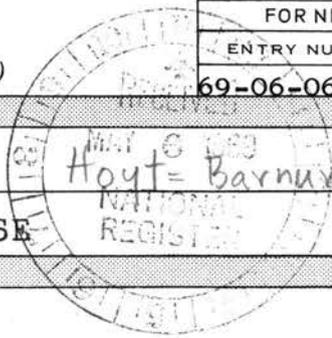


PH0012696

STATE: CONNECTICUT	
COUNTY: FAIRFIELD	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
69-06-06-0001	6/11/69

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)



1. NAME

COMMON:
STAMFORD HISTORICAL SOCIETY, INC.

AND/OR HISTORIC:
HOYT FARM HOUSE, BETSEY BARNUM HOUSE

2. LOCATION

STREET AND NUMBER:
713 Bedford Street

CITY OR TOWN:
Stamford

STATE: **Connecticut** CODE: **06** COUNTY: **Fairfield** CODE: **001**

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
District <input type="checkbox"/> Building <input checked="" type="checkbox"/>	Public <input type="checkbox"/>	Occupied <input type="checkbox"/>	Yes: <input type="checkbox"/>
Site <input type="checkbox"/> Structure <input type="checkbox"/>	Private <input checked="" type="checkbox"/>	Unoccupied <input type="checkbox"/>	Restricted <input checked="" type="checkbox"/>
Object <input type="checkbox"/>	Both <input type="checkbox"/>	Preservation work in progress <input checked="" type="checkbox"/>	Unrestricted <input type="checkbox"/>
PRESENT USE (Check One or More as Appropriate)			
Agricultural <input type="checkbox"/>	Government <input type="checkbox"/>	Park <input type="checkbox"/>	Transportation <input type="checkbox"/>
Commercial <input type="checkbox"/>	Industrial <input type="checkbox"/>	Private Residence <input type="checkbox"/>	Other (Specify) <input type="checkbox"/>
Educational <input type="checkbox"/>	Military <input type="checkbox"/>	Religious <input type="checkbox"/>	Comments _____
Entertainment <input type="checkbox"/>	Museum <input checked="" type="checkbox"/>	Scientific <input type="checkbox"/>	_____

4. OWNER OF PROPERTY

OWNERS NAME:
The Stamford Historical Society, Inc.

STREET AND NUMBER:
713 Bedford Street

CITY OR TOWN: **Stamford** STATE: **Connecticut** CODE: **06**

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC:
Town Clerk's Office (Book 518, Page 222)

STREET AND NUMBER:

CITY OR TOWN: **Stamford** STATE: **Connecticut** CODE: **06**

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **See survey map attached**

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Connecticut Survey of 1966

DATE OF SURVEY: **1966** Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Connecticut Historical Commission

STREET AND NUMBER:
75 Elm Street

CITY OR TOWN: **Hartford,** STATE: **Connecticut** CODE: **06**

SEE INSTRUCTIONS

STATE: Conn.
COUNTY: Fairfield
ENTRY NUMBER: 69-06-06-0001
DATE: 6/11/69
FOR NPS USE ONLY

7. DESCRIPTION

CONDITION	(Check One)					
	Excellent <input type="checkbox"/>	Good <input type="checkbox"/>	Fair <input checked="" type="checkbox"/>	Deteriorated <input type="checkbox"/>	Ruins <input type="checkbox"/>	Unexposed <input type="checkbox"/>
INTEGRITY	(Check One)			(Check One)		
	Altered <input checked="" type="checkbox"/>	Unaltered <input type="checkbox"/>		Moved <input type="checkbox"/>	Original Site <input checked="" type="checkbox"/>	

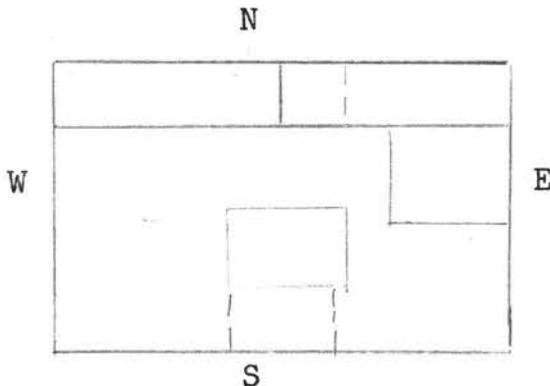
DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The present house, basically, is the original house. It is a small, 1 ½ story wood frame farmhouse with a central chimney (entirely original) of native stone. The exterior is clapboard on three sides (on two sides original) and shingle on the west, or street side. It is now red but the first color appears to have been yellow ochre. The windows are 12 over 8 and 6 over 6. An open porch on the north side, incorporated under the main roof frame, is an unusual feature and said to be of Dutch influence.

The house faces south with a center door opening from under a projecting roof cover into a small entrance area. At present there are five rooms on the first floor, spaced as in the sketch. The second, or attic, floor is completely open around the chimney, and entered by a stairway from below which is against a wall on one side - open on the other.

The cellar (original) is under only the sw area (the steps lead down from the old kitchen) and has the original door and two windows opening on the lower side of the gentle slope on which the house sets.

The structure is physically sound; the framing almost entirely original. The interior is: in part original, including most windows, doors, wall and post sheathing, chimney mortar and some flooring; in part altered during the early 1800's and retained thus; in part restored with old material; and in part requires careful restoration.



SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

Pre-Columbian 16th Century 18th Century 20th Century
 15th Century 17th Century 19th Century

SPECIFIC DATE(S) (If Applicable and Known) Original work altered in early 1800's

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

Aboriginal	<input type="checkbox"/>	Education	<input checked="" type="checkbox"/>	Political	<input type="checkbox"/>	Urban Planning	<input type="checkbox"/>
Prehistoric	<input type="checkbox"/>	Engineering	<input type="checkbox"/>	Religion/Phi-	<input type="checkbox"/>	Other (Specify)	<input type="checkbox"/>
Historic	<input type="checkbox"/>	Industry	<input type="checkbox"/>	losophy	<input type="checkbox"/>	<u>ARCHITECTURE</u>	<input checked="" type="checkbox"/>
Agriculture	<input checked="" type="checkbox"/>	Invention	<input type="checkbox"/>	Science	<input type="checkbox"/>	_____	
Art	<input type="checkbox"/>	Landscape		Sculpture	<input type="checkbox"/>	_____	
Commerce	<input type="checkbox"/>	Architecture	<input checked="" type="checkbox"/>	Social/Human-	<input type="checkbox"/>	_____	
Communications	<input type="checkbox"/>	Literature	<input type="checkbox"/>	itarian	<input type="checkbox"/>	_____	
Conservation	<input type="checkbox"/>	Military	<input type="checkbox"/>	Theater	<input type="checkbox"/>	_____	
		Music	<input type="checkbox"/>	Transportation	<input type="checkbox"/>	_____	

STATEMENT OF SIGNIFICANCE (Include Personages, Dates, Events, Etc.)

Long owned and occupied by Hoyt, Ferris and Barnum families (very prominent in this area). House is sole remaining example of a simple 17th century farmhouse, and is on original site.

SEE INSTRUCTIONS



9. MAJOR BIBLIOGRAPHICAL REFERENCES

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN ONE ACRE		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		° ' "	° ' "	
NE	° ' "	° ' "		41 03 36	73 32 15	
SE	° ' "	° ' "				
SW	° ' "	° ' "				

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE:
Herbert C. Darbee, Executive Secretary

ORGANIZATION
Connecticut Historical Commission

DATE
April 23, 1969

STREET AND NUMBER:
75 Elm Street

CITY OR TOWN:
Hartford

STATE
Connecticut

CODE
06

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name Eric Hatch

Title Chairman

Date April 26, 1969

I hereby certify that this property is included in the National Register.

Ernest Allen Conrady
Chief, Office of Archeology and Historic Preservation

Date JUN 11 1969

ATTEST:
William J. Montague
Keeper of The National Register

Date JUN 11 1969

SEE INSTRUCTIONS

1969

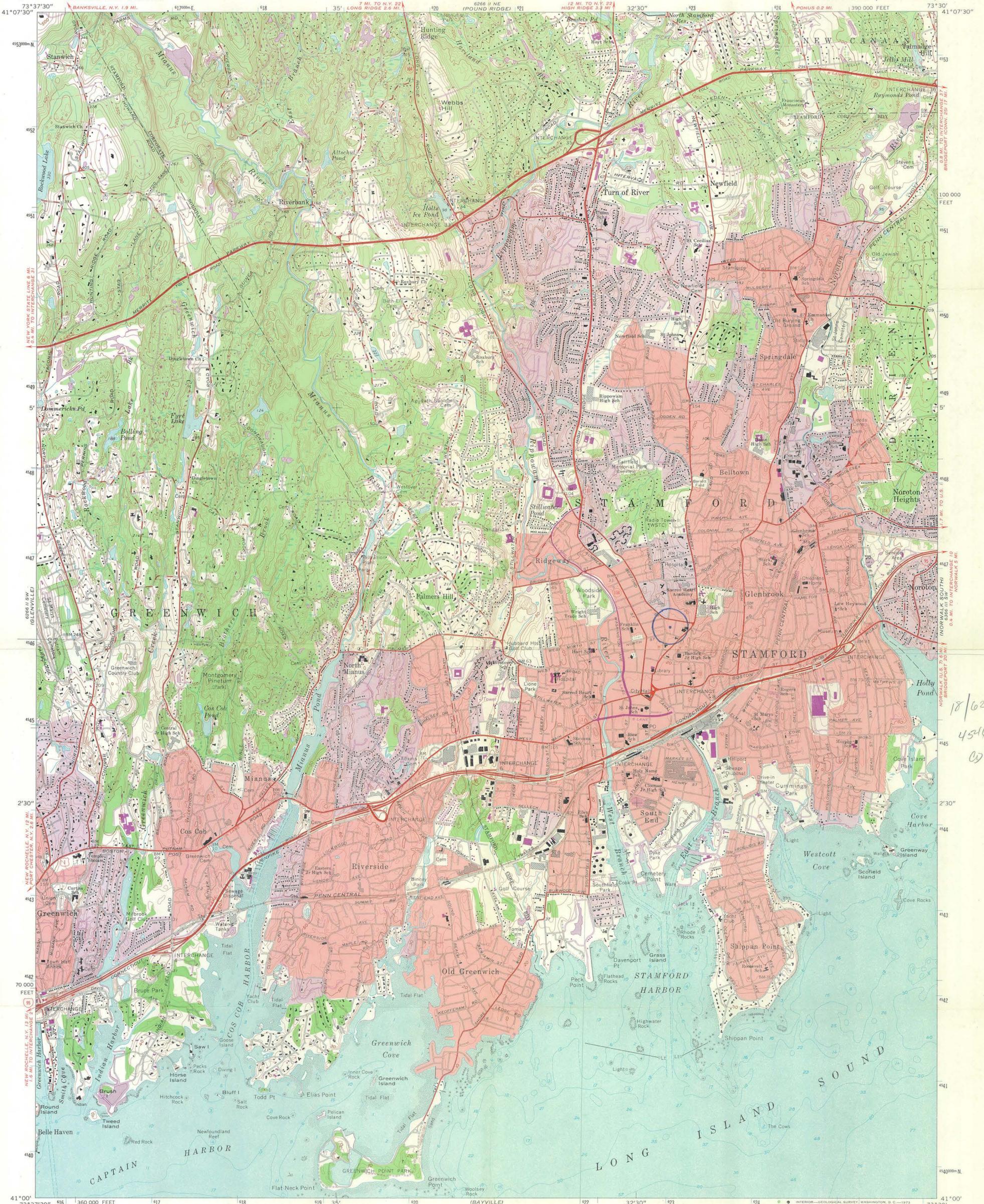












18/622 940
4516 270
09

Mapped, edited, and published by the Geological Survey

Control by USGS, USC&GS, USCE, and Connecticut Geodetic Survey

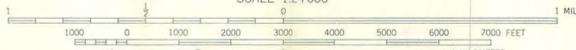
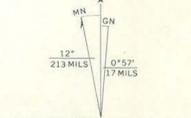
Topography by photogrammetric methods from aerial photographs taken 1949. Field checked 1951. Revised 1960

Selected hydrographic data compiled from USC&GS Charts 221 and 222 (1959). This information is not intended for navigational purposes

Polyconic projection. 1927 North American datum 10,000-foot grid based on Connecticut coordinate system 1000-meter Universal Transverse Mercator grid ticks, zone 18, shown in blue

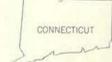
Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked

Red tint indicates areas in which only landmark buildings are shown



CONTOUR INTERVAL 10 FEET
DATUM IS MEAN SEA LEVEL

DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 7.2 FEET



ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
Interstate Route	U.S. Route
	Slate Route

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, WASHINGTON, D.C. 20242
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple compiled in cooperation with Connecticut Highway Department from aerial photographs taken 1971. This information not field checked
Purple tint indicates extension of urban areas

STAMFORD, CONN.
N4100—W7330/7.5

1960
PHOTOREVISED 1971
AMS 6266 II SE—SERIES V816

A TRUE PHOTOGRAPHIC COPY
OF THE ORIGINAL MAP

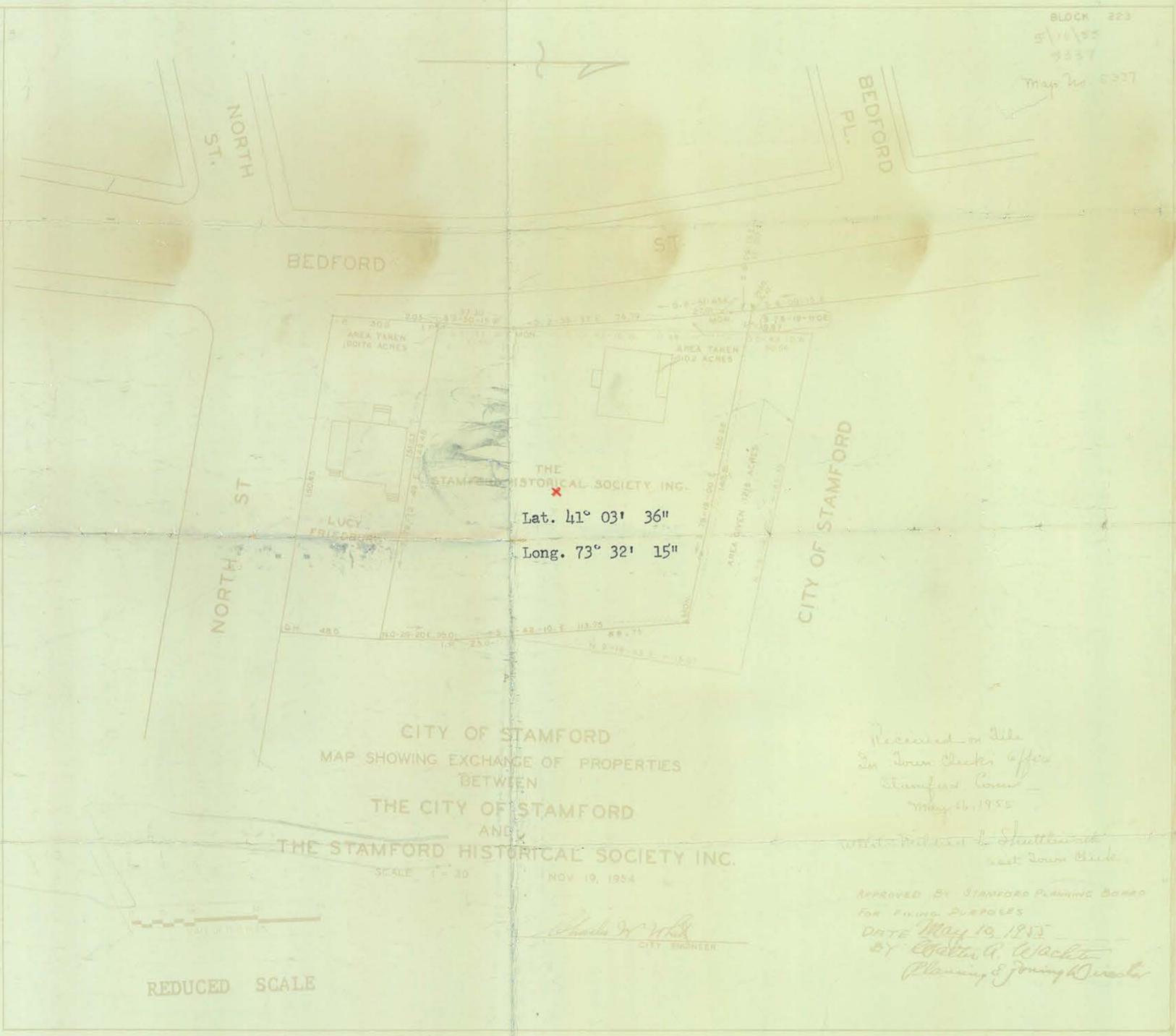
ATTEST
James A. DePina
TOWN CLERK

BLOCK 223

5/14/55

3537

Map No. 5327



CITY OF STAMFORD
MAP SHOWING EXCHANGE OF PROPERTIES
BETWEEN
THE CITY OF STAMFORD
AND
THE STAMFORD HISTORICAL SOCIETY INC.

SCALE 1" = 30' NOV 19, 1954

REDUCED SCALE

Received on file
In Town Clerk's office
Stamford Conn
May 16, 1955
Walter B. Shattuck
Act. Town Clerk
APPROVED BY STAMFORD PLANNING BOARD
FOR FILING PURPOSES
DATE May 19, 1955
BY *Walter G. Wickett*
Planning & zoning Director

Charles W. Walsh
CITY ENGINEER

National Register of Historic Places

Note to the record

Additional Documentation: 2016 – proposed move

Certified Local Government Program
Chief Elected Official's Response Form
For Proposed Relocation of a National Register of Historic Places Listed Property

District/Property Name Hoyt-Barnum House
Address (For individual nomination) 713 Bedford Street
(Proposed relocation to 1508 High Ridge Road)

As Chief Elected Official for City of Stamford
(Name of Municipality)

I hereby:

- Approve
- Do not Approve

of the submission by the State Historic Preservation Officer of the National Register of Historic Places documentation for the proposed relocation of the above-named property, to the National Park Service for review. This documentation was prepared to support the retention of the National Register of Historic Places listed status of the property.

[Handwritten Signature]
Name/Signature

Mayor
Title

11/17/15
Date

Certified Local Government Program
Historic District Commission Response Form
For Proposed Relocation of a National Register of Historic Places Listed Property

District/Property Name Hoyt-Barnum House
Address (For individual nomination) 713 Bedford Street
(Proposed relocation to 1508 High Ridge Road)

As Historic Preservation Advisory Commission Representative for City of Stamford

I hereby:

- Approve
 Do not Approve

of the submission by the State Historic Preservation Officer of the National Register of Historic Places documentation for the proposed relocation of the above-named property, to the National Park Service for review. This documentation was prepared to support the retention of the National Register of Historic Places listed status of the property.

Lynn Drobbin



Name /Signature

Chairperson
Title

December 2, 2015
Date

MAYOR
DAVID MARTIN



DIRECTOR OF OPERATIONS
ERNIE ORGERA

LAND USE BUREAU CHIEF
NORMAN F. COLE, A.I.C.P
Tel: (203) 977-4714

CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION
888 WASHINGTON BOULEVARD
P.O. Box 10152
STAMFORD, CT 06904 -2152

To: Lou Casolo, City of Stamford Engineering Department
From: Lynn Drobbin, Chairperson
City of Stamford Historic Preservation Advisory Commission
Address 713 Bedford Road
Project Hoyt Barnum Relocation to 1508 High Ridge Road
Applicant: Lou Casolo, City Engineer
CW Architects as represented by Joe Chadwick and Christopher Williams
Date: December 1, 2015

The City of Stamford Historic Preservation Advisory Commission (HPAC), at the December 1, 2015 meeting, reviewed the plans for the proposed relocation of the Hoyt-Barnum House, located at 713 Bedford Street. The house is proposed for relocation by the city to accommodate an expansion of the Police Station Headquarters Building, located at 805 Bedford Street. The house is owned and maintained as a museum by the Stamford Historical Society (SHS) and was listed on the National Register of Historic Places in 1969.

The Hoyt-Barnum House, built circa 1699, is the oldest house in Stamford. The builder was a descendant of one of the original founders of Stamford. The large chimney stack of the Hoyt-Barnum House is made of field stone, laid up with clay, animal hair, and straw. The house is braced timber frame construction or post and beam. The foundation is of field stone. The west room of the house is plastered. The east room is whitewashed and the hearth room walls are sheathed with wood paneling, thus showing the various finishing techniques incorporated into the house during its evolution.

In our December 14, 2015 letter, HPAC issued a list of actions that need to be conducted prior to the filing of a demolition permit and included in the application for HPAC review:

1. Details of the move, such as: schematic drawings of how the building will be disassembled into manageable components for transportation and how it will be re-assembled on the new site.
2. Process for contracting the move.
 - a. Site preparations
 - b. Plans
 - c. Financial agreements
3. Required stabilization prior to the move.
4. Details for the preservation of the original interior finishes.
5. Timeline for the move.
6. Detailed documentation of the building exterior and interior conditions, including drawings, photographs and descriptions of all materials and details, i.e. conduct HABS (Historic American Building Survey) level documentation

MAYOR
DAVID MARTIN



DIRECTOR OF OPERATIONS
ERNIE ORGERA

LAND USE BUREAU CHIEF
NORMAN F. COLE, A.I.C.P
Tel: (203) 977-4714

**CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION**

888 WASHINGTON BOULEVARD
P.O. Box 10152
STAMFORD, CT 06904 -2152

7. New Site Preparation Plans. The site plan needs to indicate the proposed location of the Barnum House on the new site, indicate the required changes to the existing parking layout, pedestrian access and a grading plan for a sloped site that would accommodate the "basement" and stone foundation.
8. Site plans need to be approved by Zoning and City Engineering departments,
9. Provision for an archeological excavation to be undertaken by professional archaeologists prior to the move and after.
 - a. Provision for security fencing around the perimeter of the excavation for the duration of the excavation.
 - b. Time frame for the excavation
 - c. A process and provisions for SHS to Retrieve and Catalog the Artifacts
10. Initiation of the Process to Get the House Re-listed on the National Register After the Move
 - a. Procedures that will restore the historic status after the move, as delineated in the SHPO letter, are important to retain the National Register status to assure the stewardship into the future. It is also important that the house can be restored to the National Register standards after the move.

It is generally agreed that the above actions have been conducted by the city and its consultants, to the extent possible at this point in time, and that these efforts are satisfactory to the Commission. Therefore, HPAC has recommended the following and has authorized Lynn Drobbin, as Chairman of the Commission, to sign the attached letter to be forwarded to the SHPO:

The Stamford HPAC approves of the plans for the disassembly, the preliminary plans for the move, and the new preliminary site plan for the proposed relocation of the National Register -listed Hoyt Barnum House from its original location at 713 Bedford Street to the Stamford Historical Society Headquarters at 1508 High Ridge Road. HPAC recommends that the State Review Board respectfully consider the continuation of the property's listing on the National Register of Historic Places.

Signed,

Lynn Drobbin
Chairman

Public Comment received via email - opened 12/7/15.
This constituent did not attend the SRB meeting.

Scofield, Jenny

From: metaqubit@aol.com
Sent: Sunday, December 06, 2015 11:58 PM
To: Scofield, Jenny
Cc: rkahnhnpp@optonline.net; limeburner@sbcglobal.net; balestrierep@yahoo.com; wilmdonath@gmail.com; carolacammann@optonline.net
Subject: The Hoyt-Barnum Testimony

Hi, Jenny, below, warts and all, are my comments. Any comments or questions are appreciated. I have to be on the road no later than 7:30. Best, Cort

Comments Presented to the State Historic Preservation Review Board, Dec. 7 2015

Thank you, members of the board, for the opportunity to speak today. My name is Cort Wrotnowski, 20 Zygmont Lane, Greenwich, CT. I am here on behalf of the Hoyt-Barnum House located in Stamford, CT. A recently formed group, of which I am a member, Save Hoyt-Barnum, is working to reverse the ill-considered and unnecessary decisions which have been made about this irreplaceable building. Hoyt-Barnum is unique because it is the last and only colonial era structure left in Stamford, as well as having been built before 1700.

Jennifer Scofield suggested I focus on my comments on the issue of feasibility concerning the possible relocation of the Hoyt-Barnum House. The four factors affecting feasibility which I want to present in this short time are: Risk, practicality, desirability and necessity.

Feasibility and Risk

Feasibility must be integrated with relevant factors in order to make a proper determination. Roget's Thesaurus suggests the word feasible is related to terms like credible or possible; but also to words like risk and liability. A determination of feasibility must involve a best effort that anticipates unexpected problems – even crises.

Feasibility also needs to determine what is irrevocable. If a wrong decision about feasibility creates irrevocable damage, then what? Was it worth the risk, if there were less risky alternatives still available – as there are in Hoyt-Barnum's case? The consequence of irrevocable damage will be some Potemkin structure posing as history.

My background is as a biotechnology analyst. Determining the feasibility of new products, new technologies, and marketing strategies is part of my work. Always, the question is "do I have enough information?" "Do I have the right information?" There are definite limits to what can be obtained in given time frames. But there is also a sense of when you have made reasonable determinations about risk as a part of assessing feasibility.

Feasibility and The Impractical

A decision can be both feasible and impractical. Hoyt-Barnum can be disassembled and reassembled, but is it a practical decision? The very thought of taking apart a 315 year old building which is the last colonial structure in Stamford should give anyone pause. But that has not been the case here. I want to suggest that the Stamford Historical Society's decision is primarily driven by financial considerations, and not the interests of the public or even of the building itself. They have had to engage in numerous rationalizations. As a result, their decision is both impractical and dangerous. If they wish to rebut, I welcome the debate.

Feasible and Undesirable

Our petition drive shows that easily 85% of the people we speak with find the idea of moving Hoyt-Barnum undesirable. A number of people who are part of Stamford's historical preservation community has complained they were shut out of the deliberations. They have made a decision which is undesirable to the public. So, you are being asked to make a determination of feasibility about a proposal which is highly unpopular as well as, we argue, ill-considered. So, yes, one can determine something is feasible even as it is undesirable.

Feasible, Unnecessary and Wasteful

A feasible decision can also be one that is unnecessary and wasteful. The cost estimates associated with this project are expensive and uncertain. \$800,000 has been floated as an estimated price tag. However, there are no contingencies for what to do when something goes very wrong with a 315 year old structure. I had a father-in-law who was a general contractor. He hated renovation work because there was always some nasty surprise, some unexpected problem, that added time and cost to the project. When a house this old has to be disassembled and reassembled, the problems can only be multiplied.

The case can be made that a more modest program of renovation in place coupled with a plan to promote and market Hoyt-Barnum as an educational site, and a tourist attraction will both cost far less than \$800,000 and earn the city money.

The architect commissioned to develop the plans for expanding the Stamford police station has no less than three options in his proposal which show how the Hoyt-Barnum House can be kept in place while expanding the police station. – The public interest has not been considered.

So, in summary, a narrow enough determination of feasibility can overlook such issues as risk, practicality, desirability and necessity. Such a determination can end up compounding ill-considered decisions that precede it. The board will function much more effectively by giving proper weight to these factors affecting feasibility. I ask that you reject their proposal in light of these observations, in light of the finding that the majority of the public is opposed to this move, that this move is unnecessary, and that there are far better uses for the building in its original location. Our proposals reflect the spirit of this board. Preserve our state's history, and cherish where we have come from in order to appreciate what we have accomplished as a modern society.

Despite the standards of the National Historic Register and the rationalizations of the Stamford Historical Society, the fact remains that removing the last colonial structure from its site will destroy this last piece of the city's history. Presumably stashed behind the historical society in a remote part of the back country far away from the schools, the public, the tourists, it will be forgotten.

If you do not know your history, who are you?

Thank you for listening.

HISTORIC STRUCTURE REPORT

VOLUME 1: REPORT AND COMMENTARY

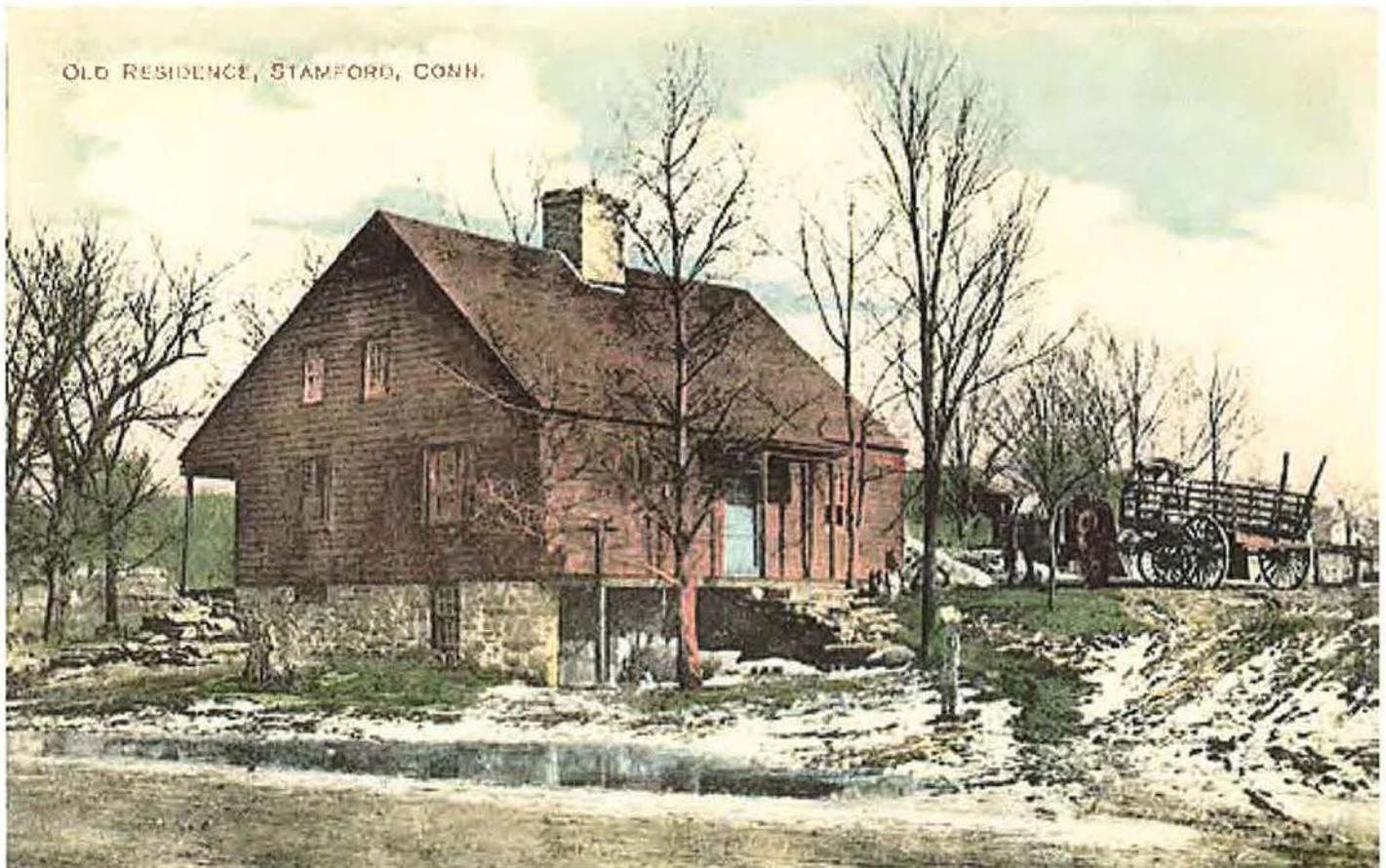
VOLUME 2: MAPS AND DRAWINGS

NOVEMBER 4TH, 2015

Rev December 30th, 2015

HOYT BARNUM HOUSE RELOCATION

713 BEDFORD STREET,
STAMFORD, CONNECTICUT
TO
1508 HIGH RIDGE ROAD,
STAMFORD, CONNECTICUT





PREPARED FOR

THE CITY OF STAMFORD

888 WASHINGTON BOULEVARD

STAMFORD, CONNECTICUT

BY

CWA

CHRISTOPHER WILLIAMS ARCHITECTS, LLC

85 WILLOW STREET

NEW HAVEN, CT 06511



PUBLIC ARCHEOLOGY LABORATORY
26 MAIN STREET
PAWTUCKET, RI 02860



INTERNATIONAL CHIMNEY CORPORATION
55 SOUTH LONG STREET
WILLIAMSVILLE, NY 14221

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Property and Topographic Survey of 671, 713 Bedford Street

Property and Topographic Survey of 1508 High Ridge Road

G 001 Perspective View, High Ridge Road

G 002 Perspective View, High Ridge Road

G 003 Schematic House Move Plan

AE 101 Existing Basement and First Floor Plans, 713 Bedford

AE 102 Existing Second Floor and Roof Plans, 713 Bedford Street

AE 201 Existing Exterior Elevations, 713 Bedford Street

AE 202 Existing Interior Elevations, 713 Bedford Street

AE 301 Existing Building Sections, 713 Bedford Street

A 101 Basement and First Floor Plans, 1508 High Ridge Road

A 102 Second Floor and Roof Plans, 1508 High Ridge Road

Detail Map of Route **32 pages**



EXECUTIVE SUMMARY

Executive Summary

This report describes the history and present circumstances of Hoyt Barnum House in Stamford Connecticut. The house is owned by the Stamford Historical Society (SHS) and is presently listed on the National Register of Historic Places. It is used primarily as an exhibit/teaching facility by the Society.

The house is located in the southwest corner of an urban block occupied by the police headquarters and its support facilities, and the superior court and parking. The City of Stamford plans to build a new police headquarters adjacent to the existing police facility. The Hoyt-Barnum property is part of the aggregated land necessary to fit the new headquarters. As an outcome of a settlement agreement with the SHS, the City of Stamford has acquired the house and committed funds to move it from the present Bedford Street site to the SHS headquarters on High Ridge Road, four and a half miles away.

Christopher Williams Architects LLC (CWA) was awarded a contract by the city to investigate relocation options for the structure with the intent of maintaining the National Register listing. To that end, CWA has contracted with the Public Archaeology Laboratory, Inc. (PAL) and International Chimney Corporation (ICC) for their respective expertise in historic resource management and the physical relocation of whole structures.

Research done to produce the HSR

Extensive records maintained by the SHS were made available for research in addition to direct site investigation and documentation by the entire consulting team. CWA contracted Existing Conditions Inc to produce an accurate point-cloud model of the house documenting the physical configuration and relationship of elements to a degree of precision not normally achievable by conventional means. A follow-up scan can be performed after the move to document variances caused by the move.

Major research findings

Documentation furnished by SHS identifies the majority of repairs and work performed under their ownership.

Major issues identified in the task directive

The route to the new site is particularly challenging in that the house must cross or go under Route 15, the Merritt Parkway. The initial investigations indicate that the most feasible and conservative approach in terms of preserving historic fabric will be to transport the house in coherent units that will fit under the bridge with the requisite bracing and transport packaging.



CHRISTOPHER WILLIAMS ARCHITECTS LLC



85 Willow Street, Building 54, New Haven, CT 06511 203 776 0184



owarchitects.com

Conceptually, the current plan will:

- remove the roof as a unit from the top plate,
- wire saw the chimney above the attic floor level in order to package and transport as a unit
- remove the bump-out constituting the kitchen and toilet room addition and transport as a unit.
- wire saw the fireplace mass below the floor level and transport with the body of the house
- Document and code the stones making up the foundation and fireplace base for reconstruction at the new site.

Recommendations for treatment or use

This draft is submitted to obtain the reactions and guidance of the SHPO needed to achieve the City of Stamford's goal of retaining National Register listing of the house after it is moved.

LETTERS OF SUPPORT



**STAMFORD
HISTORICAL
SOCIETY**

1508 High Ridge Road
Stamford, CT 06903
203-329-1183
stamfordhistory.org

Thomas Zoubek, PhD
Executive Director

Board of Directors
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Jenny Scofield, National Register and State Register Coordinator
State Historic Preservation Office
Department of Economic and Community Development (DECD)
One Constitution Plaza, Second Floor
Hartford, CT 06103

November 3, 2015

Dear Ms. Scofield:

I am writing on behalf of the Stamford Historical Society Board of Directors regarding our historic Hoyt Barnum House (b. 1699). We strongly support the move of the house from its current location at 713 Bedford Street in Stamford to our headquarters at 1508 High Ridge Road.

The City of Stamford needs a new police station and that station must be centrally located. Currently, the old police station is next door to 713 Bedford Street. The City had proposed building right behind the Hoyt Barnum House, but we felt that this would further detract from the house (which is already lost among nearby 20th century structures). We suggested that moving the house next to our museum in North Stamford (where other 18th century buildings still survive) would improve its recognition as an important part of Stamford history. The police station could be built on the land where the house used to sit and we would be better able to oversee the building and utilize it as a historic house museum.

Currently, Hoyt Barnum House is listed on the National Register of Historic Places. We hope that this status will be bestowed again once the move is complete. The building has a unique style for its period of construction and was owned by descendants of early Stamford settlers for many years.

Thank you for your consideration of our request.

Sincerely,

Pamela Coleman, Chairman

CITY OF STAMFORD

MAYOR
DAVID MARTIN
DIRECTOR OF OPERATIONS
ERNIE ORGERA
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CITY ENGINEER
LOUIS CASOLO, JR., P.E.
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OFFICE OF OPERATIONS
ENGINEERING BUREAU
Tel: (203) 977-4180/Fax: (203) 977-4137
Government Center, 888 Washington Blvd., Stamford, CT 06901

November 4, 2015

Ms. Jenny Scofield
Department of Economic and Community Development
Office of Culture and Tourism
One Constitution Plaza, 2nd Floor
Hartford, Connecticut 06103

Re: Hoyt-Barnum House
713 Bedford Street, Stamford, Ct 06902

Dear Ms. Scofield

I am writing this letter to express the City's support of the relocation of the Hoyt-Barnum House from 713 Bedford Street to 1508 High Ridge Road. As the oldest house in Stamford CT, Hoyt-Barnum represents an important link to the history and development of Stamford from a small agricultural community to the modern City Stamford has become.

In an ideal scenario, the house would remain where it is and be accessible to students and visitors alike. However, in its current location, sandwiched between the existing Police Station and a residential office, the property cannot permit accessibility and affords virtually no parking for visitors. As such, almost no one gets to visit and tour this building, an immeasurable lost learning opportunity for Stamford students and others.

Relocating the house to 1508 High Ridge Road, the location of the Stamford Historical Society (SHS) (current owners) has three major advantages.

1. The Hoyt-Barnum House can be made accessible to all visitors with ample parking.
2. The Hoyt-Barnum house will be adjacent to the SHS so that tours of the house can coincide with visits to SHS.
3. The existing Police Station structure, which is currently inadequate for the needs of the Stamford Police Department and cannot be renovated due to the presence of hazardous materials and logistics issues, could be abandoned once a new modern facility is constructed on the adjacent properties which include the existing location of the Hoyt-Barnum House.

Per your request, the City instructed the Architect it contracted with to design the new Police Station, Jacunski Humes Architects, LLC to prepare a schematic design of the Police Station with the Hoyt-Barnum House remaining in its current location, see attached. For the following reasons, we believe this solution is not feasible.

1. We have confirmed that a large portion of the Hoyt-Barnum House rests on the bedrock ledge. In order to construct the Police Station, the ledge will require blasting or hoe-

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ramming which we believe will cause significant damage to the existing structure; even if it was structurally braced and shored prior to blasting.

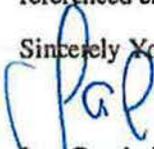
2. The new police buildings proximity to the Hoyt-Barnum House would make it difficult to construct without affecting the existing Hoyt-Barnum structure.
3. The 2 building uses are not compatible with each other and we believe would diminish the architecture of both buildings.
4. We would not have solved any of the accessibility issues and the likelihood of visitors to the Hoyt-Barnum House would be decreased.
5. Jacunski Humes Architects would have to sacrifice the design of the new Police Station in order to accommodate the Hoyt-Barnum House.
6. The current owners of the Hoyt Barnum House (SHS) have specifically requested the relocation to consolidate historic facilities at one address.

The City issued a Request for Proposal to obtain the services of an Architect that specializes in historic structures and their relocation and/or restoration. Chris Williams Architects has been contracted for this project with the express understanding that the relocation of the building be performed in a manner which will to the greatest extent possible keep the building on the National Register of Historic Places.

Therefore, for the reasons stated above, the City supports the relocation of the Hoyt-Barnum House.

Should you have any questions or comments, please feel free to contact me at the above referenced email address.

Sincerely Yours,

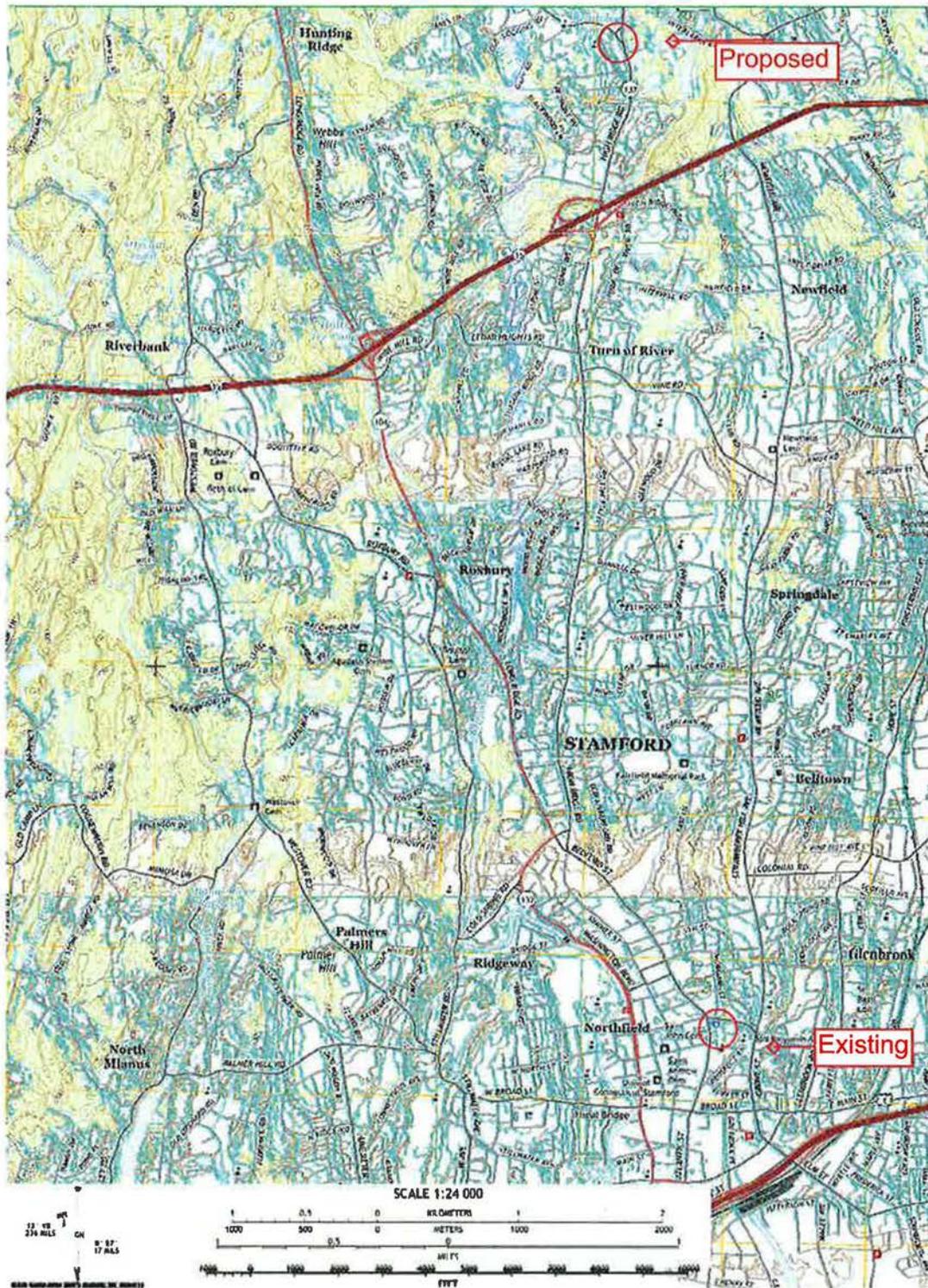


Lou Casolo Jr., PE
City Engineer

Reg. 392

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LOCATION MAP SHOWING
EXISTING AND PROPOSED SITES



INTERNATIONAL CHIMNEY CORPORATION

HISTORIC DATA

1.0 Historic Data

Historical Background and Context

Location and Setting

The Hoyt-Barnum House is located at 713 Bedford Street in Stamford, Connecticut. It is in the downtown area of the city and surrounded by nineteenth to mid-twentieth-century residential, commercial, and civic buildings. The house sits close to the road on a slight hill on the east side Bedford Street to the west. The approach to the front door consists of stepping stones leading up the small hill to the front door. There are three Black Walnut trees, some of the few of this kind remaining in Stamford. The Stamford Police Station is located to the north of the house and a hotel and office buildings are to the west. The east side of the property is lined with trees and shrubs obstructing the view of abutting property. The property is primarily made up of a rock ledge, which the house is built into, and the yard is a sloping hill with various landscaping features (*Stamford Advocate* 1950).

Early Site Settlement

Stamford, Connecticut, originally called Rippowam, was founded in 1641 by the Wethersfield Company, which was formed by a group of dissenters from the Church of Christ in Wethersfield, Connecticut in 1640. They decided to move west along Long Island shore and create a new community along the banks of the Rippowam River. The land they bought was an approximately 128-square-mile parcel that Captain Nathaniel Turner, an agent from the New Haven Colony, had originally purchased in 1640 from the local Native Americans. He then sold it to the Wethersfield Company (Feinstein 1999; Stamford Historical Society n.d.).

The settlers, consisting of approximately 28 men with their wives and children and at least two slaves, began construction of a meetinghouse and houses on high ground above the harbor in the summer of 1641. They barred non-Congregationalists from settling in the town and created a political system of annual town meetings of land-owning men led by a Board of Selectmen. The settlers attempted to farm the land in a semi-collective open-field system, similar to farming in England. However, due to availability and privatization of land, this system of farming did not work well and privatized farming became the leading industry. The primary crops grown were potatoes, rye, wheat, oats, and corn. Stockbreeding, fishing, and oystering were also important parts of the economy. Any surplus goods were sent to New York City's markets. Agriculture remained the basis of Stamford's economy until the nineteenth century (Feinstein 1999; Stamford Historical Society n.d.).

By 1700, Stamford consisted of 80 square miles because land in the north was ceded to Bedford and Pound Ridge in the Province of New York.¹ Also by this time, almost all the land in Stamford was owned by individuals instead of the Company. The Revolutionary War (1775–1783) was a tumultuous period for Stamford. There were many Loyalists in the town and residents contended with pirates who interrupted shipping along the waterways and thieves who stole firewood, food, and other items that could be sold to the British. Stamford also developed an important role in Connecticut government due to Abraham Davenport, one of the most influential men in the town, who was on the Council of Safety of the State

¹ The creation of New Canaan (1801) and Darien (1820) condensed Stamford to its current size of approximately 40 square miles (Feinstein 1999).

and close to Governor Jonathan Trumbull. By 1790, the town's population reached 4,051 and consisted primarily of farmers (Feinstein 1999; Marcus n.d.; Stamford Historical Society n.d.).

Construction of the Hoyt-Barnum House, ca. 1699

Joshua Hait acquired the land where the Hoyt-Barnum house is located from the Town of Stamford in 1668.² The property, although now located in a downtown urban setting, was originally north of the town center in a rural area. In 1691, Joshua Hait's sons, Joshua and Samuel, inherited the property from their father. According to research conducted by the Stamford Historical Society, Samuel Hait built the house in 1699 and lived there with his first wife, Susannah Slason. Samuel Hait was a blacksmith and farmer in Stamford and an important member of the community. Samuel Hait's grandfather was an original settler of Stamford in 1641. The house was built along an extension of North Street, what is now Bedford Street, which was a cow or horse path used to access the farm land of the Hait family and to travel between the town center and outlying agricultural land. Hait lived in the house with his children and wife until his death in 1738 (Anonymous 1750; Bailey 1971; Dater n.d.; Majdalany 1991:116–119; Marcus n.d.; Porstner 2004; Stamford Historical Society n.d., 1998b).

Change of Ownership and Use, 1783 – 1942

Samuel Hait's children inherited the house and property in 1738. In 1753, Johnathan Hait, John Knap, Jr. and Abigail Hait Knap, and Mary Hait sold the house and land to James St. John. The property was approximately five acres at this time. St. John's sons, James, Ezra, and John inherited the property in 1781, and in 1813, Ezra St. John purchased the entire property from his brothers. David Barnum bought the property at auction in 1826 from Ezra St. John. In 1838, David Barnum's wife, Betsey Hoyt Barnum, inherited the house. Betsey was a descendant of Samuel Hait and was one of the longest residents of the house, living there for almost 35 years. She sold the house to Charlotte Elizabeth Barnum Ferris in 1872, and in 1893, Ferris's sons, Silas H. and Theodore J., acquired the land, approximately 35 acres, and two houses from their mother. A bird's eye view image from 1875 shows the Hoyt-Barnum House and property along the outskirts of the town center (Appendix B-Figure B-1). Over the course of the nineteenth century, Stamford evolved from an agriculturally based town to an industrialized hub. Its close proximity to New York City made it a prime location for manufacturers, and the town's rapid growth over the second half of the nineteenth century led to incorporate as a city in 1893. A map from 1879 shows the land surrounding the Hoyt-Barnum property beginning to be divided into smaller lots and built on (Appendix B- Figure B-2). By 1883, the areas to the south and west of the Hoyt-Barnum property are developed and built up, but the property immediately surrounding the Hoyt-Barnum House remains agricultural fields (Appendix B-Figure B-3). By the end of the nineteenth century, the area around the Hoyt-Barnum House was no longer part of the agricultural outskirt of the town center, but developed into part of the urban downtown. A ca. 1900 photograph and a ca. 1900 colored postcard show the house as it appeared prior to restoration work in the latter part of the twentieth century and show the property's agricultural setting (Appendix B-Figure B-6 and B-7). A 1901 Sanborn Fire Insurance Map shows the property across from the Hoyt-Barnum House densely developed. The maps also shows the house with the rear ell and porch and an associated outbuilding located southeast of the house (Appendix B- Figure B-4). In 1904, Theodore Ferris inherited the property from Silas Ferris, and in 1922, sold it to Agnes C. Bemish.³ Agnes Bemish and her husband attempted to repair some of the historic features of the house in the mid-1920s, but according to a news report "missing parts could not be properly reproduced" (Bailey 1970). The property may have been rented out during this time. Partitions were added in the West Room

² Hait is an alternate spelling for Hoyt that appears in the early deeds and other historical records.

