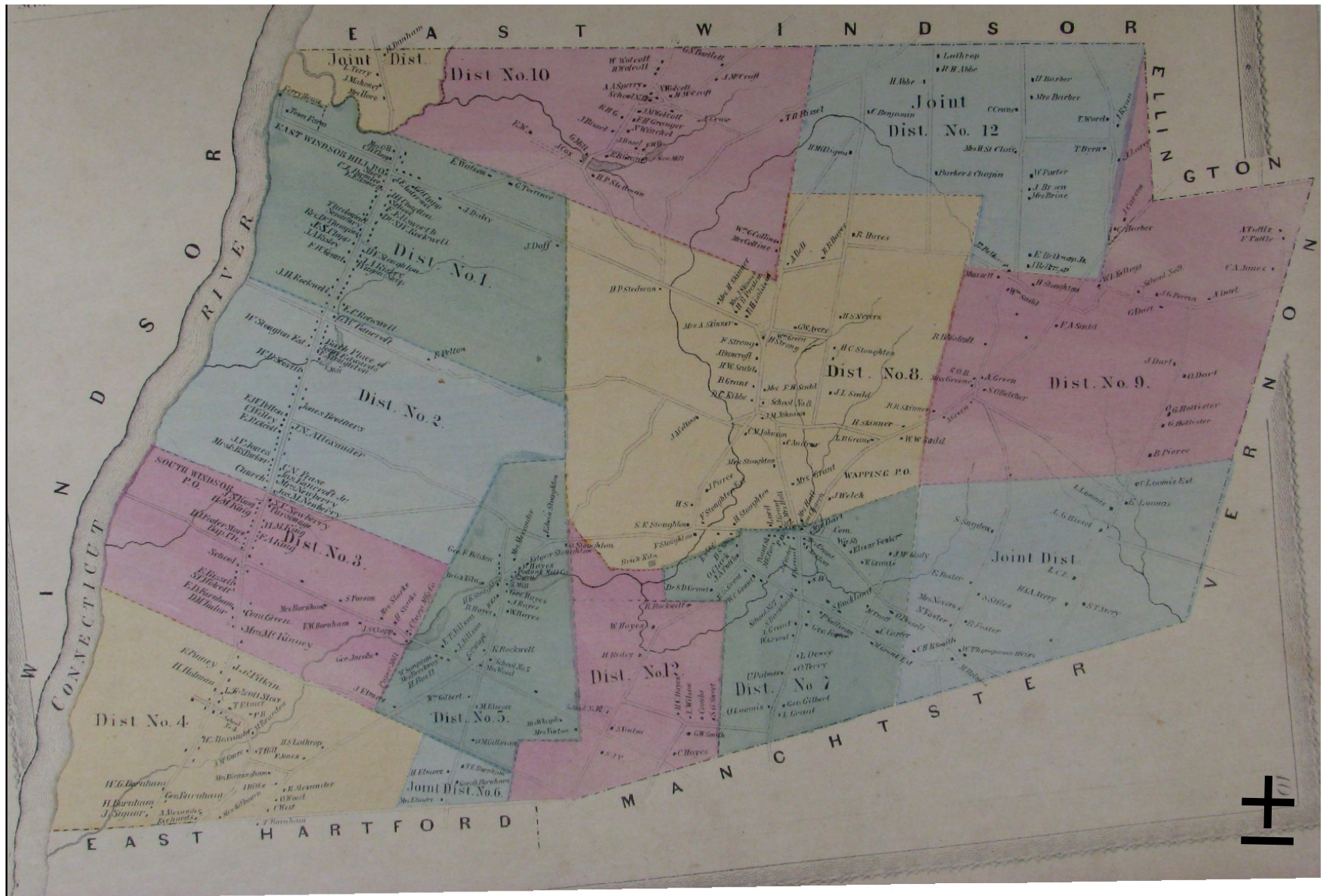
South Windsor in 1852 (Post-1845 Division from East Windsor)