³ A 1908 map shows the dense development and shift from the area around the Hoyt-Barnum House from rural to urban and the Hoyt-Barnum property is part of the Silas H. Ferris Estate at the time (Appendix B-Figure B-5).

and the Keeping Room, which were removed prior to 1942 (Bailey 1875; Bailey 1970; Burleigh 1883; Dater n.d.; Hopkins 1879; Hyde 1908; Majdalany 1991:116–119; Marcus n.d.; Sanborn 1901; Stamford Historical Society n.d., 1998b, 2009b, 2009c).

Stamford Historical Society, 1942 – present

The Stamford Historical Society (Historical Society) acquired the property from Agnes C. Bemish, through an Administrators Deed, in 1942 and made the purchase through funds at the bequest of Lillian T. Mather. Between 1942 and 1948, the Historical Society rented the house as a residence. The Historical Society prepared the house for use as its headquarters and museum between 1948 and 1950. Doors and partitions were removed, and modern flues were installed in the chimney. The first floor was strengthened to withstand the weight of multiple people at once. The exterior was painted red, the roof was replaced, and the interior was stripped of layers of paint on the fireplaces and woodwork. The Historical Society also purchased furniture for the house. In 1950, the Hoyt-Barnum House officially opened as a house museum run by the live-in caretaker and hostess, Mrs. Plumb, who lived in the attic. The house was one of about 12 buildings included in historic house tours attended by about 350 people during the celebration of Settler's day and the founding of Stamford in 1641 as part of the "Tours of Yesteryears" in 1954. The Society used the building from 1950 to 1963 for exhibitions, meetings, and as their office. The pantry served as an office and library until the museum was created. The East room, originally a bedroom, and the other rooms held museum displays. During the latter part of the twentieth century, the neighborhood around the Hoyt-Barnum house redeveloped, including the Stamford Police Office to the north of the house and hotel to the west, and new commercial buildings were built in the area, extending the downtown of Stamford along Bedford Street (Dater n.d.; Marcus n.d.; *Stamford Advocate* 1950, 1954, 1956; Stamford Historical Society 1998b).

Between 1963 and 1973, the building required restoration and maintenance work. A ca. 1950s photograph of the Hoyt-Barnum House shows the house as it appeared prior to the restoration work (Appendix B-Figure B-8). The restoration was started with a grant from the Connecticut State Historic Preservation Office (SHPO) matched with funds from a bequest to the Society by Content Fessenden. The work began in 1968 and was completed five years later in 1973 at a total cost of \$30,000, Architect Mr. Robert Carter of Essex, CT, and Virginia Davis were in charge of the project. Mrs. Davis had also been restoration chairman during the Historical Society's earlier restoration in the 1950s. The restoration work followed a plan that retained some of the changes made to the house over the course of the eighteenth and nineteenth centuries in order to show different phases of history and use. The East Room walls were whitewashed using a latex mixture to replicate whitewash. Three floor boards along the exterior wall in the East Room that were severely damaged by termites were replaced, but most remaining original floorboards were retained. The floors were taken up and put back down, reusing the original nails where possible, otherwise replica-handmade nails were used. The Keeping Room floor was replaced with salvaged floor boards from another building. The boards do not match the East and West Room boards in either width or color. The trim around the cabinet to the left of the fireplace in the East Room is replacement, however the cabinet space is original to the home. The cracked hearthstone in the East Room was replaced with a hearthstone from the Ferris House, which was located on Bedford Street. The fireplace lintel in the Keeping Room was replaced with a salvaged lintel from the Darien House (located in Stamford). The chimney was repointed, and the roof sheathing was replaced. A central shed roof dormer was added to the facade sometime in the mid-twentieth century and was later removed during the restoration. Windows were removed on the east and west elevation of the attic level, leaving a single centrally located window on the attic level of both elevations. The clapboard was replaced with replicated hand-planed, beaded edge boards, based on the clapboards visible on the interior Kitchen wall. The Hoyt-Barnum property was listed on the Connecticut State Register of Historical Places in 1966. (Burnham 1979; Darbee 1969; Dater



n.d.; Davis 1973; Drobbin 2015; Simon and Phillips 1966; *Stamford Advocate* 1950, 1973b; Stamford Historical Society 1998b).

Robert Irving Carter

Robert Irving Carter (1908-1981) was an American Institute of Architects member and a Connecticut Society of Architects member. He specialized in historical restoration architecture and worked primarily in Connecticut. Carter is known for his work on the New London Historical Society Headquarters, the Amos Bull House in Hartford, the Lee House in East Lyme, the Old State House in Hartford, the Huguenot House in New London and work on the town halls of Essex, Old Lyme, Salem, and Westbrook. He graduated from Pratt Institute School of Architecture in 1933 and did his postgraduate work at New York University. He was a trustee of the Antiquarian & Landmarks Society and a member of the Lyme Historical Society (*The Day* 1981).

Virginia T. Davis

Virginia T. Davis (1919–1983) was a member of the Stamford Historical Society and was chairwoman of the Restoration Committee of the Hoyt-Barnum House. She was chairwoman of the Building Survey Committee, which completed the *Manual for Title Research* in 1975. She also was a trustee of the Antiquarian & Landmarks Society. The Stamford Historical Society annually awards the Virginia T. Davis Distinguished Service Award in her honor to a volunteer or member of the Historical Society (Connecticut Department of Health 1983; Stamford Historical Society 2009d).

The Historical Society used the Hoyt-Barnum House as its office until 1984 when it acquired the Martha Hoyt School on High Ridge Road in Stamford and moved its headquarters there. Since then the Hoyt-Barnum House has functioned primarily as a house museum. The house was also opened for tours and a location of festivities as part of the 350th celebration of Stamford in 1991. The Historical Society replaced the roof of the house in 2004 with hand-split cedar shingles. During the 2000s, the house was open by appointment only for tours by the Historical Society (Porstner 2004; *Stamford Advocate* 1991; Stamford Historical Society 2004).

Moving the House, 2015 – 2017

The City of Stamford is relocating the Hoyt-Barnum House to a site at the Historical Society's headquarters on High Ridge Road, to accommodate the construction of a new Police Station on the property occupied by the Hoyt-Barnum House. The relocation is set to follow actions and guidelines set by the Connecticut SHPO and Historic Preservation Advisory Commission of Stamford and to take place by the end of 2016. The house is scheduled to reopen by 2017 for tours (Drobbin 2015; Stamford Historical Society 2009a).

National Register of Historic Places Status

The Hoyt-Barnum property (parcel 002-6853), is approximately 0.65 acres and was listed on the National Register of Historic Places on June 11, 1969 for its significance in agriculture, architecture, and education.

DEVELOPMENT OF CHRONOLOGY
AND USE 1668-1998

1.2 Development of Chronology and Use, 1668–1998

Brief Chronology and Use, 1668–1998

Extracted from Stamford Historical Society. “Hoyt-Barnum House Chain of Ownership”, 1998, with supplemental information.

DATE	HISTORICAL INFORMATION	SOURCE
1668	Town of Stamford to Joshua Hait, land only, by Deed.	Stamford Historical Society 1998b
1691	Joshua Hait to sons, Joshua and Samuel Hait, land only, by inheritance.	Stamford Historical Society 1998b
1699	Samuel Hait built house for his first wife, Susannah Slason.	Stamford Historical Society 1998b
1738	Samuel Hait to his children, by inheritance.	Stamford Historical Society 1998b
1753	Johnathan Hait, John Knap, Jr. and Abigail Hait Knap (his wife) and Mary Hait to James St. John, by deed. Tract of land was approximately 5 acres.	Stamford Historical Society 1998b
1781	James St. John to his sons James, Ezra and John, by inheritance	Stamford Historical Society 1998b
1813	Ezra St. John purchased the whole estate from his siblings	Stamford Historical Society 1998b
1826	Ezra St. John to David Barnum, by auction.	Stamford Historical Society 1998b
1838	David Barnum to his wife Betsey Hoyt Barnum (a descendant of Samuel Hait), by inheritance.	Stamford Historical Society 1998b
1872	Betsey Barnum to Charlotte Elizabeth Barnum Ferris, by deed.	Stamford Historical Society 1998b
1875	Hoyt-Barnum House appears on bird’s eye view map (Figure B-1).	Bailey 1875
1879	1879 map shows house and property owned by Silas H. Ferris (Figure B-2).	Hopkins 1879
1883	1883 bird’s eye view shows house and property (Figure B-3).	Burleigh 1883
1893	Charlotte Elizabeth Barnum Ferris to her sons Silas H. and Theodore J., land tract was approximately 35 acres and included two houses, by deed.	Stamford Historical Society 1998b
1900	Ca. 1900 postcard and photograph show the house and property (Figure B-6 and B-7).	Stamford Historical Society 2009b, 2009c
1901	1901 Sanborn Insurance Map shows house and outbuilding (Figure B-4).	Sanborn 1901
1904	Silas Ferris to Theodore Ferris, by inheritance.	Stamford Historical Society 1998b
1908	Map shows property owned by Silas H. Ferris Est.	Hyde 1908
1922	Theodore Ferris to Agnes C. Bemish, by deed. Property was possibly rented during later years.	Stamford Historical Society 1998b

1942	Agnes Bemish to Stamford Historical Society, by administrator's deed. Funds for purchase came from bequest of Lillian T. Mather.	Stamford Historical Society 1998b
1942–1948	The house was rented.	Stamford Historical Society 1998b
1948–1950	The Society prepared the house for use as its headquarters. Doors and partitions were removed. Modern flues were installed in the chimney. First floor was strengthened for the weight of people attending meetings. Furniture purchased. Mrs. Plumb became the hostess caretaker and lived on the second floor.	Stamford Historical Society 1998b
1950	Photograph shows house prior to restoration work in the 1960s and 1970s (Figure B-8).	<i>Stamford Advocate</i> 1950
1950–1963	The Society used the building for meetings, exhibits, and as a business office.	Stamford Historical Society 1998b
1966	Hoyt-Barnum House listed on the Connecticut State Register of Historical Places.	Simon and Phillips 1966
1969	Hoyt-Barnum Property listed on the National Register of Historic Places.	Darbee 1969
1963–1973	It became apparent that the building required major repairs. The restoration was started with a matching grant from the state Historical Commission. The match was from a \$55,000 bequest to the Society by Content Fessenden. Restoration was started in 1968. Mr. Robert Carter of Essex, CT, an architect and Virginia Davis were responsible for the project. The restoration objective of the Society was to accomplish the repairs.	Stamford Historical Society 1998b
2000s	Hoyt-Barnum House open for tours by appointment only.	Stamford Historical Society 2004

CURRENT APPEARANCE

2.0 Current Appearance

2.1 Physical Description

2.1.1 Setting

The Hoyt-Barnum House is located on the east side of Bedford Street in the City of Stamford, Connecticut, and is sited just north of North Street and southeast of Dolsen Place. It is surrounded by dense twentieth-century development, including the Stamford Police Station to the north and the eight-story Stamford Suites Hotel across the street to the west. The house faces south with a center entrance facing towards North Street. Its partially at-grade fieldstone cellar and foundation wall are exposed at the west elevation facing Bedford Street and at the west end of the south elevation. The house sits on a lawn that slopes upward east from Bedford Street. The lawn contains mid- and late-twentieth-century landscaping including mature plantings, ornamental ground cover such as myrtle and ivy, and three large black walnut trees. There are significant exposed stone bedrock slabs to the south and southeast of the house with a rocky ledge running along the east side of the rear yard. An exposed stone slab to the northeast of the house has what appear to be quarry marks. The house is approached from Bedford Street via a curving walkway with about 22 flat stone slabs leading from the sidewalk up to the front door. The stone step nearest Bedford Street is in two parts and about 2'-4" and 2' wide. The stone stoop at the front door is approximately 7' x 1' and appears to go underneath the house, possibly serving as part of the foundation, and is also part of the stone retaining wall west of the front door that curves along the west side of the approach path. The stone steps nearest the front door are likely contemporary to the construction of the house, while the remainder of the stone pathway leading from Bedford Street is a later landscape feature that were possibly added in the mid-twentieth century (Photos 1, 2, and 10–12).⁴

A one-story, one-bay, gable-roof shed, dated ca. 1920 based on visual analysis, is east of the main house and the rock ledge and faces southwest into the front yard. A shed-roof outbuilding, no longer extant, appears on a 1901 Sanborn map and in a ca. 1900 historic photograph, located southwest of the current shed. The existing shed has an asphalt-shingle clad front-gable roof with overhanging eaves and vertical board walls. The entrance is located centrally on the southwest elevation and is vertical board with metal strap hinges and is accessed by one concrete block step. The shed sits on rubblestone piers and is in dilapidated condition (Figure B-7, Photo 12).

Historic images show the appearance of the property's setting in the first half of the twentieth century. Two ca. 1900 images of the Hoyt-Barnum House show the immediately surrounding landscape in the fall or winter due to the bare trees. A wood fence with open gate separates the house from unpaved Bedford Street. There are significant rock outcroppings east of the house with open, likely agricultural, land visible to the north and southeast. The large black walnut tree currently adjacent to the main entrance is shown in a ca. 1950 image (Figures B-6, B-7, and B-8).

2.1.2 Hoyt-Barnum House Architectural Summary

Based on readily available research materials, the Hoyt-Barnum House, traditionally thought to have been built ca. 1699, appears to be a one-and-one-half-story hall and parlor plan dwelling with a rear integral lean-to, known as a "breakback" (CTDOT 2013:39) house in Connecticut. Recent scholarship on early Connecticut houses suggests that the original construction may date to the early eighteenth century. The

⁴ Building and architectural detail measurements were sourced from the existing conditions architectural drawings by Christopher Williams Architects, LLC, dated October 2015, or else were observed during fieldwork conducted by PAL Architectural Historians on October 6–7, 2015.

house is a rare surviving example of its type and period in Connecticut; the majority of extant early houses are two- or two-and-one-half-story tall.

The seminal historical and architectural analysis of early Connecticut architecture dates to the early twentieth century when architectural historians Norman M. Isham (1864–1943) and Albert F. Brown writing together, and J. Frederick Kelly (1888–1947) defined early Connecticut house types in two classic publications. In recent years, new scholarship has contributed to an expanded understanding of early Connecticut architecture, based in part on archaeological evidence from seventeenth- and eighteenth-century house foundations and sites.

European settlement of Connecticut began ca. 1630. During this period, houses were commonly constructed as small, one-and-one-half or two-stories, one-room buildings with an end chimney. The singular room at the ground floor, referred to as a “hall,” contained the large stone fireplace and provided space for cooking, eating, and other work functions. The upper full or half story held the “chamber” for sleeping or storage (CTDOT 2013:39-43).

Early-twentieth-century scholarship discussed the transition from a one-room, end-chimney house plan to a hall and parlor plan around a center chimney over two consecutive periods ending in 1700. According to Kelly, Isham, and Brown, the Earliest Period in the Connecticut Colony (1635–1675) was characterized by residential construction of, generally, a two-room plan with a center chimney and a rear kitchen lean-to added later. The Second Period in the Connecticut Colony (1675–1700) saw the enlargement of residences and the addition of a greater number of divided spaces. This marked an end of the framed overhang, and brick and lime plaster became popular building materials. By this time, the rear kitchen ell with a lean-to roof was being constructed as part of the original house framing. The early-twentieth-century scholars concluded that by, what they called the early Third Period (1700–1750), the rear lean-to roof was raised to match the height of the front wall, which afforded additional floor space. This change created, what is referred to in New England as, the “upright-house.” However, recent scholarship has viewed the evolution to a hall and parlor plan in Connecticut as an eighteenth-century phenomenon. This two-room type of plan with a center chimney added a second room, the “parlor,” to serve multiple purposes, such as socializing or sleeping. A lean-to could be added to the rear of a hall and parlor house for the kitchen, pantry, and additional work space. In New England, generally, this type of house is referred to as a “saltbox,” and in Connecticut, specifically, it is known as a “breakback” house. Houses during this period usually had a dug-out cellar that was lined with fieldstone underneath all or a portion of the building (CTDOT 2013:39-43; Dater n.d.; Isham and Brown 1900:12, 49, 51, 67; Kelly 1924:5–20).

Analysis of early Massachusetts houses by noted architectural historian Abbott Lowell Cummings (b. 1923) show that prior to the end of the seventeenth century, the rear lean-to was constructed as an integral part of the framing of the main house. Additional interior changes during this period include elaborate stairways at the front entryway, plaster walls and ceilings, and, towards the mid-eighteenth century, a hallway on one side of the staircase running the length of the interior was popular (Cummings 1979:33;).

In Colonial-era Connecticut, building materials were sourced locally and most construction was timber framed; log cabins and stone houses were uncommon. Houses were clad in split wooden clapboards with wood-shingle clad roofs. In the seventeenth century, windows were typically small diamond-pane casement windows with hand-blown glass panes that opened outward. By the eighteenth century, casement windows were replaced with sash windows consisting of square glass panes set in a wooden frame. Most glass during this period was either hand-blown or imported from England and was typically a blue or blue-green in color. Mass-produced clear glass did not become available until the late nineteenth century. Fireplaces were typically mortared using limestone or else clay mixed with straw (CTDOT 2013: 39-43).

The Hoyt-Barnum House is a center chimney plan, five-room dwelling of post-and-beam construction with hand-pegged mortice and tenon joints, and chimney girts atop part of the chimney. The house has an asymmetrical gable roof with a steeper south slope than north. Based on field inspection and probes, the extended roof overhang on the rear (north) elevation with (west to east) kitchen and bathroom ell and former open porch was added after the original construction of the main house, probably in the nineteenth century. The evidence for this sequence is: 1) the main house rafters appear to terminate at the rear plate; 2) the originally exterior north wall (now enclosed as the south wall of the kitchen and bathroom) is constructed of vertical planks that extend continuously from the sill, past the rear plate, to the roof; 3) the exterior of the wall is sheathed with clapboards that are not beaded, that extend up into the attic, that are notched at the rafters at the attic level; 4) the rear ell rafters are of varying sizes and somewhat misaligned and at a lower angle from those of the main house.⁵

2.1.3 Hoyt-Barnum House Exterior

Massing

The Hoyt-Barnum House is a rectangular, gable-roof, one-and-one-half-story, three-by-two-bay, wood-frame house with its side-gable front facing south. The house measures 32'-8" x 32'-8.25". The ell at the northeast end of the rear (north) elevation measures 17'-3.25" x 6.5'. The west end of the north elevation that was formerly a porch underneath the roof overhang measures approximately 15' x 5'-2" with a 1.5'-wide stone foundation and two support posts of varying heights with chamfered molding (Photos 4, 5, 8, and 9).

Foundation

The fieldstone foundation is underneath approximately just over the half of the main house on the south, west, and north and is exposed at the at-grade cellar along the west elevation and southwest corner. The foundation was originally set drylaid and was mortared later. The foundation is exposed approximately 6" from the ground at the east elevation; 2' at the north elevation, underneath the roof overhang; and 4'-2" at the west elevation and the west corner of the south elevation. The east side of the house rests on natural ledge with chinking stones. The mortared foundation at the rear ell has an uneven face that suggested it was intended to be below grade (Photos 5, 6, 8, and 9).

Walls and Trim

The Hoyt-Barnum House is clad in hand-planed reproduction clapboards with hand-beaded edge on the west, south, and east elevations, as well at the north elevation underneath the roof overhang. The north elevation at the rear ell is clapboarded with no hand-beaded edge. Approximately the east half of the north elevation of the main house has historic beaded clapboards, painted white, enclosed in the kitchen and bathroom ell. Clapboards that are unbeaded and painted pale yellow continue up from above the kitchen/bathroom ceiling through the attic level to the roof. All elevations have smooth cornerboards that are approximately 5" wide with bead edges. The clapboards surrounding the front entrance and underneath the roof overhang at the north elevation are approximately 6.5" wide with a 0.5" reveal. The clapboards near the entrance at the rear ell are approximately 8" wide, although some are 6.5" or 7.5", with a 0.6" reveal. The clapboards at the north side of the rear ell vary between 5.8", 6.8", or 7" wide with a 0.5" reveal. A wood gutter with metal hardware that runs along the south roofline was added ca. 1950 (Photos 3-6, 8-9, and 21).

Doorways

⁵ Interior ell and north wall conditions and framing observations were gathered from an inspection conducted by Christopher Williams Architects, LLC in October 2015.



There are three existing entrances and one former exterior entrance into the building. The main entrance is centrally located at the south elevation under a 5'-wide shed-roof hood. Historic images show that in 1900, the entrance was covered by a hip-roof porch supported by simple posts, which was replaced with this hood by ca. 1950. The front door is approximately 5'-9" x 2'-10" with a wood step at its threshold measuring approximately 3'-10" long. The outer face of the front door has wide vertical wood planks with inner horizontal boards, reinforced with two vertical boards. The exterior has a handmade, wrought-iron spire-tipped door pull with wrought-iron thumb-latch passing through to the interior of the door and curving into a hand grasp below the catch bar. The west side of the interior door has paired strap hinges. The bottom of the exterior shows insect, animal and weather damage. The front door is framed on the exterior with smooth surround with bead molding; this framing is a replacement as evidenced by its smoothness and minimal coats of paint (Figures B-6, B-7, and B-8; Photos 3 and 13).

A secondary entrance is at the north end of the east elevation at the rear ell. The wood door is approximately 5'-8" x 2'-4" with a lintel measuring 3'-3" x 1". The stone step at the threshold is approximately 5'-1" x 2' (Photo 9).

The third entrance is set within the foundation at the west side of the south elevation and accesses the cellar. The heavily worn tongue-and-groove vertical board door, possibly original to the construction of the house, is slightly recessed underneath the clapboards at the lower first-story and is framed with bead molding (Figures B-6, B-7, and B-8; Photos 5 and 21).

Within the house, a fourth historic originally exterior entrance is located on the north wall of the main house inside the kitchen ell (Photo 21).

Windows

The Hoyt-Barnum House has a mix of likely original, historic, and reproduction windows. Windows are, generally, twelve-over-eight or six-over-six, double-hung and pegged wood sash. The trim is flat side molding and hand-pegged projecting sills and lintels. There are four likely original six-over-six windows, one in the cellar west wall and three on the north wall of the main house. There are three likely historic eighteenth- or nineteenth-century windows, one in the cellar west wall and two on the south elevation. Old windows have a rough wood surround thick with years of paint layers. The remaining windows are ca. 1968–1973 reproductions. The cellar windows consist of one likely original six-over-six double-hung sash and one historic five-light transom. The full window maintains its original pintles for shutters and a metal horizontal bar with latch. The transom window was originally a full-height window, as indicated by stone infill ghost marks in the foundation. There are two twelve-over-eight double-hung sash windows on the first floor of the south, west, and east elevations; those on the south elevation appear historic, while those on the west and east elevations are reproductions. On the north elevation, there are three likely original six-over-six, double-hung sash windows; one is under the roof overhang and two, which were formerly exterior windows, are now within the interior of the building at the kitchen and bathroom of the rear ell. The north elevation of the rear ell has two casement windows that were likely added in the mid-twentieth century. Attic windows, one each on the west and east elevations, are reproduction six-over-six, double-hung sash. There is evidence at the attic interior of two additional windows on the west and east elevations, probably added in the nineteenth century, that appear in early-twentieth-century images and were removed in the mid-twentieth century, probably during the ca. 1968–1973 restoration. A shed dormer with four twelve-light casement windows added to the south roof slope between ca. 1900 and 1950 was removed between ca. 1950 and 1973 (Figures B-6, B-7, and B-8; Photos 4, 6–9, 21–22, 24).

Roof

The roof of the Hoyt-Barnum House, including the rear ell, is clad in replacement wood shingles. The roof exhibits sagging on the west side; there is evidence in the interior of the West Room that support

beams once existed to rectify this. The roof overhang at the rear ell maintains original framing with decking plank that measure up to approximately 2' wide (Photos 2, 6, 14).

Chimney

The center chimney is fieldstone and mortared with clay, animal hair, and straw. The visible chimney shaft above the roofline was rebuilt in ca. 1968–1973 and is composed of smooth stone blocks with mortar. The chimney is angled (or canted) at its corners and slopes significantly towards the south, or front, of the house; this configuration is visible in the attic (Photos 3, 5, 9, and 25).

Rear Ell and Porch

A rear lean-to extension with a (north) kitchen ell (east) and porch (west) was added to north elevation, probably in the nineteenth century and definitely before 1900. The kitchen ell was extended to the west in the twentieth century. The rear ell has a secondary entrance on its east elevation and two mid-twentieth-century casement windows on its north elevation (Figure B-4; Photos 8–9).

2.1.4 Interior

Cellar

The 26'-3.75" x 24'-11.75" rectangular unfinished cellar lies below the west side and southeast corner of the main house. The northeast corner of the house has a partial crawl space against the ledge. There is no cellar under the rear ell. The cellar is divided into two primary sections the form an L-plan on the north and west sides of the chimney, with a smaller space south of the chimney. The small space is separated by a plank wall with a wood door that accesses the utility room with HVAC equipment and ledge at the east wall and southeast corner. The north and south parts of the cellar are separated by a vertical board wall extending from the west foundation wall towards the northwest corner of the chimney, with a 4'-wide opening at the chimney. The cellar has rough whitewashed fieldstone walls on the south, west, and north with its east wall set into ledge. The fieldstone mortared and whitewashed chimney occupies the central and east portion of the cellar with its east side based in the ledge. The floor is concrete, and framing timbers are exposed at the ceiling. The ground sills are set atop the stone foundation. The ceiling boards are approximately 12" wide and the joists are approximately 5" or 7" wide. Some floor joists maintain original bark, and some posts exhibit original raising numbers, in the form of Roman numerals. Square wood posts installed in the late twentieth or early twenty-first centuries support the first floor joists, which are notched to sit atop the girts and posts. The cellar is accessed in its northeast corner by wood stairs from a low and narrow doorway at the east interior wall of the first floor Keeping Room. The stairwell ceiling is plaster and the east wall is vertical wood boards that measure approximately 10.5" wide. At the landing, a fieldstone and brick wall has a four-light, wood sash viewing window to the rock ledge that forms the east foundation east wall. A wood handrail runs along the west side of the stairs. The chimney north face has wood bracing for the Keeping Room hearthstone, and the southwest face of the chimney has a low, angled fireplace with a stone lintel. The west wall has one transom window in the north section and one historic six-over-six-light, wood sash window in the south section. The door to the exterior at the west side of the south wall is horizontal board with wood horizontal lock and wrought iron strap hinges (Photos 26–29).

First Floor Plan

The first floor plan consists of a five rooms surrounding the chimney, plus a two-room rear ell. The house is a traditional five-room center chimney plan, but differs from typical layouts of this type with stair access to the attic at the rear rather than in the front hall adjacent to the chimney. In addition, at least two walls associated with the West Room and the Keeping Room have been removed in the northwest quadrant. The primary spaces are the East Room, West Room, Keeping Room, and Buttery (northeast corner). The entrance foyer, centered on the south side of the chimney, is a small square room with open



doorways to the east and west. Between the Keeping Room and the Buttery, an historic formerly exterior doorway in the north building wall connects with the rear kitchen and bathroom ell, and a door and wood stairway access the attic. The cellar is accessed by stairs directly below the attic stairway, through a door at the east wall in the Keeping Room near the entrance to the East Room (Appendix A).

The entrance foyer measures 5'-10" x 5'-10", with the main entrance door and a simple surround on the south wall and a plastered wall with a recessed cabinet on the north wall. The cabinet has wood-paneled doors, a molded wood surround, and four wood shelves. The east and west wall are composed of vertical boards with openings into the East and West rooms (Photos 13 and 14).

The West Room originally served as a parlor. There is evidence on the floor near the fireplace at the south side of the room that posts once existed, either to create smaller spaces or as support posts for the room. The fireplace is angled towards the southwest corner, and the hearthstone is original. The wood mantel with delicate molded profile is approximately 6' long and is between 6" and 9" wide, and has replacement plaster over mantle area, which is unevenly undulating due to the contour of the underneath fieldstone chimney. The West Room has two historic built-in wood elements: a segmental-arch corner cabinet with one recess-paneled door below and three open shelves above at the southeast corner of the room near the doorway to the entrance foyer; and a recessed wall cabinet with one recess-paneled door northwest of the fireplace. The north wall of the West Room has been removed, so it flows into the Keeping Room to the north (Photos 14 and 18).

The East Room likely originally served as a sleeping chamber. It has been referred to as the Parents Room and was used by the Stamford Historical Society as their office. The East Room is accessed through open doorways at its northwest corner connecting to the Keeping Room and southwest corner connecting to the entrance foyer. The room measures 13'-7" x 10'-6" and has a fireplace with no mantle or ornamentation on the replacement plastered west wall, which is not flat due to the contours of the underneath fieldstone chimney. The approximately 2'-8" x 5' hearthstone is a replacement from the Old Ferris House on Bedford Street in Stamford. There is a small wall cabinet with no door north of the fireplace. The south, east, and north walls have exposed vertical plank walls, posts, beams, and floor joists. The beam and post at the southwest corner of the room exhibit their original raising numbers, in the form of Roman numerals (Photos 15-17).

The Keeping Room, now the largest space in the house, The Keeping Room was previously divided with a partition to form a small room (reputedly a burning room) in the northwest corner. The north end of the east wall of the Keeping Room is open into the narrow Buttery (or pantry) in the northeast corner of the house. The Keeping Room has a large stone fireplace, a bread oven, and original hearthstone measuring approximately 7'-10" x 4'-3" deep. The stained wood mantle, likely added ca. 1950, above the fireplace is approximately 8'-1" x 5". The space is open between the West and Keeping Room and the Keeping Room has doorway openings into the Buttery, rear ell, and East Room, with a door allowing access to the cellar (Photos 18 and 19).

The Buttery, once the pantry and later the library for the Stamford Historical Society has five built-in open wood shelves along the entirety of the interior east and south walls. The east wall has a window with a 9"-deep shelf (seat) at the sill with a decorative radiator metal panel below (Photo 20).

The rear ell has a kitchen at the east side and a bathroom on the west side with mid-twentieth-century finishes. The south wall of the kitchen and bathroom has original exterior clapboard walls and two original windows. The modern finishes include gypsum board walls and ceiling, and sheet vinyl floor. Counter space, upper and lower cabinets, and complete with a sink, dish washer, and stove top are located along the interior north wall. The bathroom has a sink and toilet. The 1901 Sanborn map depicts the rear

ell as only accommodating the kitchen space; present architectural drawings indicate that the rear ell now runs about half the length of the north elevation. This indicates that the rear ell was expanded sometime after 1901 to include the bathroom (Figure B-4; Photo 21).

Floors

The floors throughout the main house first floor and attic are original wood boards that are joined by hand-wrought rose-head nails or else replacement wood boards. All floor boards run in the north-south direction with the exception of those in the Keeping Room, which are replacement, and run east-west. The floors in the entrance foyer are stained boards and narrower than elsewhere in the house; they measure between 8" and 11.5" wide. The interior threshold at the front entrance has a rounded 11.5" deep wood step. The floorboards in the East Room and the West Room are all original with the exception of three boards at the east wall in the East Room, which were replaced due to termite damage. The West Room has original floorboards that measure 16" at their widest with square-head nails. The widest floorboard in the East Room, near the door to the entrance foyer, measures 15" wide. The Keeping Room has wide stained replacement floor boards that are narrower than those in the East and West rooms; these were replaced ca. 1970. The Buttery and attic floors are wide boards. The rear ell kitchen has sheet vinyl floors and the bathroom has flagstone tile floors (Dater n.d.) (Photos 14–16, 18–21).

Walls and Ceilings

The walls throughout the main house are original vertical planks, paneling, or replacement plaster. The walls in the entrance foyer are whitewashed vertical planks framing the doorways into the East and West rooms, smooth plaster on the south wall surrounding the entrance door, and coarsely plastered on the south wall on the chimney surrounding the cabinet. Walls in the West Room are replacement plaster. In the Keeping Room, the walls are wide, milled, vertical board paneling of varying widths with a beveled edge. This type of simple bead or feather-edge joint paneling became popular in New England after 1700 and presents one of the most common types of wall sheathing. In the East Room, the walls are exposed whitewashed vertical wood planks with plaster at the west wall with the fireplace. The walls have very wide wood planks that measure 22" at the widest, to the east of the window on the south wall. The Buttery walls are vertical wood paneling, possibly added in the mid-twentieth century (Cummings 1979:175–178) (Photos 14–21).

The ceilings throughout the main house first floor are exposed timber framing or replacement plaster. In the West Room, Keeping Room, and Buttery the ceilings are plastered. In the East Room, the ceiling is exposed whitewashed wood beams, measuring 14" at their widest, with plaster at the west wall with the fireplace (Photos 14–20).

In the rear ell, the bathroom and kitchen south walls are original exterior beaded clapboards, with two original six-over-six, double-hung, wood sash windows. The ceilings and the west, north, and east walls are gypsum wallboard. The bathroom has ceramic tile and plaster walls and plastic crown molding (Photo 21).

The attic has walls and ceilings of exposed wood framing and sheathing planks. The interior west and east walls in the attic are whitewashed horizontal planks approximately 11" wide. The ceiling in the attic has exposed horizontal wood decking on the interior roof slope (Photos 22–25).

Trim and Millwork

In general, the interior trim is simple with limited ornamentation. The West Room has cased and beaded corner posts and beams, and molded, narrow window surrounds. The Keeping Room has cased and beaded corner posts and beams, feather-edge wall paneling, and window surrounds of flat boards with corner beads. The East Room, which has exposed framing members, has window casings that are simple



pegged wood planks set proud of the exposed sheathing walls. The corner posts and beams in the Keeping Room have beaded wood casings. Doorway openings are generally smooth plaster with bead molding or wood plank partitions. There are three historic recessed wall cabinets, one each in the entrance foyer, West Room, and East Room; and one historic corner cupboard in the West Room. The Keeping Room mantel shelf and the Buttery shelving are mid-twentieth-century (Photos 14–16, 18–19).

Doors

The interior generally lacks doors, but rather maintains open doorways for maximum room flow. There are five interior open doorways, two in the entrance foyer into the East and West rooms and three in the Keeping Room to the rear ell, the Buttery, and the East Room. There are two wood doors to stairways in the interior, one accessing the attic stairs and one on the east wall of the Keeping Room accessing cellar stairs. The doorways between the entrance foyer and the East and West rooms measure 2'-7" at their opening in whitewashed vertical boards. The original exterior doorway between the Keeping Room and the rear ell is 3'-2" wide. The doorway to the cellar from the Keeping Room is approximately 1'-1" wide. The door to the attic at the first floor has wide vertical boards with metal hardware and measures approximately 3' wide. The doorway between the East Room and the Keeping Room has a wood surround with beaded edge at the interior of the East Room and measures approximately 2'-6" at its opening (Photos 14, 16, 19, and 21).

Windows

The predominant window is a twelve-over-eight or six-over-six, double-hung, wood sash configuration. There are four likely original windows, three historic windows, six reproduction windows, and two mid-twentieth-century windows. Two of the likely original windows that were once exterior windows at the north elevation are now part of the interior. Window modifications are visible as ghost marks at the interior west wall of the cellar five-light transom, which was a full window opening, and the interior of the attic east and west gable ends where a window added in the eighteenth or nineteenth century was removed in the twentieth century (Photos 14–15, 18–21, 27).

Stairways

There are two stairways in the house. One set of open stringer wood steps leads down to the cellar from the east wall in the Keeping Room and one wood staircase enclosed in plank walls leads up to the attic from the rear entrance between the Buttery and the Keeping Room. The stairs between the first floor and attic have approximately 8" risers and 6" treads. This stair was once open on its east side, but is now separated from the Buttery with a vertical-board partition that was likely added ca. 1950 when the attic space was used as living quarters for caretakers who resided in the house beginning in the early 1950s (*Stamford Advocate* 1959) (Photo 22).

Painted Finishes

Interior trim varies from room to room as exposed unfinished or whitewashed wood posts, beams, and wall sheathing else smooth or variable surface painted plaster. Historic and added wood paneling, and the two interior doors, have a natural wood finish. The West Room wood trim and four historic wood cabinets are painted (Photos 14–15, 19, and 22).

Heating Fixtures

The four original fireplaces consist of three on the first floor and one in the cellar. Baseboard heating dates to the mid-twentieth century and is located in the West Room, Keeping Room, and attic. The rear ell, in the kitchen near the exterior door, has a mid-twentieth-century radiator underneath the original, formerly exterior, window. The heating unit is located in a small enclosed space at the southeast corner of the cellar (Photos 14–16, 19, and 23).

Lighting Fixtures

An electric reproduction lantern is in the entrance foyer. There is minimal track lighting in the West and East rooms. There are no lighting fixtures in the East Room, although there is one electrical outlet at the north side of the east wall. The Attic also has one electrical outlet at the north side of the east wall. There are floodlights in the attic, attached to the ceiling between the West and Keeping Room, and at the exposed ceiling beams in the Keeping Room (Photos 15, 18, 19, 22, and 23).

Plumbing Fixtures

Plumbing dating to the mid-twentieth century is located in the rear ell including the kitchen sink and the bathroom sink and toilet.

Attic

The attic is a semi-finished single space with exposed roof framing and sheathing and the fieldstone chimney that is angled and sloped in its south face. The space was likely finished in the mid-twentieth century and served as a living space. It is reached by a wood staircase at the rear of the interior immediately against the east side of the Keeping Room's east interior wall. The stairwell is separated from the Buttery by wood paneling. The attic has visible house framing with cross-braced framing with original sheathing on the north wall and mid-twentieth-century cabinets built into the south knee wall. The attic has a mix of exposed historic and replacement wood framing. The common rafters and connecting collar beams are notched and hand-pegged to the rafters. The notched rafters surround the plate, which are hand-pegged to the posts. Common purlins are exposed in front of the sheathing. The fieldstone chimney is roughly mortared and slopes towards the south, or front, of the house. On either side of the chimney, and running the length of the ceiling, are collar beams and common rafters exhibiting ax markings. A few of the rafters, especially at the west side, are replacements (Cummins 1979:53; *Stamford Advocate* 1959) (Photos 22–25).

2.1.5 Summary Timeline of Alterations

Exterior

- 19th c. Rear (north) kitchen ell (east) and porch (west) built. Entrance porch built. One window added in attic on west and east.
- Early 20th c. Shed-roof dormer added to south roof slope.
- Ca. 1950 Bathroom added to west end of kitchen. Dormer and attic windows removed. Entrance porch changed to hood.
- 1968–1973 Clapboards copied from the remaining originals found at the interior south wall of the rear ell and entire exterior clapboarded (previously there were wood shingles on the west).
Roof redone.
Windows rebuilt.
Chimney rebuilt above roof line.

Interior

- Ca. 1950 Rear ell, bathroom addition, and kitchen finishes, when caretaker couple resided there for the Stamford Historical Society ca. 1950-1970.
West Room support beams removed.
Attic stairs were once entirely open on both sides and are now separated from the Buttery and Keeping Room by full-height vertical-board partitions.
- Ca. 1973 Attic finished for living with cabinets at the south wall, baseboard heat, likely added by
Cellar square post supports and concrete floor.

2.2 Character-Defining Features

The character-defining features of the Hoyt-Barnum House are indicative of its reported ca. 1699 construction.

2.2.1 Exterior Features

- Setting with sloped site, lawn surrounded by mature plantings, especially the black walnut trees.
- Construction of the house foundation and the chimney into the rock ledge, forming the cellar with its exposed fieldstone foundation on the west and south elevations.
- Massing with rectangular plan, one-and-one-half-story, three-by-two-bay, asymmetrical gable roof, and center chimney plan.
- Historic windows.
- Front doorway and cellar doorway on south elevation.
- Original hand-pegged window frames, sills, and lintels, especially at the north elevation.
- Original clapboards on the north elevation.

2.2.2 Interior Features

- Arrangement of interior spaces.
- Original framing material, especially exposed in the attic, cellar, and East Room. Floor joists in the ceiling of the cellar have original bark. Corner posts in the East Room and cellar have original Roman numerals for initial construction.
- The south interior wall in the rear ell that was originally the exterior north wall has original clapboards and two windows, one in the kitchen and one in the bathroom
- Fieldstone, clay mortared central chimney
- Original hearthstone in the West Room.
- Original floorboards in the West Room and East Room, except three at the east side in the East Room.
- Historic wood paneling in the Keeping Room.

HISTORICAL INTEGRITY

2.3 Historical Integrity

As defined in the National Register program, integrity is the ability of a property to convey its significance and consists of seven aspects: location, design, setting, materials, workmanship, feeling, and association. The National Register regulations on relocating properties listed in the National Register require an assessment of “The effect on the property’s historical integrity” (36 CFR 60.14 (2) (ii)).

The relocation of the Hoyt-Barnum House will result in a new *location*, as the house will be removed from its original and historic site to a new site within the city of Stamford. Its direct link of historical *association* with the early settlement of Stamford will be lost due to the removal of the house from its original site in the center of the city. The new *setting* will be different but will possess some characteristics similar to the original setting. In its current setting, the house is oriented on a 0.65-acre lot that slopes up away from the street with its front elevation facing south and its west elevation set close to the sidewalk. The lot is in an urban context with adjacent residential, commercial, and institutional buildings of two to eight stories constructed between the late nineteenth and late twentieth centuries. Ledge outcroppings and informal landscaping create a sense of enclosure around the house. The new setting will be an approximately 0.5-acre area at the north end of the larger property of the former Hoyt School (now the Stamford Historical Society headquarters) within a suburban neighborhood. The site was formerly a level play area for the five-story, cobblestone school built in 1913. A rubble stone retaining wall built in the early twentieth century delineates the west and north property lines. The wall is approximately 9 feet tall along the west (rear) and tapers down to about 3 feet tall on the north. The relationship of the Hoyt-Barnum House to the surrounding open space and landscape features will be similar to that of the historic site. The house will be set back approximately 40 feet from the street, and new paved vehicular and unpaved pedestrian access from an existing paved parking lot will establish a close relationship between the house and circulation/access. The topography of the flat site will be built up to create a slope that will approximate the character of the original site. The existing retaining wall at the rear and side of the lot and new plantings will create a sense of enclosure around the house. The house will be oriented on the new site to face east with its south elevation toward the parking lot. The relocation process will require temporary and targeted modifications to the building’s *design, materials, and workmanship* in the form of cutting the building into three sections. The reassembly and repairs will reuse or replicate in-kind the existing architectural elements and will restore the building to its current appearance. The original foundation and chimney are built into ledge on the east side of the current site. These constructed elements will be moved with the house, and the ledge condition will be replicated on the new site with materials that are compatible in appearance. Therefore, the move will result in no overall changes to these aspects of integrity. After the relocation, the Hoyt-Barnum House will continue to convey the aesthetic and historic character of an early eighteenth-century house that is locally significant as the oldest remaining house, and building, in Stamford, thus retaining its integrity with respect to *feeling*.

In summary, moving the Hoyt-Barnum House to a new site will result in unavoidable loss of integrity with respect to the aspects of location and association. The layout of the new site will moderate the effect of the move on integrity of setting, and careful detailed planning for the move and interventions necessary to accomplish the move will minimize the effect on design, materials, and workmanship integrity. In its

new location, the Hoyt-Barnum House will retain its character-defining features as an important example of early eighteenth-century Connecticut architecture and will continue to stand as the oldest house in Stamford within an appropriate visual context. The house will retain its function as a locus for study and documentation of early building design, materials, and techniques and for education and interpretation about settlement architecture and lifeways.



PHOTOS, OVERVIEW

Hoyt-Barnum House, Photographs



Photo 1. Hoyt-Barnum House, looking northeast from the Bedford Street sidewalk



Photo 2. Hoyt-Barnum House, looking north from the lawn.



Photo 3. Detail of the main entrance door, stepping stones, top of retaining wall, fieldstone chimney, and black walnut tree looking north from the lawn.



Photo 4. East and south elevations, looking northwest from the lawn.



Photo 5. South and west elevations with original cellar access door at the west side of the south elevation within the at-grade fieldstone foundation, looking northeast from the Bedford Street sidewalk.



Photo 6. West elevation of the Hoyt-Barnum House, looking east from the Bedford Street sidewalk. The ghost marks for the former full-size window at the north side of the foundation are visible.



Photo 7. Detail of the cellar window at the south side of the west elevation, looking east.



Photo 8. North elevation with rear ell and former porch area, looking south from the lawn.



Photo 9. North and east elevations, looking southwest. The original exterior north wall clapboards and window are visible just within the doorway of the rear ell.



Photo 10. Exposed stone outcroppings in the front lawn, looking southeast.



Photo 11. Stone ledge in the side yard to the east of the main house, looking northwest.

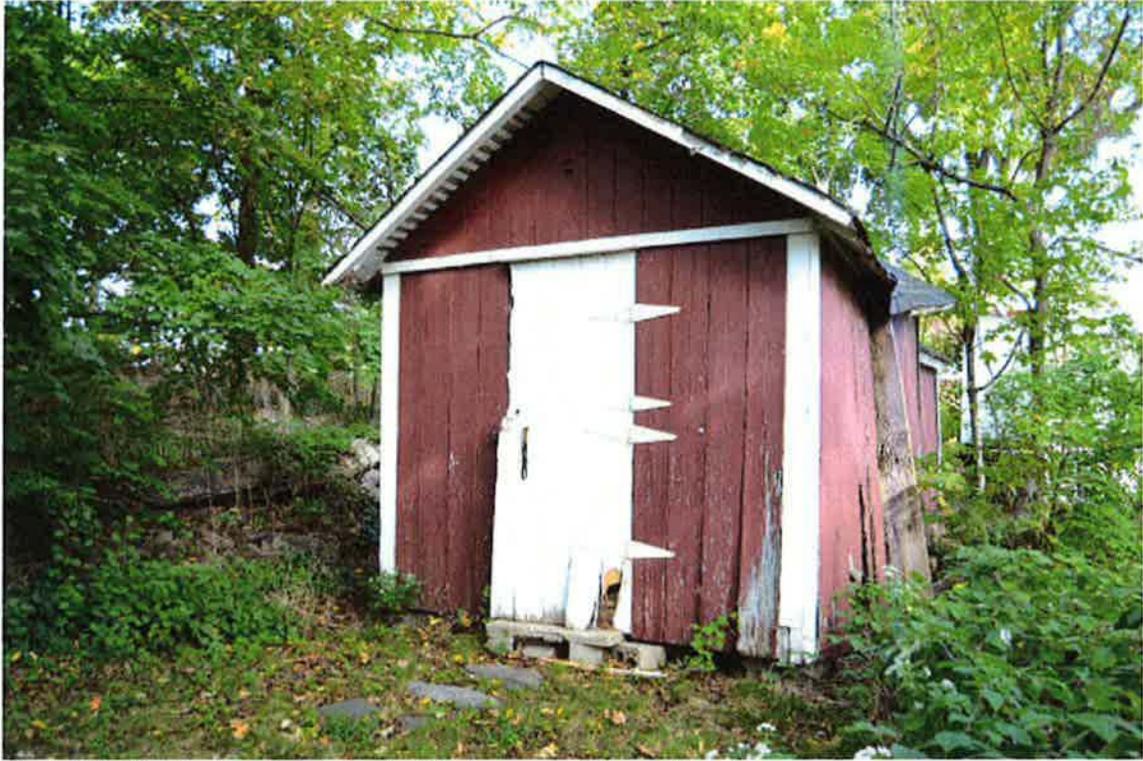


Photo 12 . Shed in the side yard east of the house, looking northwest.



Photo 13. Entrance foyer detail of the interior main entrance door, looking south. The metal strap hinges are visible on the left side of the door frame.



Photo 14. West Room, looking southeast from the Keeping Room. The Federal-style built-in cabinet at the southeast corner dates to the early eighteenth century and the hearthstone is original.



Photo 15. East Room looking southeast at exposed framing and original floor.



Photo 16. East Room looking northwest at the plaster wall with the fireplace and built-in shelving towards the doorway to the Keeping Room. The hearthstone is a replacement from the Old Ferris House on Bedford Street in Stamford.



Photo 17. East Room detail of original Roman numerals carved into the southwest corner posts in the doorway to the entrance foyer.



Photo 18. Keeping Room looking southwest towards the West Room. The fireplace with bread oven has an original hearthstone. The Keeping Room paneling is historic; the floorboards are replacement.



Photo 19. Keeping Room looking east towards the Buttery and rear ell

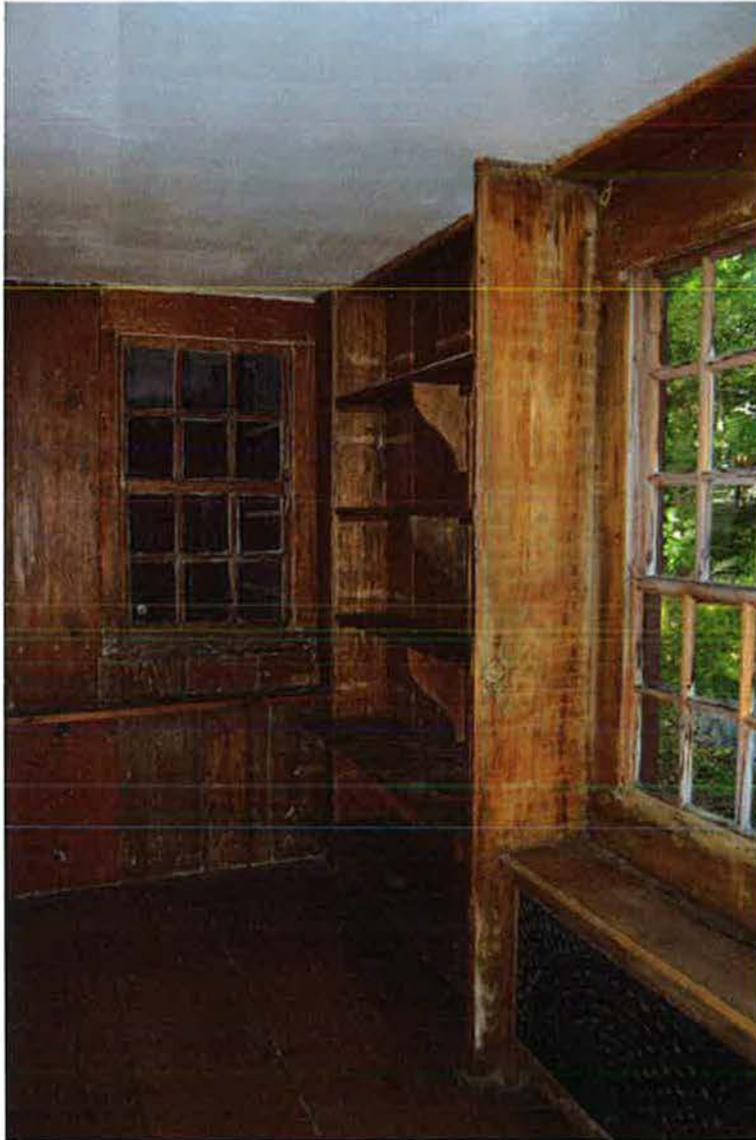


Photo 20. Buttery looking northeast. The window at the north wall was originally an exterior window and is now located within the rear ell.



Photo 21. Rear ell looking east to the exterior at the east elevation and through an original exterior entrance to the Buttery. The white wall with original clapboards and window was once the original exterior north wall.



Photo 22. Attic looking southeast to the stairwell and east and south walls showing a corner of the chimney, roof framing, and floor boards. Ghost marks of a nineteenth-century window are visible north of the window, and twentieth-century knee wall cabinets are visible along the south wall.



Photo 23. Attic looking northeast toward the access stairwell and north and east walls showing exposed roof framing and sheathing and house framing with cross-bracing framing with original sheathing along the north wall. Baseboard heat is also visible along the north wall.

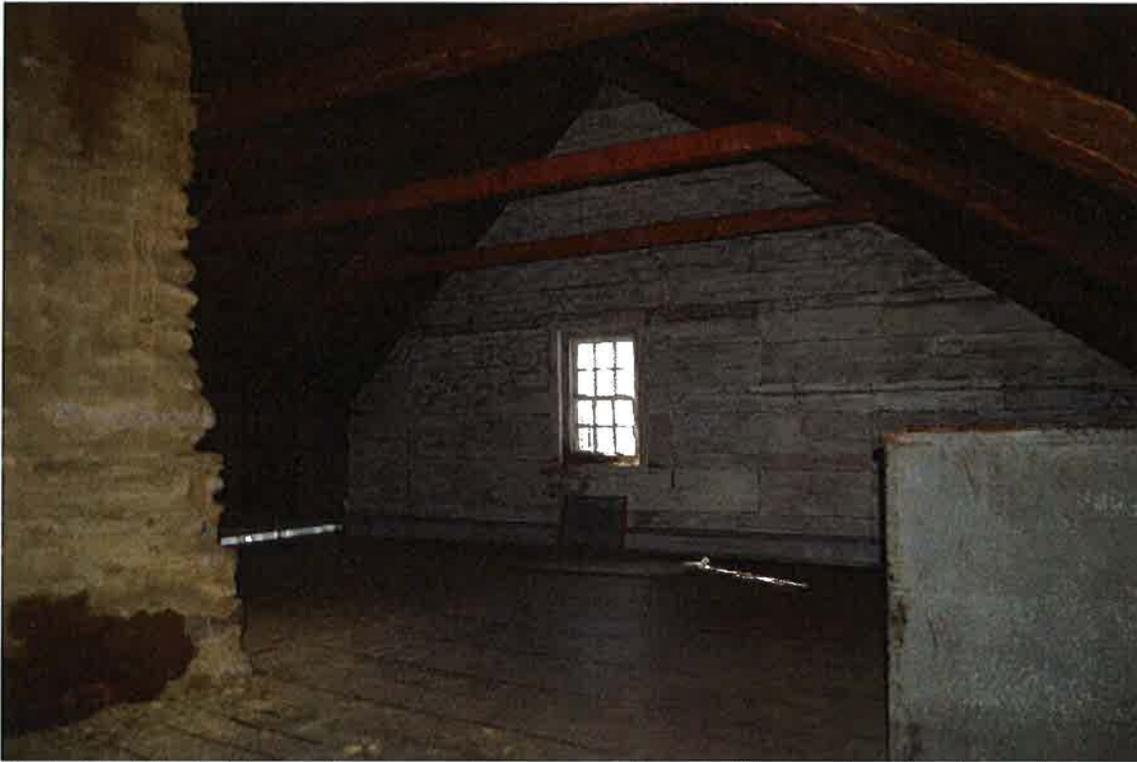


Photo 24. Attic looking southwest towards the west attic wall. Ghost marks of a nineteenth-century window are visible north of window, and the two collar beams to the west of the chimney are replacements.



Photo 25. Detail of the west side of the chimney in the attic looking east showing significant slope towards the south and front of the house. The visible collar beam is a replacement.



Photo 26. Cellar looking east showing wood stairs, showing stone ledge at the east side of the foundation and at the base of the north side of the stone chimney. The bracing for the Keeping Room hearthstone, brick infill wall at the stair, and added support posts are visible.

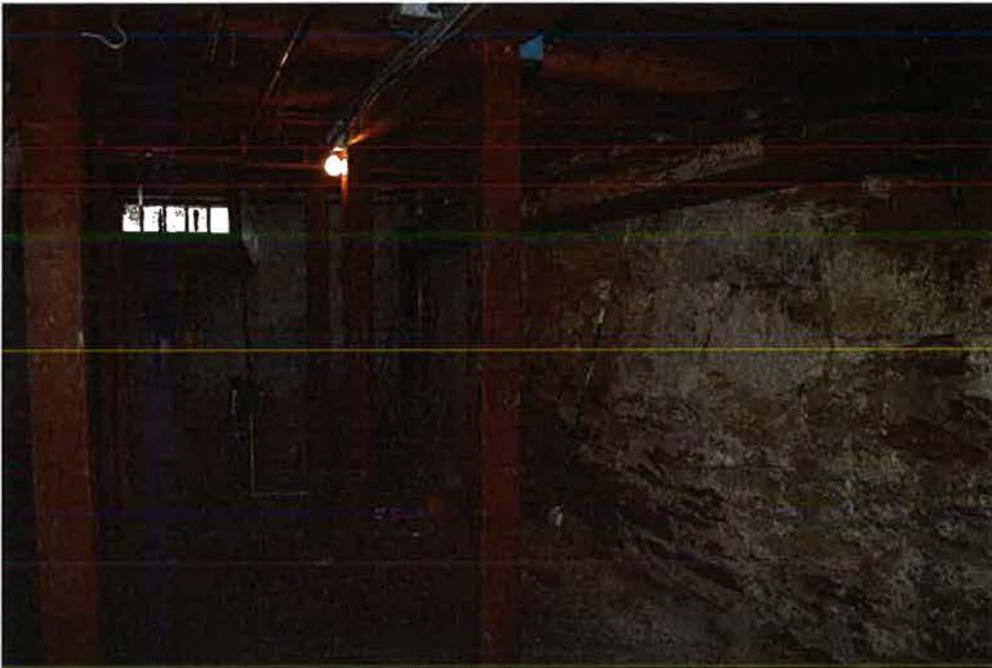


Photo 27. Cellar looking northwest, showing the west and north fieldstone foundation walls, floor joists, square wood posts installed in late twentieth or twenty-first century, and the five-light transom, where a full-size window at the north side of the foundation was once located.



Photo 28. Cellar looking northeast near the exterior access door to the cellar towards the north foundation wall. The board wall dividing the cellar spaces is on the left, and the fireplace wall to the utility room are on the right.

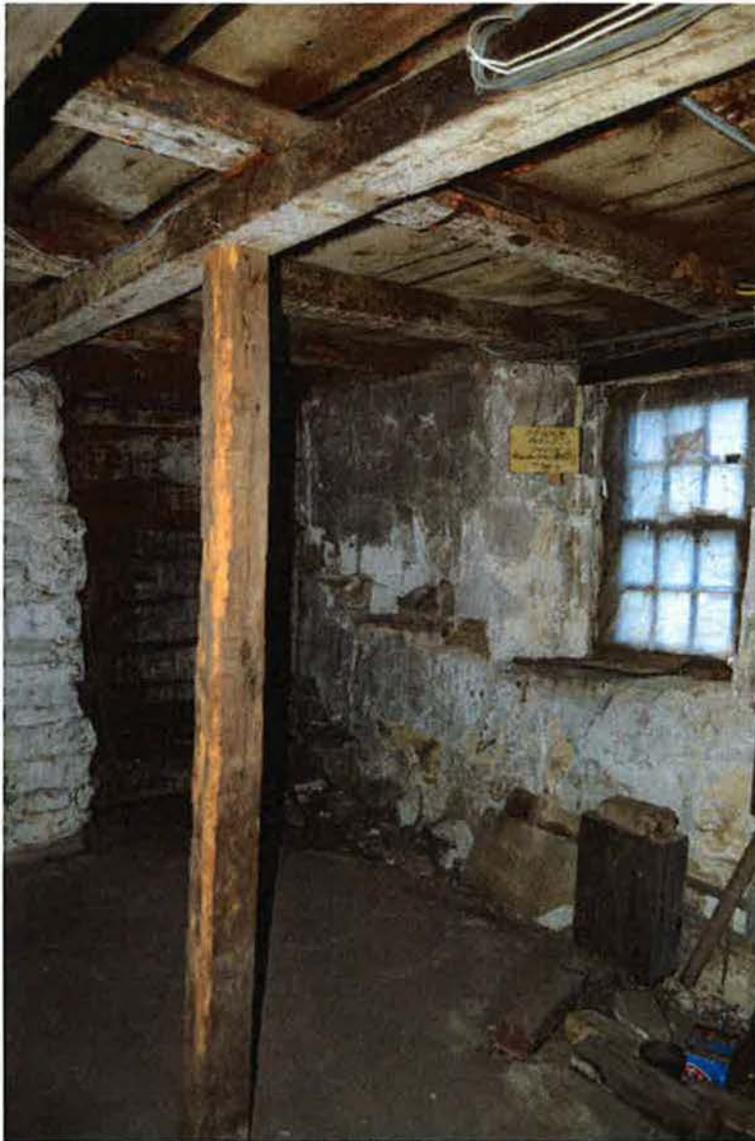


Photo 29. Cellar looking southwest from near the fireplace showing the south and west foundation walls. The original exterior door is visible on the left, and the original joists below the West Room still maintain bark.



CONDITIONS ASSESSMENT

3.0 Conditions Assessment

Introduction

The Architectural Assessment was made by direct visual observation. Very limited probes were performed to remove clearly recent twentieth century finishes (GWB Kitchen ceiling) and loose older finishes (interior boards on gable ends of attic) to better observe the condition and nature of older framing.

For the purpose of this report, the qualitative descriptors can be interpreted as follows:

-“*excellent*” shall mean that the item or assembly has the capacity to serve its current function for the foreseeable future with no observable limitations or inherent inadequacy.

-“*good*” describes a condition that is adequate to perform the intended function with a clear window of predictable service life. Where historic fabric is discussed, a focused maintenance protocol is advised.

-“*fair*” indicates that the adequacy of service-to-function and the remaining service life are marginal. Repair, replacement, or renewal of consumable items will be noted. Where the subject item is historically significant, conservation planning is recommended.

-“*poor*” refers to a condition barely able to support the intended function due to conditions that will be noted in the description. Immediate and specific conservation measures are strongly recommended.

-“*original*” material or assemblies are those that appear to have been part of the earliest making of the subject premises.

-“*older*” refers to materials or assemblies not likely to be original but replaced in the normal use cycle of the structure.

-“*replicant*” refers to materials or assemblies of relatively recent origin manipulated to suggest or emulate characteristics of older or original work.

Civil

The lot is situated in a well-developed urban block that is served by utilities consistent with twentieth century accommodation: sanitary and storm sewers, water, and gas are buried in the street, electrical power, telephone, cable, and fiber are furnished from a pole line set at the curb.

Motor vehicle and pedestrian access

The site is immediately adjacent to downtown Stamford. Bedford Street is a primary neighborhood vehicular route that conducts one-way traffic northbound from commercial center to the residential neighborhoods. Its southbound counterpart is Summer Street, one block to the west. Bedford and Summer Streets intersect at a northern terminus that splits as a pair of two-way streets, joining Route 137, as High Ridge Road and 104 as Long Ridge Road.

Downtown Stamford is served by three exits from Interstate 95, one of which connects to Atlantic Street, the southern extension of Bedford Street, placing the site less than a mile from I-95 access. To the north, both High Ridge Road and Long Ridge Road intersect the Merritt Parkway with exits approximately three miles from the site.

Pedestrian access is available as a bituminous concrete side walk proximate to the site. All local blocks provide sidewalks for pedestrian circulation among high density residential and neighborhood convenience commercial.

Site

The site is located on the south western corner of a large urban block. It is bounded to the north by the Stamford Police Headquarters, to the south by a single family house converted to law offices, and to the east by a one story maintenance facility for police vehicles. The remainder of the block is occupied by State of Connecticut Judicial facilities and dependent parking. Directly across Bedford Street is a seven story hotel immediately adjacent to a two story office building.

The subject site is comprised of a knob of ledge with two prominent exposed rises, four and eight foot respectively above the adjacent grade. The predominant slope of the site runs from the north east to the south west. A narrow curb-cut of unclear purpose was made in the northern Bedford Street side walk just beyond the house. The natural slope meets Bedford Street along the northern and southern extremities, with the house and dry-laid stone retaining walls interrupting the slope at the approximate middle of the property line. The house is situated with the gable end at a slight angle to Bedford Street, about ten feet from the side walk. It was constructed in a cleft of ledge that occupies approximately half of the projected plan area, allowing a partial basement accessible to grade. The house is oriented with its “front” door facing due south and the ridge, east west. Access to the front door from Bedford Street is achieved by climbing an arced path paved with local stone placed among projections of exposed ledge. A tall narrow stone “post” with an iron ring marks the entry to the path at the sidewalk. A similar stone is positioned as part of the retaining wall that confines the west edge of the entry path. The low dry-laid stone wall continues south from the stone post and turns the corner to form the southern boundary.

All exposed dry-laid stone site features observed were stable and either vertical or appropriately battered against the slope. A potential exists for displacement by vegetation. In general the condition can be regarded as good to excellent.

Site Landscaping

The landscaping is a combination of “lawn” varieties of grasses planted in the layer of earth that filled the clefts and valleys of ledge, and an abundance of random woody material. A number of mature black walnuts populate the site including a 36” caliper specimen growing a few feet from the front door that overshadows the house. The peripheries of the site host a collection of sumac, vines and ivies. Although there are a few likely beds, no positively identifiable vegetation was discernable due to the time of year of the visit. In general, the landscaping appears to represent localized decoration and an ad-hoc acceptance of volunteer materials.

The landscaping does not appear to specifically inform or enhance the experience of the house. Random creeping vines will contribute to a variety of problems if left untended.

Architecture

The Hoyt Barnum House is a one and a half story timber framed dwelling with an extant form somewhat atypical of houses recorded in that era. Among the typical features is an asymmetrical gable, central stone chimney mass with hearths in each of the three principal first floor spaces and basement. The north room or “keeping room” hearth is the largest and contains a “beehive” style bread oven. The northeast quadrant



of the house adjacent to the kitchen is occupied by stairs that define a narrow room outfitted with shelves for a pantry. The stairs lead down to the basement and up to the open, habitable attic. The plan of the original limits of the first floor is described by a rectangle about 33 feet east to west, and 27 feet north to south. The atypical extent of the roof form continues approximately six feet to the north to shelter what had been a porch (deck not present at the time of the inspection) and a contemporary kitchen and adjacent room for a toilet and sink yielding a 33' square plan with a symmetrical eave relationship despite the asymmetrical gable angle.

The finishes are primarily wood, plaster and stone. Ornamentation is limited to the customary expression of the craftsmen's sensibilities in process of making the object. Ogee-profile brackets support shelves, wall panels are arranged symmetrically, joints prone to shrinkage are distracted with beading or beveling, and hinges are forged to traditional patterns. Latch hardware includes several likely original pieces as well as interpretive reproductions.

General Building Assessment

The subject building is stable, and capable of sustaining live loads to limits to be calculated under a separate analysis. Observations and limited probing indicate a number of localized failures that may cooperate in a system of progressive distress.

Exterior

The Hoyt Barnum House is an asymmetrically pitched roof building, one story above grade plus habitable attic. It sits on a combination of rubble wall foundation and exposed ledge. The roof is covered with split shakes and the walls are covered with a wooden board siding. The house is painted red, presumably to emulate the red-lead oxide pigment noted for its color stability and durability. Windows are thin sash, multi pane double hung and represent a variety of mullion widths and generations of manufacturing techniques. Doors are plank construction fastened with clinched nails. Both the main door and the kitchen (NE corner) entries are accessed from a single rise split stone stoop.

Foundations/Basement

The foundation is a combination of rubble stone and ledge. Rubble stone appears to be laid dry and pointed with sand and clay mortar that is also used as a parge coat. Various reports mention the scarcity of lime and reference the use of vegetable fiber and animal hair reinforcement in the mortar but none was noted at this level of investigation. Interior stone work typically shows clay mortar. The exterior shows a variety of mortar species and application techniques

The Basement occupies a habitable "L" of space leading from a grade level entry at the southwest corner to the stairs in the northeast corner. The "L" wraps around the foundation and lower fire box of the central chimney which engages the ledge that occupies the east and south east portion of the projected perimeter of the house.

Any construction on ledge is likely to permit the passage of site water, rubble-stone being the least practicable joint to seal. Evidence of retained water, persistent flooding, or a high water event that predates the sump pit in the northwest corner of the basement was not clearly evident. Further, although some mortar loss has occurred, the walls are uniformly plumb and the stones remain stable and well seated.

The west foundation wall is rubble construction, continuous from the footing to the underside of

the ring beam. It is partially parged in the southwest portion, more fully parged in the northwest portion. Surfaces appear to have been white-washed. A standard height double hung window is located in the southwestern portion of the wall. The northwestern portion has a single strip multi pane sash just below the first floor sill beam. It rests over an infilled opening sized comparable to the south west window.

The north foundation wall is rubble stone bonded at the west corner to the west foundation wall and extends easterly to a ledge out cropping. A brick masonry wall intersects the rubble wall at the line of the east side of the basement stairs. The wall extends vertically from what appears to be a ledge footing to the apparent line of the former ceiling. Stones had been removed from the top of the wall to route heating pipes and radiation under the floor of the kitchen and bathroom. The north wall is a continuation of the construction and finish of the west wall with the notable exception of exfoliating clay parge (Photo 4) and mortar showing patterns typically associated with insect galleries.(Photo 5) The weak definition of trails and the composition of clay suggest an older problem. The fact that it occurred within a period of time to leave a recoverable record indicates an environment and opportunity that calls for regular inspection.

The east foundation condition is substantially concealed by a brick partition that separates the habitable basement from the rapidly rising ledge that ultimately supports the eastern sill. It is double wythe brick masonry composed of “Stiles” bricks and a lime mortar laid perpendicular to the north wall and closes the void along the landing and stair to the first floor. A single double hung window sash is friction-fit into an opening over the stair landing.

The south foundation wall is a fragment of wall that contains the entry from grade to the basement. It extends from the door jamb to the sloping ledge, over the ledge to the southeast corner. An interior wall intersects this wall at the line of the fireplace mass to separate the habitable basement from the sloping ledge. The ledge space is occupied by the hydronic gas boiler. Two exterior stone retaining walls extend perpendicularly from the south wall to mitigate the sloped fill approaching the main entrance.

Walls

The exterior walls show an extent of out-of-plumb, twist, and bulge conditions commonly encountered in timber frame houses of this era. The gable ends each lean to an outward diversion from plumb as well as bow at the middle of the wall. Invasive exploration to determine the nature and cause of the various misalignments was not conducted at this time.

The base of the walls on the south east and east sides are in contact with or within inches of finished grade (Photo 6). This condition presents an extraordinary challenge to the base of the wall. Accumulations of leaf litter and snow guarantee the opportunity for moisture uptake as well as provide cover for insects and vermin.

The timber frame is sheathed with rough sawn vertical boards as wide as 24 inches. The house is sided with a replicant system comprised of ¾” thick, flat sawn horizontal board siding attached with 1 7/8” long nails having forged oval heads, tapered shanks and a square blunt point (Photo 7). The siding is beaded along the drip edge and rusticated parallel to the grain with longitudinal scallops consistent with a scrub plane (Photo 8). Exposure is nominally 7” but varies widely from 5” to 8”. Coursing is discontinuous around corners and does not attempt to align to openings or building features. The siding begins without a finished skirt board base course and terminates into a narrow fascia on the north and south elevations. The rake overhangs the siding on the gable ends. The overall condition of the siding is

poor to fair. The flat sawn boards were not back-primed nor edge sealed, resulting in pronounced and consistent cupping with wind and twist occurring at upper courses (Photo 9). The combination of cumulative thickness and cupping causes the edge of the siding to stand irregularly proud of the window and door trim. Since the tapered nails provide barely ½” penetration into the sheathing, an abundance of nails are jacked free due to cupping stress. Decayed sheathing can be probed in several locations with minimal effort (Photo 10). The most dramatic examples of siding problems can be seen on the gable faces looking towards the ridge of the east and west. The lack of positive fastening presents a clear hazard in a high wind event.

Trim

Trim is plain rectangular section with beaded edge used on windows, doors, and corners. The beaded edge is generally set against the opening receiving trim, or in the case of corner boards, against the clapboard. Window and door trim is in generally better condition than corners and rakes, “better” being straight, tight joints, and well fastened. Window trim is possibly “older” but not likely due to the propensity of the trim detail at the sill to encourage failure (Photo 11). The customary arrangement of the time was for window frames including the sill, to align with the sheathing, with the trim applied to the frame overlapping the sheathing and the frame. Most of the sills observed are of a contemporary configuration and likely a replacement (Photo 12). Window heads are typically butt to the clapboard, however several conditions exist with the insertion of a contemporary wood head-molding with an integral drip covered in metal flashing. Rakes are made-up with a two board profile, a nominal 8” face overlaid with a nominal 3” board supporting the edge of the shingles. The rake overlays the corner boards but does not return into the eave. At the eave, rafter tails are capped with a four inch board at the fascia and soffit (Photo 13).

Doorways

There are three securable doorways: The main entrance (Photo 14) in the south-upper elevation, the kitchen entrance (Photo 15) in eastern face, and the basement entry (Photo 16) in the south-lower wall. The main and kitchen entries are conventional with respect to size, threshold relationships and operation. The basement entry is approximately five feet tall due to the raised threshold and is secured from the interior with a cross-bar.

The exterior entrances are constructed of vertical exterior boards with horizontal boards for the full height of the interior door face. The main entrance additionally has two contemporary vertical boards overlaying the horizontal interior boards. Clinched nails are used to fasten the layers of original boards as well as the forged hardware. Hinges are a pair of forged straps hanging on pintles driven into the jambs. The main door is kept closed casually by a forged strap thumb latch. Lock-down security is accomplished with one original and two contemporary throw bolts operated from the secure side. The kitchen door has an older replicant thumb latch and is secured using two keyed deadbolts.

Windows

The predominant window format is double hung, with a four-over-three fixed upper sash and four-over-two operating lower sash. The operating sash is not counterbalanced and the contact surface of the meeting rails is parallel rather than wedge-beveled. A “step-stick” is used to both hold the operable sash open and lock it closed. The glass types range from “bottle-glass” to float glass and are glazed with putty. The kitchen has a modern twin casement window with two-over-three lite sash and the toilet room has a

single casement with the two-over-three lite arrangement. Each are outfitted with an applied head made up of a drip and wide plinth board (Photo 17). Operating hardware has exceeded its useful life on both windows. The exterior sill of the toilet room window has completely disengaged due to rot and is held in place by friction and habit.

Several specific models or “types” of sash were observed:

Type-1 (Photo 18)- is the most common and has a 7/8” thick frame with mullions of the same width. Glass is held in a 5/16” rabbet. The vertical mullions are through mortised showing a 3/16”x 7/8” tenon edges. Horizontal mullions are coped to a loose fit and many show “tear-through” on the out feed of the coped profile. Flat surfaces show a uniform circular saw kerf. The molded profile is typically a 1/4” radius recessed 1/16”. Sash edges are radiused as much as 3/16”.

Type- 1a (Photo 19) varies in that the mullion tenons show a lozenge profile.

Type 1b (Photo 20) Varies in that the mullion tenons show a round profile

Type-2 (Photo 21)- are among the older sash and in the most distressed condition. Frames are approximately 1” thick, mullions are 3/4” wide. The vertical mullions are through mortised showing a 1/2” x 5/8” tenon. Tenons are secured with wooden pegs. Molding faces are beaded rather than flat.

Type-3 (Photo 22) are older sash with narrower sections with ovolo rather than radiused profiles

Type-4 (Photo 23) has chamfered molding, rectangular tenons.

Overhangs and Soffits

Three roof projections are found: (1) the typically minimal sloped soffit and fascia perpendicular to the slope projecting from the house approximately six inches; (Photo 24) (2) the extended shed added to shelter the front door, having a pronounced eave and board soffit; (3) the six foot overhang of the “porch,” whose eave-line relationship is consistent with the front of the house. The porch is open to the roof deck and framing. Visual inspection did not indicate leakage from ice dams, vermin infiltration, or insect habitation.

Light Fixtures

Two exterior light fixtures were noted, both electrified replicants of older lantern formats. The light adjacent to the main door (Photo 25) is a four inch by ten inch framed rectangular case made from folded brass with a folded metal top vent. All glass is intact; a lamp was installed but not tested. The kitchen entry light (Photo 26) is fabricated from sheet metal into a tapered case with a formed roof with finial, and punched and pierced ornament at the broad top face. All glass was intact, no lamp was installed. The patina of both fixtures suggests brass

Roofing

The roof form is a simple gable sloping asymmetrically to the north and south. Measured against a straight line projection from the ridge to the eave, The north pitch is 10’-5” rise per 12’ run (41°) and the south facing pitch is 8’-3” rise per 12’ run (35°). The chimney rises through the ridge with two-thirds of the mass projecting through the north slope with the remaining third rising through the south slope.

Viewed from the exterior, the roof is covered with eighteen inch hand split, squared and rebuted cedar shakes with a nominal eight inch exposure. Consistent with shake application practice, there are no metal edge or drip accessories. Laps and overhangs are well placed though incidental swell-rises were noted indicative of spacing that is too narrow or clogged with debris. The shingles are step-flashed to the chimney with what appears to be copper. One 3" copper DWV plumbing vent penetrates the roof through a manufactured metal and rubber flashing boot. (Photo 27)

Viewed from the interior, older cedar shingles are visible through the gaps in the roof sheathing. Overlaying these shingles is an application of blue urethane foam board probed to be ¾" thick, likely one of a family of contemporary nail-base-roof-insulation panel products (Photo 28). To the credit of the installer, random fasteners were not evident penetrating the sheathing.

The presence or extent of ice-dam barrier, ventilation mesh, or underlayment was not investigated, nor were shingle fasteners or the specific kind and lapping arrangement of metal in the chimney flashing. Staining is noted on the upper extent of the chimney visible from the attic. Effective flashing at rough stone penetrations is an achievement rarely witnessed, particularly in residential construction.

Gutters are used only on the south facing slope starting at- and pitching away from the shed over the entry. A copper half-round gutter connects to 3" copper elbows and leaders directly connected and discharging into presumed storm sewer lines at the east and west corner. There is no lower cleanout. The gutter is set into an open-top box-shaped construction finished to emulate a rough adze finish (Photo 29). The assembly is supported by square section spikes forged with a flat face retaining bar terminating in a scroll and fastened to the gutter face with a Phillips screw (Photo 30). The spike end is driven through the clapboard into the upper beam. The gutters were loaded to overhanging with debris at the time of this inspection.

The overall roof condition is good to very good. The primary challenge facing the roof is the excess biological material contributed by the overhanging tree. The extent of slime present at the time of inspection negated climbing the roof. Coupled with the tannins naturally released by the shakes, the pH of the runoff water will rapidly deteriorate the metal gutter liner. Adhered accumulated decaying biological matter will encourage mold growth between the shakes and underlayment..

Chimney

The chimney mass cants through the attic (Photo 31) to exit the roof in a generally plumb aspect when viewed from the north or south. Viewed from the east or west, the chimney leans 3½" over four feet to the south. The mortar appears to be a combination of the original clay (based on color and texture) and lime based mortar overlay. The stonework appears fundamentally sound, showing no voids, instabilities, or missing stones. Historical reports indicate the installation of a contemporary flue liner. This was not confirmed.

Interior

The interior has been generally well maintained as an exhibit and instructional facility. Floors are wide plank predominantly original, but removed and replaced with a layer of 15# felt laid between the plank and sub floor. Wall finishes vary and include plaster, plain vertical board and edge molded vertical board. Ceilings also vary between exposed beams and subfloor to full plaster and gypsum wall board. Exposed

riven lath and plaster can be seen in the northwest basement ceiling (Photo 32). The rooms are heated with hydronic radiators including vertical sectional and base board in both cast iron and fin-tube convector types. Illumination is provided primarily by mini-can semi-track light clusters arranged to highlight objects and displays. The attic walls are sheathed at the gable ends with rough sawn boards. The space is open to the rafters and roof sheathing



VESTIBULE			
ELEMENT	COMPONENT	DESCRIPTION	CONDITION
<i>Floor</i>		Wide plank, generally tight, N/S orientation	Good
<i>North Wall</i>		Plastered back of chimney mass, built-in cabinet, bi-part flush panel doors.	Good
	Window	None	-
	Passage	None	-
	Base	None	-
	Features	Built-in cabinets, painted bi-part, two panel flush doors, a-typical frame molding, three fixed shelves	Good
<i>East Wall</i>	Window	None	-
	Passage	To East room 1 x 4 trimmed opening, jamb trim extends to ceiling, head trim copes to jamb trim. Threshold suggests prior door location. Minor out of squareness at north corner of head, pronounced acute out of square at south corner.	Good
	Base	None	-
	Features	None	-
<i>South Wall</i>		Plaster finish; diagonal crack downward west to east. Wall thickness offsets 1 1/4" after trim at wood door surround.	Good
	Window	None	-
	Passage	Main exterior door, 1 x 4 rectangular trim either side of door extends to ceiling	Fair
	Base	Painted 6" flat wood with 2" molded cap (dimensions nominal)	Fair
	Features	Bronze plaque commemorating 1973 Restoration	Excellent
<i>West Wall</i>		Painted vertical wood boards, random width, bead one edge	Good
	Window	None	-
	Passage	To West Room, 1 x 4 trimmed opening, jambs extend to ceiling, head coped to jambs, bead. No threshold.	Good
	Base	None	-
	Features	Duplex push button light switch	Fair
<i>Ceiling</i>		Painted plaster	Good
<i>Heat</i>		None	-
<i>Power</i>		None	-
<i>Light</i>		Pendant reproduction lantern style, single lamp suspended from NE corner ceiling.	Good

WEST ROOM			
ELEMENT	COMPONENT	DESCRIPTION	CONDITION
<i>Floor</i>		Wide plank, closely spaced, N/S orientation	Good
<i>South Wall</i>		Plaster, moderate staining around window sill	Fair
	Window	Type 2	
	Passage	None	
	Base	Cast iron baseboard radiation	
	Features	Built-in corner cabinets, arch top, four open fixed shelves, lower panel door located in SE corner adjacent to Vestibule passage	Good
<i>East Wall</i>		Painted vertical boards aligned to orthogonal geometry of room meet jamb of passage to vestibule. Intersect angled fire place mantle. Masonry mass arcs in gentle convex profile above mantle.	Good
	Window	None	
	Passage	To Vestibule	Good
	Base	None	
	Features	Small shallow built-in wall cabinet adjacent to and just above fireplace mantle next to post.	Good
<i>North Wall</i>		Open to Borning Room	
	Window	None	
	Passage	None	
	Base	None	
	Features		
<i>West Wall</i>		Painted plaster, moderate staining at window sill	Good
	Window	Type 1	Fair
	Passage	None	
	Base	Cast iron baseboard radiation	Good
	Features		
<i>Ceiling</i>		Painted plaster	Good
<i>Heat</i>		Baseboard radiation as noted	Good
<i>Power</i>		Electrial outlet in floor, NE corner	
<i>Light</i>		Four fixture spotlight group attached to beam drop separating NW room.	Fair
		(2) mini halogen spotlight group attached to head trim west window, fed by two conductor lamp cord stapled to side of window trim	Poor

BORNING ROOM			
ELEMENT	COMPONENT	DESCRIPTION	CONDITION
<i>Floor</i>		Wide plank, closely spaced, E/W orientation	Good
<i>North Wall</i>		Wide plank vertical orientation bevel edge panel, random width, natural finish	Good
	Window	None	
	Passage	None	
	Base	Partial cast iron base board radiator	Good
	Features	None	
<i>East Wall</i>		Open to Keeping Room	
	Window	None	
	Passage	None	
	Base	None	
	Features	None	
<i>South Wall</i>		Open to West Room	
	Window	None	
	Passage	None	
	Base	None	
	Features	None	
<i>West Wall</i>		Wide plank bevel edge panel, random width, natural finish	Good
	Window	Type 4	
	Passage	None	
	Base	Cast iron base board radiator	Good
	Features	Smoke detector within 8" of ceiling (not recommended location)	Fair
<i>Ceiling</i>		Painted plaster	Good
<i>Heat</i>		Perimeter cast iron hydronic radiation	Good
<i>Power</i>		Verify	
<i>Light</i>		Spotlight group on West face of NE beam	

KEEPING ROOM			
ELEMENT	COMPONENT	DESCRIPTION	CONDITION
<i>Floor</i>		Wide plank, closely spaced, E/W orientation, prominent stone hearth	Good
<i>North Wall</i>		Wide plank bevel edge panel, vertical orientation, random width, symmetrical arrangement, natural finish	Good
	Window	(West) Type 2	Fair
	Window	(East) Type 2	Good
	Passage	None	
	Base	Cast iron baseboard radiation	Good
	Features	None	
<i>East Wall</i>		Random width bevel edge vertical plan	Excellent
	Window	None	
	Passage	To Buttery	
	Passage	To Basement-flush plank door with replicant latch set opening into stair landing	Good
	Base	Partial cast iron hydronic radiator	Good
	Features	Toggle style light switch adjacent to latch side of door	Fair
<i>South Wall</i>		Large stone hearth fireplace outfitted with beehive oven, bracketed natural finish, wood mantle and plaster over mantle.	Good
	Window	None	
	Passage	Framed opening within beam drop and post projection to East room	Good
	Base	None	
	Features	Notable lack of hangers and built-in cooking support	
<i>West Wall</i>		Open to Boring Room	
	Window	None	
	Passage	None	
	Base	None	
	Features	None	
<i>Ceiling</i>		Painted plaster	Good
<i>Heat</i>		Perimeter cast iron hydronic radiation	Good
<i>Power</i>		Duplex outlet in North wall	Fair
<i>Light</i>		Spotlight group on east face of NW beam drop	Fair

BUTTERY			
ELEMENT	COMPONENT	DESCRIPTION	CONDITION
<i>Floor</i>		Wide plank, closely spaced, N/S orientation	Good
<i>North Wall</i>		Wide plank vertical orientation beaded edge panel, random width, formerly painted, now natural finish	Good
	Window	Type 2	
	Passage	Framed and trimmed opening with 4" step down to kitchen	Good
	Base	None	
	Features	Fixed shelf approximately 30" a.f.f.	Good
<i>East Wall</i>		Wide plank vertical orientation beaded edge panel, random width, formerly painted, now natural finish	Good
	Window	Type 1b	Fair
	Passage	None	
	Base	None	
	Features	Five fixed shelves (vertically relocated) each side of window. Shelf supported mid span by ogee shaped wood bracket	Good
		Pierced tin panel radiator cover is handsome folk art but minimized the effectiveness of the convective and radiant properties of the radiator.	Good
		Fire alarm pull station located in shelves, approximately 60" a.f.f.	
<i>South Wall</i>		Wide plank vertical orientation beaded edge panel, random width, formerly painted, now natural finish	Good
	Window	None	
	Passage	None	
	Base	None	
	Features	Five fixed shelves (vertically relocated) each side of window. Shelf supported mid span by ogee shaped wood bracket	Good
<i>West Wall</i>		Wide plank vertical orientation beaded edge panel, random width, formerly painted, now natural finish	Good
	Window	None	
	Passage	Vertical board opening, no threshold	
	Base	None	
	Features	Duplex push button light switch	Fair
<i>Ceiling</i>		GWB painted	Good
<i>Heat</i>		Segmented cast iron radiation	Good
<i>Power to Kitchen</i>		Duplex outlet in lower East wall, Pair of contemporary toggle switches adjacent to passage	
<i>Light</i>		Replicant electrified candle fixture upper east wall adjacent to Kitchen passage	

SOUTH EAST ROOM (Parent's Room)			
ELEMENT	COMPONENT	DESCRIPTION	CONDITION
<i>Floor</i>		Wide plank, closely spaced, N/S orientation	Good
<i>North Wall</i>		Random width, square edge, closely spaced vertical boards finished to resemble a lime wash	Good
	Window	None	
	Passage	Nominal 3" trim in conventional head-over jam arrangement.	Good
	Base	None	
	Features	Smoke detector located just above and to right of door opening. Thermostat located to right of door opening.	
<i>East Wall</i>		Random width, square edge, closely spaced vertical boards finished to resemble a lime wash	Good
	Window	Type 3	Poor
	Passage	None	
	Base	Cast iron baseboard radiation	
	Features	None	
<i>South Wall</i>		Random width, square edge, closely spaced vertical boards finished to resemble a lime wash. Of notable concern was the presence of wood particles consistent with carpenter ants below the window, sill on the radiator. (Photo 33)	Verify
	Window	Type 2	Fair
	Passage	None	
	Base	Cast iron baseboard radiation	Good
	Features	None	
<i>West Wall</i>		Plastered masonry fireplace, with a pari of random width square edge, closely spaced vertical boards finished to resemble a lime wash extending from the masonry mass to the passage to the Vestibule.	Good
	Window	None	
	Passage	Un-trimmed board edge opening, extant threshold	Good
	Base	None	
	Features	Built-in open shelves, 2 fixed	Fair
<i>Ceiling</i>		Exposed beams and deck, lime washed	Good
<i>Heat</i>		Perimeter baseboard hydronic radiation	
<i>Power</i>		Duplex receptacle in East corner of North wall	
<i>Light</i>		None	

KITCHEN			
ELEMENT	COMPONENT	DESCRIPTION	CONDITION
<i>Floor</i>		Underlying construction not confirmed, finish is Vinyl Composition Tile	Good
<i>North Wall</i>		Gypsum wall board, kitchen cabinets, counters, backsplash	Fair
	Window	Contemporary casement, failing operators	Poor
	Passage	None	
	Base	None	
	Features	None	
<i>East Wall</i>		Gypsum wall board	Fair
	Window	None	
	Passage	Exterior door with replicant thumb latch, abandoned cylinder from rim lock and active deadbolt. Forged strap and pintle hinges, possible original.	Fair
	Base	None	
	Features	None	
<i>South Wall</i>		Predominantly original exterior wall of house, painted clapboard.	Good
	Window	Type 2 looking into NE room	
	Passage	Framed opening 4" step up to Keeping Room	Fair
	Base	None	
	Features	Cast iron segmented radiator cut in under window	Good
<i>West Wall</i>		Gypsum wall board	Good
	Window	None	
	Passage	Doorway to Toilet room, 2" step down	Good
	Base	None	
	Features	None	
<i>Ceiling</i>		Gypsum Wall Board	Good
<i>Heat</i>		Segmented hydronic radiation	
<i>Power</i>		Duplex receptacle over counter	
<i>Light</i>		Ceiling and soffit fixtures	

TOILET ROOM			
ELEMENT	COMPONENT	DESCRIPTION	CONDITION
<i>Floor</i>		Underlying construction not confirmed, finish is random cut slate tile	Good
<i>North Wall</i>		Gypsum Wall Board with 4" square ceramic tile wainscot	Good
	Window	Single leaf casement, failing operator, sill and underlying structure rotted	Poor
	Passage	None	
	Base	Ceramic Tile	Good
	Features	Built-in ten segment cast iron radiator	Good
<i>East Wall</i>		Gypsum Wall Board with ceramic tile wainscot	Good
	Window	None	
	Passage	To Kitchen; framed door opening	Good
	Base	Ceramic Tile	Good
	Features	None	
<i>South Wall</i>		Original exterior wall of house, painted clapboard	Good
	Window	Type 2 looking into North Room	
	Passage	None	
	Base	None	
	Features	None	
<i>West Wall</i>		Gypsum Wall Board with ceramic tile wainscot	Good
	Window	None	
	Passage	None	
	Base	None	
	Features	None	
<i>Ceiling</i>		GWB, painted	Good
<i>Heat</i>		Built-in segmented radiator/convactor	Good
<i>Power</i>		Verify	
<i>Light</i>		Verify	

ATTIC			
ELEMENT	COMPONENT	DESCRIPTION	CONDITION
<i>Floor</i>		Random width plank, close spaced, N/S orientation	Good
<i>North Wall</i>		Braced frame exposed, showing back side of sheathing	Good
	Window	None	
	Passage	None	
	Base	None	
	Features	None	
<i>East Wall</i>		Gable end, covered in random width closely spaced square edge horizontal boards	Good
	Window	Type 1	Fair
	Passage	None	
	Base	None	
	Features	None	
<i>South Wall</i>		Storage cubbies constructed of rough sawn wood with knobs attached in the fashion of the Vestibule cabinet (wedge through stem). Plate and rafter connections visible within cubbies.	Good
	Window	None	
	Passage	None	
	Base	None	
	Features	Storage as noted	Excellent
<i>West Wall</i>		Gable end, covered in random width closely spaced square edge horizontal boards	Good
	Window	Type 1	Poor
	Passage	None	
	Base	None	
	Features	None	
<i>Ceiling</i>		Rafters and collar ties exposed. Collar tie at West end replicant replacement. Framing generally suggests salvage and re-used material; patch locations in rafters are possible original construction error, more likely former collar ties from previous use; no matching patch on opposite rafter. Blind mortises looking up are cut in top face of collar ties with no apparent purpose in this installation.	Fair
<i>Heat</i>		Perimeter fin-tube hydronic radiation	Fair
<i>Power</i>		Verify	
<i>Light</i>		Spotlights	

PHOTOS REFERENCED IN THE
CONDITIONS ASSESSMENT

Photos Referenced in Conditions Assessment



Photo 1 - corner, looking North on Bedford South West Street



Photo 2 - Vertical Stone at entry path



Photo 3 - Cement rich pointing mortar at Southeast corner of North elevation at removed porch



Photo 3a – West foundation. Infilled original window, variety of mortars and pointing techniques



Photo 4 - North wall, basement. Mortar has fallen away from joints. Deposition and texture is not characteristic of having been displaced by water.



Photo 5 - Mortar displacement consistent with insect activity.



Photo 6 - South Elevation, east side, clapboard in contact with grade.

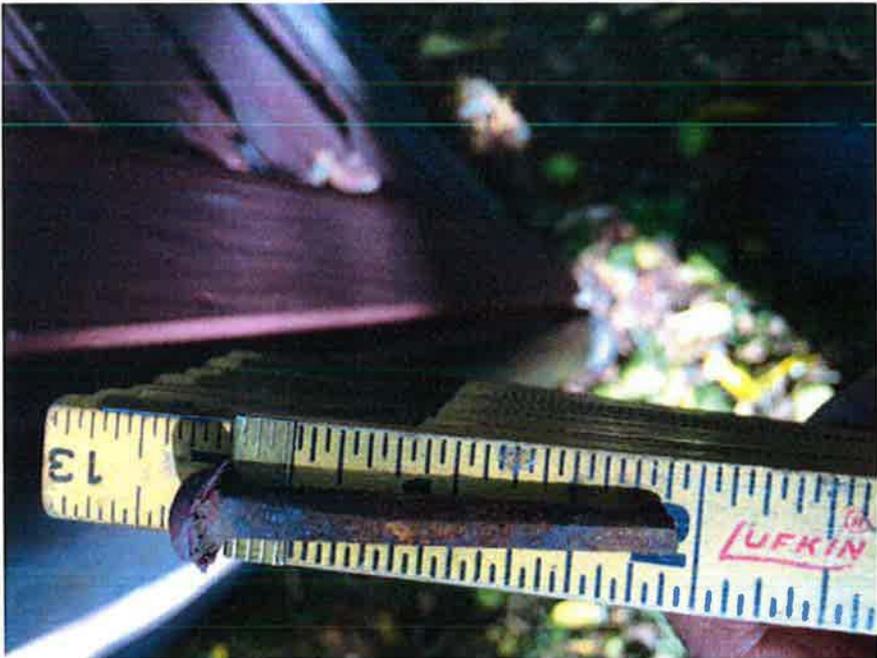


Photo 7 - Typical siding nail, removed (and replaced) without the use of tools.



Photo 8 - Detail of clapboard



Photo 9 - West gable overview of cupped siding, jacked nails, overall warped surface.



Photo 9a - Close view of siding meeting West attic window head and jamb.

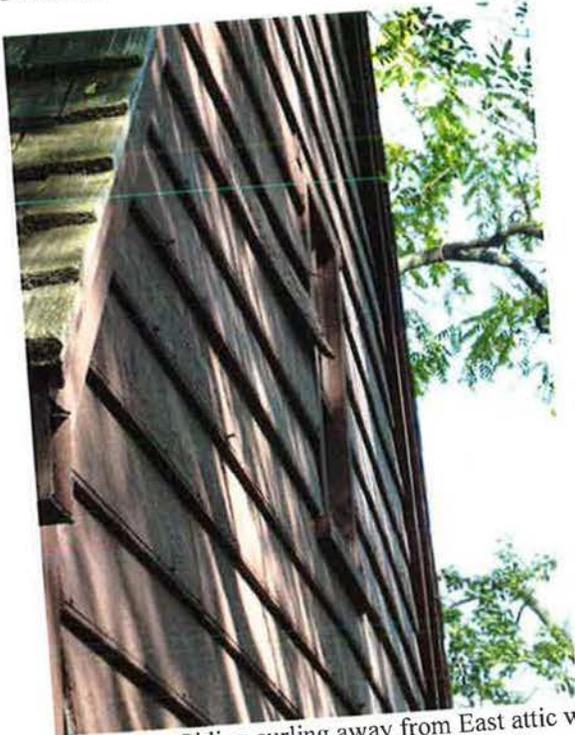


Photo 9b - Siding curling away from East attic window



Photo 10 - Probing indicates localized decay; easy knife penetration to 3" depth, SE corner



Photo 10a - Typical nail jacking due to cupping



Photo 11 - Rotted jamb, East elevation, SE Room



Photo 12 - Contemporary sill configuration

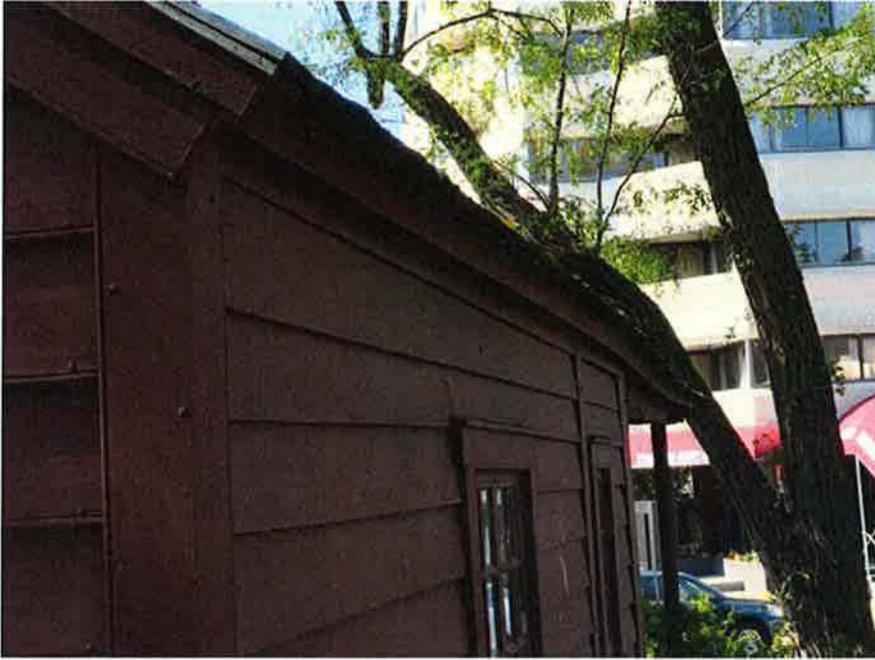


Photo 13 - Rake and eave detail, East Gable, North corner



Photo 14 - Exterior elevation, main entrance door, South Elevation



Photo 14a - Detail of main entrance door latch (Suffolk Latch)



Photo 14b - Interior elevation, main entrance



Photo 14c - Interior main entrance hinge



Photo 14d - Interior latch



Photo 14e - Interior main entrance throw bolt

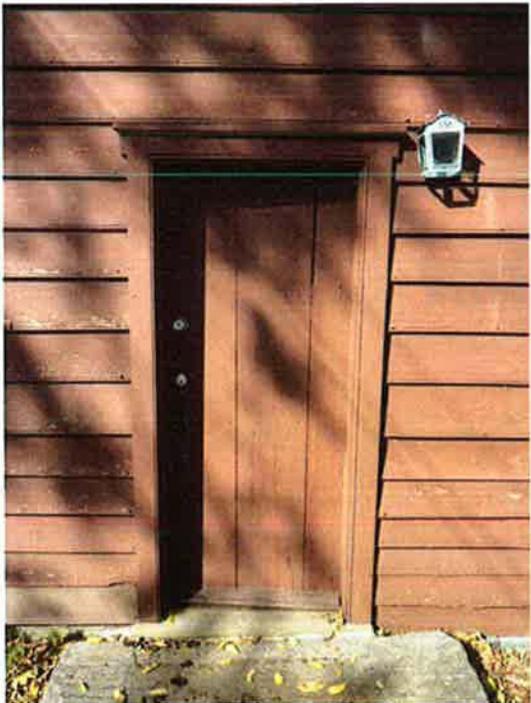


Photo 15 - Kitchen entrance, hinge



Photo 15a - Kitchen entrance interior



Photo 15b - Kitchen entrance hinge



Photo 15c - Kitchen exterior entrance latch, a later interpretive product.