Smith and Google Detail Maps



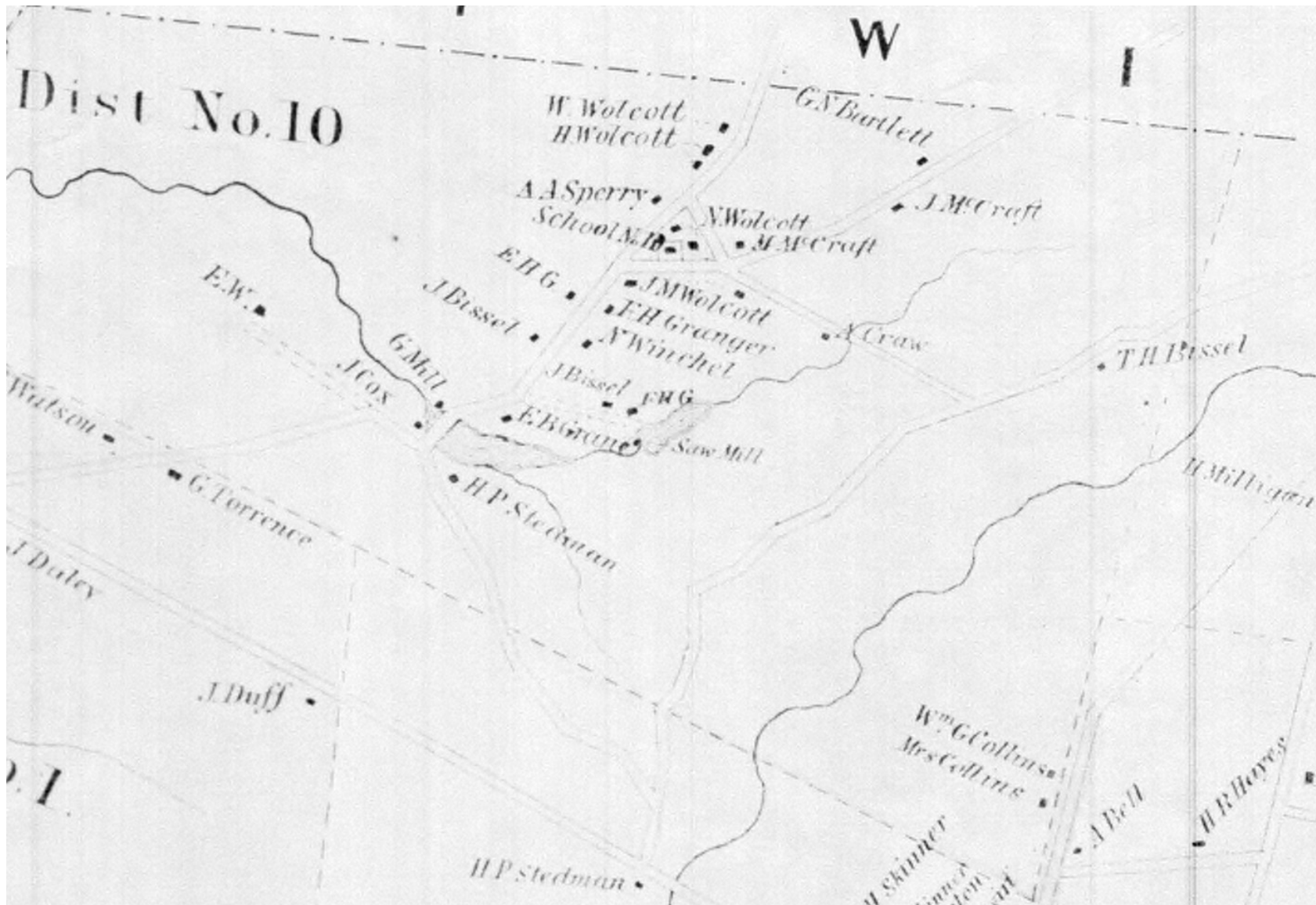
Rye Street and Windsorville Road 1852 vs. 2014