Photo 15d - No surviving interior latch; rim lock replaced by deadbolt



Photo 16 - Basement entry, exterior



Photo 16a - Basement entry, interior



Photo 17 - Toilet room window, interior



Photo 17a - Toilet window, exterior, rotted sill



Photo 18 - Type 1 Window sash, meeting rail



Photo 19 - Type 1a Window looking down on meeting rails



Photo 20 - Type 1b window looking down on meeting rails



Photo 21 - Type 2 Window looking at meeting rails



Photo 22 - Type 3 Window looking down on meeting rails



Photo 23 - Type 4 Window looking down on meeting rails



Photo 24 - View of later entry shed and minimal overhang along balance of façade. Note debris accumulation in gutters.



Photo 25 - Electrified lantern replica, hinge side of main door



Photo 26 - Electrified replica, hinge side kitchen door

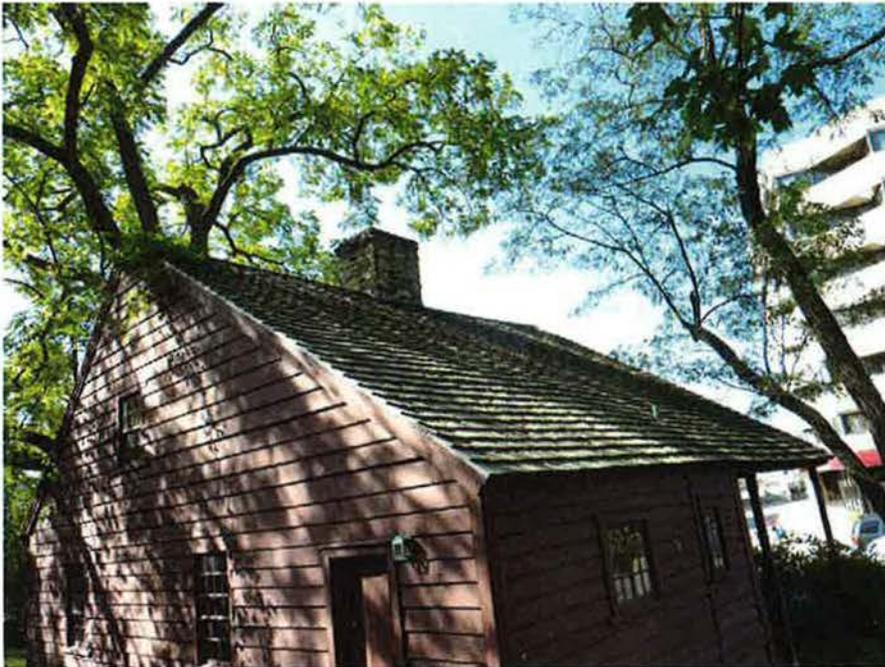


Photo 27 - General view of roof looking south east



Photo 28 - Penetration into visible urethane foam=3/4"

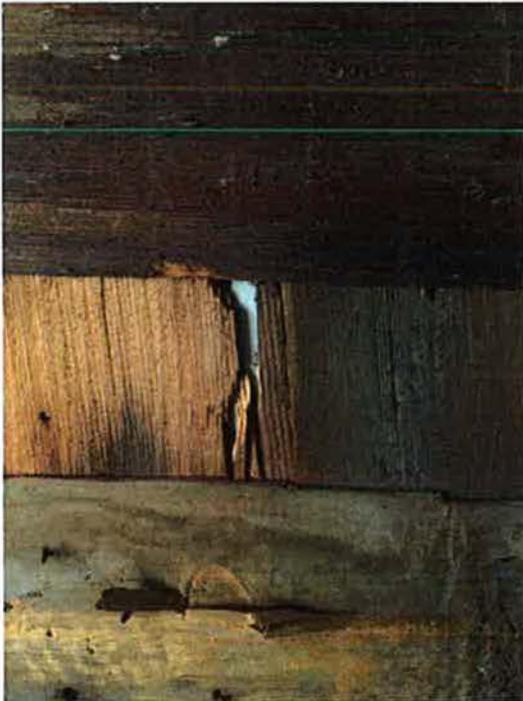


Photo 28a - Underside of roof deck spaced for shingles



Photo 29 - End view of gutter assembly



Photo 30 - Gutter support



Photo 31 - Chimney cant through attic. Note mortar-wash stain at upper extent.



Photo 32 - NW corner, basement ceiling exposed riven lath



Photo 33 - Wood detritus typically associated with carpenter ants



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CONCEPTUAL MOVE FEASIBILITY AND
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Dated: October 28, 2015

Rev 12-30-15

File: CH-42929-C

Christopher Williams Architects, LLC
85 Willow Street
New Haven, CT 06511

Attention: Christopher Williams AIA, Principal

Subject: Study of the Relocation of the
Hoyt Barnum House
Stamford, CT

Dear Mr. Williams:

On several occasions we've jointly looked at the structure and move route. While we've determined that the structure cannot be moved in one piece due to size considerations through the move route; it may be possible to separate sections of the house, making lower pieces to transport.

The advantage and goal of transporting sections in lieu of total disassembly is to attempt to preserve the historic nature of the fit up of historic fabric and existing deflections in the structure. As a structure ages, it develops deflections due to sinking foundations, age, moisture content of the wood/timber frame, shrinkage, overloaded floors, etc. These deflections define the historic character of structure. Doors that have been planned to open when their frames no longer are square; windows that are trapezoidal and floors and steps that show the wear from previous residents; all tell the story of the structure. If relocation can be accomplished while limiting the amount of dismantling, a greater portion of this history is preserved. We note that even the limited separation of the structure into sections, which we propose, will change things, but will preserve more than a total dismantling.



Before proceeding, we invite you to read the attached "Theory of Moving Historic Structures" that will explain the theory and practice of structure relocation.

Proposed Preparation of the Structure:

We propose to remove the following sections of the structure and move them independently:

1. The chimney/fireplace will be removed in three (3) sections: above the roof line; above the attic floor and just above or just below the first floor. Removal is necessary as it is too tall to fit under wires or the bridge. Additionally, the heavy, eccentric load of the chimney would cause too much deflection on the move support frame over the course of the move. Our intention would be to perform piecemeal removals on select exterior stone and core drill or saw cut to make holes to insert support beams for assembly of a lifting frame. The actual lift would be performed by a crane and the sections transported on a low-boy trailer. The sections of stonework would be corseted (vertical staffs held in place with cable or banding).

Below the first floor, the fireplace would be partially demolished and/or abandoned in place for a number of reasons. We strongly suspect that it is partially supported by a natural rock cropping. The rock is visible in the basement and its size can be estimated by the size of the unexcavated portion of the basement. As this would make the footprint of the fireplace very uneven, we could not support it on a move frame (so we could not lift it out) and could not lift the first floor around and above it. As engineering develops, we can analyze and determine if the mid-portion of the chimney can be moved with the frame structure once the top is removed in consideration of the resultant lessened weight.

2. The kitchen addition of the structure would be removed and moved separately. A heavy stud wall, floor and diagonal bracing would be installed prior to relocation such that the addition could be laid down on a truck for transport to reduce height.
3. The roof would be separated from the walls and removed by installing bracing and constructing bracing and a lifting frame above the knee wall elevation to simultaneously keep the roof from spreading and provide a platform from which to support, lift and spot the roof on a trailer or dollies. To aid with height limitations, the bracing would not be installed parallel to the attic floor, but canted to maintain the lowest profile. The actual lift would be done with a crane and a spreader beam that would evenly lift against the bracing/frame.
4. The entire first floor (minus the addition), including the attic floor would be moved on a steel support frame, carried by rubber tired dollies. Holes would be cut out of the existing stone foundation to insert steel beams to construct a steel support frame under the sill plate. As the structure is loaded onto the move frame, multiple shims and grout will be used to maintain the relative elevation of existing floor beams, like the rough beam showed to the right.



The location of existing columns will be noted and supported to the steel support frame.

Shear walls and bracing will be designed and constructed above the first floor to strengthen the structure's envelope and limit deflection. Doorways will be blocked in to even out the upward forces on the structure. Rolled roofing or tarps will be installed on the attic floor to protect the structure beneath.

The knee wall adjacent to the addition would be examined to determine if portions would need to be removed (and later reattached) due to height limitations. The gable walls would be cut to fit the profile of the roof during transport. This would be later reattached.

All utilities, mechanical, electrical, plumbing, sewer, etc. must be capped and removed to the plane of separation, under the sill level. All other items must be removed from the cellar area, including the steps. (by others)

Although there are various methods of supporting and transporting the structure, we are in consideration of utilizing main beams with windows for the cross steel, such that the cross steel passes thru the main beam. While this set up has less strength than a conventional main under cross support, the advantage is that the plane of separation can be carried as low as two (2) feet above ground level.

We assume that the main beams will be inserted from the west, on Bedford Street and that cross steel can be inserted from the north. All excavation work would be performed by the site contractor. (By others)

Relocation Assumptions:

1. The current plan is to relocate the structure and components approximately (5) miles north; from 713 Bedford St to 1508 High Ridge St. Stamford, CT. The route would head north on Bedford St. to High Ridge Rd, crossing under the Route 15 underpass; and finally West onto the Stamford Historical Society property. The structure would be assembled on the northwest corner of the property.
2. Because of the rock cropping under the structure, we would first install a steel support frame between the rock and the sill. We would lift the structure off of the rock cropping and slide it on roller beams off of the existing foundation onto Bedford St. There, the rollers and roller beams would be dismantled and bolster beams and rubber tired dollies installed. (see below)
3. As previously mentioned, our initial concept for the steel support frame and transportation would consist of a support frame constructed of main beams with windows running the length of the structure and cross steel beams running the width of the structure, thru the windows. The main beams would be spread out near the side walls.

This would allow a third level of beams; called bolster or rocker beams to be attached perpendicular and above the main beams, in front of and behind the structure. Hydraulic dollies (incorporating jacks) would be installed under the bolster beams; in-between the main beams, keeping the cross section to a minimum, perhaps as small as 30 ft, with the dollies installed perhaps 23 or 24 ft apart, out to out. Four (4) dollies is the minimum that could be used. The length of the mains would probably be over 50 ft. and the assembly would be pulled by a tractor-trailer.

4. There are several limitations on the proposed move route, including: height of wires and light poles; the width of the roadway, traffic patterns, and the clearance under the Route 15 bridge. Our height measurements on the wires allow for a height of approximately 16 ft. however the height limitation of the Route 15 underpass is approximately 14'-2". While we have gathered much of this information, there is much to be verified in the design phase of the project before proceeding with the work.
5. Currently, we estimate that the weight of the bottom portion, with the fireplace is approximately 45 tons. The chimney portion of the fireplace is estimated at 26 tons.
6. We estimate that the move will take two (2) days, but should plan for three (3) days. We envision that the move will involve a street closure, but that the closure can occur during night hours, limiting detours. By necessity then, we need to plan for at least two (2) areas along the route that we can store the structure during the day. There must be an understanding that if there is an equipment malfunction, we have to stop and repair before continuing on, and so we must plan for contingencies.
7. We should plan for a full time police escort and work with the police to plan out the route, detours and rest stops. Detours can be rolling, in the sense that once the structure(s) have passed, the road behind the move can be opened to traffic. The exception to this may be at the intersection (turn) from Bedford St. to High Ridge St. where the lane will have to be built up to make the turn. Planks and gravel should be laid at this area to allow the dolly wheels up over the curb.
8. Once under the bridge, the road narrows considerably, and we would be taking up both lanes.
9. In preparation for turning onto the Stamford Historical Society property, the built up wall bordering the entrance would have to be removed and the approach leveled. The fence post(s) on the property would have to be removed and later replaced.
10. The new foundation footing would be pre-installed and designed to accommodate the dynamic load of the rolling building. The foundation walls would not be constructed until the building was sitting above the footing. The walls would be constructed around the support steel frame up to the sill as to accommodate existing deflections in the structure. All new plumbing, sewer, utilities, mechanical would be installed in the basement area. New drainage would be installed.

11. The stone from the existing foundation will be salvaged by carefully marking, cataloging and crating each piece, transporting the stone to the site and re-constructing it exactly as it existed in its current configuration on a concrete foundation below grade matching the width of the reconstructed wall.

Work Scope Responsibility:

The outline below shows the work considered, as relating to the scope of the mover specialty. Items noted “by others” would be considered work performed by the GC.

<i>Item</i>	<i>Description</i>	<i>Considered</i>	<i>By Others</i>
1.	<i>Design Development</i>		
•	Documentation of existing conditions	shared	shared
•	Investigation of underground utilities		X
•	Determine geotechnical suitability of move route, new location, etc.		X
2.	<i>Design</i>		
•	As built drawings (move system)	X	
•	Plans and specifications for corollary work		X
•	Foundation design	(Mover input)	X
•	Utility design	(Mover input)	X
•	Move Plan (bracing and steel drawings)	X	
•	Permits, code upgrades & compliance as needed	(Mover support)	X
•	All Surveys (existing, during the move & final position & elev.)		X
3.	<i>Preparation of the Structure</i>		
•	Salvage/removal of vegetation/trees/hardscape		X
•	Disconnect/abandon/re-route utilities		X
•	Remove/clear all items, utilities, fixtures, stairways, etc. from below the plane of separation		X
•	Excavation & Grading (Around: perimeter, existing location, move route, new foundation, etc. as necessary)		X
•	Installation of interior cross bracing	X	
•	Installation of bracing in openings	X	
•	Removal and salvage of other architectural fabric		X
•	Brace the addition	X	
•	Separate the addition	X	
•	Move addition	X	
•	Install roof bracing	X	
•	Separate and lift the roof	X	

- Move roof & set on cribbing at new location X

<i>Item</i>	<i>Description</i>	<i>Considered</i>	<i>By Others</i>
•	Install chimney bracing	X	
•	Saw cut, lift and move fireplace and chimney	X	
•	All other work as identified above as (By others)		X
•	Detours and public safety issues		X
•	Walkway/driveway removals/replace new		X
•	Bracing and Reinforcing on first floor	X	
•	Step/threshold removal, salvage & re-installation		X
4.	<i>Installation of the Support Frame</i>		
•	Installation of Cross Steel	X	
•	Installation of Main Beams	X	
•	Installation of Needles	X	
•	Installation of Hydraulics	X	
5.	<i>Pre-Tensioning</i>		
•	Shimming and grouting	X	
•	Activate hydraulics in common pressure	X	
6.	<i>Lift</i>		
•	Re-arrange hydraulics in Unified	X	
•	Lift & crib in 12" increments (As to install transport system)	X	
7.	<i>Install roll beams & rollers: roll off foundation:</i>	X	
•	Install roll beams	X	
•	Install rollers	X	
•	Transfer load	X	
•	Roll off onto street	X	
•	Crib up and remove roller beams and rollers	X	
8.	<i>Preparation of the Move Route</i>		
•	Salvage/removal of vegetation/trees		X
•	Removal of existing stone ledges, outcropping, etc.		X
•	Rough grade, compact		X
•	Disconnect/re-route utilities		X
•	Soil/grading improvements, etc.		X
•	Reclamation of all disturbed property/utilities, etc.		X

<i>Item</i>	<i>Description</i>	<i>Considered</i>	<i>By Others</i>
9.	<i>Transport on Rubber Tired Dollies)</i>		
	• Install rocker/bolster beams	X	
	• Install rubber tired dollies	X	
	• Re-route hydraulics	X	
	• Set hydraulics for 3-zone	X	
	• Set angle on dollies & rotate on street	X	
	• Initiate transport	X	
	• Final placement	X	
10.	<i>New Foundation</i>		
	• Clearing and grading		X
	• Excavation		X
	• Soil improvements		X
	• Foundation Installation		X
	• Foundation infill (After Lowering)		X
	• Beam pocket infill (after steel removal)		X
	• Fireplace foundation and column footers		X
	• Grout fireplace to fireplace foundation		X
	• Install foundation veneer (optional)		X
11.	<i>Lowering</i>		
	• Remove dollies & rockers	X	
	• Re-route hydraulics	X	
	• Set hydraulics for Unified	X	
	• Lower in 12" increments	X	
	• Hold for foundation infill	X	
	• Lower support frame	X	
	• Dismantle	X	
12.	<i>Corollary Work</i>		
	• Reset and grout fireplace	X	
	• Lift and reattach roof	X	
	• Reattach addition	X	
	• Remove all bracing	X	
	• Backfill all excavations		X
	• Install and hook up utilities		X
	• Re-attach or provide new Elec. HVAC & plumbing		X
	• Replace columns on interior		X
	• Provide for all detours & public safety		X

<i>Item</i>	<i>Description</i>	<i>Considered</i>	<i>By Others</i>
•	Demolish remove old foundation remnants.		X
•	Fill in old foundation		X
•	Rough Grade old & new site, move route		X
•	Finish Grade old & new site, move route		X
•	Landscape old & new site, move route		X
•	Install/re-establish walkways & hardscape		X
•	Rebuild/reinstall porches		X
•	Reinstall windows		X
•	Patching and repair as/if necessary		X
13.	<i>Historic Building in condition to be occupied/code compliance, etc: (At final location)</i>		X

Thank you for this opportunity to perform on this study. Please feel free to contact the writer with any questions at 716-650-3427 or our Mr. Tyler Finkle at 716-650-3450.

Sincerely: International Chimney Corporation
 By: *Joseph J. Jakubik*
 Joseph J. Jakubik, Manager,
 Historical Preservation Division

PHOTOGRAPHS OF
PROPOSED LOCATION

High Ridge Road Site

The Hoyt Barnum House will be delivered to, and reestablished on, the property of the former Hoyt School, the present home of the Stamford Historical Society. The survey showing the topography of the block indicates an overall pronounced slope to the road. The site of the school was “scooped” level at the time of its construction to accommodate outdoor athletic space. Much of that space has been taken to hard surface for parking.

The House will be sited on a restoration of the neighboring contour lines, adjusted to replicate the existing relationship of grade to the house, with a sufficient distance to the existing building to retain the sense of the former site’s adjacency to the road. The following image shows the flat extent of parking lot and grassy area at the side of the building most remote from High Ridge Road. The trees conceal a retaining wall that approaches twelve feet at the extreme corner of the site. Renderings included in Volume II depict the proposed finished physical relationships.



View of exist site, rear parking area.

When viewed from the High Ridge Road the house will be seen through a vignette of mature trees:



View of 1508 High Ridge Road from High Ridge Road. When viewed from the High Ridge Road the house will be seen through a vignette of mature trees:



View of 1508 driveway from High Ridge Road

APPENDIX B
HISTORICAL MAPS AND IMAGES

Appendix B – Historical Maps and Images

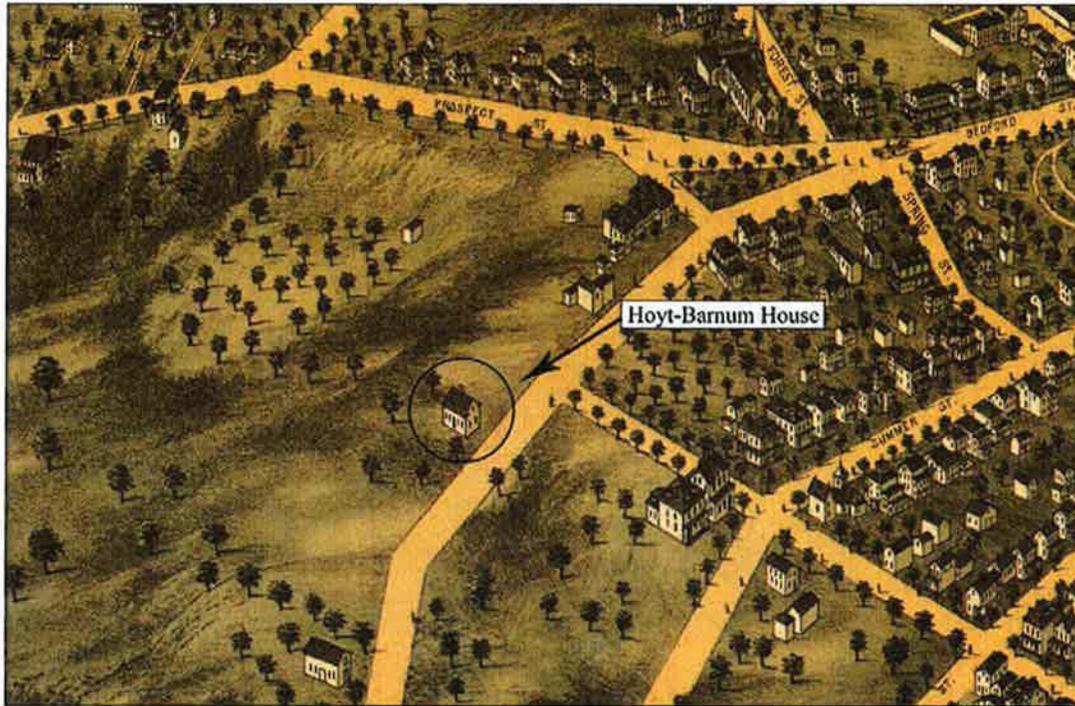


Figure B-1. 1875 bird's eye view showing the Hoyt-Barnum House (Bailey 1875).

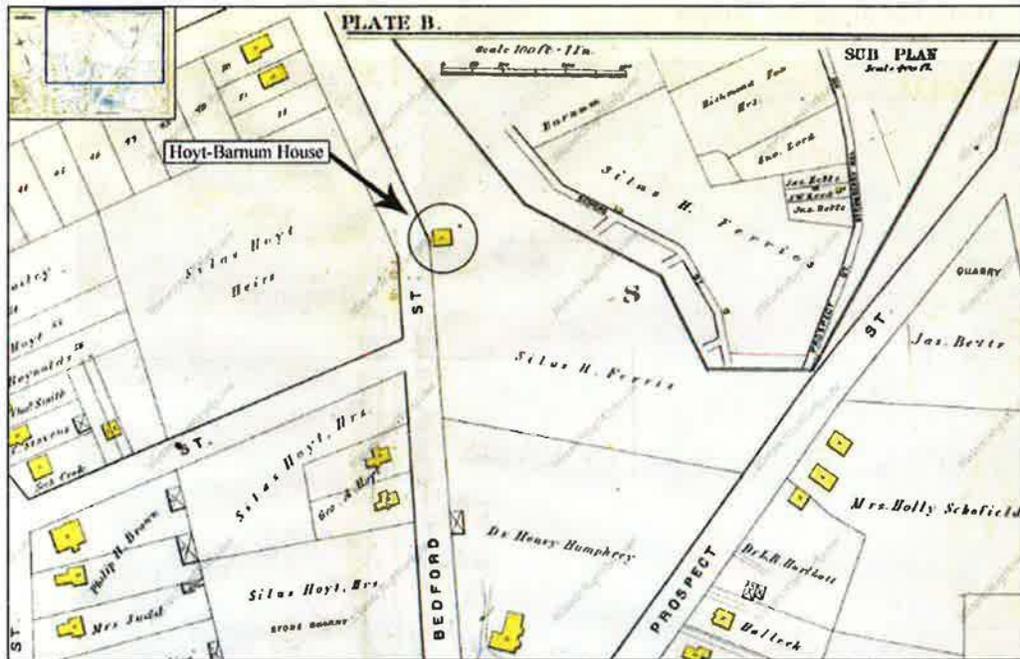


Figure B-2. 1879 map showing the Hoyt-Barnum House and property (Hopkins 1879).



Figure B-3. 1883 bird's eye view showing the Hoyt-Barnum House (Burleigh 1883).

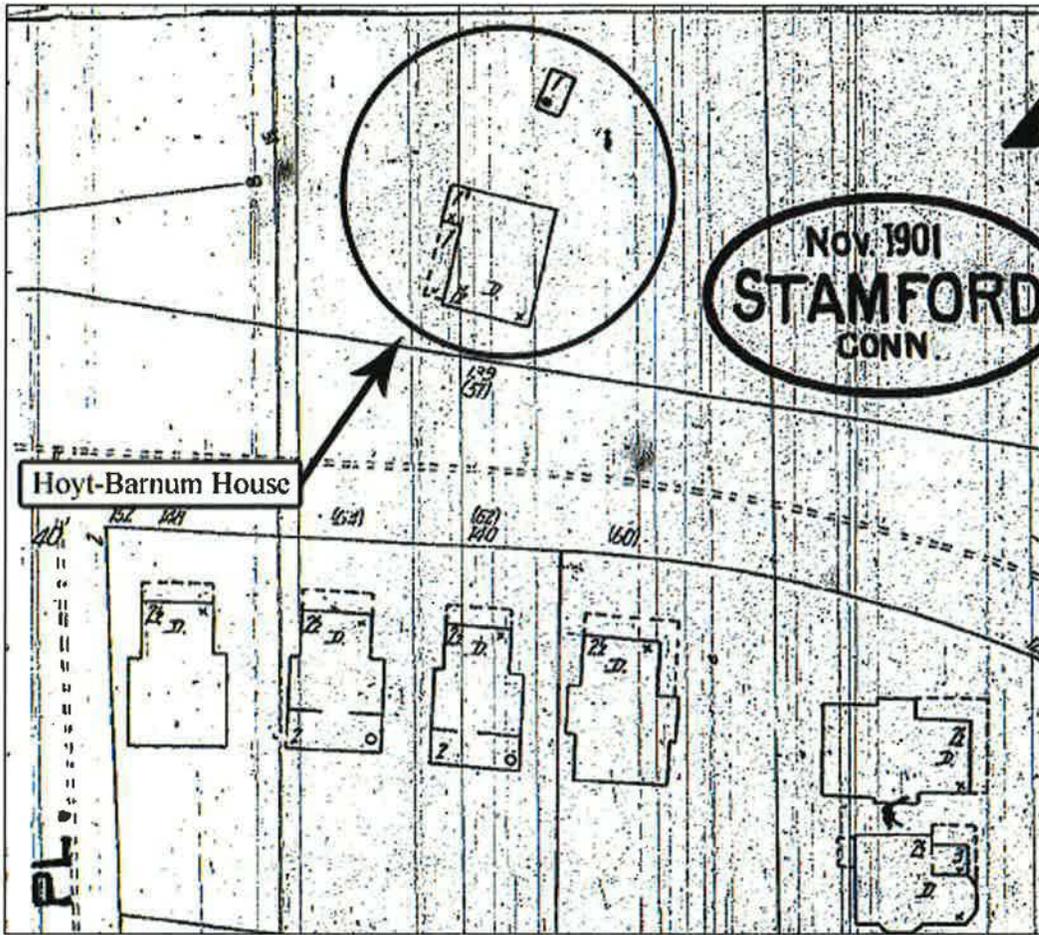


Figure B-4. 1901 Sanborn Insurance Map showing the Hoyt-Barnum House and shed (Sanborn 1901).



Figure B-5. 1908 map showing the Hoyt-Barnum House property (Hyde 1908).



Figure B-6. A ca. 1900 colored postcard of the Hoyt-Barnum House (Stamford Historical Society 2009b).

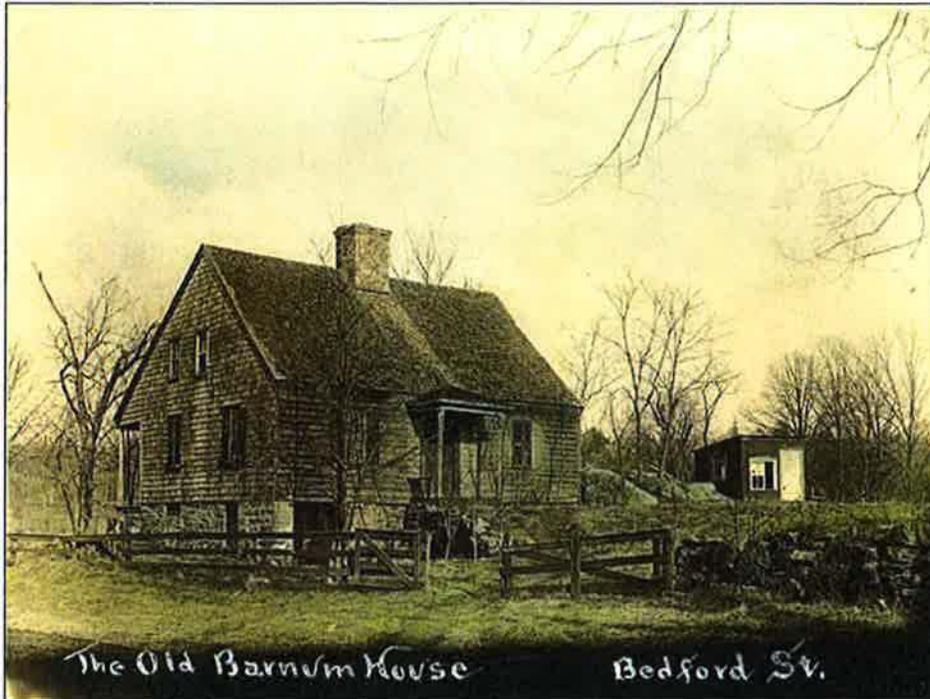


Figure B-7. A ca. 1900 colored photograph of the Hoyt-Barnum House (Stamford Historical Society 2009c).

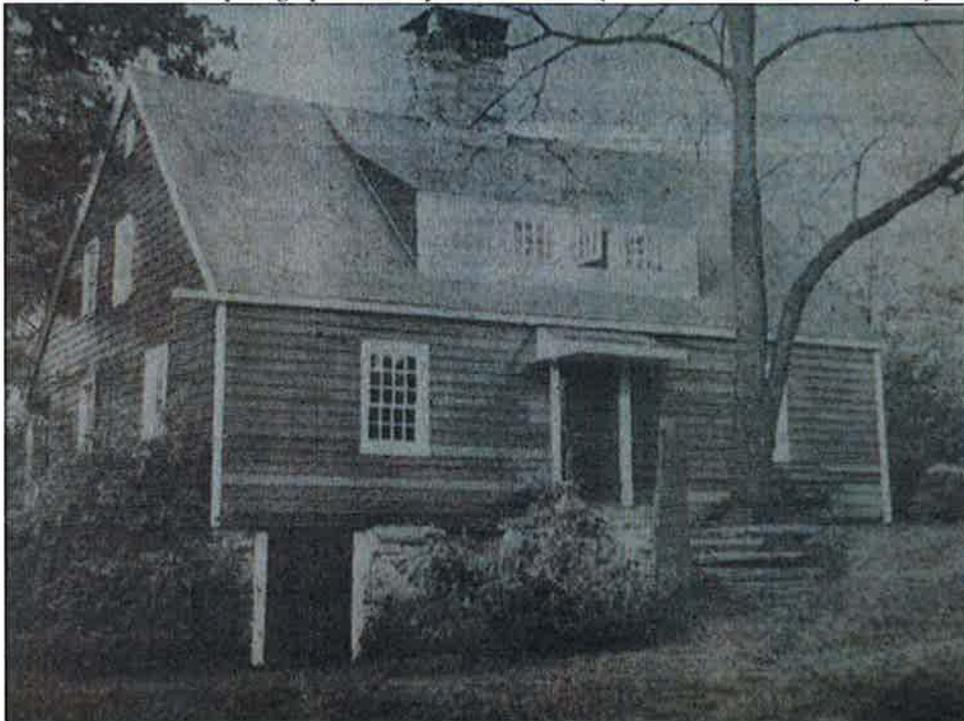


Figure B-8. A ca. 1950s photograph of the Hoyt-Barnum House (Stamford Advocate 1950).

APPENDIX C
THEORY OF MOVING HISTORIC
STRUCTURES

International Chimney Corporation
Theory of
Historic Structure Relocation

Proprietary Content – *The information contained herewith is proprietary in nature and shall not be copied or distributed to other parties without the written permission of the writer.*

Introduction:

The following is intended as a brief explanation of the process of moving historic structures. Owners and General Contractors considering the relocation of an historic structure may find the information provided useful for determining the feasibility of their intended project, and gain insight as to the factors that may increase the difficulty and cost.

The Basics

Every building relocation project has distinct phases of work associated with the process. These are:

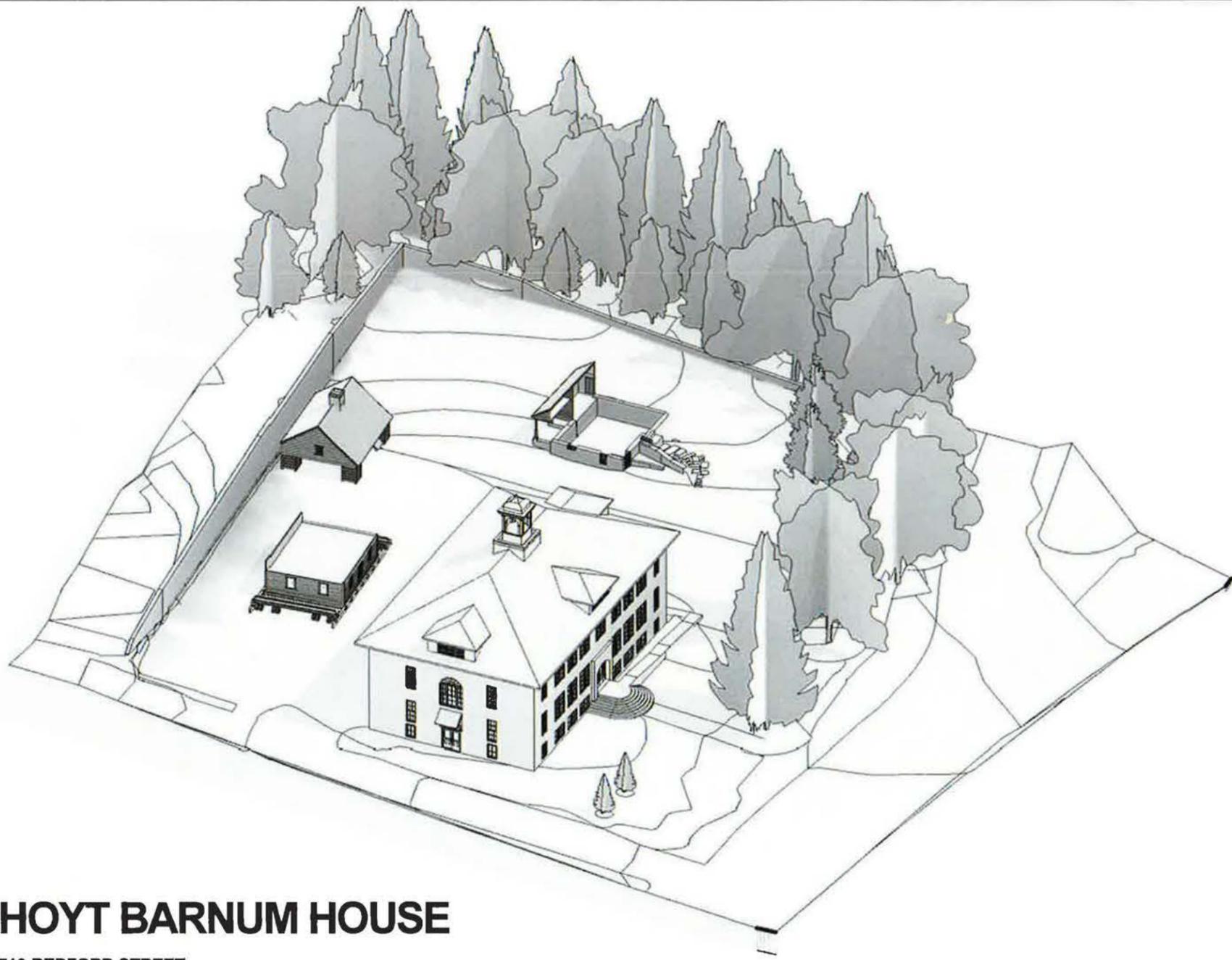
- **Design Development** – In this phase, information is gathered and initial decisions are made as to what portion of the structure will be relocated to what location. A *move route* (path) is planned and obstructions at the existing and new site, and in the move route are identified. These may be underground and overhead utilities, sewers, grade variants, bridges, traffic patterns, tight turns, unsuitable soils, etc. The soil will be evaluated (perhaps tested) and water-table height will be determined. The dimensions, wall thickness, footprint, material identification, etc. of the structure are established. Photographs will be taken to determine and document the buildings pre-move condition.
- **Design** – In the Design phase, the structure's weight is estimated and a center of gravity determined, as to calculate the design of the *support frame* (steel beams placed perpendicular) and *hydraulic jacking system* (jacks and controls). Areas of the structure that require repair, bracing, or shoring before the move are identified. The *plane of separation* (location where the structure is separated from its foundation) is established; the *transport system* is decided, and the initial design of the foundation is considered.
- **Preparation of the Structure** – In this phase, all improvements, reinforcements, temporary bracing, shoring, etc. are performed. The utilities are abandoned and cut off (at the plane of separation). The perimeter of the structure is excavated to expose foundation walls and holes are placed in the foundation walls to allow for the insertion of steel beams, which will form the support frame. On two adjacent sides of the building, the size of the excavation is increased to approximately the length and width of the structure to allow for the additional room needed for the eventual placement of the steel beams.

- **Installation of the Support Frame** – Individual steel beams that are components of the support frame are inserted into the holes in the foundation. There are usually (2) primary levels of beams: the *cross steel*, which is usually placed on the width of the structure and are in direct contact with its underside and the *main beams*, which are usually placed lengthwise and under the cross steel. Hydraulic jacks are placed either within or under the main beams. The jack head is commonly placed downwards to push against wooden *cribbing* (nominal 6" X 6" x 4'-0" oak) towers. Short needle beams are generally installed between cross steel beams to support walls/chimneys or other loads, not directly supported by the cross steel beams.
- **Pre-tensioning** – The hydraulic jacks are activated in *common pressure* (all jacks receive the same pressure) to snug against the underside of the structure. Shims or grout is placed between the cross steel and the underside of the structure and a reverse-deflection is induced into the support frame to counteract the impending load deflection. When the structure is loaded properly on the hydraulics, a uniform *crack* will develop along the plane of separation. When the “crack” develops around the perimeter of the structure, the actual loads and center of gravity can be calculated.
- **Lift** – The support frame is now ready to lift the structure out of the excavation. The structure must be raised enough to install the transportation system underneath the support frame. A *Unified Jacking Machine* is used to perform the lift. The unified jacking machine is a hydraulic control device that allows all jacks to rise at the same rate, regardless of the load placed on any individual jack. This is necessary as un-even loading can develop between jacks (i.e.: between interior walls and exterior walls). The lifts are accomplished in approximate 12" increments, and jacks individually retracted and cribbing placed under the jack in preparation for the next lift.
- **Preparation of the Move Route** – Depending on the method of transport, this phase may involve significant work which might include: removing obstacles from the move route, soil improvement, curb and underground utility removal, shoring, traffic control, etc.
- **Transport** – Two systems of transport are commonly used. *Rubber tired dollies*, similar to large, heavy-duty truck tire assemblies, are used for usually relatively light loads that require maneuvering and speed. *Roller dollies on rail* (chain linked bearings on steel beams or *roll beams*) are used for heavier loads, usually moved straight back in line with the centerlines of the structure. Common to both methods is the requirement to hydraulically provide (3) *zone common pressure* support to the support frame. In principle, the support jacks are divided into three zones of common pressure on the theory that (3) points determine a plane. Each jack within an individual zone is allowed to “float” or seek its own level. If a depression is encountered, the jack leading into the depression will extend, while all other jacks in the zone retract, maintaining equal pressure against the support frame. In that the hydraulics are divided into (3) individual zones, limited stress differential will be transferred to the support frame and hence the structure, as the frame will always be kept in the same plane.

- **New Foundation** – The design of the new foundation must accommodate a number of factors. It must be designed to withstand the *dynamic load* or point loading of the structure as it travels across it. It must also allow for removal of the support frame and the foundation walls must be built to the plane of separation, rather than having the structure lowered onto it. Typically, a heavily reinforced and oversized slab or oversized footings are constructed in a pre-move phase, then after the structure is in place and held by the hydraulics, the foundation walls are built up to the plane of separation. Pockets are left around the support frame beams.
- **Lowering** – Before the foundation walls are built, cribbing is in filled over the slab or footing (to allow for transport over the slab at existing ground level), the structure is placed over the foundation and the transportation system is removed. The support frame is then lowered to the desired elevation and held in place. After the foundation walls or in-fill is constructed around the support steel, the support steel frame is lowered away from the plane of separation. This allows for all existing building deflections to remain the same (limiting the potential for new settlement cracks to develop and allowing doors and windows to operate normally). After the support frame is dismantled, the holes in the foundation left from the support steel are in-filled.

Factors Affecting Cost and Performance

- Amount of available room for site logistics, maneuvering, and steel beam placement. (Set up area) At least (2) adjacent sides of the structure must have enough room for beam layout.
- The amount and location of underground and overhead utilities.
- Traffic patterns.
- Soil bearing capacity.
- The availability of as-built drawings and a site plan.
- The strength of materials on the existing structure.
- Bracing requirements. (i.e.: many windows and doors? Location of chimneys and fireplaces? Unsupported walls? Inaccessible load bearing walls?)
- The lack of a cellar, basement or crawl space.
- Obstacles in the move route or at the new site.
- Remote or very busy location?
- Time for completion.
- New foundation design.
- Move Method. (Dollies or Rail).
- Construction Season. (summer vs. winter)
- Mobilization distance.
- Un-balanced building loads.
- Weight of the structure.
- Poor condition of the existing foundation.



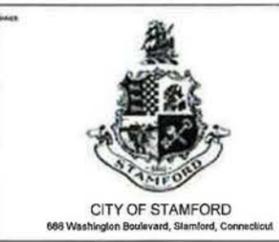
HOYT BARNUM HOUSE

713 BEDFORD STREET
STAMFORD, CONN.

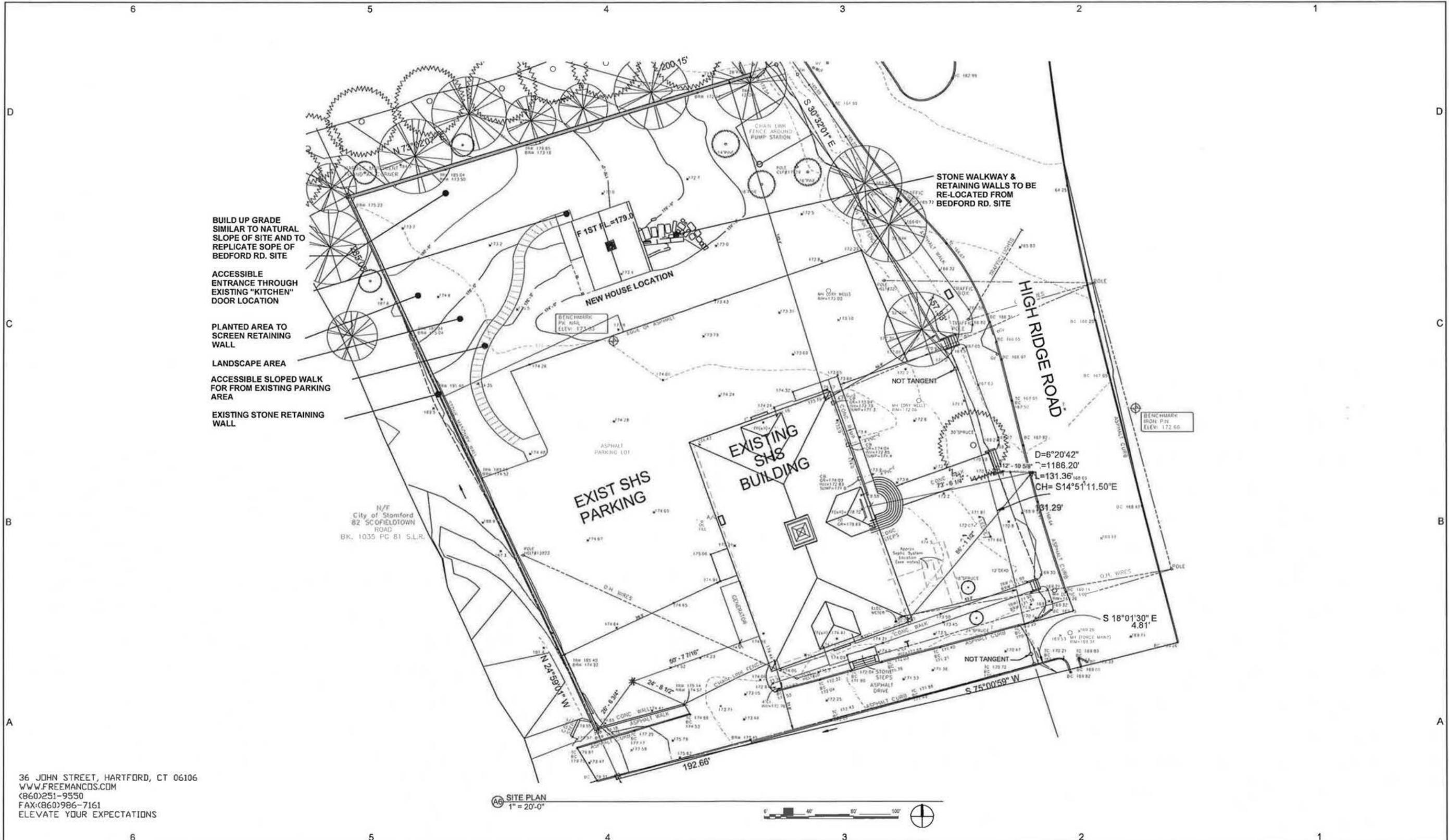
REVISED December 30th, 2015

DRAWING LIST

NO.	NAME
A0	COVER SHEET
C101	HIGH RIDGE RD SITE PLAN
*	PROPERTY AND TOPOGRAPHIC SURVEY OF 671, 713 BEDFORD STREET
**	PROPERTY AND TOPOGRAPHIC SURVEY OF 1508 HIGH RIDGE ROAD
G001	PERSPECTIVE VIEW
G002	PERSPECTIVE VIEW
G003	SCHEMATIC HOUSE MOVE PLAN
AE101	EXISTING BASEMENT AND FIRST FLOOR PLANS, 713 BEDFORD STREET
AE102	EXISTING SECOND FLOOR AND ROOF PLANS, 713 BEDFORD STREET
AE201	EXISTING EXTERIOR ELEVATIONS, 713 BEDFORD STREET
AE202	EXISTING INTERIOR ELEVATIONS, 713 BEDFORD STREET
AE301	EXISTING BUILDING SECTIONS, 713 BEDFORD STREET
A101	BASEMENT AND FIRST FLOOR PLANS, 1508 HIGH RIDGE ROAD
A102	SECOND FLOOR AND ROOF PLANS, 1508 HIGH RIDGE ROAD
***	DETAIL MAP OF ROUTE - 37 PAGES

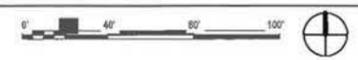


HSR SUBMISSION
November 4th, 2015



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AS SITE PLAN
 1" = 20'-0"



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OWNER
 CITY OF STAMFORD CT
 856 Washington Blvd
 Stamford CT

CULTURAL PROPERTIES CONSULTANT
 Public Archeology Laboratory
 26 Main Street
 Pawtucket RI 02660

LANDSCAPE ARCHITECT
 THE FREEMAN COMPANIES
 36 JOHN STREET, HARTFORD, CT 06106
 WWW.FREEMANCO.S.COM
 (860)251-9550
 FAX:(860)986-7161

PROJECT NAME
HOYT BARNUM HOUSE
 713 BEDFORD STREET
 STAMFORD, CONN.

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 Drawings and specifications, as instruments of professional service, are and shall remain the property of the Architect. These documents are not to be used in whole or in part, for any other projects or purposes, or by any other parties, than those properly authorized by contract, without the specific written authorization of Christopher Williams Architects, LLC.

NO.	DATE	REVISION
2	12/30/15	SHPO COMMENTS
1	10/28/15	DRAFT REVIEW

DRAWING TITLE
HIGH RIDGE RD SITE PLAN

SHEET NUMBER
C101

PROJECT NUMBER
 1517



LEGEND	
	PROPERTY LINE
	CURB LINE
	CHAIN LINK FENCE
	STOCKADE FENCE
	GAS METER
	WATER VALVE
	FIRE HYDRANT
	STAND PIPE
	GAS VALVE
	OIL FILL
	VENT PIPE
	UTILITY POLE
	STONE RETAINING WALL
	CONCRETE WALL
	OVERHEAD WIRES
	MANHOLE
	STORM MANHOLE
	CATCH BASIN
	LIGHT POLE
	ELECTRIC MANHOLE
	UNDERGROUND GAS LINE
	UNDERGROUND WATER LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND CABLE LINE
	UNDERGROUND STORM LINE
	UNDERGROUND SANITARY LINE
	SPOT ELEVATION
	CONTOURS
	TREES (SIZE AND TYPE AS SHOWN)
	TREES (SIZE AND TYPE AS SHOWN)
	ZONE LINE



NOTES:

- This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. as a Property and Topographic Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and the locations and elevations of which conform to Topographic Accuracy Class T-2. It is intended to depict property boundaries, locations and elevations of Improvements and topographic features.
- Total area of surveyed parcels = 133,475 SF (3,0642 Acres).
- Reference is made to the following:
 - Maps 2827, 5237, 5337, 5928, 6844, 8753 and 11996 of the Stamford Land Records (S.L.R.).
 - Warranty Deed recorded in Vol. 496 at Pg. 381 S.L.R.⁽¹⁾
 - Warranty Deed recorded in Vol. 518 at Pg. 222 S.L.R.⁽²⁾
 - Quit Claim Deed recorded in Vol. 762 at Pg. 77 S.L.R.⁽³⁾
 - Quit Claim Deed recorded in Vol. 3400 at Pg. 17 S.L.R.⁽⁴⁾
 - Easement recorded in Vol. 3314 at Pg. 61 S.L.R.
 - Instruments of record as labeled hereon.
- Elevations depicted hereon are based on the North American Vertical Datum of 1988 (NAVD-88).
- Parcel lies within FIRM Zone X as depicted on Community 090015 Panel No. 0516 Suffix G, Map Revised July 8, 2013.
- Subsurface utility, structure and facility locations depicted hereon have been compiled, in part, from municipal records and field measurements. These locations must be considered as approximate, may not be complete and other such features may exist on the site. The size, location and existence of all such features must be verified by the appropriate authorities prior to construction.
- Wetlands, if any, have not been depicted hereon.

STAMFORD HISTORICAL SOCIETY INC.
MAP 5337 S.L.R.
VOL. 752, PG. 77 S.L.R.
#713 BEDFORD STREET
AREA=27,005 S.F.

PAUL D. PLOTNIK
MAP 3400, PG. 17 S.L.R.
#871 BEDFORD STREET
AREA=3,161 S.F.

N/F
STATE OF CONNECTICUT
COUNTY COURT HOUSE
3.211 ACRES, MAP 6844 S.L.R.
VOL. 1137, PG. 314 S.L.R.
#123 HOYT STREET

PROPERTY & TOPOGRAPHIC SURVEY
DEPICTING
#671, #713 and 805 BEDFORD STREET
STAMFORD, CONNECTICUT
PREPARED FOR
THE CITY OF STAMFORD

To my knowledge and belief this map is substantially correct as noted hereon

DATE: 07/15/2015
JOB NO.: 1585A-2
DRAWN BY: CJP
CHECKED BY:
SCALE: 0 30 60
1" = 30'

CESAR J. FOLBERG, P.E., REG. NO. 70256

REDNISS & MEAD
ENGINEERS - SURVEYORS - PLANNERS - WWW.REDNISSMEAD.COM
22 FIRST STREET - STAMFORD, CONNECTICUT 06901 - 203-327-8900



NOTES:

1. This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. as a Property and Topographic Survey the Boundary Determination Category of which is a First Survey conforming to Horizontal Accuracy Class A-2 and elevations of which conform to Topographic Accuracy Class T-2. It is intended to depict property boundaries, locations and elevations of improvements and topographic features.
2. Reference is made to maps 3698, 4349, 6341, 7710 & 8344 of the Stamford Land Records.
3. Area of the Surveyed Parcel = 58,977 Sq. Ft. or 1.3539± Acres
4. Wetlands if any are not depicted hereon.
5. Property does not lie within any FEMA Flood Hazard Zone as depicted on Flood Insurance Rate Map, Panel 506 of 626, Map Number 09001C0506F, Map revised June 18, 2010.
6. Elevations depicted hereon are based on North American Vertical Datum of 1988 (NAVD-88)
7. Reference is made to an "Installers Sketch" for address 1508 High Ridge Road, Stamford, Conn. for the Stamford Historical Society, dated May 29 1998. Prepared by Robert B. Aillery Lic#3429 and on file at the Stamford Health Department.

PROPERTY & TOPOGRAPHIC SURVEY
 DEPICTING
1508 HIGH RIDGE ROAD
 STAMFORD, CONNECTICUT
 PREPARED FOR
THE CITY OF STAMFORD

To my knowledge and belief this map is substantially correct as noted hereon	JOB NO.: 3451A-1	DATE: 09/30/2015
 JORGE P. PEREIRA CT. LIC. NO. 70178 DATE: 9/30/2015	DRAWN BY: AB	CHECKED BY:
 SCALE: 0 20 40 1" = 20'	3451_PSTS.dwg	
This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null & void.		
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N/F
 BETHANY ASSEMBLY
 2 SCOFIELDTOWN ROAD
 BK. 1837 PG 192 S.L.R.

N/F
 City of Stamford
 82 SCOFIELDTOWN ROAD
 BK. 1035 PG 81 S.L.R.

N/F
 Cornell High Ridge
 Associates LLC
 1492 HIGH RIDGE ROAD
 BK. 7339 PG 111 S.L.R.

6

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D

D

C

C

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A

A



PERSPECTIVE VIEW FROM HIGH RIDGE ROAD

HSR SUBMISSION
November 4th, 2015

6

5

4

3

2

1

CWA
CHRISTOPHER WILLIAMS ARCHITECTS
85 Willow Street New Haven, CT 06511
203 776 0184 cwarchitectsllc.com

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CULTURAL PROPERTIES CONSULTANT
Public Archeology Laboratory
26 Main Street
Pawucket RI 02880

BUILDING MOVE CONSULTANT
International Chimney Corp.
55 South Long Street
Williamsville NY 14221

PROJECT NAME
HOYT BARNUM HOUSE
713 BEDFORD STREET
STAMFORD, CONN.

STAMP

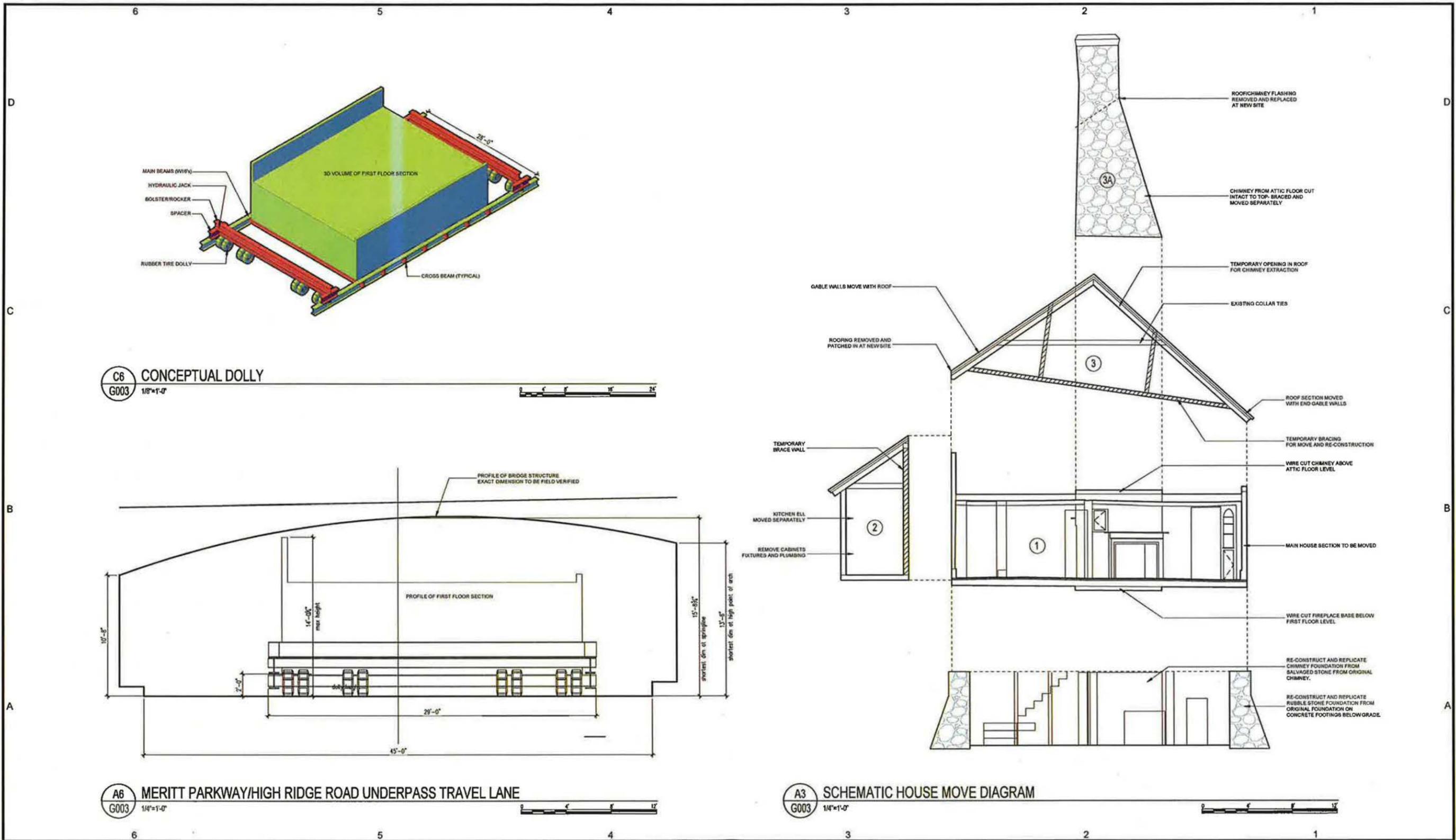
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NO.	DATE	REVISION
ISSUE/REVISION		

DRAWING TITLE
PERSPECTIVE VIEW

SHEET NUMBER
G001

PROJECT NUMBER
1517



C6 CONCEPTUAL DOLLY
G003 1/8"=1'-0"

A6 MERITT PARKWAY/HIGH RIDGE ROAD UNDERPASS TRAVEL LANE
G003 1/4"=1'-0"

A3 SCHEMATIC HOUSE MOVE DIAGRAM
G003 1/4"=1'-0"

CWA
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203 776 0184 cwar@tcdsllc.com

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City of Stamford
888 Washington Blvd
Stamford, CT 06901

PAL
Public Archaeology Laboratory
26 Main Street
Pawtucket, RI 02860

BUILDING MOVE CONSULTANT
International Chimney Corporation
55 South Long Street
Williamsville, NY 14221

PROJECT NAME
**HOYT BARNUM HOUSE
RELOCATION**
EXISTING LOCATION: 713 BEDFORD ST., STAMFORD, CT 06901
NEW LOCATION: 1508 HIGH RIDGE ROAD, STAMFORD, CT 06903

STAMP

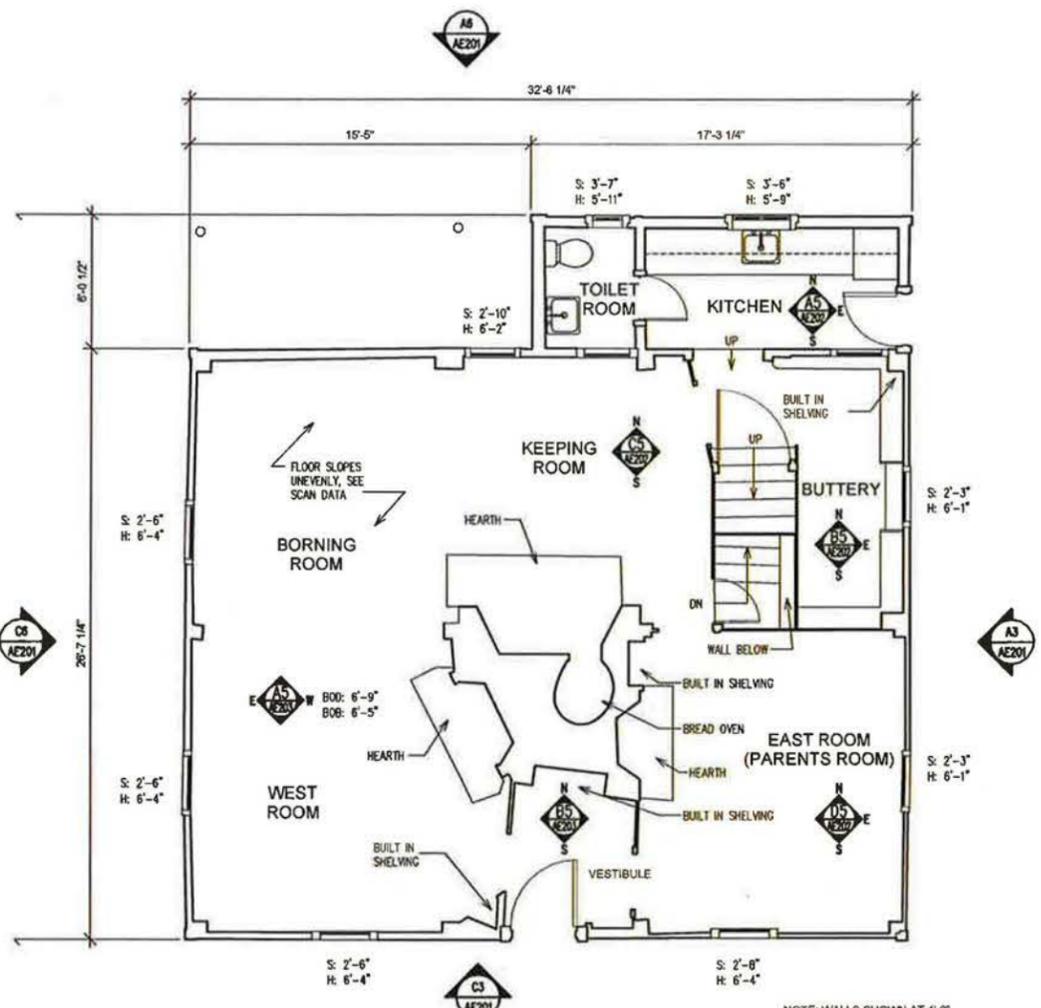
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NO.	DATE	REVISION
1	11/4/15	HSR SUBMISSION

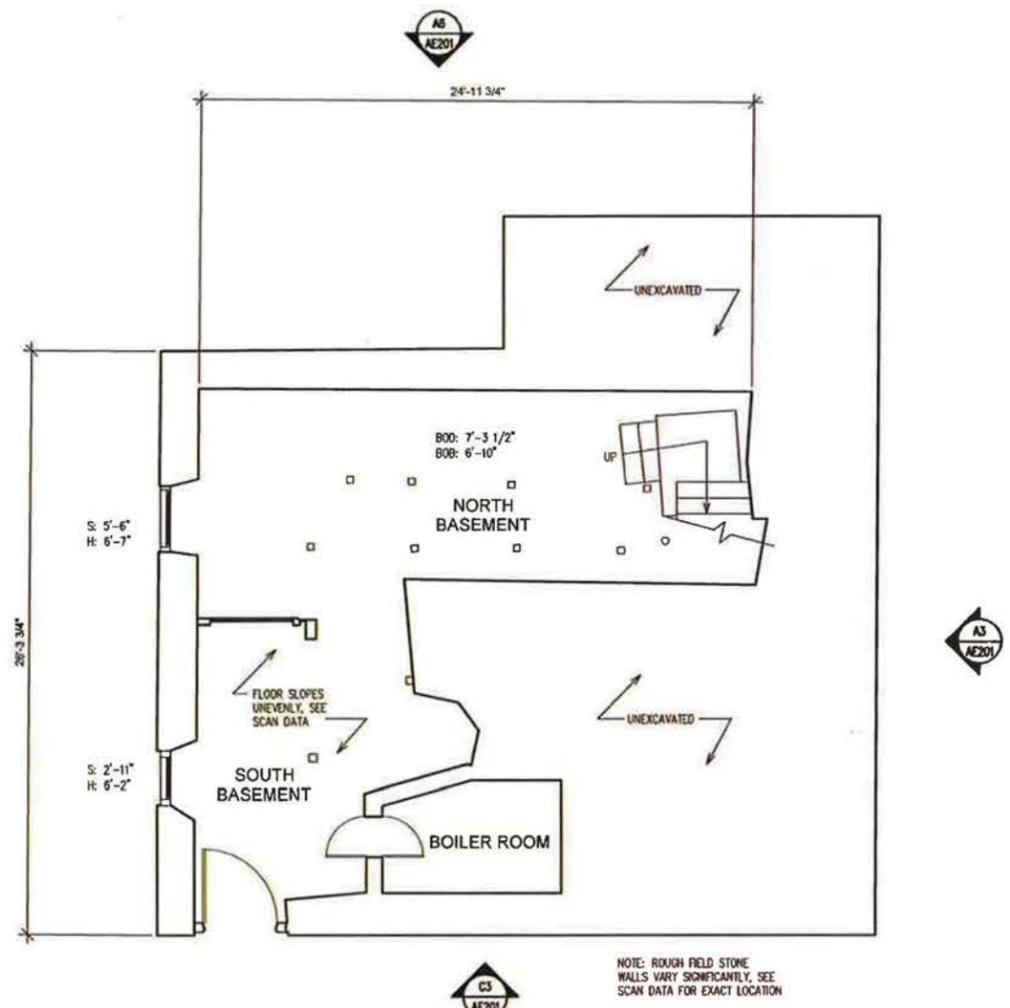
DRAWING TITLE
**SCHEMATIC HOUSE
MOVE PLAN**
SHEET NUMBER
G003
PROJECT NUMBER
1517

GENERAL NOTES

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3. All corners are 90 degrees unless noted or dimensioned otherwise.



A6 EXISTING FIRST FLOOR PLAN
AE101 1/4"=1'-0"



A4 EXISTING BASEMENT PLAN
AE101 1/4"=1'-0"

CWA
 CHRISTOPHER WILLIAMS ARCHITECTS LLC
 85 Willow Street New Haven, CT 06511
 203 776 0184 cwar@architects.com

OWNER

 City of Stamford
 888 Washington Blvd
 Stamford, CT 06901

CULTURAL PROPERTIES CONSULTANT

 Public Archaeology Laboratory
 26 Main Street
 Pawtucket, RI 02860

BUILDING MOVE CONSULTANT
 International Chimney Corporation
 55 South Long Street
 Williamsville, NY 14221

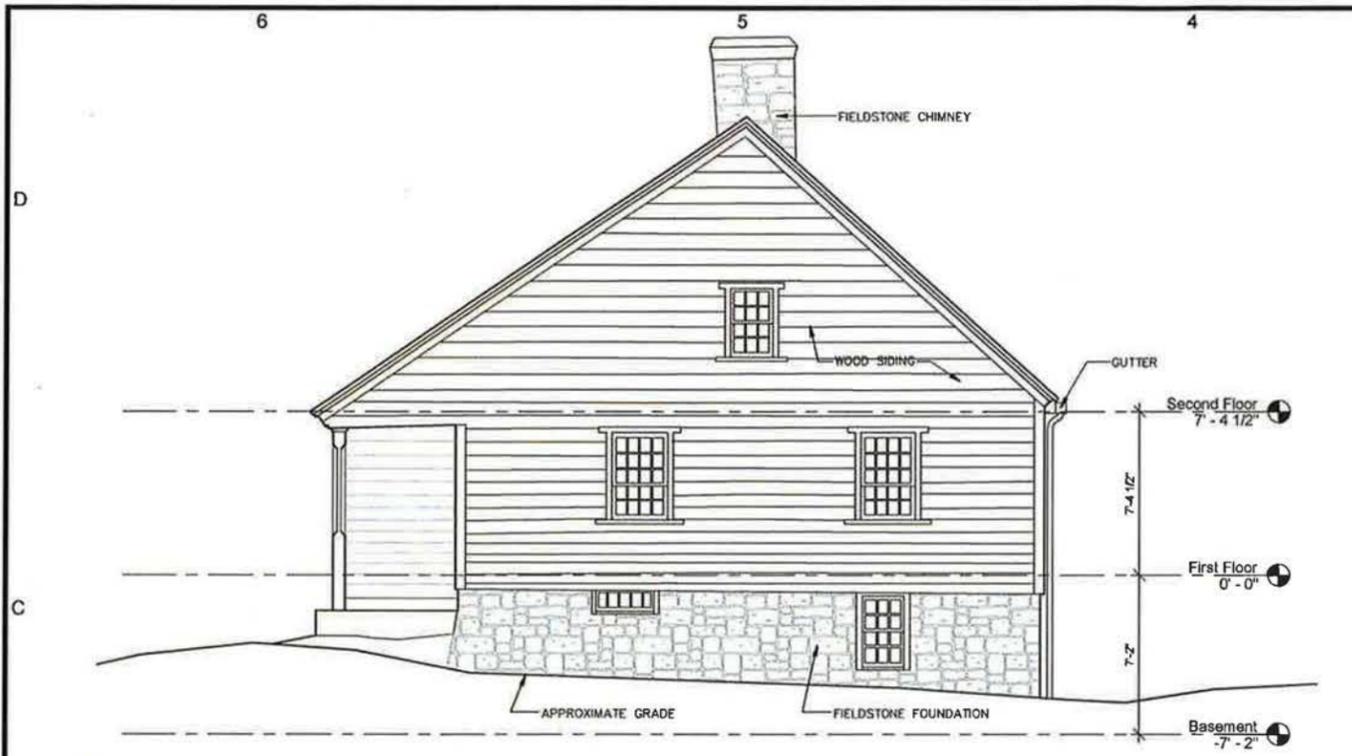
PROJECT NAME
HOYT BARNUM HOUSE RELOCATION
 EXISTING LOCATION: 713 BEDFORD ST., STAMFORD, CT 06901
 NEW LOCATION: 1508 HIGH RIDGE ROAD, STAMFORD, CT 06903

STAMP

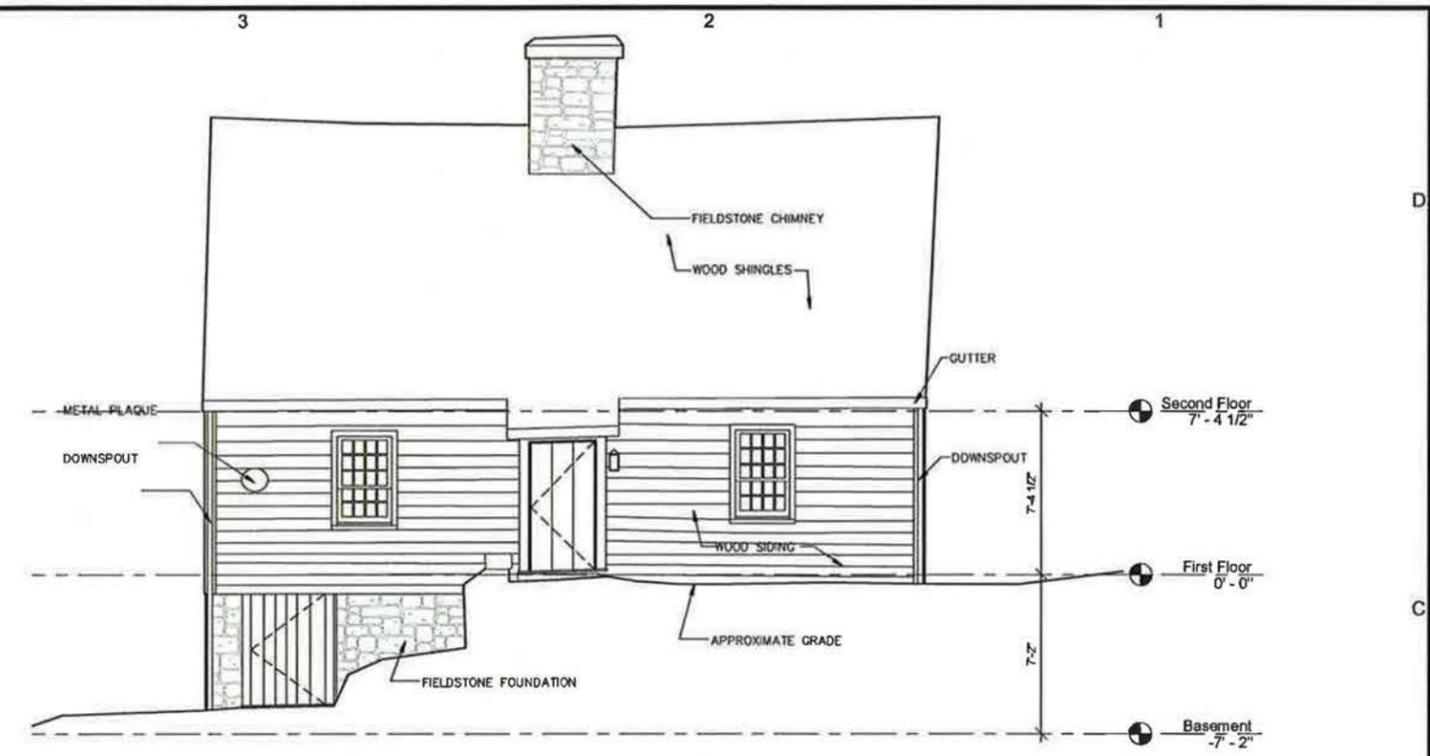
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NO.	DATE	REVISION
1	11/4/15	HSR SUBMISSION

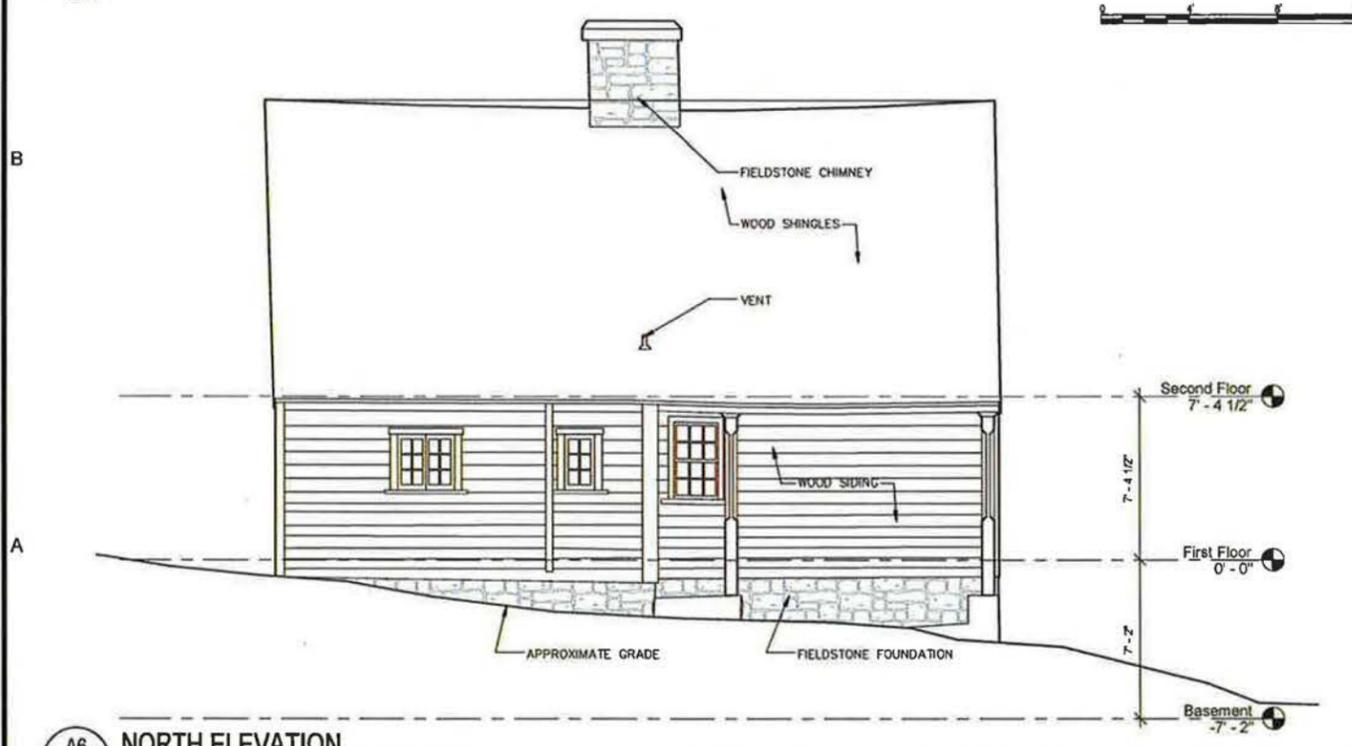
DRAWING TITLE
EXISTING FLOOR PLANS BASEMENT 1ST FLOOR
SHEET NUMBER
AE 101
PROJECT NUMBER
 1517



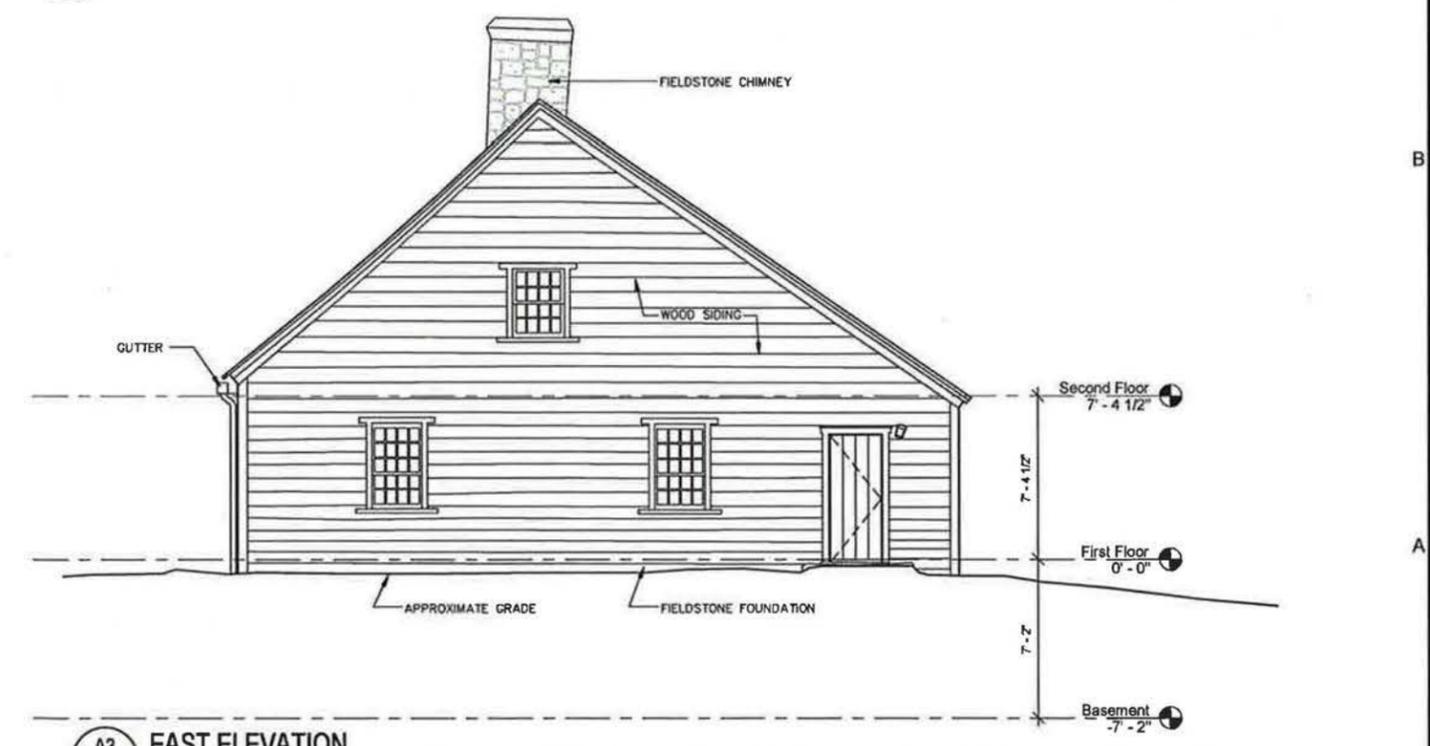
C6 WEST ELEVATION
 AE201 1/4"=1'-0"



C3 SOUTH ELEVATION
 AE201 1/4"=1'-0"



A6 NORTH ELEVATION
 AE201 1/4"=1'-0"



A3 EAST ELEVATION
 AE201 1/4"=1'-0"

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 CHRISTOPHER WILLIAMS ARCHITECTS LLC
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 203 776 0184 cwilliamsllc.com

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 Public Archaeology Laboratory
 26 Main Street
 Pawtucket, RI 02860

BUILDING MOVE CONSULTANT
 International Chimney Corporation
 55 South Long Street
 Williamsville, NY 14221

PROJECT NAME
HOYT BARNUM HOUSE RELOCATION
 EXISTING LOCATION: 713 BEDFORD ST., STAMFORD, CT 06901
 NEW LOCATION: 1508 HIGH RIDGE ROAD, STAMFORD, CT 06903

STAMP

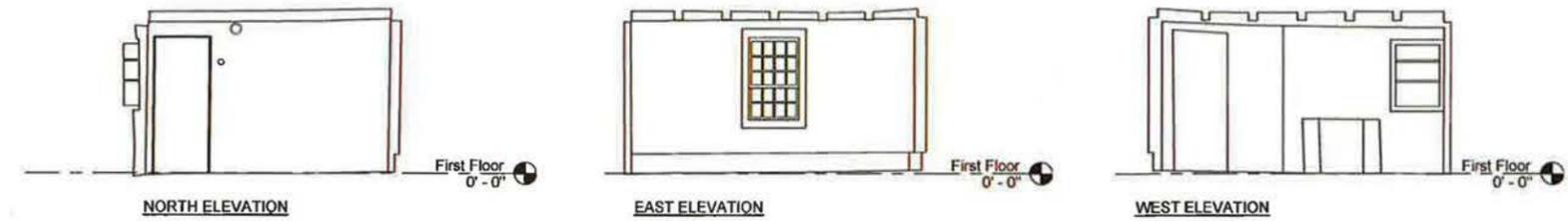
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NO.	DATE	REVISION
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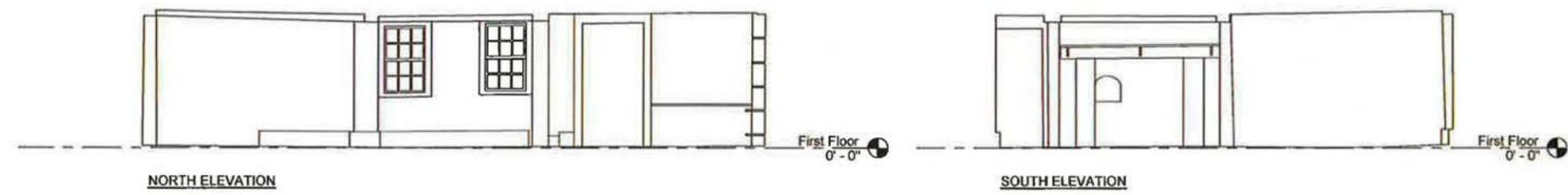
DRAWING TITLE
EXISTING EXTERIOR ELEVATIONS
SHEET NUMBER
AE 201
PROJECT NUMBER
 1517

GENERAL NOTES

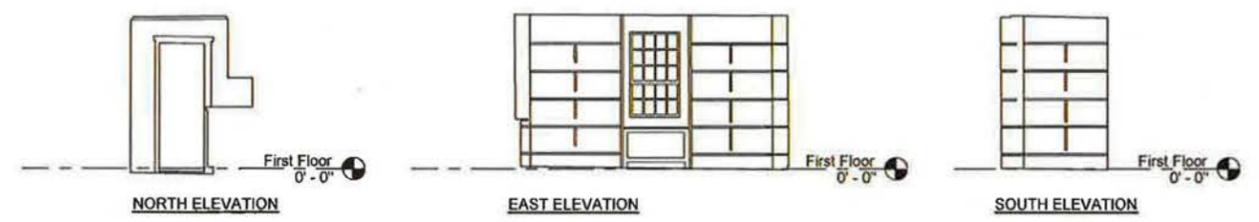
- The intent of the Contract Documents is to include all items necessary for the proper execution and completion of all Work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all. Where a conflict within the Contract Documents exists, the Contractor shall provide the better quality or greater quantity of work in accordance with the Architect's resolution without any increase in the Contract sum. Organization of the Specifications into divisions, sections and articles, and arrangement of sheets shall not control the Contractor in dividing the work among subcontractors, or in establishing the extent of Work to be performed by any trade.
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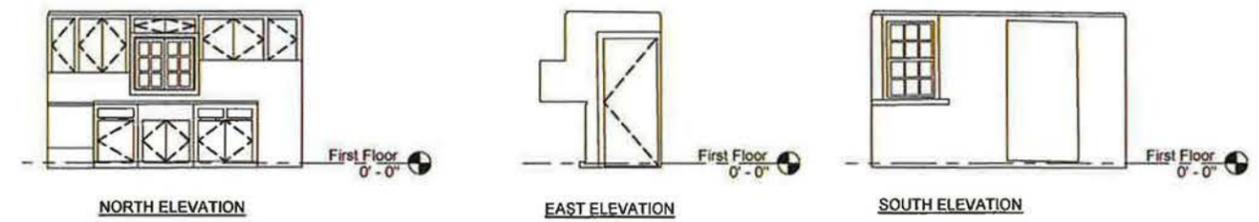
D5 EAST ROOM INTERIOR ELEVATIONS
1/4"=1'-0"



C5 KEEPING ROOM INTERIOR ELEVATIONS
1/4"=1'-0"



B5 BUTTERY INTERIOR ELEVATIONS
1/4"=1'-0"



A5 KITCHEN INTERIOR ELEVATIONS
1/4"=1'-0"



CWA
CHRISTOPHER WILLIAMS ARCHITECTS LLC
85 Willow Street New Haven, CT 06511
203 776 0184 cwardllctllc.com

OWNER

City of Stamford
888 Washington Blvd
Stamford, CT 06901

CULTURAL PROPERTIES CONSULTANT

Public Archaeology Laboratory
26 Main Street
Pawtucket, RI 02860

BUILDING MOVE CONSULTANT
International Chimney Corporation
55 South Long Street
Williamsville, NY 14221

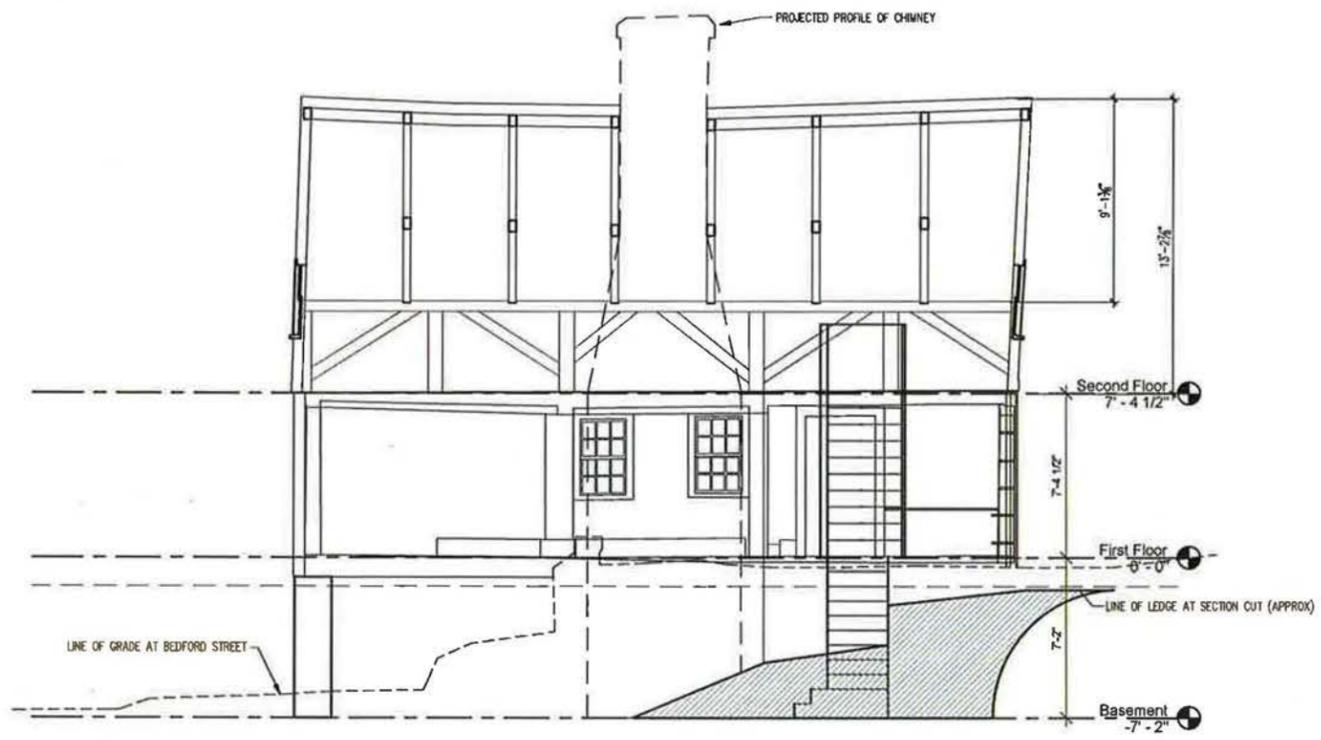
PROJECT NAME
HOYT BARNUM HOUSE RELOCATION
EXISTING LOCATION: 713 BEDFORD ST., STAMFORD, CT 06901
NEW LOCATION: 1508 HIGH RIDGE ROAD, STAMFORD, CT 06903

STAMP

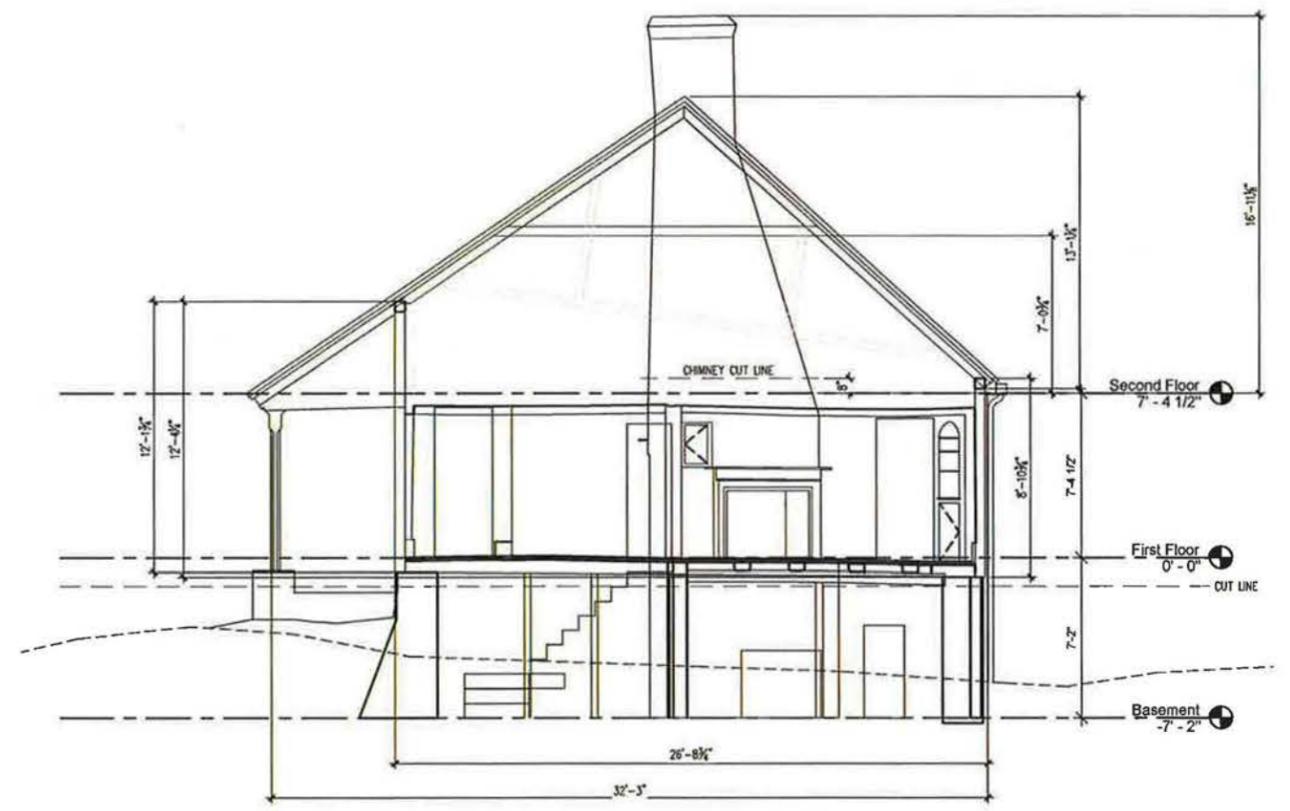
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DRAWING TITLE
EXISTING INTERIOR ELEVATIONS
SHEET NUMBER
AE 202
PROJECT NUMBER
1517



A6 EXISTING HOUSE SECTION
AE301 1/4"=1'-0"



A3 EXISTING HOUSE SECTION
AE301 1/4"=1'-0"



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 Public Archaeology Laboratory
 26 Main Street
 Pawtucket, RI 02860

BUILDING MOVE CONSULTANT
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 55 South Long Street
 Williamsville, NY 14221

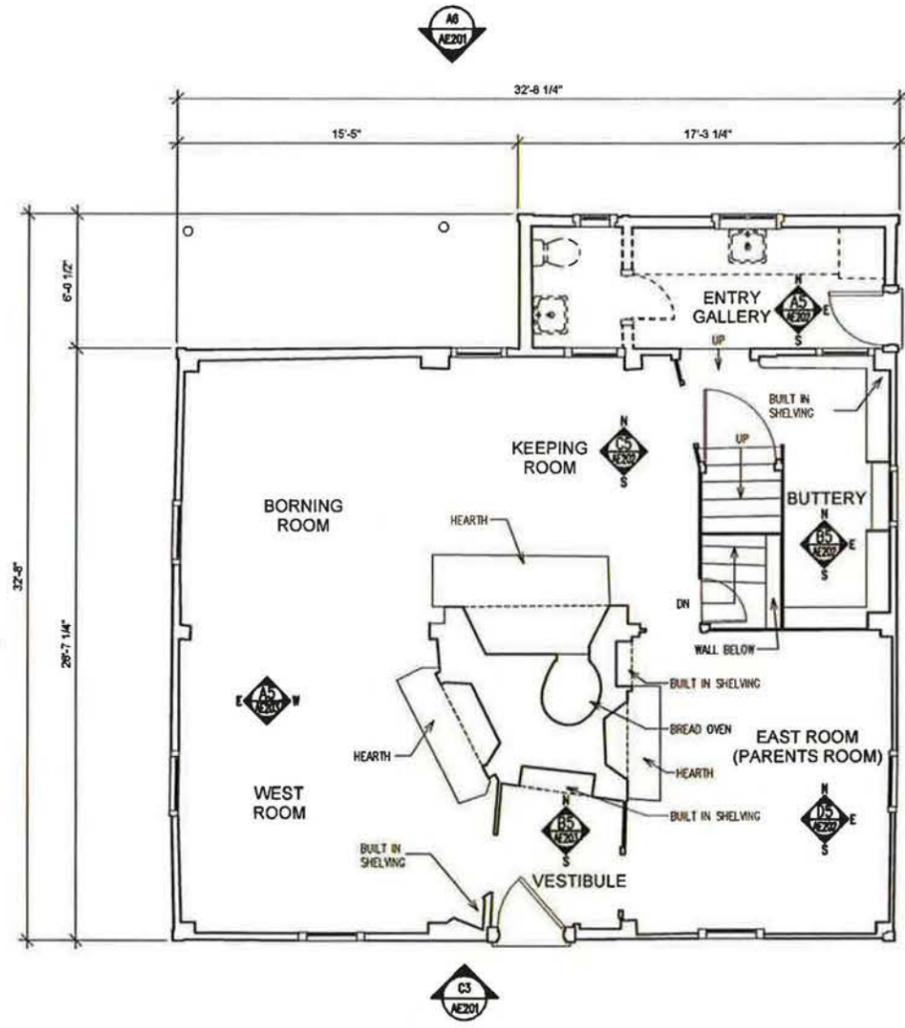
PROJECT NAME
**HOYT BARNUM HOUSE
 RELOCATION**
 EXISTING LOCATION: 713 BEDFORD ST., STAMFORD, CT 06901
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STAMP

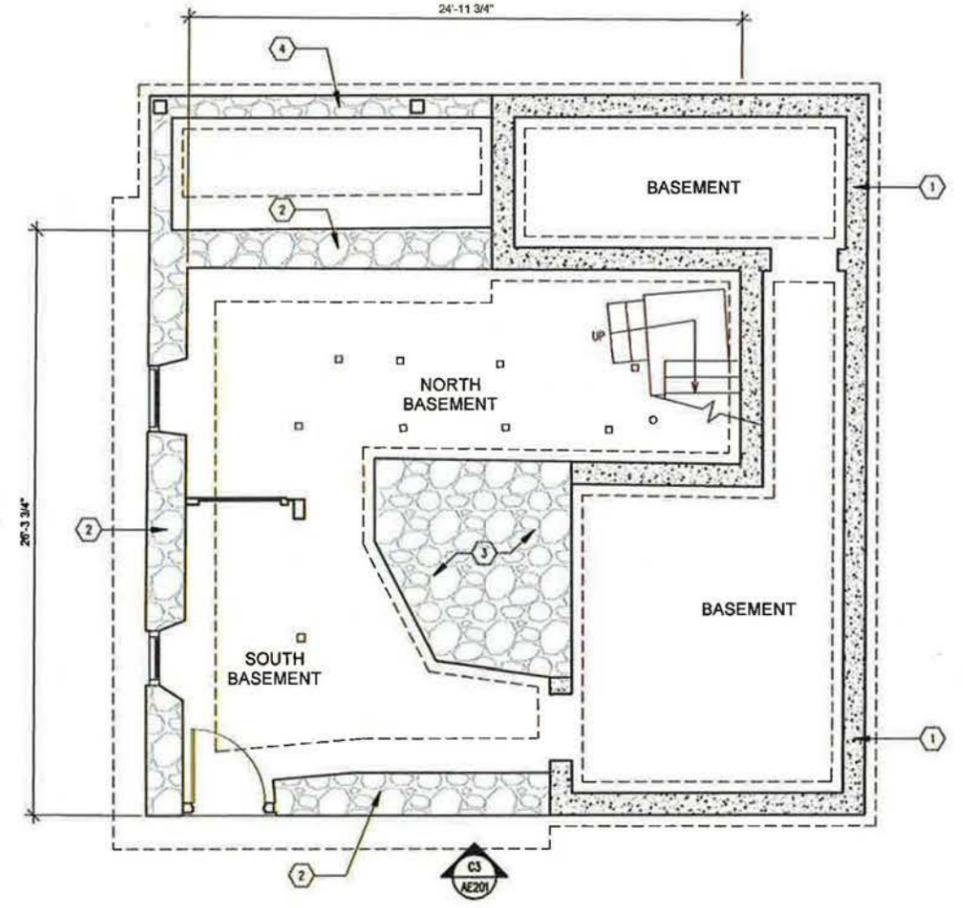
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NO.	DATE	REVISION
1	11/4/15	HSR SUBMISSION

DRAWING TITLE
EXISTING SECTIONS
 SHEET NUMBER
AE 301
 PROJECT NUMBER
 1517



A6 FIRST FLOOR PLAN
A101 1/4"=1'-0"



A4 BASEMENT/FOUNDATION PLAN
A101 1/4"=1'-0"

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3. All corners are 90 degrees unless noted or dimensioned otherwise.