Baker and Tilden Map



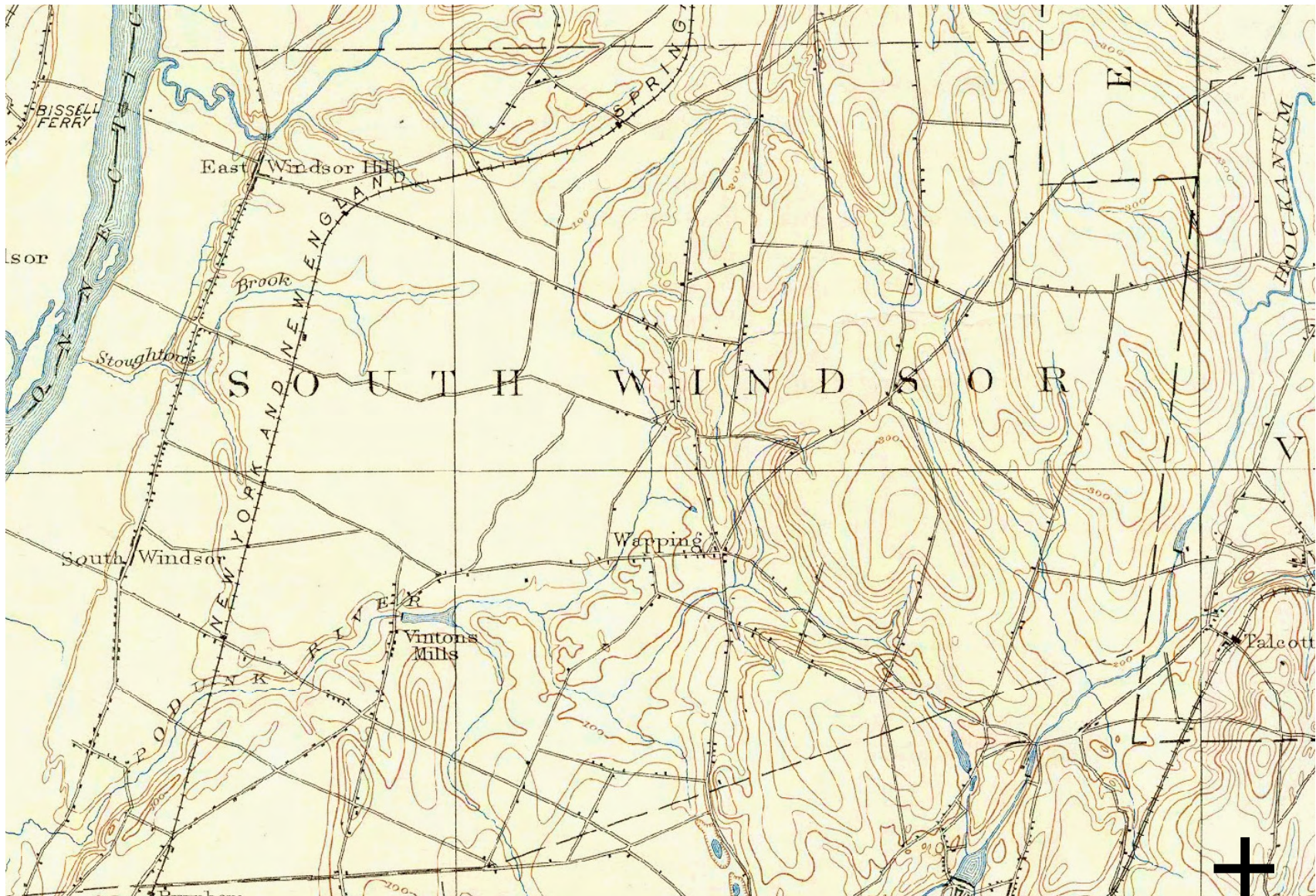
South Windsor in 1868

Baker and Tilden Map Detail



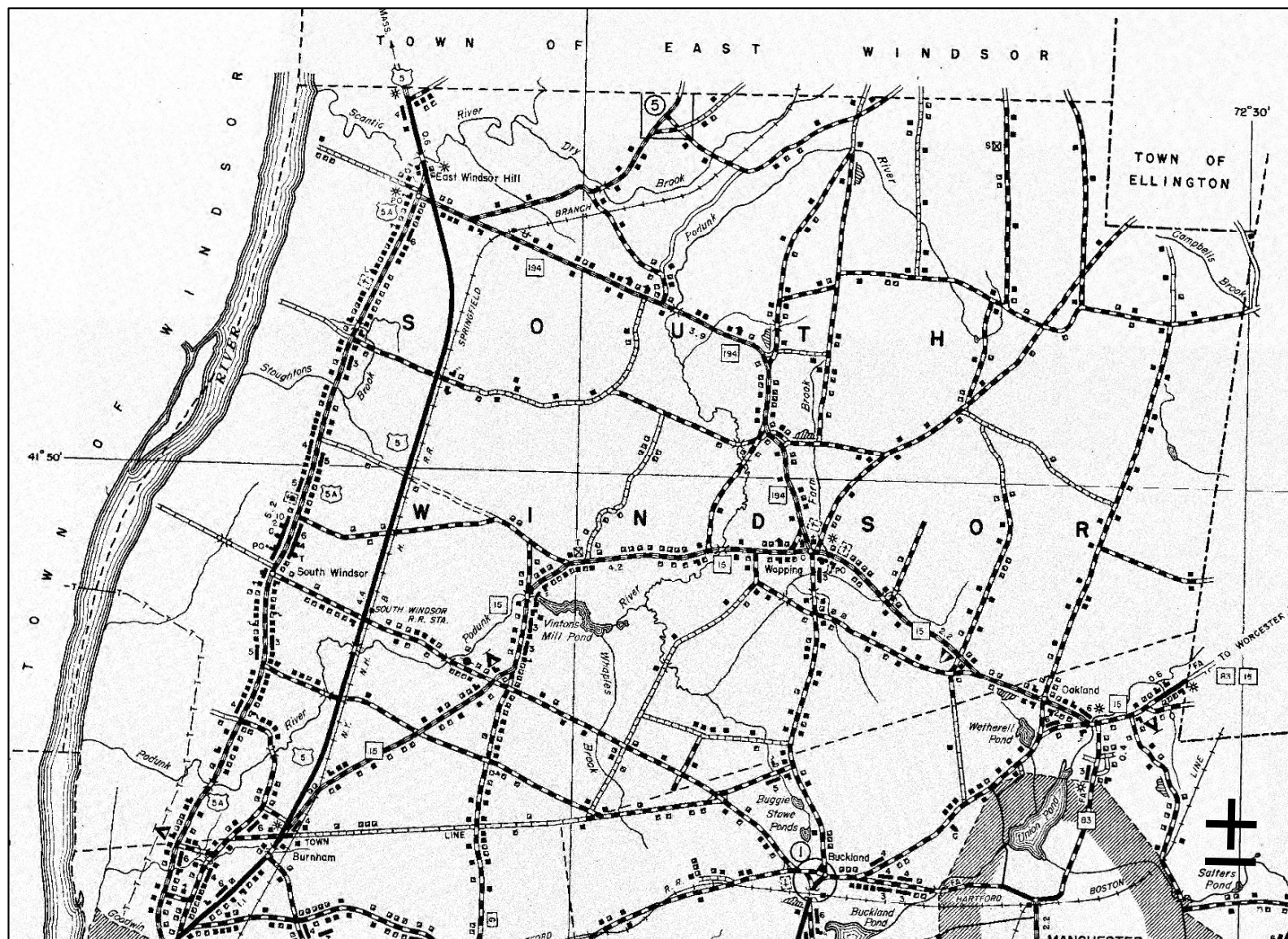
Rye Street and Windsorville Road 1868

USGS Topographic Map



South Windsor in 1898

Connecticut Highway Map



South Windsor in 1938

1860 Federal Census

17		Edward Parsons	39 M	Journer			do		
18	803 988	Abraham Walecott	54 M		300	100	do		
19		Asuba "	45 F				do		
20		Fredrick "	20 M	Farm Laborer			do		
21		Warren Walecott	48 M	Farmer	4500	1375	do		
22	804 989	Gilbert Skinner	48 M	Miller	26000	3000	do		
23		Thasbe "	26 F				do		
24		Jane E "	18 F				do		
25		Gilbert W "	16 M	Farm Laborer			do		✓
26		Francis Tranger	25 F				do		
27	805 990	Norman Pasco	60 M	Farmer	1000	100	do		
28	806 991	Norris Winchell	53 M	do	1000	150	do		
29		Abigail J "	39 F				do		
30		Edward S "	18 M				do		
31		Fredrick C "	13 M				do		✓
32		Albert C "	5 M				do		✓
33		Allen H "	5 M				do		✓
34		Huldah J "	2 F				do		
35	807 992	Jeremy Bissell	68 M	Farmer	8000	825	do		
36		Maria S "	43 F				Vermont		
37		Homer T. "	9 M				Conn		✓
38		Philo Mills	86 M				do		
39		Levi Bissell	57 M	Farm Laborer			do		
40		Abby A. Osborn	17 F	Servant			do		

Jeremy Bissell, Farmer – 443 Rye Street

1927 City Directory

ALTON E. WOODFORD, Inc.