NEW CONSTRUCTION KEYNOTES

- 1 NEW CONCRETE FOUNDATION WALL ON CONCRETE FOOTINGS WHERE EXISTING FOUNDATION IS BELOW GRADE.
- 2 RE-CONSTRUCT AND REPLICATE RUBBLE STONE FOUNDATION FROM ORIGINAL FOUNDATION ON CONCRETE FOOTINGS BELOW GRADE.
- 3 RE-CONSTRUCT AND REPLICATE CHIMNEY FOUNDATION FROM SALVAGED STONE FROM ORIGINAL CHIMNEY.
- 4 RE-CONSTRUCT AND REPLICATE STONE LOW WALL FROM ORIGINAL FOUNDATION ON CONCRETE FOOTINGS BELOW GRADE.

CWA
CHRISTOPHER WILLIAMS ARCHITECTS LLC
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OWNER

City of Stamford
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CULTURAL PROPERTIES CONSULTANT

Public Archaeology Laboratory
26 Main Street
Pawtucket, RI 02860

BUILDING MOVE CONSULTANT
International Chimney Corporation
55 South Long Street
Williamsville, NY 14221

PROJECT NAME
**HOYT BARNUM HOUSE
RELOCATION**
EXISTING LOCATION: 713 BEDFORD ST., STAMFORD, CT 06901
NEW LOCATION: 1508 HIGH RIDGE ROAD, STAMFORD, CT 06903

STAMP

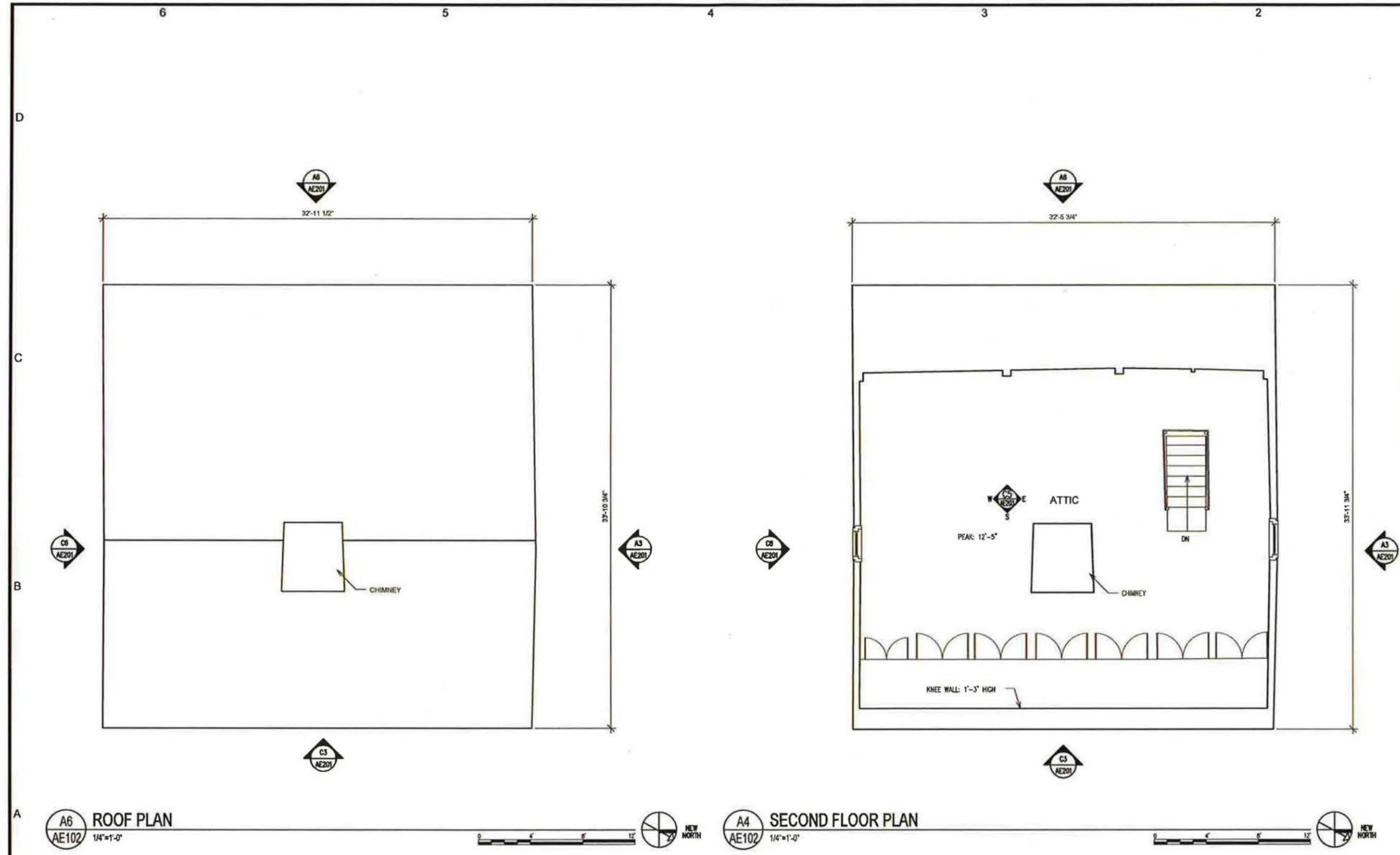
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1	11/4/15	HSR SUBMISSION

DRAWING TITLE
**BASEMENT
AND 1ST FLOOR PLAN**
SHEET NUMBER
A101
PROJECT NUMBER
1517

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A6 ROOF PLAN
1/4"=1'-0"

A4 SECOND FLOOR PLAN
1/4"=1'-0"

CWA
CHRISTOPHER WILLIAMS ARCHITECTS LLC
85 Willow Street New Haven, CT 06511
203 776 0184 cwar@ctwilliams.com

CITY OF STAMFORD
City of Stamford
688 Washington Blvd
Stamford, CT 06901

PAL
Public Archaeology Laboratory
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Pawtucket, RI 02860

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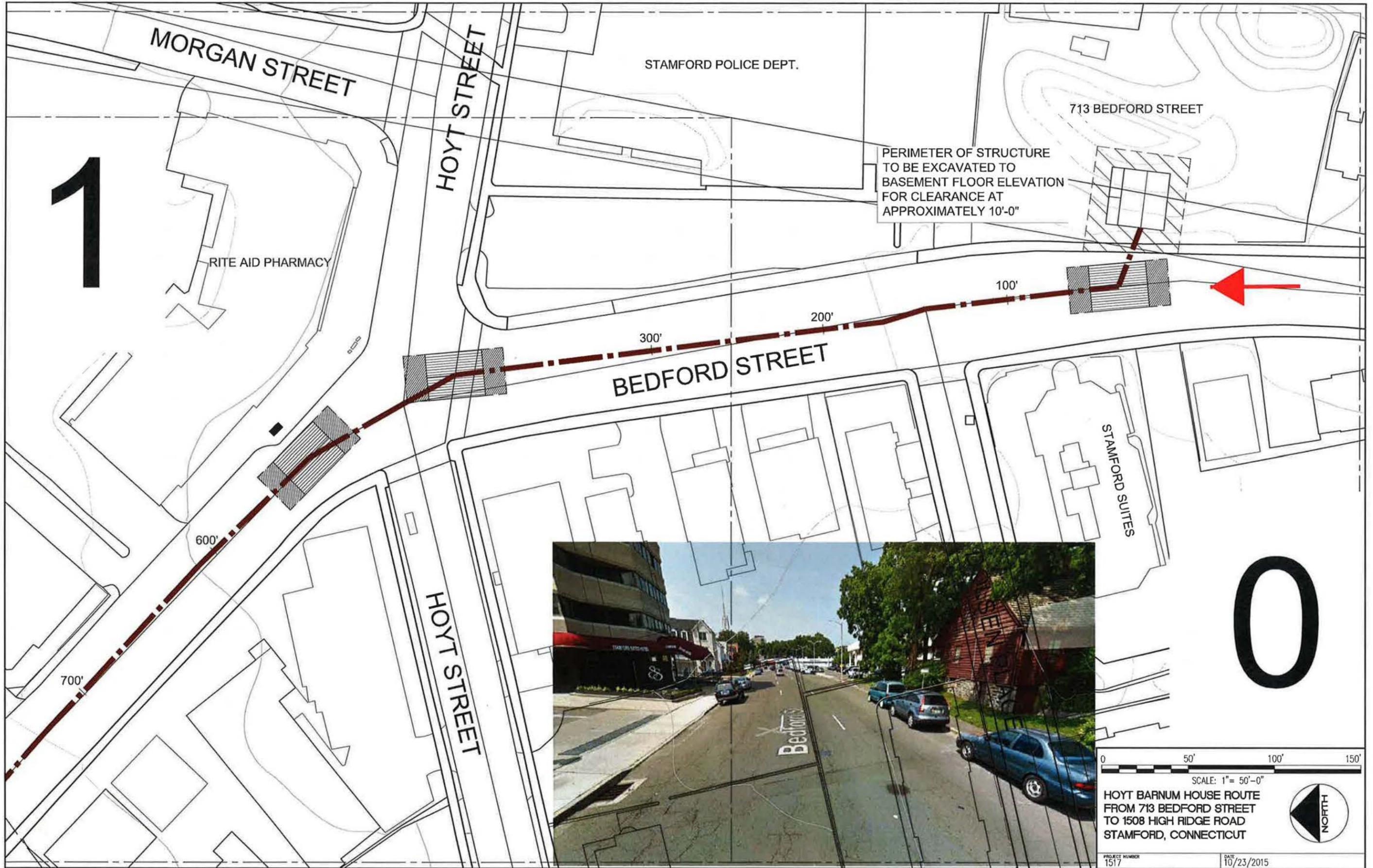
PROJECT NAME
HOYT BARNUM HOUSE RELOCATION
EXISTING LOCATION: 713 BEDFORD ST., STAMFORD, CT 06901
NEW LOCATION: 1508 HIGH RIDGE ROAD, STAMFORD, CT 06903

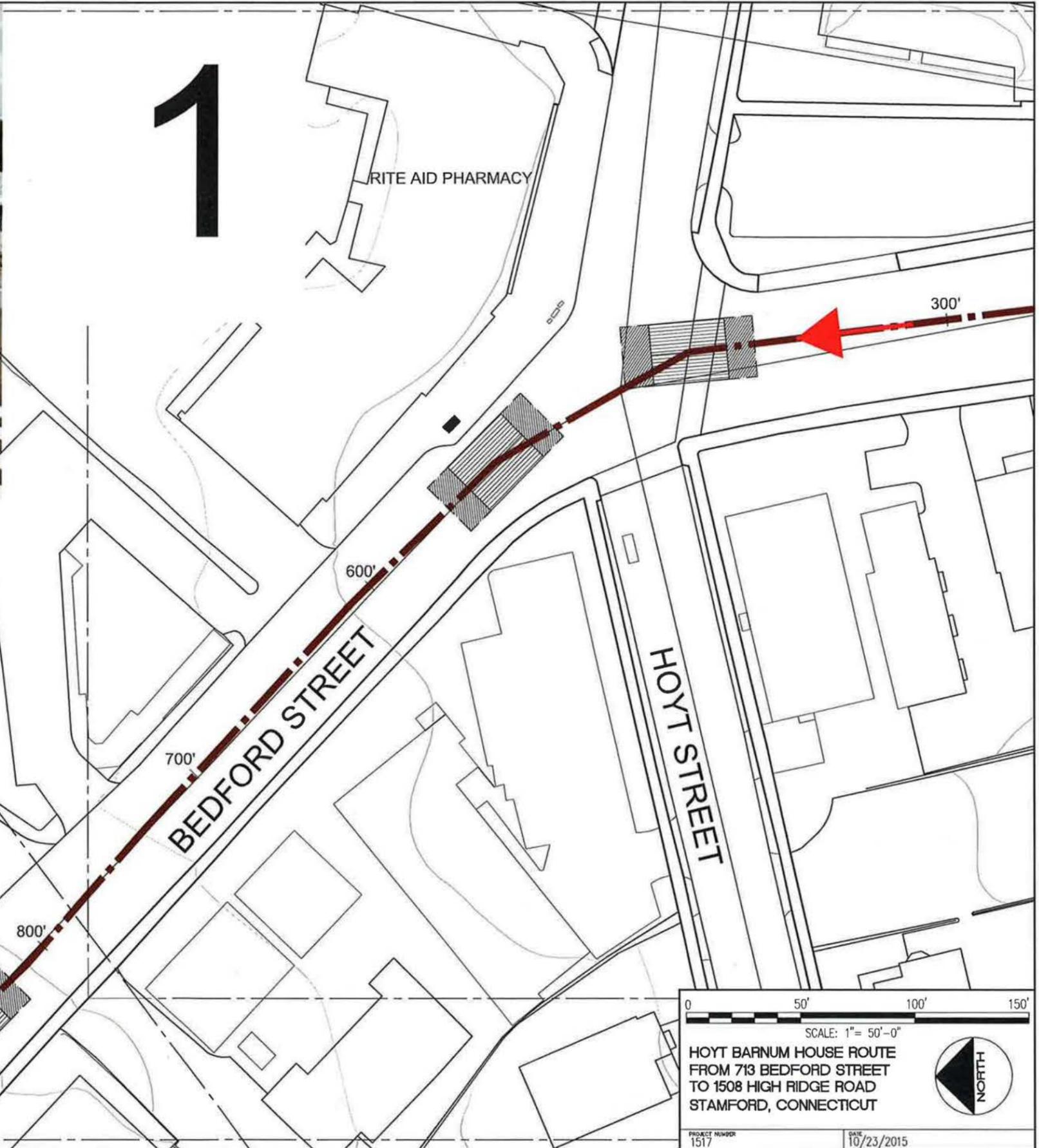
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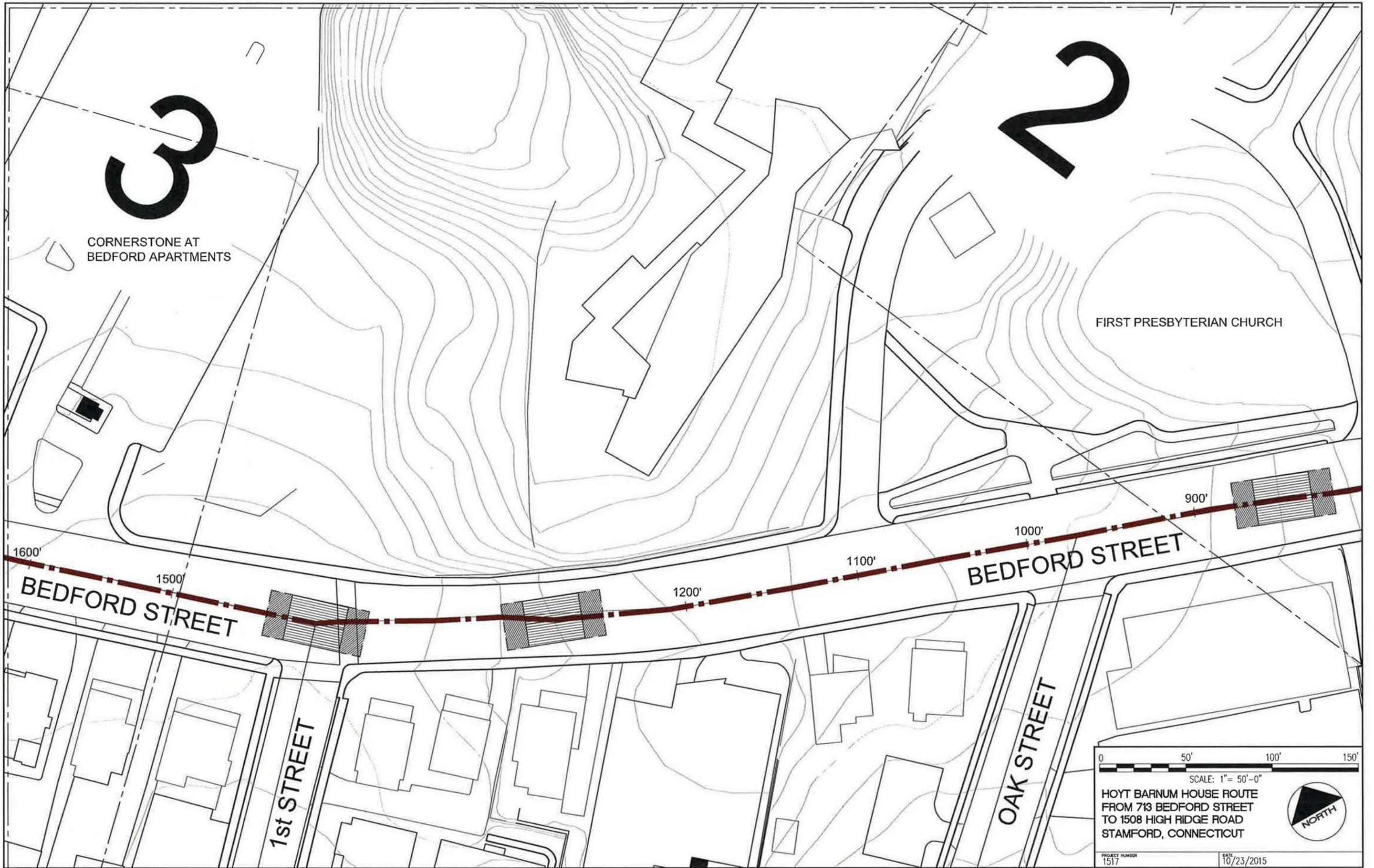
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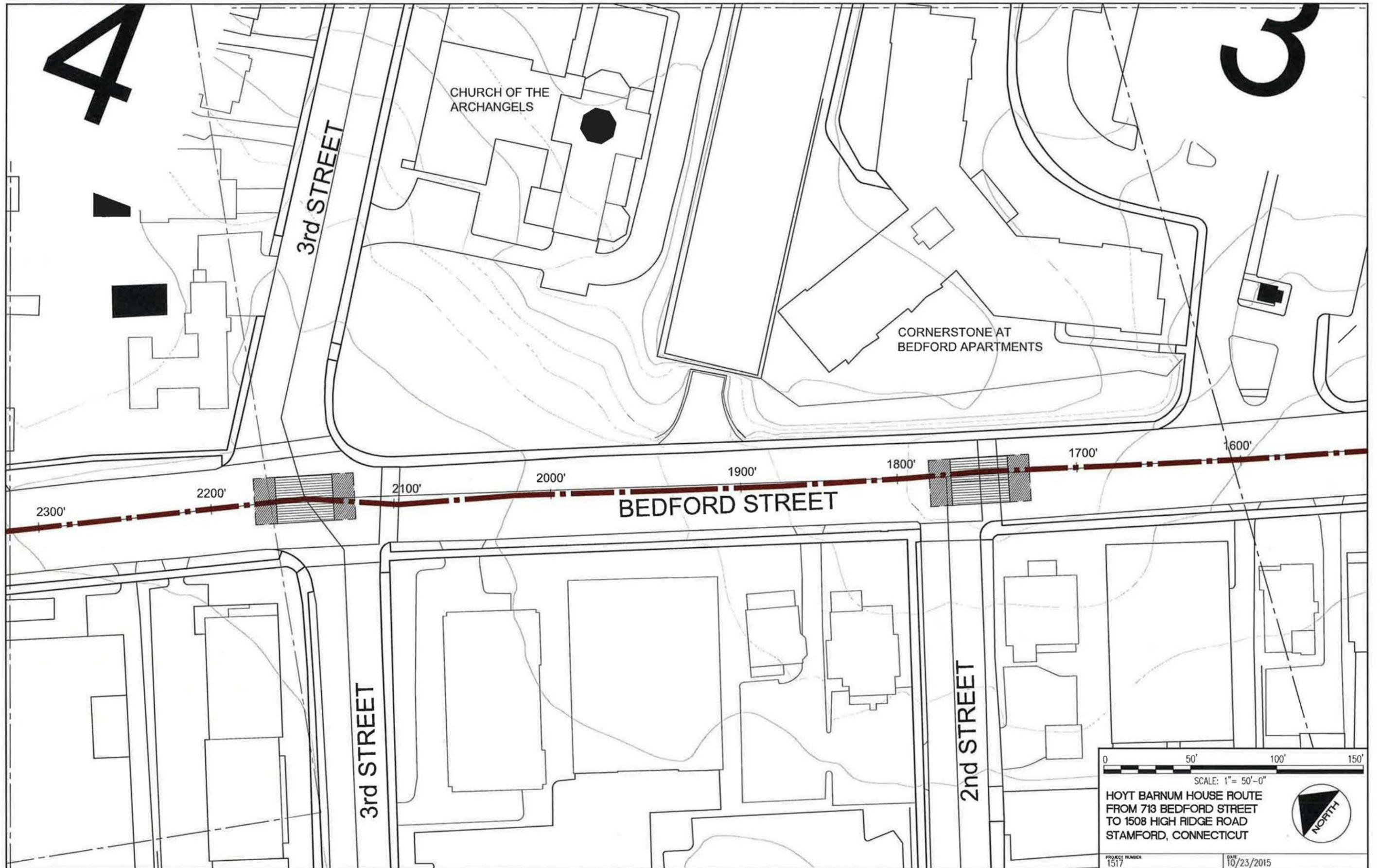
NO.	DATE	REVISION
1	11/4/15	HSR SUBMISSION

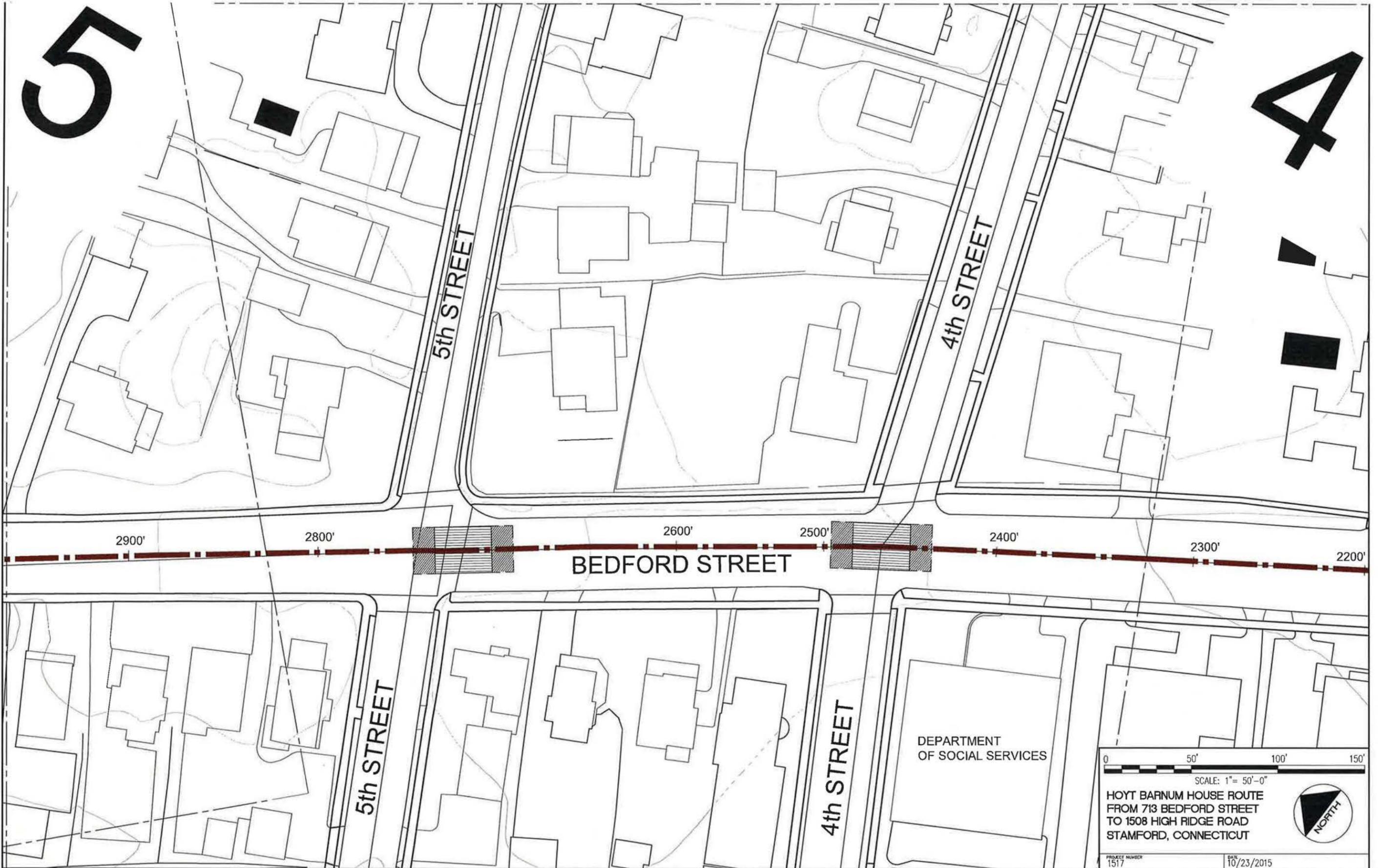
DRAWING TITLE
SECOND FLOOR PLAN AND ROOF PLAN
SHEET NUMBER
A102
PROJECT NUMBER
1517

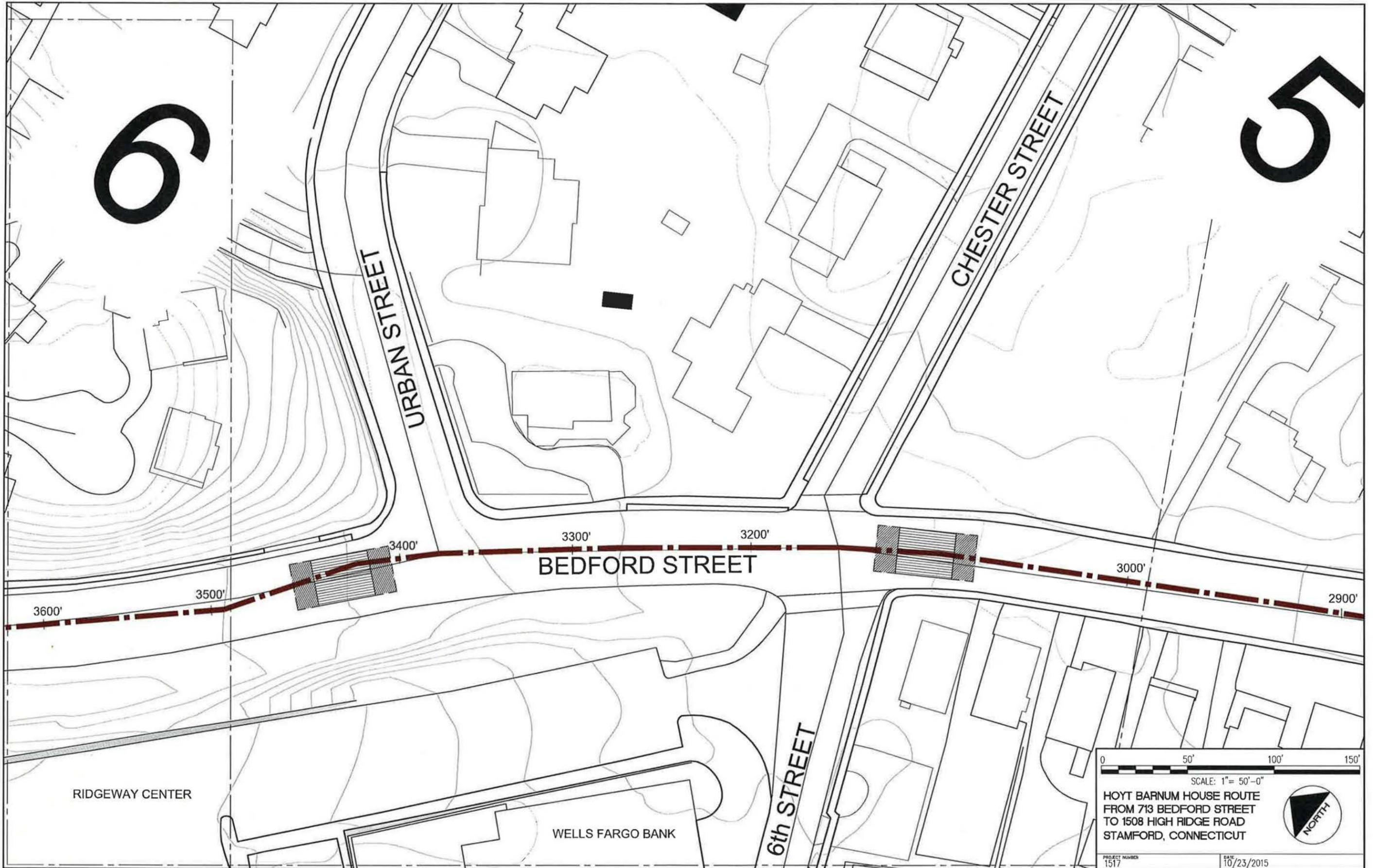


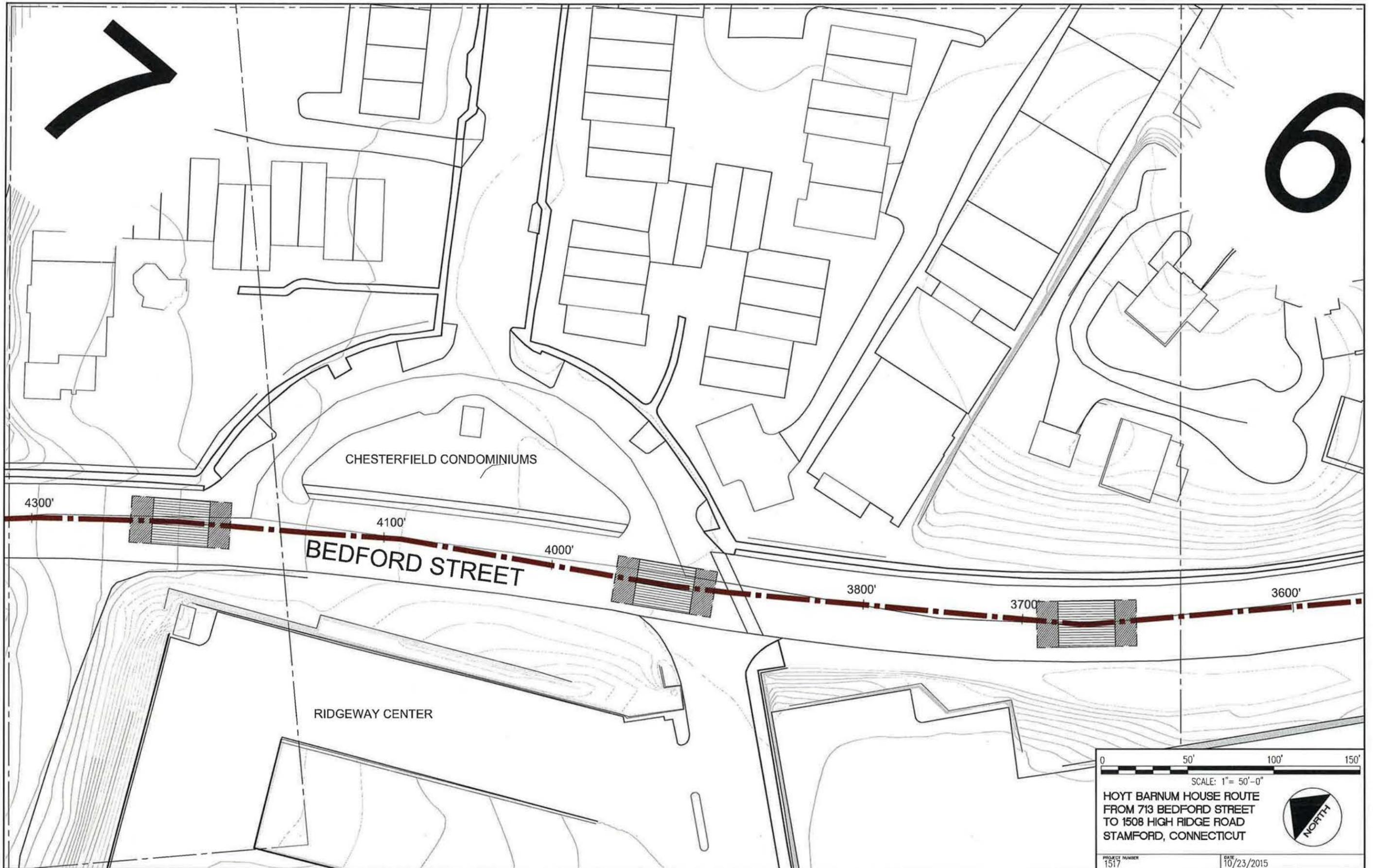


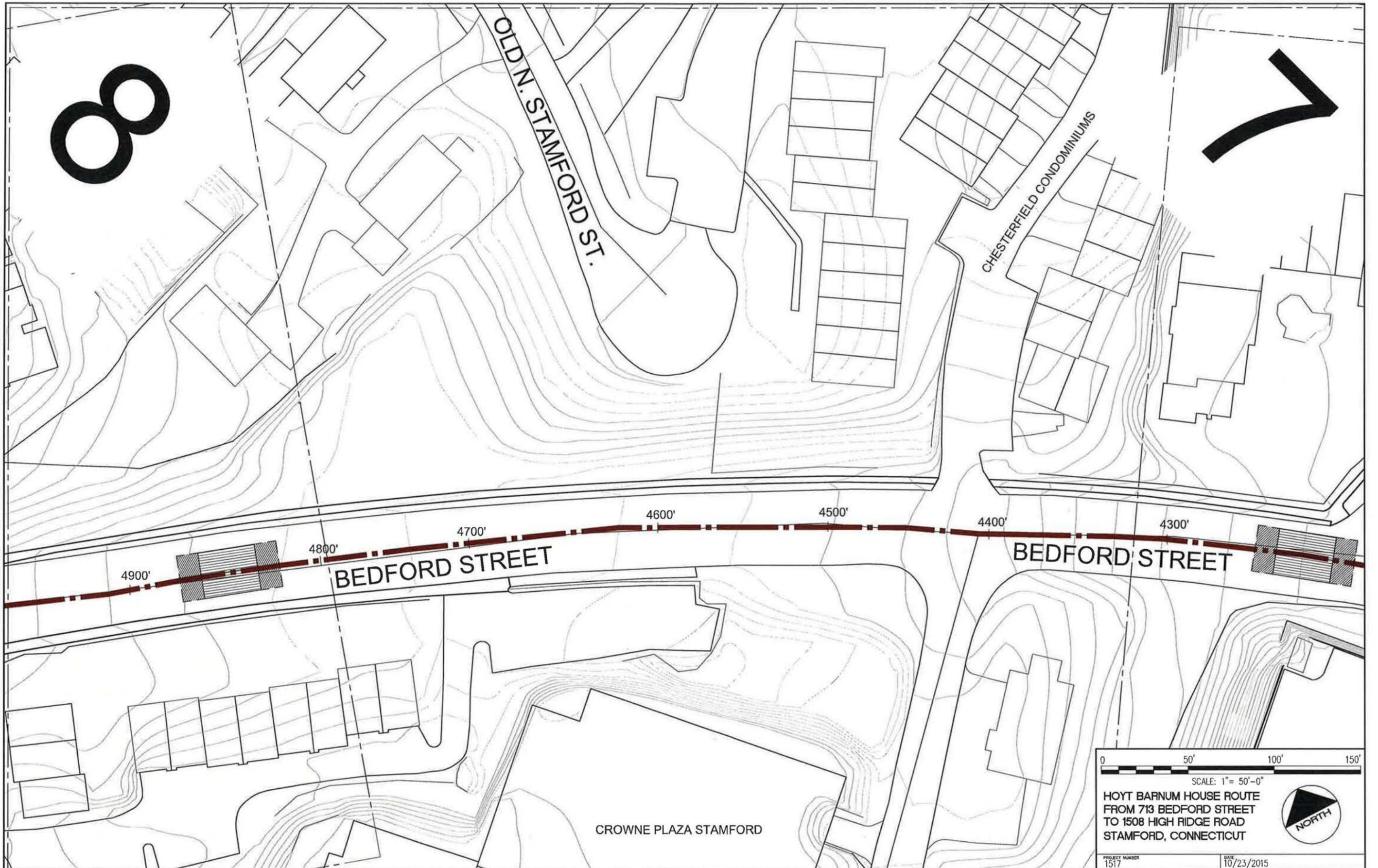




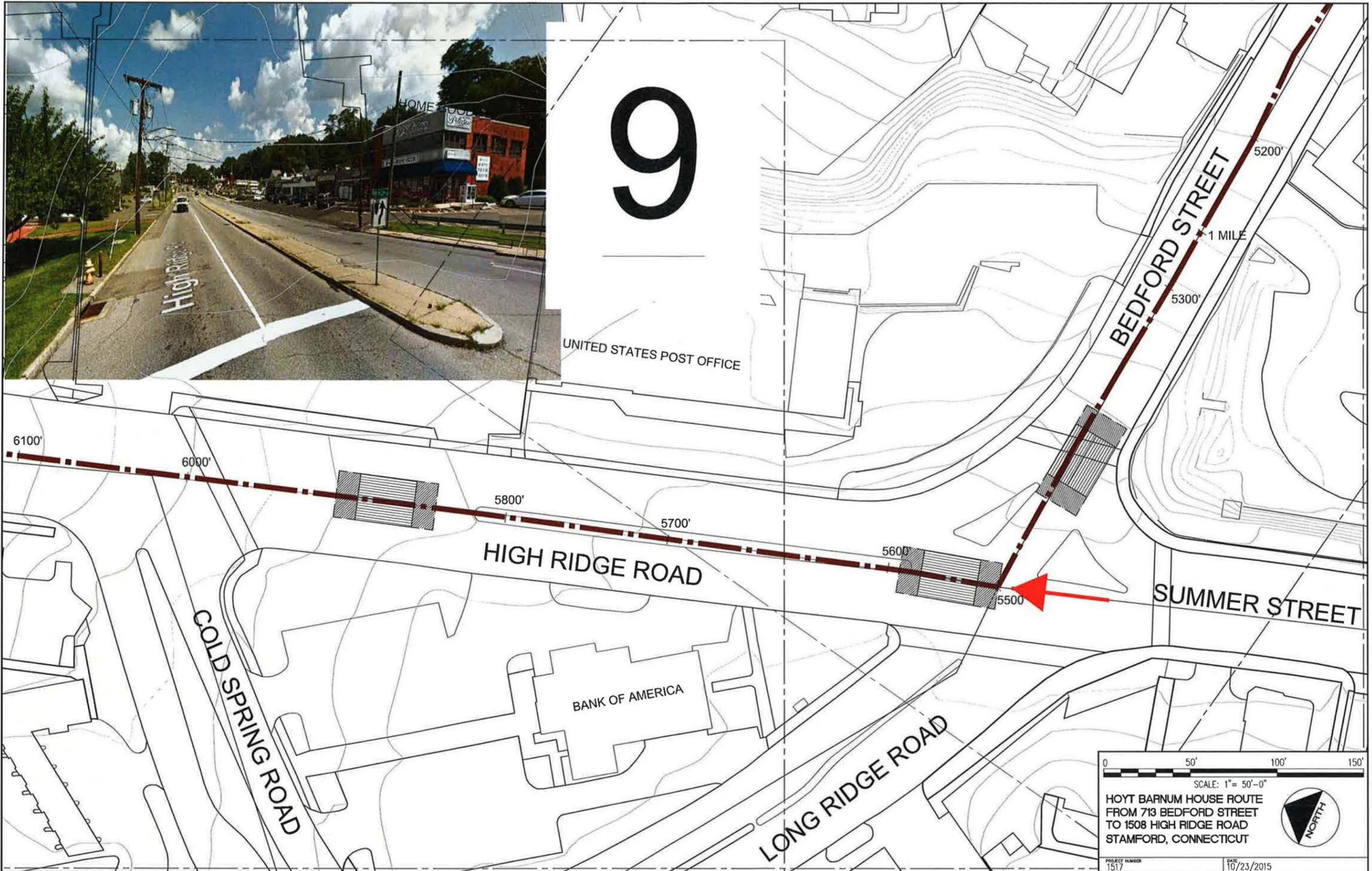


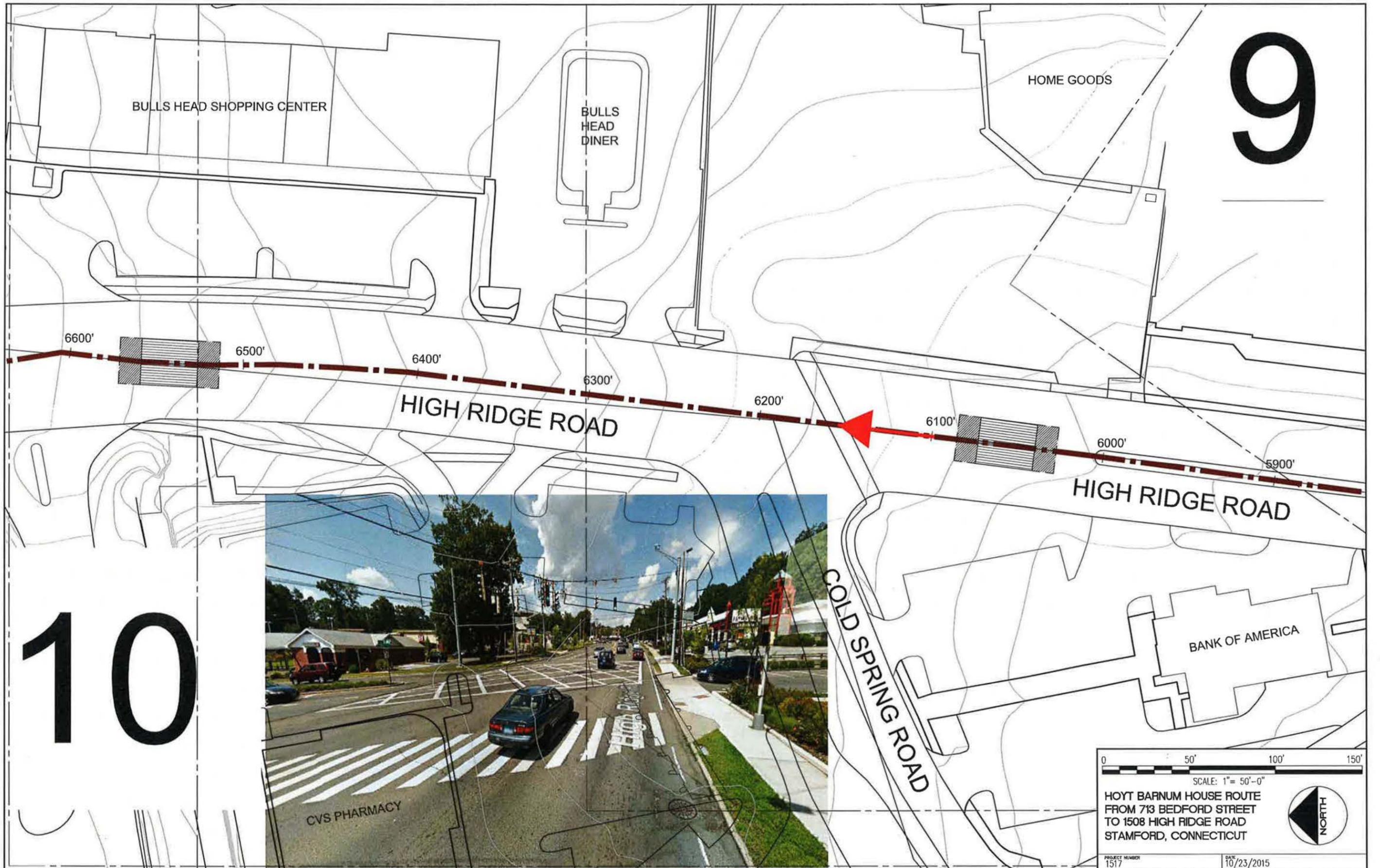












11

BULLS HEAD SHOPPING CENTER

HALPIN AVENUE

HOME RIDGE PLAZA

HIGH RIDGE ROAD

HIGH RIDGE ROAD

10

LORD AND TAYLOR



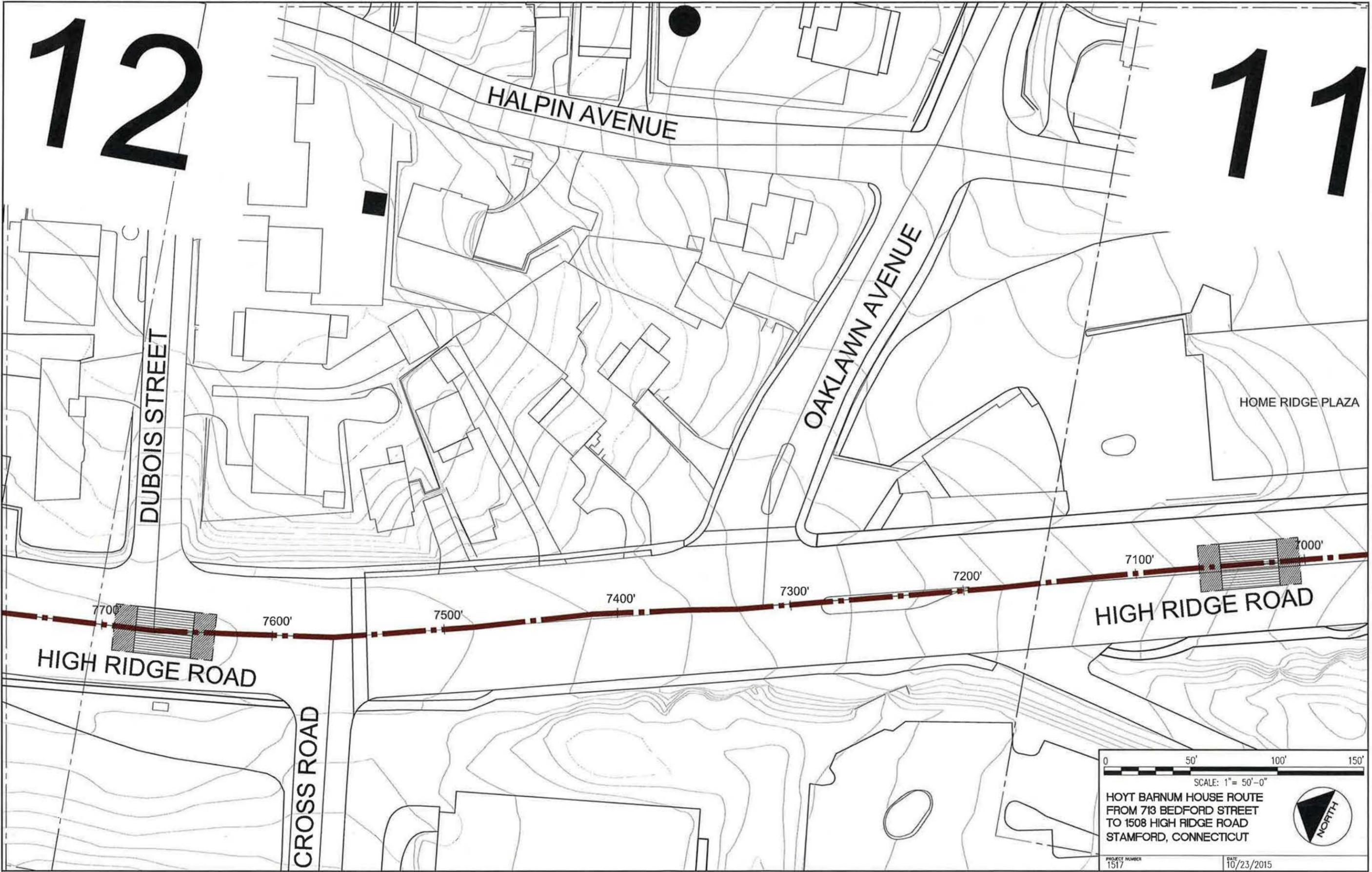
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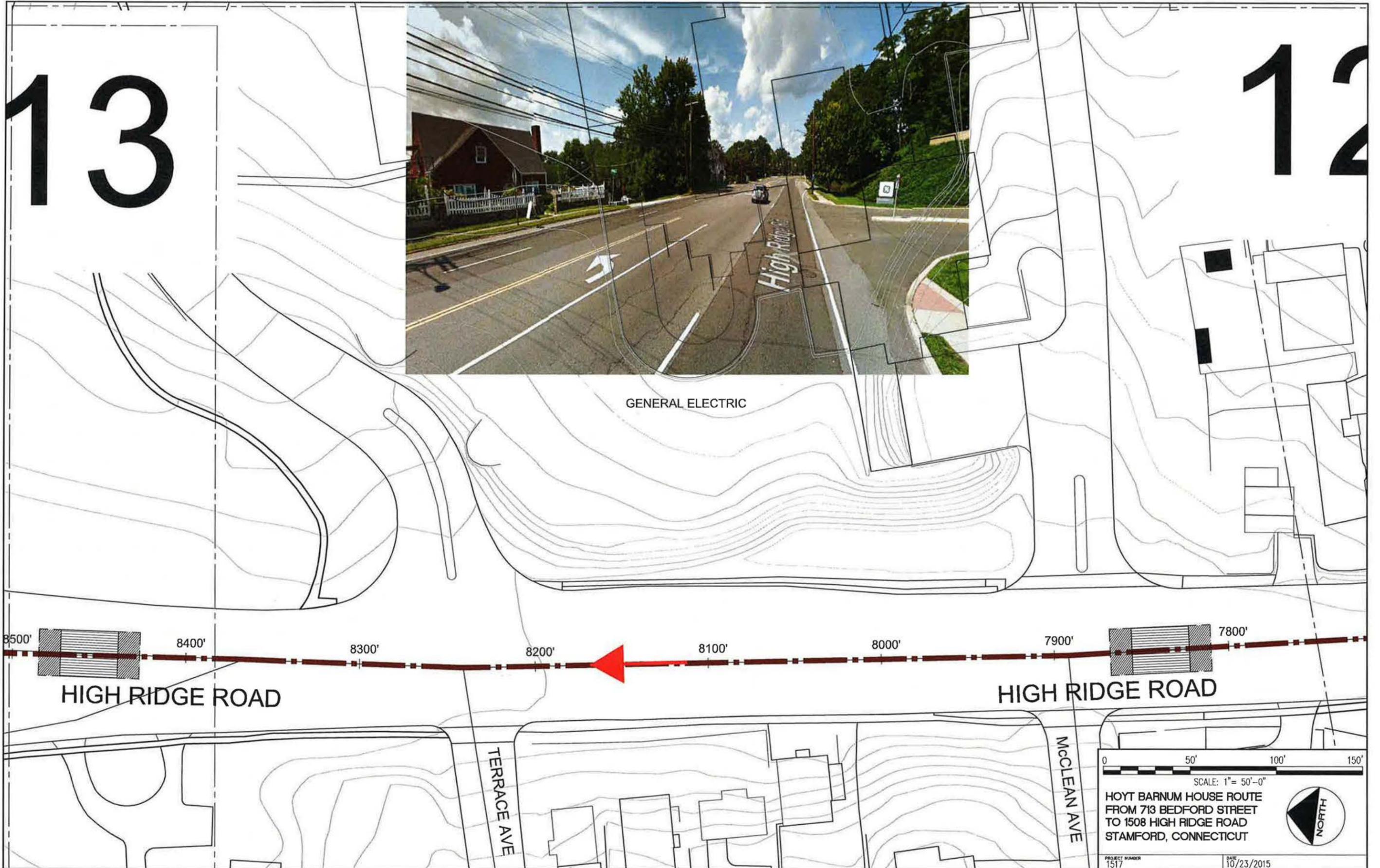
HOYT BARNUM HOUSE ROUTE
FROM 713 BEDFORD STREET
TO 1508 HIGH RIDGE ROAD
STAMFORD, CONNECTICUT