34 STATE ST., INSURANCE HARTFORD, CONN.

484 1927—SOUTH WINDSOR DIRECTORY—1927

Mayer Henry C (Flora), farmer h Oakland rd, RD 1 Broad Brook
McAuliffie John, emp Ellen Reardon, b Mrs Nora Griffin, Main, P O S Windsor
McCormick Andrew, emp Studs Farm, b Broad Brook rd, RD Broad Brook
McGray Theodore H, farmer h Sta 35 rd P O S Windsor
McGill James, farmer h Rye Street rd, RD Broad Brook
McGrath Ellen L, teacher, b Sta 54 Main, P O E Windsor Hill
" Jeremiah C* (Ruth), tobacco grower, h Sta 57 Main P O E Windsor Hill
" Josephine, b Rye Street rd RD Broad Brook
" Martin (Frances), emp Charlotte N C b Sta 54 Main P O E Windsor Hill
" Martin* tobacco grower, Main Sta 54, P O E Windsor Hill
" Mary A, h Rye Street rd, RD Broad Brook
" Thomas (Mary), farmer h Main Sta 53½ P O E Windsor Hill

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McGuire Catherine, h King P O S Windsor
" Charles H* (Mary), farmer h King P O S Windsor
" John, emp Hartford, b Charles H McGuire, King P O S Windsor
McGuire Margaret, wid Bartholomew, b Main Sta 48, P O S Windsor
McLaughlin Frederick D (Ina), Sta agent S Windsor and coal dealer, h Main Sta 41
McNamara Anna R, clk Travellers Ins, b Main Sta 50, P O S Windsor
" Eleanor M, student, b Main Sta 50 P O S Windsor
" George D* emp Hartford, h Long Hill rd, RD 1 Burnside
" John T* (Mary B), tob grower, h Main Sta 50 P O S Windsor
" Lena G, asst dept head Conn. General b Main Sta 50 P O S Windsor
" Mary A, nurse Main Sta 50, P O S Windsor b do
" Mary E, b George D McNamara RD 1 Burnside
" Michael J (Mary M), chauffeur, h King, P O S Windsor

ALBERT E. STILES SOUTH WINDSOR, CONNECTICUT CONTRACTOR AND BUILDER

1927—SOUTH WINDSOR DIRECTORY—1927 485

McNamara Ruth E, clk Travellers Ins, b Main Sta 50 P O S Windsor
McNary Anna M, b Main Sta 53, P O E Windsor Hill
" Christopher C, farmer b Main Sta 53 P O E Windsor Hill
" Frederick E, farmer tob grower, h Main Sta 53, P O E Windsor Hill
" William F, farmer tob grower, b Main Sta 53, P O E Windsor Hill
Meade Cornelius R (Marjorie), (5) farmer, h Sta 52 E Windsor Hill P O do
" John (Bridget), farmer h Main Sta 56, P O E Windsor Hill
" Nora E, clk Dixieland, b Main Sta 56, P O E Windsor Hill
Mellin Otto (South Windsor Garage), r Main Sta 42, P O S Windsor
Merrell Donald R, tob sorter, b Main Sta 52 P O E Windsor Hill
" Howard M, U S N, b Main Sta 52, P O E Windsor Hill
" Louis J (Alice M), filling station Main Sta 52, P O E Windsor Hill, h do

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THE SISSON DRUG CO.,

729 Main Street, HARTFORD, CONNECTICUT

Miglioli Eurico (Josephine), emp Vulcan Brick Co, h Sta 51 Brickyard rd, P O Sta 58 E Windsor Hill
Mikaloins Alphonse* (Eva), carp, h Hill rd RD Rockville
Mikelis Zanon S* (Julia), grocer Hill rd, RD Broad Brook h do
Mikolite Lee, farmer b Oakland rd, RD 1 Broad Brook
Miller Arline, teacher Union School, res Rockville
" Barbara, b Oak rd RD Broad Brook
" Charles, farmer b Oak rd, RD Broad Brook
" Edward (Gertrude), farmer h Oak rd RD Broad Brook
" George (Sophie), farmer h Oak rd RD Broad Brook
" Jewell A, (Gertrude), mech, h Ellington rd RD 1 Burnside
" Julius, farmer b Oak rd, RD Broad Brook
" Louis* (Annie), farmer h Oak rd, RD Broad Brook
" Mae, b Oak rd, RD Broad Brook
Mills Jennie, b Sta 55 E Windsor Hill
" Lena L Mrs, b Nathaniel Jones, Main P O S Windsor
Miner Emma L, wid Alfred M, b Calvin C Bolles Ellington rd, RD 1 Burnside