PROJECT NUMBER
1517

DATE
10/23/2015





13



SCALE: 1" = 50'-0"

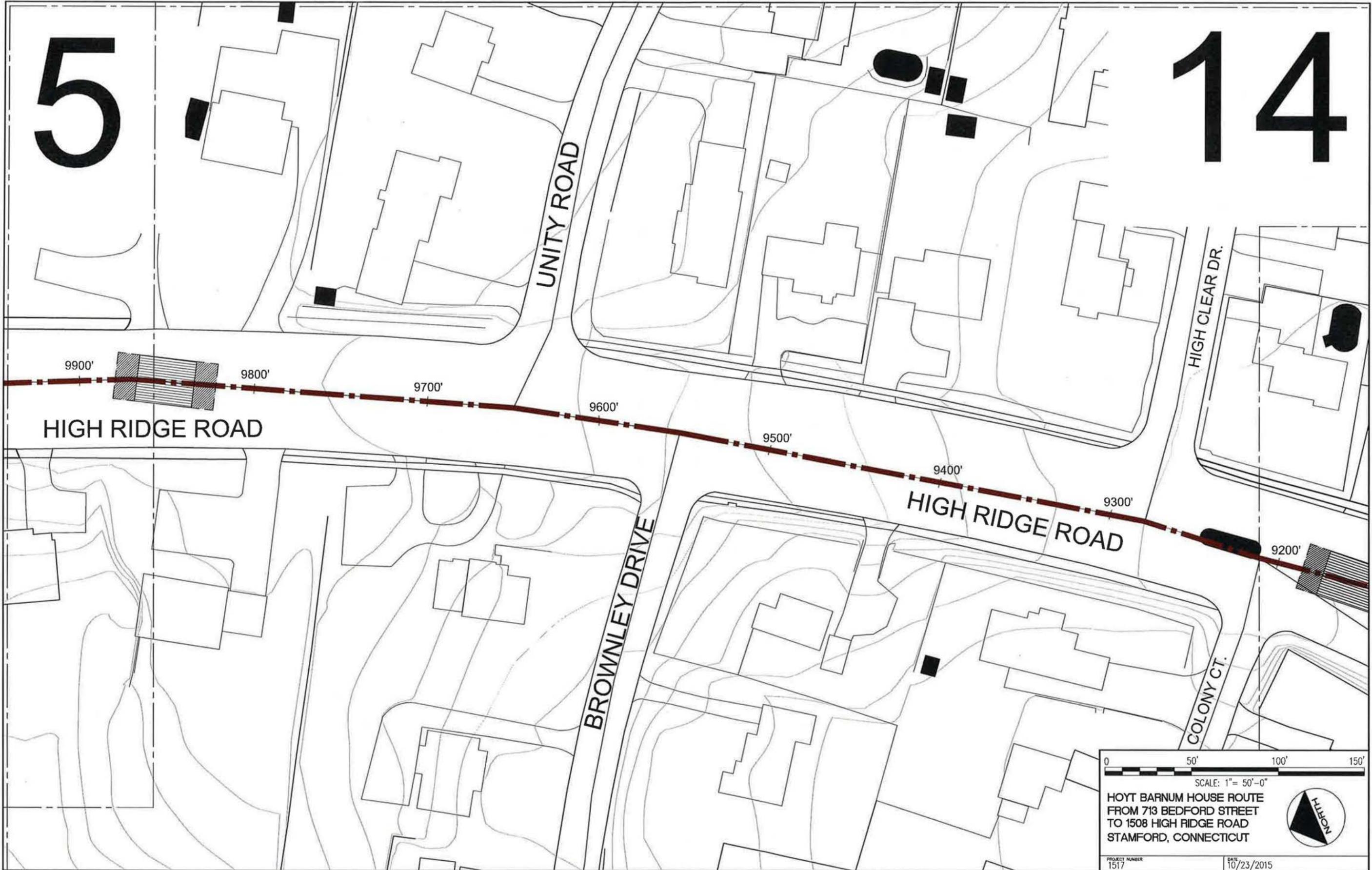
HOYT BARNUM HOUSE ROUTE
FROM 713 BEDFORD STREET
TO 1508 HIGH RIDGE ROAD
STAMFORD, CONNECTICUT



PROJECT NUMBER 1517 DATE 10/23/2015

5

14



0 50' 100' 150'

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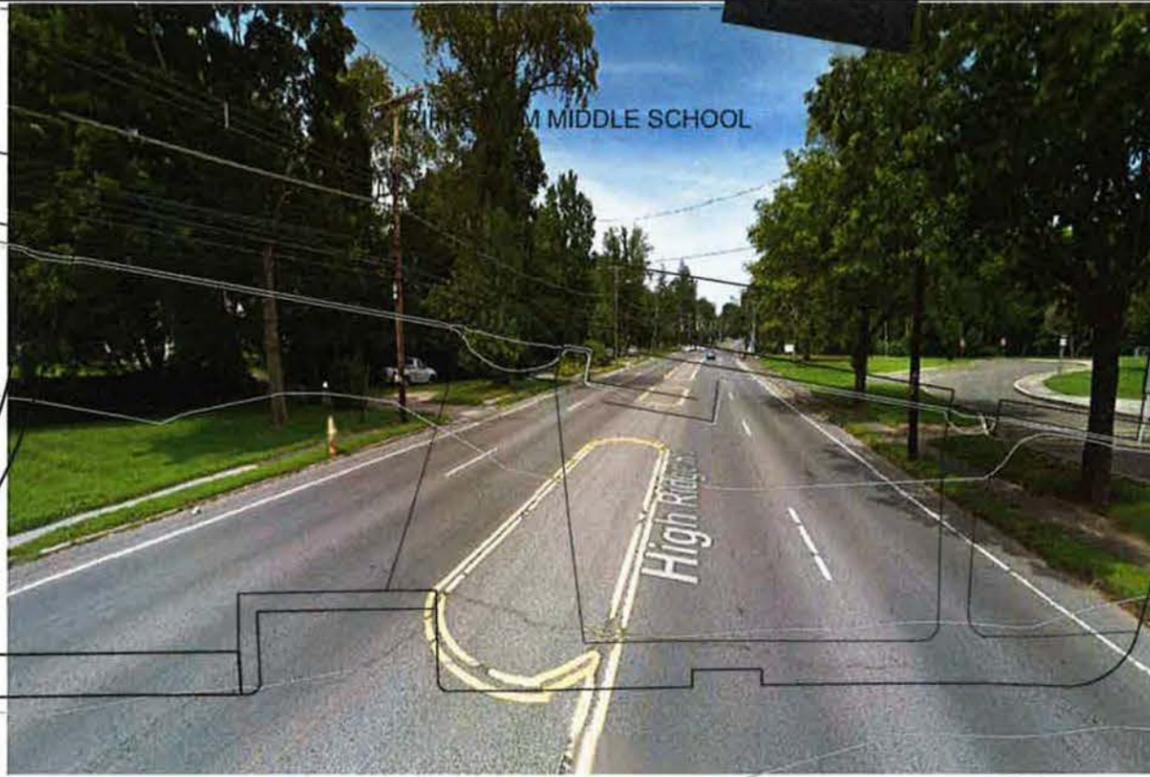
HOYT BARNUM HOUSE ROUTE
FROM 713 BEDFORD STREET
TO 1508 HIGH RIDGE ROAD
STAMFORD, CONNECTICUT

PROJECT NUMBER
1517

DATE
10/23/2015

16

15



10600'

2 MILES

10400'

10300'

10200'

10000'

9900'

HIGH RIDGE ROAD

LAKEVIEW DRIVE



SCALE: 1" = 50'-0"

HOYT BARNUM HOUSE ROUTE
 FROM 713 BEDFORD STREET
 TO 1508 HIGH RIDGE ROAD
 STAMFORD, CONNECTICUT



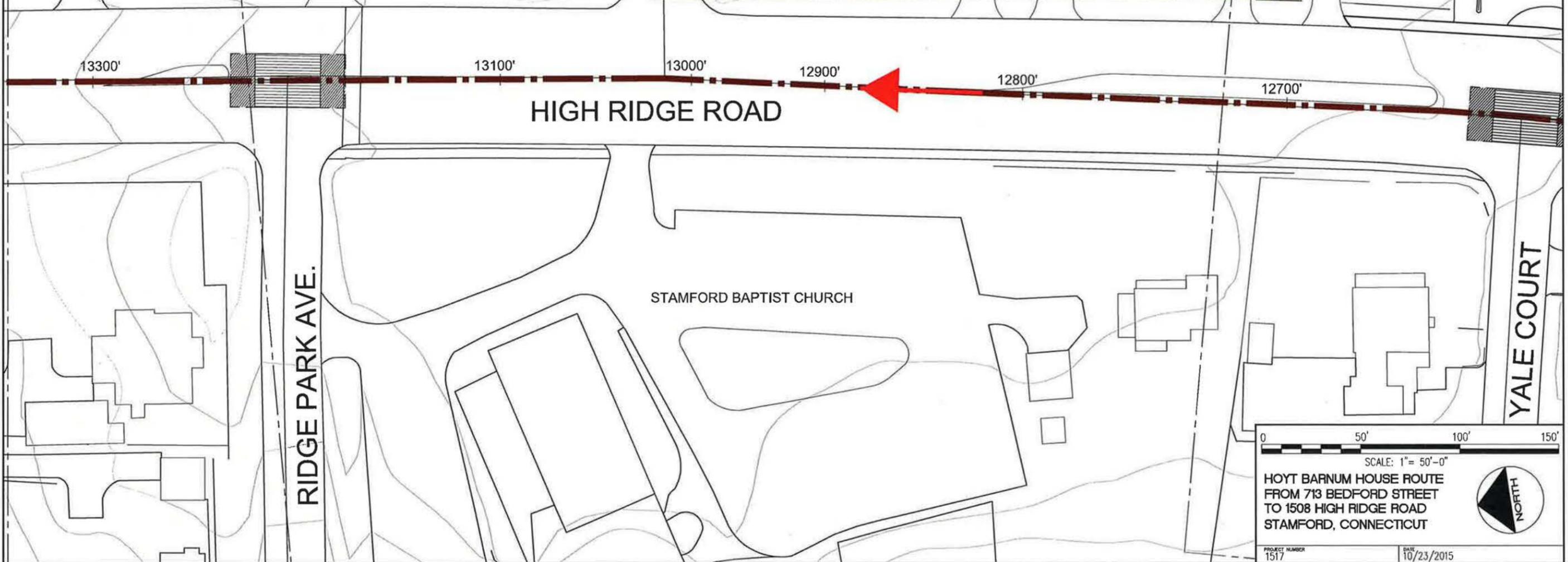
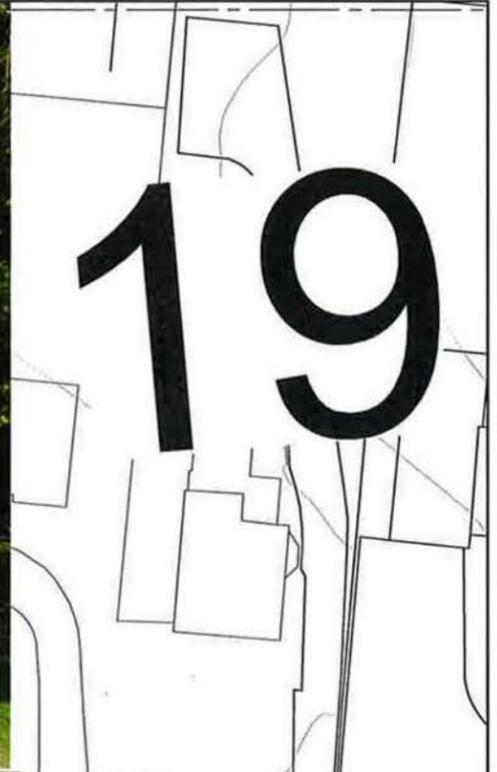
PROJECT NUMBER
1517

DATE
10/23/2015









0 50' 100' 150'

SCALE: 1" = 50'-0"

HOYT BARNUM HOUSE ROUTE
FROM 713 BEDFORD STREET
TO 1508 HIGH RIDGE ROAD
STAMFORD, CONNECTICUT

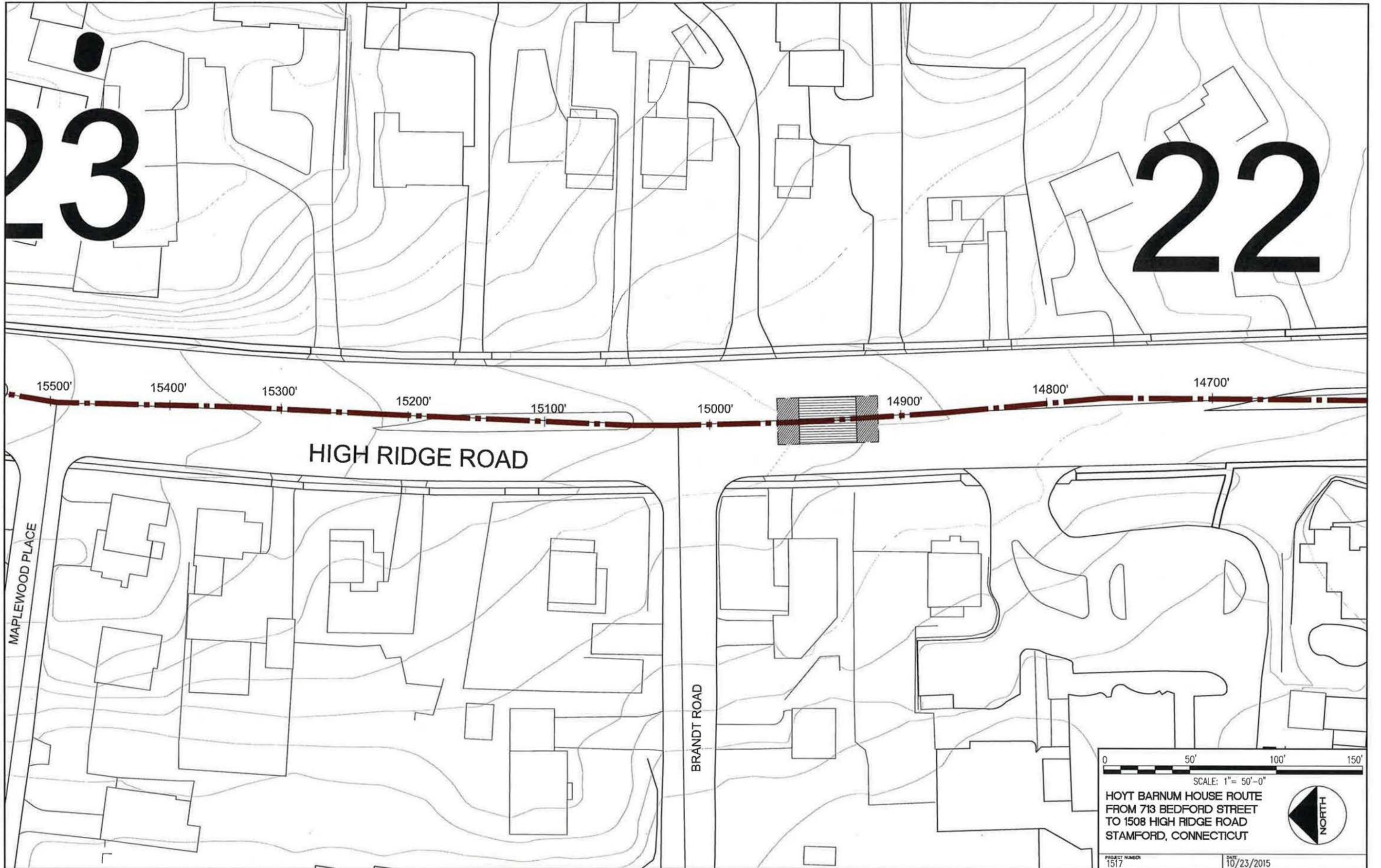
PROJECT NUMBER
1517

DATE
10/23/2015

NORTH

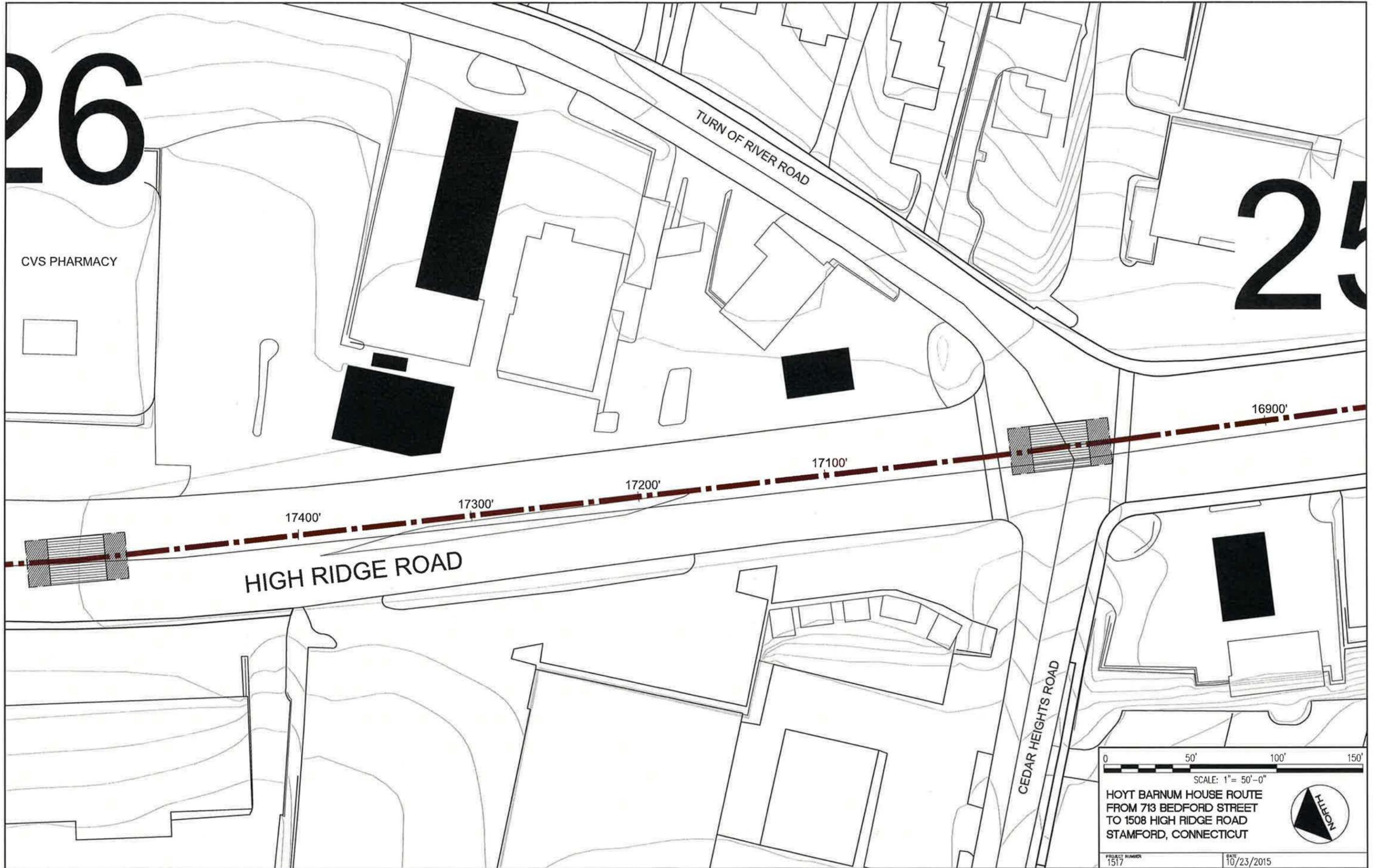


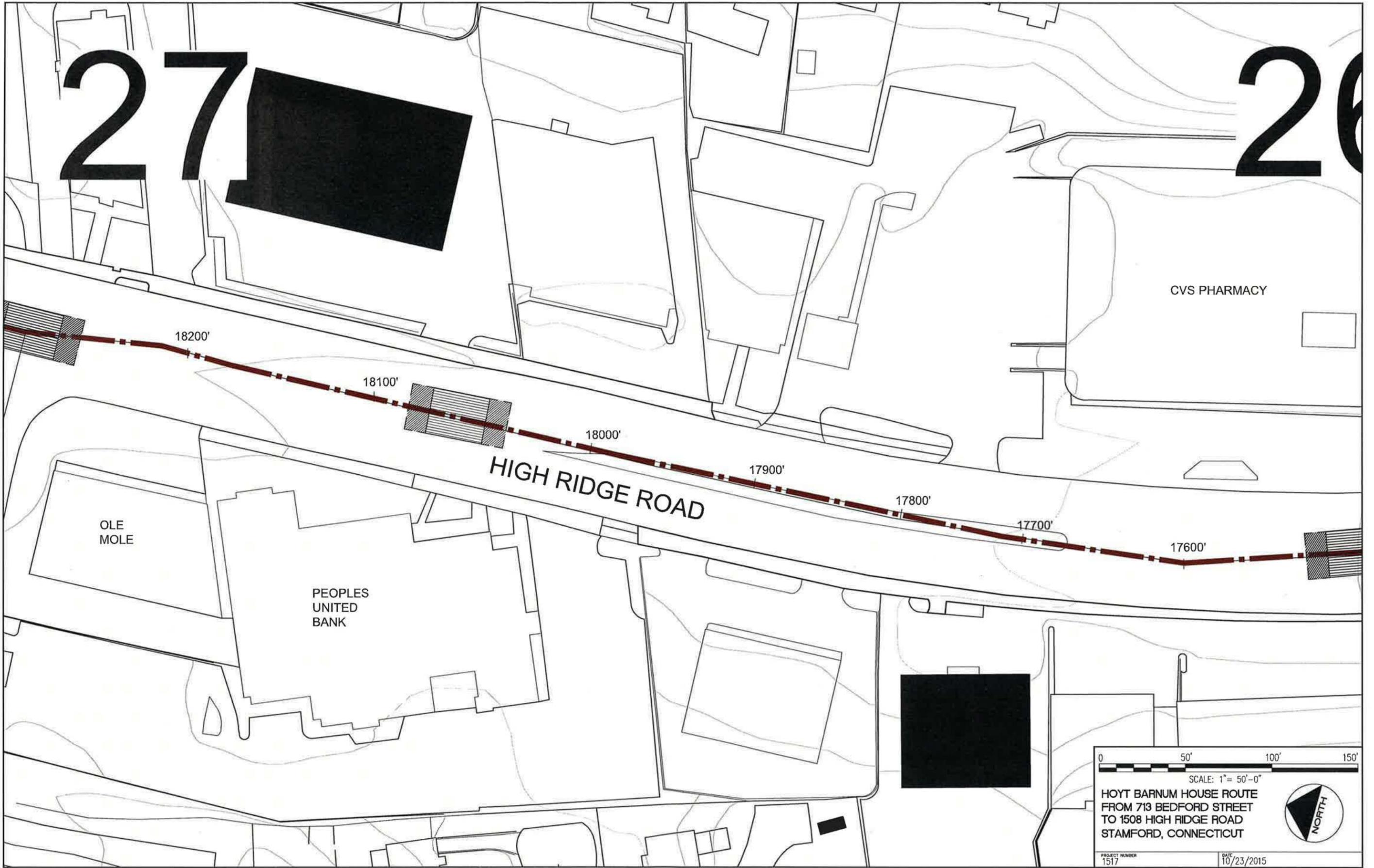












28

GRAND CENTRAL PLAZA SHOPPING CENTER

TRADER JOE'S

27

19000'

18900'

18800'

18700'

18600'

18500'

18400'

HIGH RIDGE ROAD

BANK OF AMERICA

PARKWAY DINER

BURGER KING

FIRST COUNTY BANK

OLGA ROAD



SCALE: 1" = 50'-0"

HOYT BARNUM HOUSE ROUTE
 FROM 713 BEDFORD STREET
 TO 1508 HIGH RIDGE ROAD
 STAMFORD, CONNECTICUT



PROJECT NUMBER
1517

DATE
10/23/2015

29

GLOBAL GAS

GRAND CENTRAL PLAZA
SHOPPING CENTER

28

HIGH RIDGE ROAD

NOELLE SALON

DONUT DELIGHT

BANK OF AMERICA

SQUARE ACRE DR.



19500'

19400'

19300'

19200'

19100'

19000'

18900'



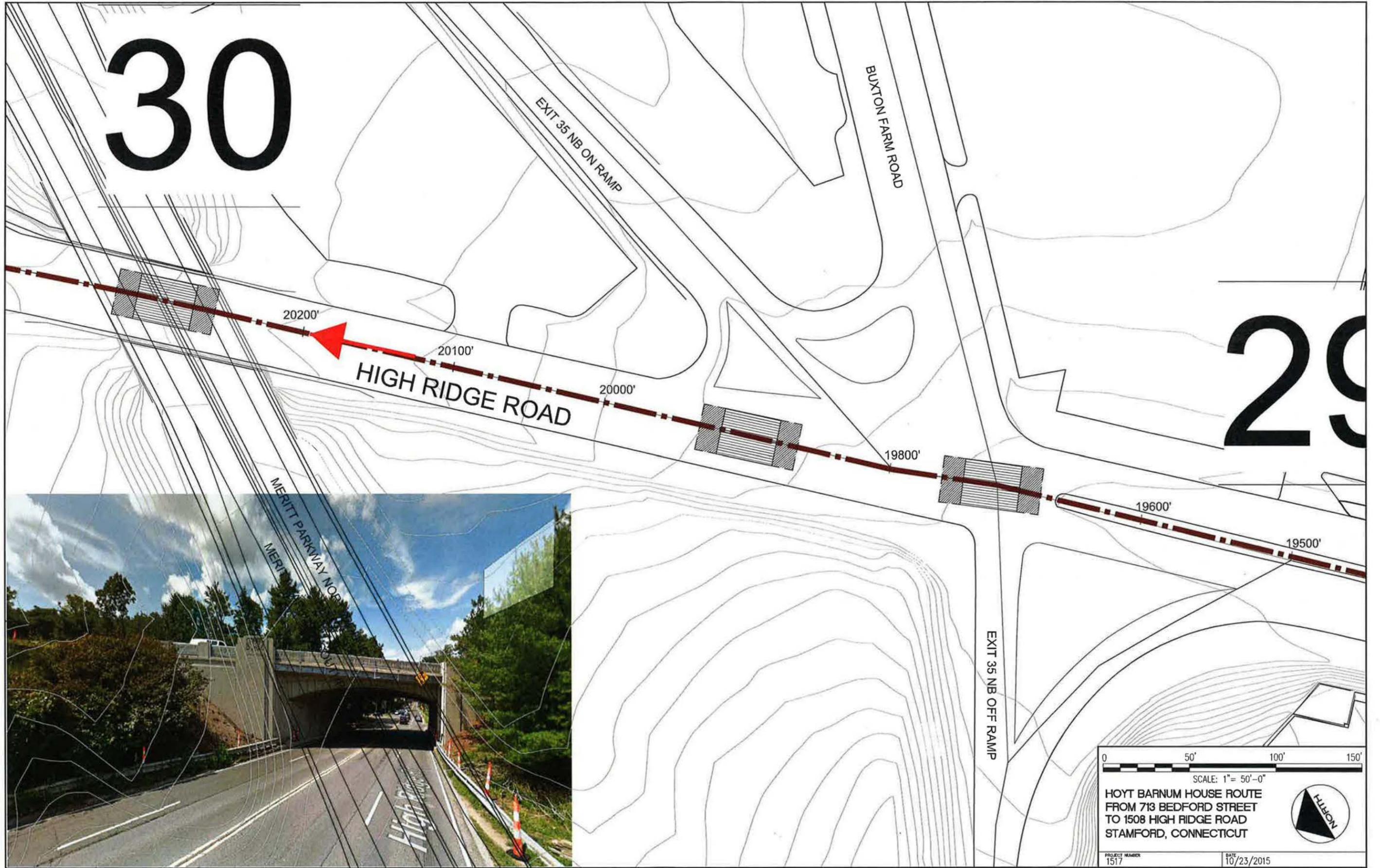
SCALE: 1" = 50'-0"

HOYT BARNUM HOUSE ROUTE
FROM 713 BEDFORD STREET
TO 1508 HIGH RIDGE ROAD
STAMFORD, CONNECTICUT



PROJECT NUMBER
1517

DATE
10/23/2015



0 50' 100' 150'

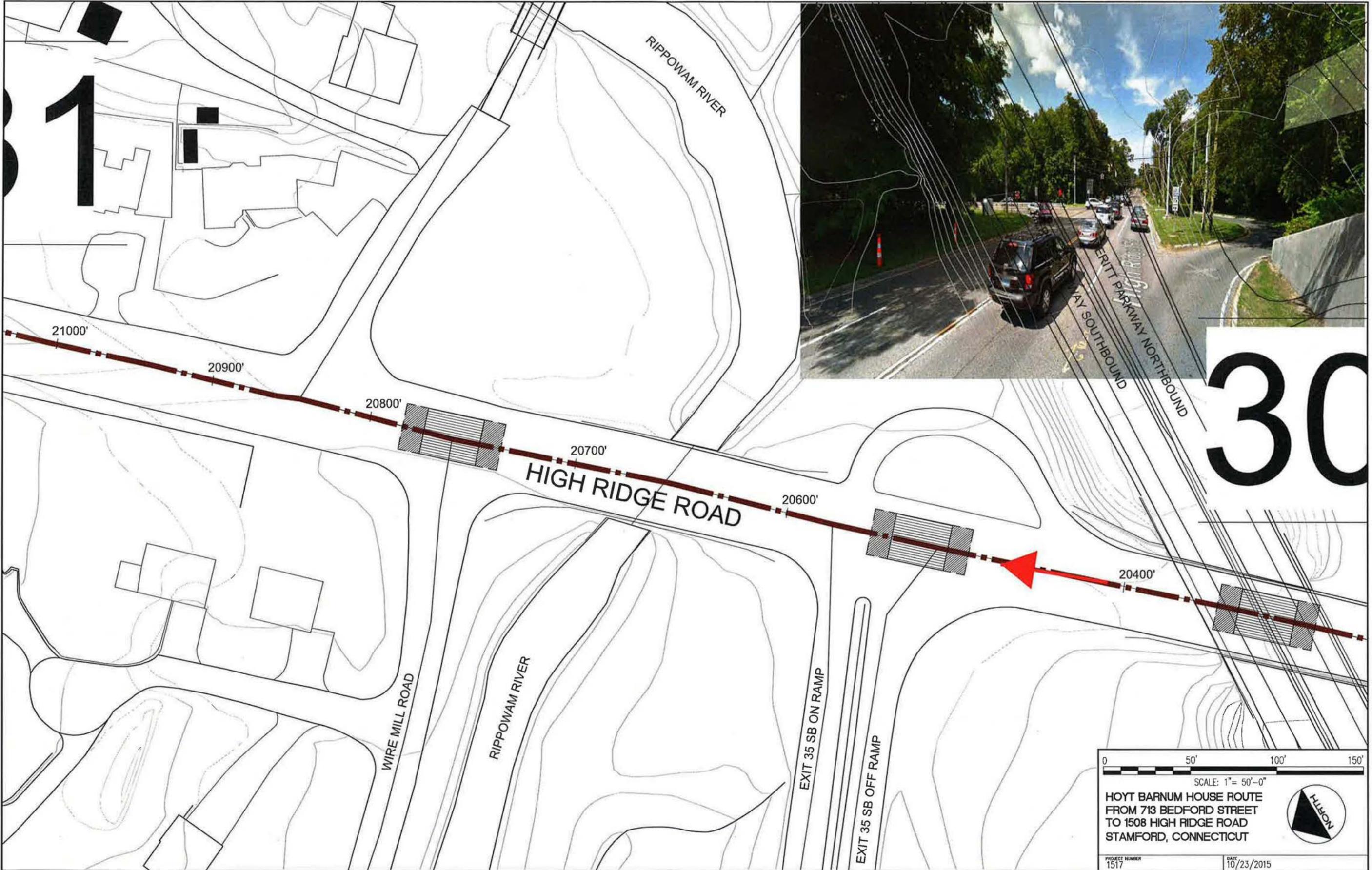
SCALE: 1" = 50'-0"

HOYT BARNUM HOUSE ROUTE
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PROJECT NUMBER
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10/23/2015

NORTH



0 50' 100' 150'

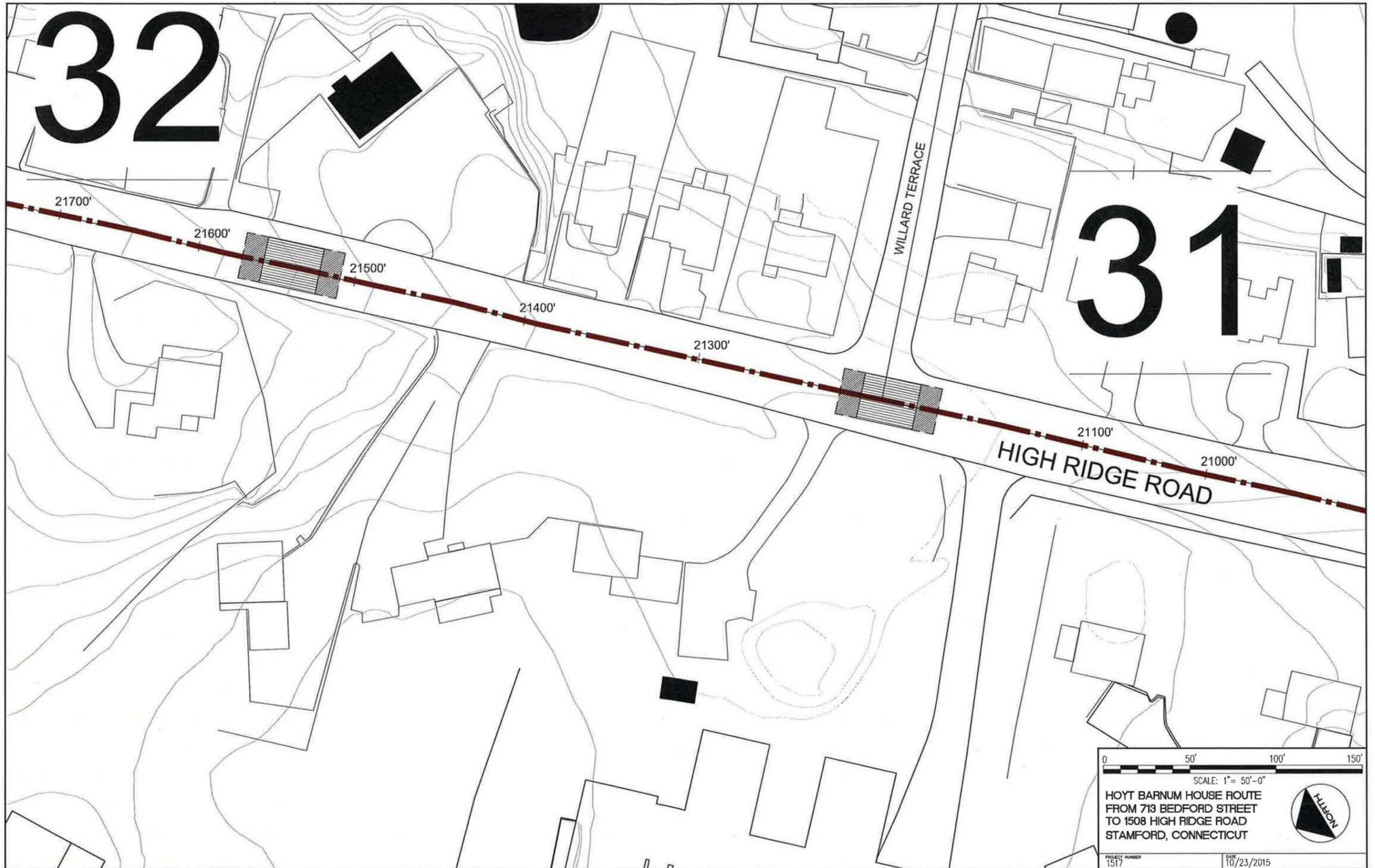
SCALE: 1" = 50'-0"

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NORTH

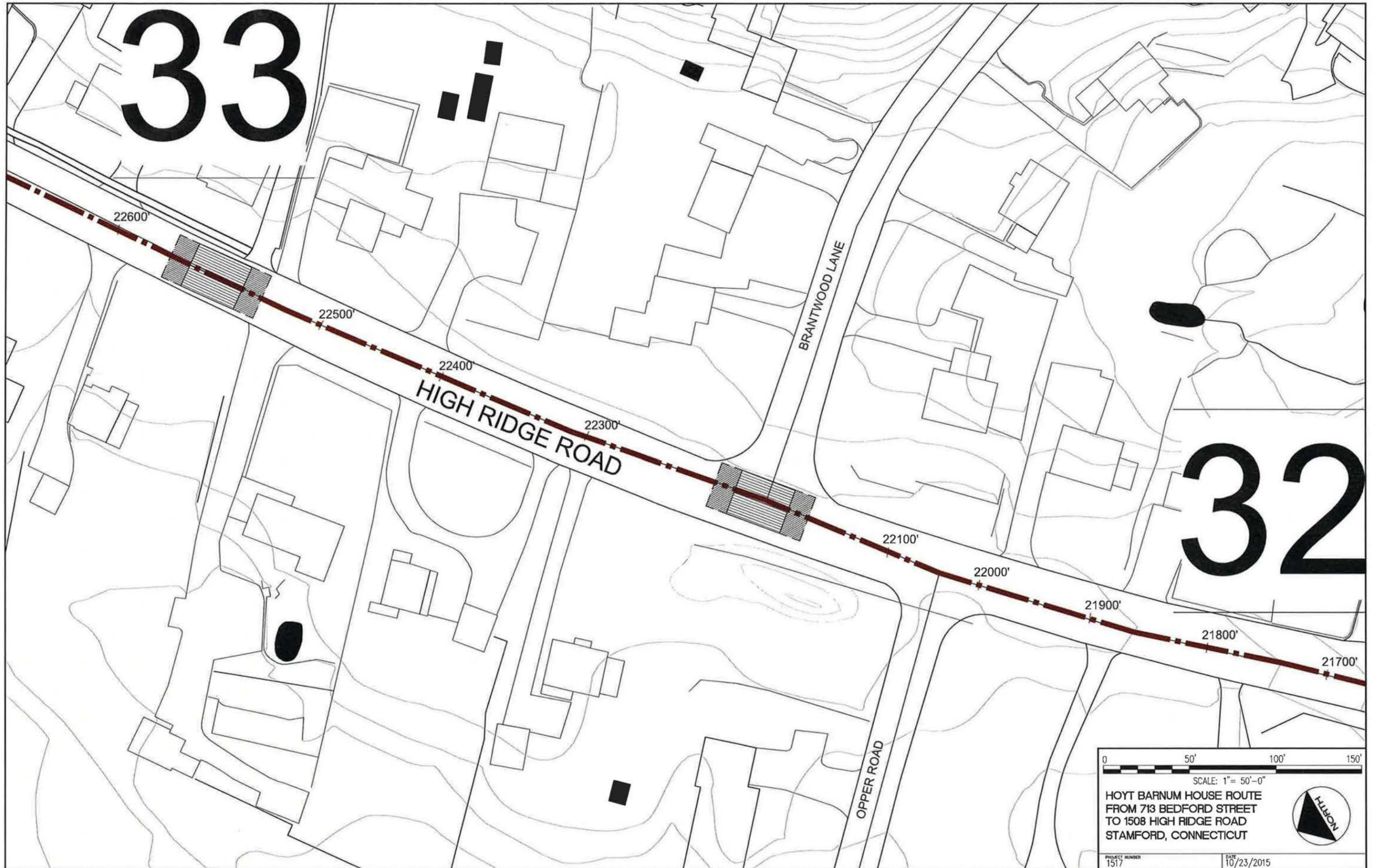


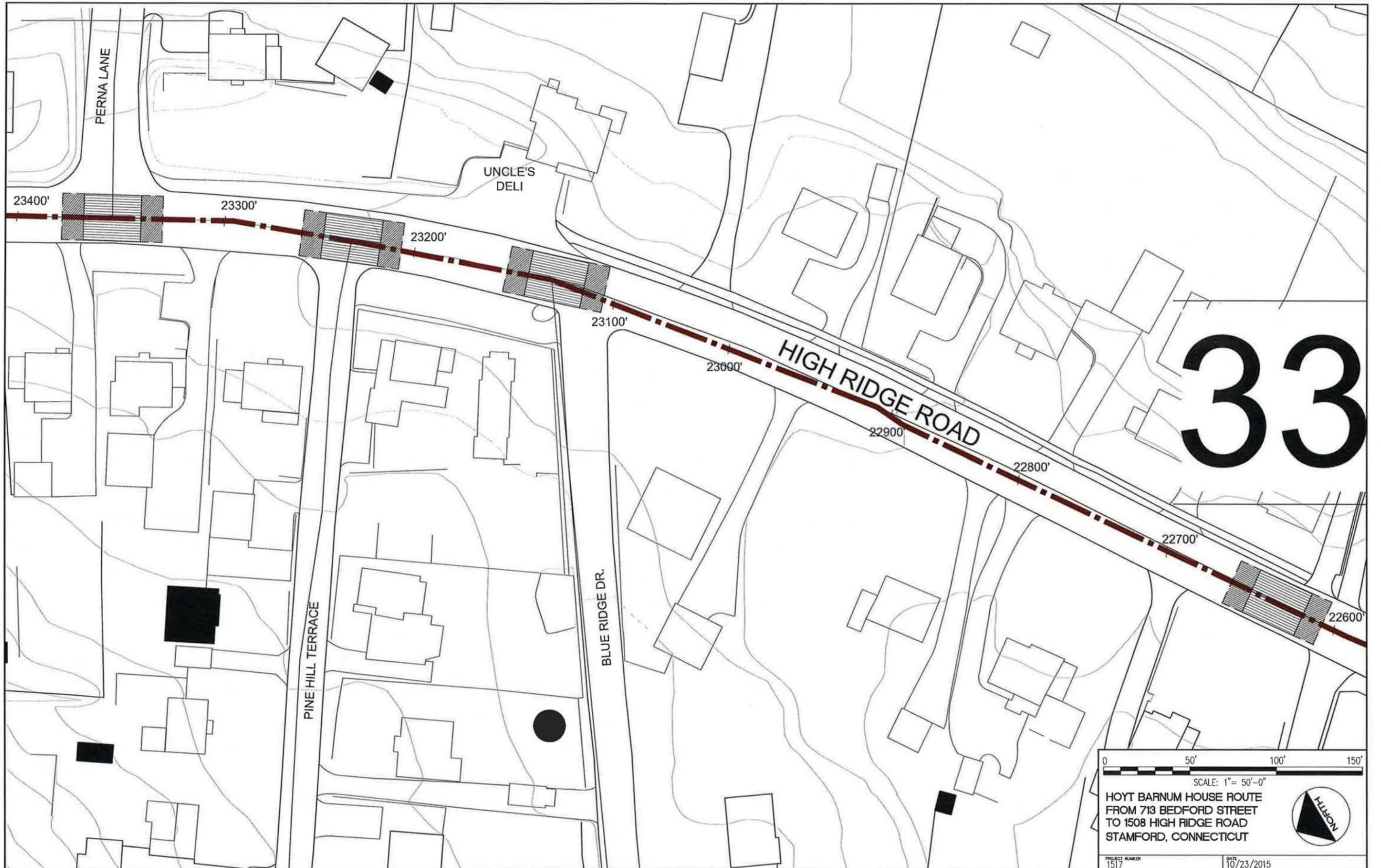
0 50' 100' 150'