Mary and Josephine McGrath – 80 Windsorville Road



Findings



The Buildings

New England Farmhouse (1650-1850)



359 Avery Street – c. 1740



90 Foster Street – c. 1820

- Typically two stories
- Side gabled roof
- Center chimney
- Centered front door with some decorative moldings
- Windows aligned in symmetrical rows

Georgian (1700-1780)



520 Rye Street – c. 1735

- Side gabled roof
- Center chimney
- Centered front door with more elaborate decorative moldings than N.E
- Windows aligned in symmetrical rows
- Double doors (Connecticut River Valley)

Cape Cod (1700-1780)



707 Nevers Road – c. 1763

- **One to one-and-a-half stories in height**
- **Side gabled roof**
- **Centered front door with decorative moldings**
- **Centered chimney**
- **Windows aligned in symmetrical rows**

Federal (1780-1840)



1042 Foster Street Extension – c. 1778



443 Rye Street– c. 1813

- **Side gabled roof**
- **Semi-circular fanlight over front door**
- **Elaborate door surrounds**
- **Cornice emphasized with dentil moldings**
- **Symmetrical windows**

Greek Revival (1825-1860)



323 Graham Road– c. 1840



63 Foster Street – c. 1850

- **Front-gabled, low pitched roof**
- **Frieze band at cornice**
- **Pilasters**
- **Elaborated door surround**
- **Porch supported by columns**

Folk Victorian (1880-1910)



181 Graham Road – c.1886



785 Foster Street Extension – c.1850

- Steeply pitched roof
- Dominant front facing gable
- Corner towers or turrets
- Patterned shingles
- Partial or full-width porch

Vernacular (1860-1930)



565 Rye Street – 1925



47 Troy Road – c. 1914 (or earlier)

- **Influenced by high-style forms**
- **Less elaborate**
- **Relatively steep roof pitches**
- **Little ornamentation**

Craftsman/Bungaloid (1905-1930)



694 Rye Street – 1912



59 Troy Road – 1921

- Low-pitched side-gabled roof, often extending over a front porch
- Wide eave overhangs
- Exposed rafter tails
- Porches supported by columns or piers

Colonial Revival (1880-1955)



1148 Sullivan Avenue – 1938



1124 Sullivan Avenue – 1938

- Influenced by Georgian, Dutch Colonial and other early American forms
- Side-gabled or gambrel roofs
- Accentuated front door
- Paired, double-hung windows

Modern (1935-Present)



617 Nevers Road - 1959

- **Influenced by European Modernism**
- **Flat or low-pitched roofs**
- **Usually one story**
- **Minimal detail**

Tobacco Shed (c. 1900-c. 1960)



350 Buckland Road – c. 1940



R001 Clark Street – c. 1940

- Long, low windowless plan
- Pitched front-facing gable roofs
- Doors at each end of building
- Comprised of a series of “bents,” each approximately 15 feet deep
- Various venting systems for drying tobacco leaf, most commonly vertical top- or side-hinged boards running along eave sides

Recommendations

- A major purpose of a Historic Resource Inventory study is to identify those resources which satisfy the criteria for nomination to the National Register of Historic Places.
- The study area identified by this Historic Resources Inventory contains a diverse collection of period architecture.
- Several individual buildings or groups of buildings (districts) may be eligible for listing in the National Register of Historic Places.
 - Ex: Tobacco shed Multiple Property Listing (MPL).
- Begin the process of listing these properties on the National Register.
- Protect significant areas with Village Districts and/or Local Historic Districts.
- Encourage other preservation protection options and awareness.

Benefits

- Formal recognition of a property's historical and architectural significance based on national standards.
- Contributes to the unique character of the town.
- Promotes pride in the community and generates opportunities for heritage tourism.
- Impact of major projects on historic buildings must be considered.
- Studies show stable or increased property values in Local Historic Districts and National Historic Districts.
- Eligible for some historic preservation incentives.



Many Thanks