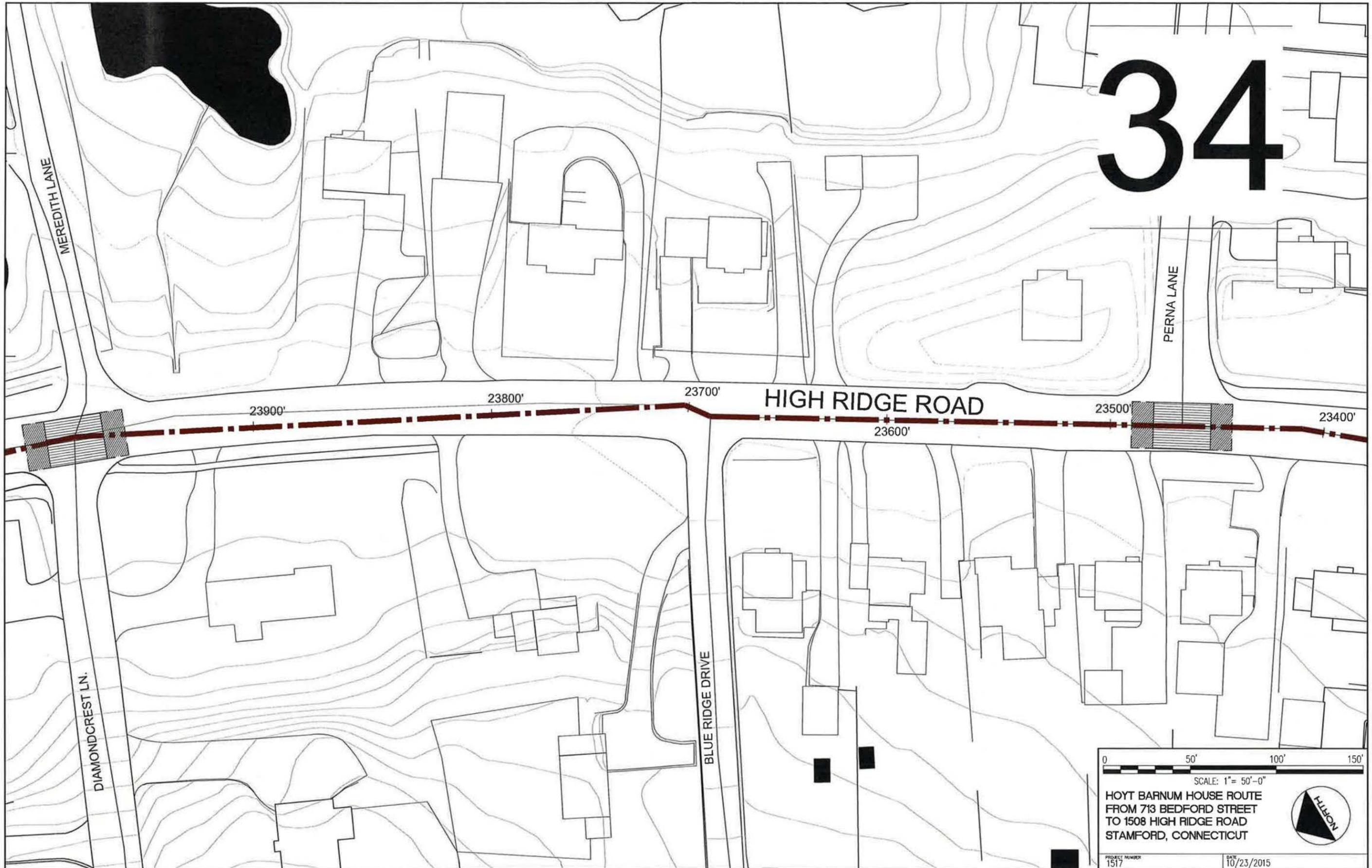
SCALE: 1" = 50'-0"

HOYT BARNUM HOUSE ROUTE
FROM 713 BEDFORD STREET
TO 1508 HIGH RIDGE ROAD
STAMFORD, CONNECTICUT

PROJECT NUMBER: 1517 DATE: 10/23/2015







34

HIGH RIDGE ROAD

0 50' 100' 150'

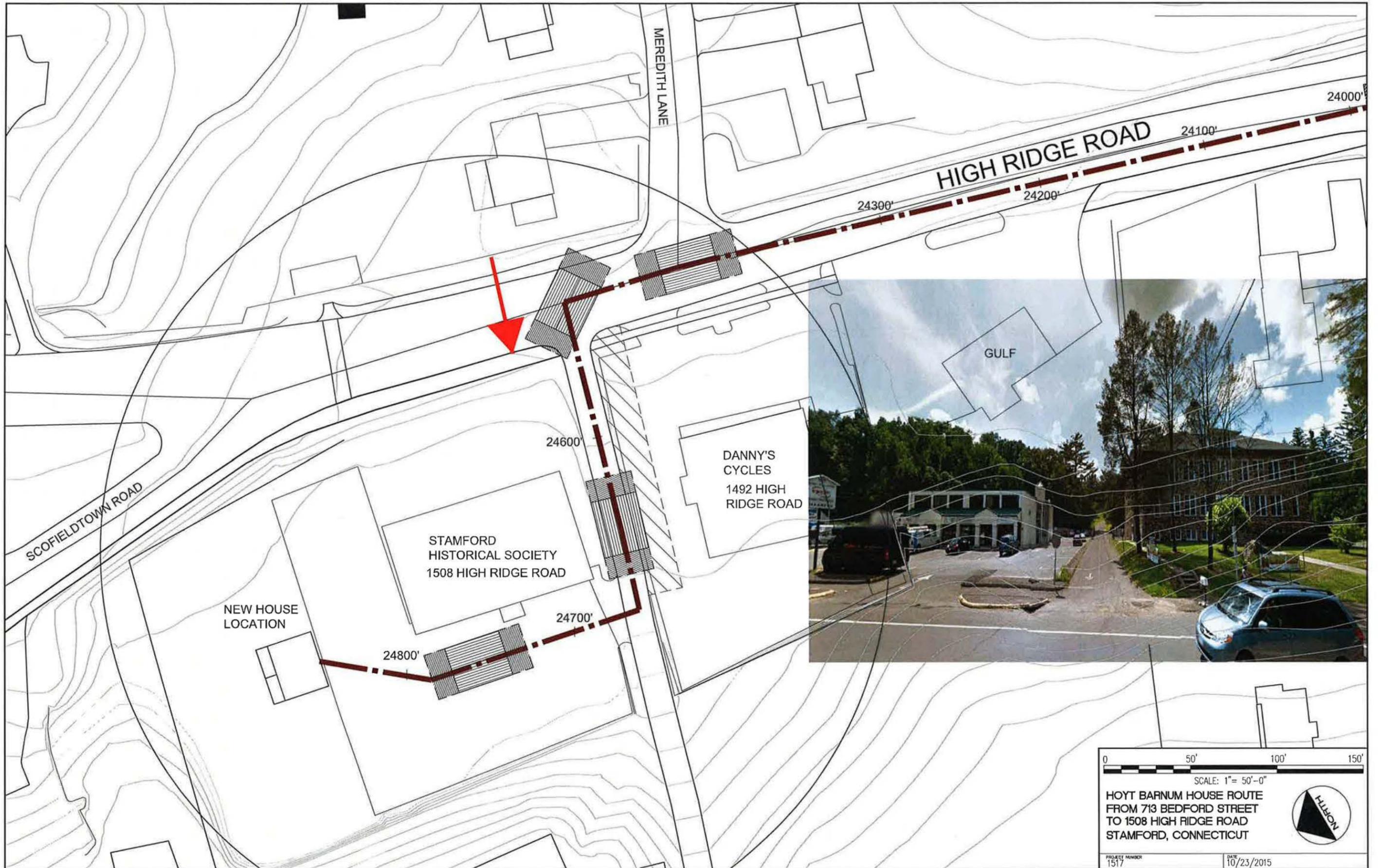
SCALE: 1" = 50'-0"

HOYT BARNUM HOUSE ROUTE
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PROJECT NUMBER
1517

DATE
10/23/2015

NORTH



0 50' 100' 150'

SCALE: 1" = 50'-0"

HOYT BARNUM HOUSE ROUTE
FROM 713 BEDFORD STREET
TO 1508 HIGH RIDGE ROAD
STAMFORD, CONNECTICUT

PROJECT NUMBER: 1517 DATE: 10/23/2015

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: PROPOSED MOVE

PROPERTY NAME: Hoyt-Barnum House

MULTIPLE NAME:

STATE & COUNTY: CONNECTICUT, Fairfield

DATE RECEIVED: 2/05/16 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 3/22/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 69000199

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____

REVIEWER *[Signature]* DISCIPLINE *Hoyt-Barnum*

TELEPHONE _____ DATE *3/22/16*

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

National Register of Historic Places

Note to the record

Additional Documentation: 2018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Hoyt-Barnum House (Amendment)

Other names/site number: Stamford Historical Society, Inc.;
Hoyt Farm House; Betsey Barnum House

Name of related multiple property listing:
N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 1508 High Ridge Road

City or town: Stamford State: CT 06903 County: Fairfield (001)

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide local

Applicable National Register Criteria:

___A ___B C ___D

<u>Mary B. Denne / Deputy SHPO</u>	<u>2/26/18</u>
Signature of certifying official/Title:	Date
<u>Connecticut State Historic Preservation Office</u>	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

Hoyt-Barnum House

Name of Property

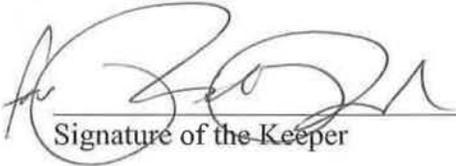
Fairfield County, CT

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
 determined eligible for the National Register
 determined not eligible for the National Register
 removed from the National Register
 other (explain:)


Signature of the Keeper

4/19/18
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
Public – Local
Public – State
Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
District
Site
Structure
Object

Hoyt-Barnum House

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 1

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC / Single dwelling
RECREATION and CULTURE / Museum

Current Functions

(Enter categories from instructions.)

RECREATION and CULTURE / Museum

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7. Description

Architectural Classification

(Enter categories from instructions.)

COLONIAL / New England Colonial / Dutch Colonial
LATE 19TH and 20TH CENTURY REVIVALS / Colonial Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

FOUNDATION, CHIMNEY: STONE / Fieldstone

WALLS: WOOD / Weatherboard

ROOF: WOOD / Shingle

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Hoyt-Barnum House is a one-and-one-half-story, center-chimney, post-and-beam-framed Colonial-period Cape Cod Cottage-type building with a side gable roof and banked masonry basement. The building was constructed circa 1700-1750 at 713 Bedford Street on the east side of the street in Stamford, Connecticut for Samuel Hait¹ and his family. As late as the 1880s, the surrounding site consisted of open land (Figures 1, 2). The building has been owned by the Stamford Historical Society (SHS) since 1942 and operated as a historic house museum. It was listed on the National Register of Historic Places in 1969 (NR Reference Number 69000199). The original site is now surrounded by dense modern urban development, and was selected by the City of Stamford as the site of a new police department building. The Hoyt-Barnum House was relocated in 2016 to its current site at 1508 High Ridge Road in Stamford, adjacent to the Stamford Historical Society museum and library in the former Martha Hoyt School building (Figures 3, 4). The purpose of this amendment is to serve as part of the post-move documentation and to provide detail on the building's significance as an addendum to the 1969 nomination.

The house was originally oriented with its front façade facing south and its west side facing Bedford Street. It was built into a low hill with the front and rear entrances at a higher grade and the basement accessible at the sidewalk elevation. This association with the slope has been retained on the new site, although the house has been installed with its façade facing east². The building has historic integrity by virtue of its intact scribe rule post-and-beam structure, including pegged mortise-and-tenon joints, as well as 2" thick random width vertical plank-on-

¹ Hait and Hoyt are variants of the family name, common in Stamford and New Canaan during the seventeenth-eighteenth centuries (SHS archives, Marcus deed research 1969).

² All directional references in this nomination are to the current orientation after relocation.

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frame sheathing attached to the timber frame. It retains its distinctive asymmetrical, side-gable roof profile, a raised plate at the west wall, and a cantilevered extension of the roof over a full-length rear porch, features which appear to be influenced by Dutch Colonial building traditions. For the relocation, the building was separated into two parts – the roof and the main floor level. The chimney stack, hearths, and flues remained in place within the structure during the move, while the stone foundation was replicated with the original material. Although integrity of location and setting have been lost, the integrity of materials and of workmanship are substantially intact and the building maintains the feeling of a typical vernacular Colonial-period residence associated with one of Stamford’s early families.

Narrative Description

Setting

The Hoyt-Barnum House is located on the northern portion of a 1.45-acre parcel at 1508 High Ridge Road in the City of Stamford, Fairfield County, Connecticut (Figure 4). This area of the city is several miles north of the downtown and has a predominantly residential character. Large tracts of protected open space are located a short distance to the north at the Stamford Museum and Nature Center and the North Stamford Reservoir. The Merritt Parkway (Connecticut Route 15), listed on the National Register of Historic Places, is located less than one mile to the south. The Hoyt-Barnum House is now located on a grassy knoll to the north of the former Martha Hoyt School, a two-story hip-roofed cobblestone building constructed in 1913 that houses the museum and library of the Stamford Historical Society.

The Hoyt-Barnum house at its original location at 713 Bedford Street had lost the integrity of site and landscape by virtue of encroaching urban development. Relocation of the house was agreed upon by the City of Stamford and the Stamford Historical Society (SHS) as the best strategy to preserve the building and to give it a more compatible setting, while enabling better educational use as a house museum. The first-floor level of the house is now fully accessible and educational support services are available in the adjacent museum building.

The Hoyt-Barnum House is set back from the road north of the museum building (Photograph 1). It faces east and is surrounded by lawn. A paved parking lot is located south and west of the house and is reached by a paved driveway along the south side of the Historical Society building (Figure 4). A stone retaining wall extends along the west and north edges of the site. The property lines north and east of the house are lined with mature trees. A short flight of concrete steps leads east to the sidewalk along High Ridge Road, where there is a bus stop and crosswalk.

The land is graded to form a small hill with its high point at the north side of the house; the terrain slopes gently south to the parking lot (Photograph 2). Public entry to the main level of the building is provided by a new accessible concrete walkway with site lighting that curves northeastward from the parking lot to the public entrance at the northwest corner of the house. (Photograph 3). Original flagstone walks were reconstructed at the new site on the north and east sides of the building. A two-foot-high, dry-laid fieldstone wall borders the lawn along the edge of the paved parking area. Two openings in the wall provide pedestrian access.

Exterior

The Hoyt-Barnum House is a one-and-one-half-story timber-frame Cape Cod Cottage with a side-gable roof. The main block of the building measures 26’-7” deep x 32’-8” wide,

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approximately 865 square feet of space on the first floor level. The mortared fieldstone masonry basement walls are exposed fully on the south and a portion of the east side (Photographs 4, 5). Grade slopes up along the west wall to meet the top of the foundation. In the south side there are two basement windows, a five-pane transom in an opening which, from visual evidence of patching of the masonry, was formerly a full-size window, and a six-over-six double-hung sash. At the east side near the corner a door of vertical-plank construction provides access to the basement. Beyond this door a series of terraced retaining walls of fieldstone masonry rise to the upper grade level where the main entry door has a stone stoop (Photograph 6).

The three-bay façade faces east, and has a projecting porch roof over the central-entry door, a vertical-plank door made in 2016, replicating the original (Photograph 6). The entry is flanked by eight-over-six sash windows, thought likely to be original (HSR Current Appearance, p. 16). These have square casings and sills. A monolithic stoop at the entry leads to a curving path of fieldstone pavers, descending to the grade level of the basement and parking area.

The south gable-end has two twelve-over-eight wood double-hung sash⁴ with narrow wood casings which have lintels and sills extending beyond the vertical casing members (Photograph 7). The trim has a beaded corner at the sash opening. A single six-over-six double-hung sash window with matching trim is in the attic, centered below the ridge. These windows are also typical of the north side.

A cantilevered extension of the roof toward the rear (west) forms a porch area six feet deep along the full length of the rear wall (Photographs 7-10, 15). The north end is partially enclosed and serves as the public entry vestibule⁵. The asymmetrical roof has a shallower slope on this west side, permitting the roof to extend over the porch while terminating in an eave-line at the same elevation as the front. The original rear wall of the house has three six-over-six wood double-hung sash windows, two located near the northwest corner (inside the enclosed area) and the third near the middle of the wall, opening under the porch roof. In the area above the first two of these, old siding was found which was the basis for the replica weatherboard siding installed on the exterior. The replacement vestibule follows the outline of the twentieth-century space but is at the same floor elevation as the main house, to conform to ADA requirements for use by public tours. One new replica twelve-over-eight window was fabricated for the west wall of the vestibule. The open porch roof is supported by two posts of varying heights with chamfered corners. At the present time there is no porch floor in this area (Photograph 8).

The north gable-end wall matches the south in having two twelve-over-eight wood double-hung windows at the main level and one six-over-six window in the attic (Photograph 10). The entry door to the public vestibule is at the right (west) corner. A new replica vertical-plank door was fabricated to meet ADA size requirements. It has an exterior gray-tinted concrete landing and curving path to the parking area, meeting accessibility requirements.

The exterior siding is oak weatherboard with a 6- to 7-inch exposure, corner boards and simple two-part rake boards. The exterior siding was milled locally, following the discovery of a panel of historic siding during the move.⁶ Windows are trimmed with narrow casings many of which

³ This hood was installed in 2004 at the time of roof replacement. Earlier photographs showed different configurations. This was selected as best replicating the historic appearance (SHS archives, HSR).

⁴ Replica windows installed after 1969 when photographs for the National Register nomination were taken.

⁵ During the mid-twentieth century this space, six by seventeen feet in size, was enclosed as kitchen and toilet facilities. Due to its poor construction and lack of historic significance, the space was reconstructed as an accessible public entry vestibule. The remainder of the porch had a glazed enclosure, which was removed after 1969.

⁶ The siding removed dated from a restoration campaign of 1968-73 and was at that time thought to be an appropriate replica treatment. A small sample is re-installed in the public vestibule.

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have lintels projecting several inches beyond the vertical trim. The inside edges are molded with a bead (Photograph 11).

Roofing is cedar shingles, installed in 2004. A wood gutter with metal hardware runs along the east eave line; this dates from circa 1950 (Photograph 11).

Interior

Basement/cellar:

The original basement is an L-shaped area located along the south (formerly west) side, wrapping around the base of the chimney stack and extending along the west (formerly north) side to the stair that connects with the main level. This has been replicated at the new site, re-using the existing stone (Photographs 12, 13). The perimeter walls consist of fieldstone masonry as described above, and the fieldstone masonry of the chimney stack itself. Where formerly a series of wood girders had been added over the years to support the joists above, in the relocation project these were replaced by steel box section girders supported by square steel columns (Photographs 12, 13, 14). These provide the needed support for the floor loading to allow public tours, and in accordance with the Secretary of the Interior's Standards, the use of an un-matching material signals that these are non-original. The original joists are exposed, some being logs with only the upper surface hewn flat to support flooring above. The joists are visible running from the south end wall to the chimney girt, parallel to the east (front) wall between chimney girts, and from the west (rear) wall to the chimney stack⁷. The floor is a modern concrete slab. In the area of the chimney stack and toward the north, where the original site had a ledge of bedrock, at this site a reinforced concrete foundation has been constructed. The main chimney stack is a masonry facing over the underlying foundation, with corbelling replicating the original masonry to support the Keeping Room hearth. There is a small fireplace recess with a stone lintel in the southeast corner of the stack. The foundation replicates the original support for the wood framing above and, invisible to the public, a new mechanical room has been inserted at the north end to accommodate a new heating system. The upper courses of the foundation above grade are fieldstone masonry.

Main Floor:

The main floor level has a center-chimney hall and parlor plan with a Kitchen (or Keeping Room) extending across the rear (formerly the north and now the west side).

The entry vestibule (or Porch) is at the approximate center of the front (formerly south and now east) side in front of the chimney stack. Flooring runs east to west and there is a modern opening for a forced air heat register. The entry door is a replica of the original, which was extant but deteriorated in 2016. The door is laminated with vertical boards on the exterior and horizontal boards on the interior, and has re-used historic wrought iron strap hinges and a Suffolk latch.

The vestibule contains a two-door built-in cupboard on the interior wall⁸. Partitions constructed of vertical board flush panels divide the entry from the adjoining rooms. The doors to these rooms are not extant.

To the left from the entry is the Southeast Room. The flooring is original⁹, running front to back (east to west) across floor joists that run from the exterior wall to the chimney (south to north).

⁷ This framing is reflected in the direction of wood flooring which is perpendicular to the joists.

⁸ In a two-story saltbox of the hall and parlor type with leanto, such as the c. 1690 Thomas Lyon House (National Register) in Greenwich, this would be the typical location of a stair to the upper floor. In one-and-one-half-story Cape type houses like this, the stair may be found in the Keeping Room where its run brings it to the area of maximum headroom under the ridgeline. The nearby c. 1735 Hoyt-Burwell-Morse House (National Register) in New Canaan is a small saltbox, similar in lacking summer beams and having the stair in the Keeping Room.

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Walls and ceiling are plastered. The north interior wall features a fireplace and mantel (Photograph 16). The fireplace wall is canted at an angle, behind the chimney girt, so that the room widens toward the front of the house. The girt is cased and projects below the ceiling. It bears on a front chimney post, also cased and painted. There is no summer beam at the ceiling. The fireplace is trimmed with a simple historic surround consisting of pilasters and lintel with a projecting mantle shelf. To the left of the fireplace a small recessed cabinet in the wall slightly above the elevation of the mantel. It has a single stile and rail door hinged on the left and a molded casing. The hearth appears to consist of a single stone which has cracked approximately at the center. Window trim in this space is vertical casings with a simple molded profile and sills without aprons. Plaster extends to the floor with no base. A historic narrow corner cupboard is in the northeast corner of the room, adjoining the entry doorway. This has an open upper portion with three triangular open shelves and an arched top above a cabinet with a single stile and rail type door hinged on the right. The front wall (east) has one eight-over-six window, thought to be original, and the south wall has one similar window, a replacement in the 1968-73 restoration⁹. The west wall has been removed,¹¹ opening the space to the Keeping Room. This space preserves much intact original material, and except for the open wall to the west; it has excellent integrity and feeling of the original eighteenth-century period.

To the right from the entry is the Northeast Room (Parents Room). The flooring is original, running front to back (east to west) except for three boards replaced in the 1968-73 restoration. A modern opening for forced air heating is located in the area of the replaced material. The south chimney wall has vertical flush wood paneling for the partition adjoining the Entry; the boards are secured to the south face of the chimney girt. The fireplace wall is plastered and painted but has no surround or mantel (Photographs 17, 18). A historic recessed shelving unit is extant to the right of the fireplace opening¹². The west wall has an opening to the Keeping Room with no door and to the right (north) of this the wall has plain vertical flush board paneling. The north and east walls consist of exposed heavy timber plank sheathing which is secured to the exterior of the timber frame. The hewn corner posts, end girt, and front plate are exposed in the room, as are the ceiling joists and attic floor boards. The joists run north to south from the end girt to the chimney girt; there is no summer beam. Walls and ceiling are painted a pale gray to resemble whitewash. The plate and chimney post at the southeast corner exhibit their original raising numbers or marriage marks, in the form of Roman numerals (HSR, 36 Photograph 11).

The Keeping Room, attic stair, and Buttery occupy the west side of the building. The Keeping Room extends through two structural bays from the south wall to the stair and has the main cooking hearth in the chimney stack on the east wall (Photographs 19, 20). The south bay is said to have formerly been partitioned as a borning room or bedroom, but the partitions are not extant; the Keeping Room is open to the Southeast Room. The hearth, 7'-10" wide x 4'-3" deep, is the full width of the center bay, and is constructed of granite masonry in a random ashlar pattern. A beehive oven is in the left (north) side of the back wall. The lintel is covered by a wood mantel salvaged from another house¹³. The hearth is made of several stones and is original. The wood flooring is salvaged and re-used material.

At the north end of the Keeping Room, the stair runs west to east to the Attic. This was formerly an open stair but was enclosed by vertical feather-edge wood paneling in the 1950s. The west and south exterior walls are finished with vertical feather-edge wood paneling, partially original

⁹ The finish floor boards were removed and replaced during the 1968-73 campaign of restoration (HSR).

¹⁰ A 1969 photograph in the National Register nomination shows a six-over-six sash in this location.

¹¹ Partitions were removed at some time prior to the National Register nomination of 1969 (Darbee 1969, plan sketch).

¹² The surround trim was replaced in the 1968-73 campaign of restoration.

¹³ The Darien House in Stamford (SHS, HRS).

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(Photograph 21). Structural posts are cased to match. Two historic six-over-six windows in the central bay and one eight-over-six sash (non-original) in the south wall are trimmed with square casings. The ceiling is plastered, with the timber girts exposed below the ceiling. A slightly canted doorway with no door separates the Keeping Room from the stair. The stair retains evidence of a modern door which enclosed the upstairs living space during the 1950-70 period¹⁴ but this has been removed. One length of mid-twentieth-century cast iron baseboard radiator remains on the north wall of the Keeping Room as a sample of the former heating system. A modern replacement stair to the Basement is located under the main stair, runs east to west, and is accessed by a board and batten door in the paneled enclosure partition along the south side of the stairs (Photograph 19).

The Buttery is a small room at the northwest corner beyond the stair. This has flooring running east-west and is finished with vertical board paneling and built-in shelving on the north and east walls (Photograph 22). These interior fittings may date from the mid-twentieth century (HSR Vol. 1, Current Appearance, p. 19). Five wood shelves each have bracket supports at the center. The Buttery has a six-over-six sash window (original) in the west wall and a twelve-over-eight sash window in the north wall, with a twentieth-century perforated metal radiator enclosure below the window.

A former exterior doorway in the west wall opposite the stair now leads to the public vestibule (Photograph 23). This vestibule is new construction under the original porch roof, and replaces the mid-twentieth-century kitchen and toilet room. It serves as part of the accessible ADA-compliant entry route and also contains some interpretive material. On the east wall, the exterior face of the original building envelope, there are preserved samples of siding. At the top near the sloped ceiling is the remnant of original siding on which the current exterior treatment is based. Below is a section of the beaded clapboard siding which had been installed in the 1968-73 campaign. The entry door in the north wall and a window in the west wall are newly fabricated to match historic components of the building.

Attic:

The Attic is reached via the stair and extends over the entire area of the first floor including the eastern rooms, Keeping Room, and Buttery (Photograph 24). In contrast with the saltbox building type which typically incorporated a second floor above the hall and parlor but an attic over the leanto kitchen space, this one-and-one-half-story house type has an attic over the whole first floor (Garvin, 96-97). The Attic is framed with common rafters, which have pegged half-lap joints at the peak and collar ties. Some of the collar ties show the evidence of alteration, possibly related to a shed dormer that existed for a time in the early-to mid-twentieth century. The front or eastern slope rafters are supported on a plate at the floor level. Built-in cabinet doors dating from the mid-twentieth century form a knee-wall surface along this side of the Attic. The rear or western slope of the rafters, having a shallower pitch, is supported on a timber-framed knee-wall topped by a raised plate (Photograph 25). The slope of the roof continues beyond the wall, with the rafters extending over the exterior porch, a depth of another six feet¹⁵. The exterior of this knee-wall is sheathed with the same sawn heavy timber sheathing planks that are visible in the Northeast Room on the lower floor. The chimney girts also extend west the depth of the porch, forming a structural cantilever¹⁶. These combine with diagonal braces to support the porch roof (Photograph 15). In the center of the Attic is the chimney stack, tapering to its exit through the

¹⁴ Visible in photographs prior to the building move (SHS web site).

¹⁵ This feature appears likely to indicate a Dutch Colonial type of building (1969 NR nomination, Stevens) – see below under Significance.

¹⁶ The southern chimney girt is intact; the northern chimney girt was deteriorated in the area of the porch and the extension is a replacement (Pardo).

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roof at the ridge. The chimney is fieldstone masonry, finished up to the roof with a mud mortar taken from a source at the original site. Attic windows at both gable ends are six-over-six double-hung sash, replacement replicas. The end walls of the Attic have horizontal sheathing board, unfinished, with evidence of the removal of additional non-original windows. The roof surface has wide random-width spaced deck boards supporting the cedar shingle roofing¹⁷.

The house as currently configured has a minimal forced-air heating system in the first floor, no plumbing, and electrical and fire protection systems which are designed to meet building and fire codes discreetly but in conformance with the Secretary of the Interior's Standards. Surface mounted modern low voltage lighting accomplishes this. Electric service enters the building underground and the mechanical services are housed in a new hidden space below the north end of the building. Some early- to mid-twentieth century light fixtures have been restored for educational illustrative purposes.

Integrity

Although the integrity of location and setting has been lost, the Hoyt-Barnum House retains its original design and a substantial portion of its historic materials and workmanship. It continues to convey its association and feeling as a Colonial-period house and is a rare example of this architectural period within the City of Stamford.

The original post and beam frame is in excellent condition and new foundations and basement-level supports have ensured that it remains so. The main level frame with its exterior envelope was moved with the chimney stack in place. The roof assembly was detached at the attic level and also moved with the flue portion of the stack in place. The perimeter foundation walls were disassembled and rebuilt stone by stone to match the original, using photographs, labeling of the materials, and daily monitoring to ensure that the stones were re-laid in the same pattern. The process of preparation for the move permitted examination of the distinctive structural method using plank-on-frame as it was exposed in the attic (Photograph 25) and on the exterior while the siding was removed.

The roof had been re-shingled in 2004. Exterior siding was replaced with replica siding of locally sourced oak weather boarding, matching a sample of original material found on the rear wall above a dropped kitchen ceiling. Several original window sash remain (HSR, Current Appearance, p. 16); these have excellent integrity. The exterior restoration reflects current best practice in interpreting the clues to the building's Colonial-period appearance.

The interior finishes have been somewhat affected by building usage and curatorial decisions in the mid-twentieth century, and reflect prevalent attitudes of the time toward the Colonial period. Partitions that divided the Southeast Room from the Keeping Room, and possibly a borning room at the southwest corner, are not extant. This and the removal of several interior doors has changed the character of the interior spaces, which in the early 1700s would have been compartmentalized into separate rooms. The Keeping Room and Southeast Room retain good integrity of finishes, although some materials such as the mantel in the Keeping Room are salvaged replacement material. The vertical paneling is thought to be mostly original, though some patching must have occurred in the removal of partitions. The Northeast Room appears to have lost its original interior finishes, as Colonial interiors were typically plastered or finished with wainscoting or vertical paneling (Garvin, 65). Here the heavy timber wood plank sheathing is exposed. This has its own educational value, since it is a distinctive construction

¹⁷ The Attic was finished as living space during the mid-twentieth century period and has been restored to an unfinished condition (HSR Historic Data, p. 9).

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feature that is rarely seen, being normally covered by plaster or interior paneling¹⁸. In the Attic excellent integrity of materials remain, as finishes from the period of caretaker occupancy have been removed. The distinctive rear knee wall and raised plate are exposed to view and the rafters and collar ties are extant with a few exceptions, where the installation of a dormer in the mid-twentieth century and its subsequent removal, appear to have required some substitute materials.

Generally, the integrity of the structure and massing is excellent. Exterior finishes reflect current interpretations of the original period. Interiors exhibit the results of some decisions in the early years of the building's use as a house museum or its previous residential occupancy. These reflect the attitudes of the Colonial Revival period towards the optimal appearance of a Colonial-period building. These attitudes have since evolved along with more rigorous research into the history of materials and methods of construction. Decisions have been made during the relocation process, to preserve artifacts of the mid-twentieth century such as a few heating and electrical fixtures, Buttery shelving, radiator grille, and samples of siding, to record the history of the building. Since the building has been a house museum for more than fifty years, its story is a record of evolving attitudes toward historic preservation.

¹⁸ Lewandoski cites the difficulty of determining when houses have this type of construction. (Lewandoski, 106).

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

Circa 1700 to 1750

Significant Dates

Circa 1700 – 1750: Estimated construction date¹⁹

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

¹⁹ Samuel Hait (1678-1738) acquired property from his father Joshua Hait in 1691. He is thought to have built the house and lived there with his first wife, Susannah Slason; they were married in 1700. Samuel Hait was a blacksmith and farmer in Stamford. The farmstead was sold out of the family by his children in 1753. It was later acquired in 1826 by Hoyt descendants, the Barnums (HSR. Historic Data, p. 8). Hait/Hoyt family members owned numerous properties in the area.

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Hoyt-Barnum House meets National Register Criterion C at the local level in the category of Architecture. The building, although removed from its original site, is a rare surviving local example of a vernacular Colonial-period Cape Cod Cottage-type house, with features also reflecting the building traditions of the Dutch Colonial period from nearby areas of New York State. The building includes typical features of late sixteenth- and early seventeenth-century New England design and construction such as the center chimney stack, hall and parlor layout, and integral rear kitchen. Distinctive features include the one-and-one-half story height, banked cellar, plank-on-frame construction of the exterior envelope, stair location in the kitchen, and a full-width cantilevered rear porch roof constructed with a raised plate at the attic level. The period of significance is the period of the building's construction in the eighteenth century.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion C: Architecture

Cape Cod Cottage:

The Hoyt-Barnum House is significant as an example of a vernacular Cape Cod Cottage built in the early eighteenth century²⁰. It is the oldest documented building extant in Stamford. In Stamford, the majority of Colonial-period houses remaining, approximately eight²¹, are two-and-one-half-story saltboxes. Only three extant houses in Stamford have the one-and-one-half-story configuration, the Cape Cod Cottage²². The Cape form incorporates the same first floor plan layout as a saltbox — hall and parlor on either side of the central chimney stack, porch (entry) in front with the front door, rear keeping room (kitchen), and often two smaller rooms at the rear corners, commonly known as the buttery and borning room. Unlike the saltbox type — with the stair in the porch, keeping room in a single-story leanto, and two chambers (bedrooms) at the second floor level — in the Cape type, the gable roof covers the entire first floor and the stair is more likely to be in the keeping room (where a saltbox might have a secondary stair) (Garvin, 96-98; Harper, 39). As smaller houses and those of less important citizens, these Capes may have been less studied by early historians, or may have been more likely to be remodeled into other forms²³, or to have been demolished. The historical record appears to show a minority of early houses in the Stamford area to have been of the Cape type.

In the adjoining towns, Greenwich, Darien, and New Canaan, there are also several two-and-a-half-story saltbox type houses from the period that still exist today, but few if any known Cape Cod Cottage-type houses of the Colonial period²⁴. In Greenwich the c. 1690 Thomas Lyon House

²⁰ Deed research by Ronald Marcus for 1969 National Register nomination (interview by C. Hitchcock, SHS archives, HSR Historic Data p. 8).

²¹ State and National Register listings, SHS Bicentennial plaque program (SHS archives, Marcus interview.)

²² The Hoyt-Barnum House (c. 1699), John Roberts House (1753), and Deacon John Davenport House (1775).

²³ For instance the Older Bushnell House in Old Saybrook was remodeled to add the second floor chambers (Kelly, 25, Figure 26).

²⁴ HABS documentation exists for ²⁵ Field-Carpenter House in North Greenwich, an early eighteenth-century house of Dutch Colonial design. Features include one-and-one-half story height, end chimneys, and a typical Dutch framing system consisting of a series of multiple parallel lateral bents (HABS CT-352).

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and 1729 Israel Knapp Tavern (Putnam Cottage) and in Darien the c. 1710 Pond-Weed House are all two-and-a-half-story buildings.

The Hoyt-Barnum House is a rare extant eighteenth-century example of a vernacular building type, the one-and-one-half-story hall and parlor house of the Cape Cod Cottage type. This type continued as a standard vernacular building form throughout New England, with updated features such as Greek Revival entry details, raised plates (extending the height of the attic and allowing for Greek Revival entablatures and small attic windows), gambrel roofs, and rear ells (Garvin, 115).

Plank-on-frame construction:

The Hoyt-Barnum House incorporates plank-on-frame construction. This consists of two-inch thick sawn boards set vertically and rabbeted, tenoned, or nailed into the sills and horizontal girts of the post-and-beam frame (Cummings 1979, 89-90, Lewandoski). The planks are exposed on the interior in the Northeast Room and in the Attic. Plank construction provided an alternative to studs with horizontal sheathing. The planks were often doweled together and provided shear strength to the frame, supplementing diagonal braces. Exterior siding was nailed to the plank surface and interior finishes such as plaster could be applied to it. This form of construction is found in buildings as early as the 1660s as in the Jackson House in Portsmouth, New Hampshire (Garvin, 21) and the first half of the eighteenth century in Guilford, CT (Sexton, 155-156). It appeared in the area of Cape Ann, Massachusetts, spread to Rhode Island, then to Connecticut, and became common in the Connecticut River Valley north to New Hampshire and Vermont (Lewandoski, 106-108). In areas where timber was plentiful and sawmills well established by the late seventeenth century, sawn planks were an effective alternative to studs and sheathing. (Cummings 1979, 89-91)²⁵.

Banked Basement:

The distinctive banked basement or cellar at the Hoyt-Barnum House is a feature that permits grade-level access. The cellar was a nearly universal feature of Colonial-period houses in New England and usually occurred below only one of the principal rooms, the hall or parlor. Early colonists from Britain discovered quickly that in New England a cellar could be kept above freezing during the winter and thus allowed storage of food and other goods (Cummings 1979, 29). In some coastal areas, banked cellars became a common feature as work areas for marine-related occupations²⁶.

At the Hoyt-Barnum house site on Bedford Street, an outcropping of bedrock limited the cellar area, but this fit the normal pattern of a partial cellar. This has been recreated at the High Ridge Road site by grading the site and constructing a hidden concrete foundation.

Rear porch:

An unusual feature at the Hoyt-Barnum House is the rear porch, which was constructed with a cantilevered roof structure, along the full length of the building outside the Keeping Room wall. This appears to show the influence of Dutch Colonial building traditions. The Dutch colony of New Amsterdam existed from 1609 to 1664, and extended in New York into areas of today's Long Island, Westchester County, north along the Hudson River to Albany, and into New Jersey. The typical Dutch Colonial frame house (masonry buildings were another tradition) was built almost universally as one-and-one-half-story height, with a series of closely-spaced lateral bents across the short dimension, and with a pair of end chimneys. The bents were framed in an H form, with the attic floor dropped below raised plates (Garvin, 15-17; Stevens, Chapter 2), also

²⁵ The technique bears a close resemblance to barn siding, which was housed in a rabbet in the end girt of a scribe rule frame (Historic Barns of Connecticut 2015).

²⁶ An example is the oyster cellars of Fair Haven Village in New Haven (Ohno 1983).

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resembling the dropped girt frame common in barn framing. The rafters and floor joists extended to cantilever over one or two aisles outboard of the main building frame. These might be open porches or enclosed as interior space (for combined use as barns in the earliest buildings and later for bed boxes in alcoves). The Hoyt-Barnum House exhibits such a raised plate in the attic at the rear wall, and the rafters continue over the rear porch²⁷. Here the porch has remained open at one half (the south end), while enclosed in the twentieth century at the other portion (north) for a kitchen and bath (now a public entry vestibule). As a result of the raised plate on one side only, the roof profile is asymmetrical, with a flatter rear pitch.

It appears that the construction of the Hoyt-Barnum House incorporates elements of both the English tradition (the braced timber post-and-beam frame with a center chimney stack) and the Dutch tradition (H frame bents and side aisle). The combination of features is locally unique.

Retention of the Hoyt-Barnum House:

While restorations of the Hoyt-Barnum House occurred during the twentieth century, Colonial Revival sentiment helped the building and its Colonial-period features to survive to the present day. During the Colonial Revival period, Stamford citizens, like their neighbors in New Canaan, Greenwich, Litchfield, and New Haven, shared a fascination with American history and heritage, an interest which emerged from the time of the 1876 national centennial. The Stamford Historical Society was established in 1899, following Litchfield in 1856, New Haven in 1862, and New Canaan in 1889. The opening of the Henry Whitfield House in Guilford as a museum, in 1899, and the formation of the Webb-Deane-Stevens Museum in 1919 in Wethersfield, established the practice of preserving and restoring Connecticut buildings of the Colonial period as museums. Figures including Norman Isham, J. Frederick Kelly, and Wallace Nutting helped to popularize the restoration of historic buildings in the early twentieth century (Wilson 2004). The establishment of the Hoyt-Barnum House as Stamford's own house museum after its acquisition of 1942, fit into this trend. The more recent evolution of the preservation movement interprets the earlier preservationists as sometimes imposing "restoration" techniques that added romanticized features not authentic to the original buildings. This desire to make a Colonial-period house conform to a romantic ideal of Colonial design, formed a component of the Colonial Revival movement. Extant artifacts of the different restoration campaigns, such as the alteration of interior finishes, decisions about siding style, and use of electric "lantern" fixtures, serve to document changing tastes and attitudes toward preserving history.

²⁷ The 1969 National Register nomination refers to a Dutch influence (Darbee 1969).

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Stamford Historical Society, Inc.

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property .03 acre (1000 square feet)

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | | | |
|--------------|-----------|------------|------------|
| 1. Latitude: | 41.122743 | Longitude: | -73.545139 |
| 2. Latitude: | | Longitude: | |
| 3. Latitude: | | Longitude: | |
| 4. Latitude: | | Longitude: | |

Or
UTM References

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Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The nomination is limited to the building footprint of the Hoyt-Barnum House, located on the parcel known as 1508 High Ridge Road, Stamford, Connecticut, Map 002, Block/Parcel 5913.

Boundary Justification (Explain why the boundaries were selected.)

The boundary is limited to the building footprint because the building was relocated. The current site was not historically associated with the Hoyt-Barnum House.

11. Form Prepared By

name/title: Charlotte Hitchcock, Preservation Consultant
organization: _____
street & number: 66 Elmwood Road
city or town: New Haven state: CT zip code: 06515
e-mail charlotte.rose.hitchcock@gmail.com
telephone: (203) 397-3803
date: December 5, 2017

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Additional Documentation

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location. See Figures 3.

Figure Log

Name of Property: Hoyt-Barnum House

City or Vicinity: Stamford

County: Fairfield

State: CT

Description:

Figure 1. Detail of 1883 bird's eye view (annotated) showing the Hoyt-Barnum House (Burleigh).

Figure 2. Circa 1900 photograph of the Hoyt-Barnum House (Stamford Historical Society).

Figure 3. Location map: detail from USGS 1951 Stamford, CT Quadrangle.

Figure 4. Site Plan adapted from drawing prepared by Redniss & Mead, Stamford, CT.
Photograph key.

Figure 5. Basement plan and Photograph key. Plans adapted from Historic Structure Report, Vol. 2, Drawings A101, A102, Christopher Williams Architects LLC.

Figure 6. First floor plan and Photograph key.

Figure 7. Attic plan and Photograph key.

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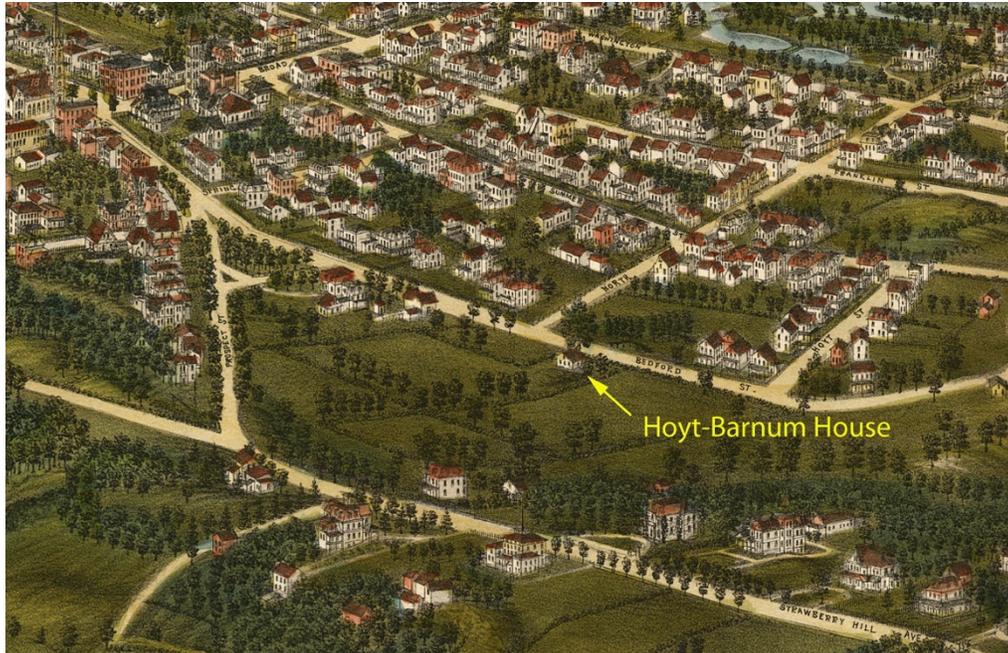


Figure 1. Detail of 1883 bird's eye view (annotated) showing the Hoyt-Barnum House (Burleigh). North is to the right. The developed downtown area is to the south (left) while the Hoyt-Barnum property is still surrounded by open land.

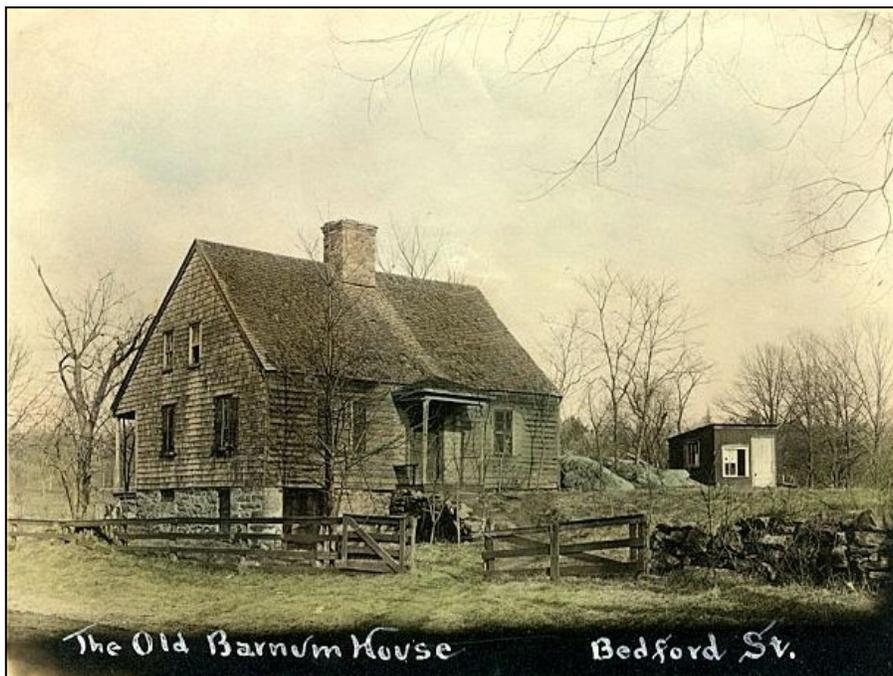


Figure 2. Circa 1900 photograph of the Hoyt-Barnum House (Stamford Historical Society).

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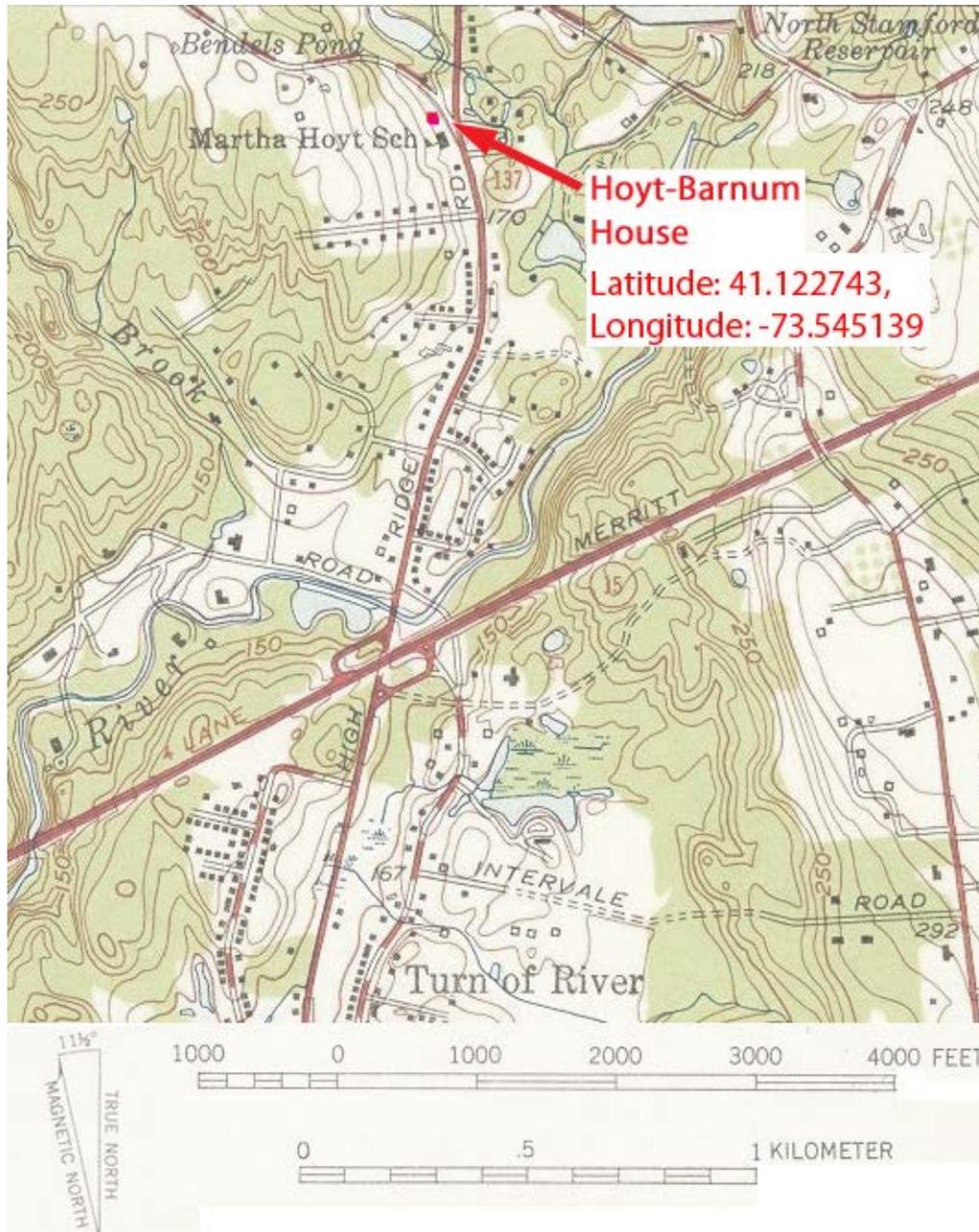


Figure 3. Location map: detail from USGS 1951 Stamford, CT Quadrangle annotated to show the new location of the Hoyt-Barnum House at Latitude: 41.122743, Longitude: -73.545139 (base image: University of New Hampshire Dimond Library).

Hoyt-Barnum House

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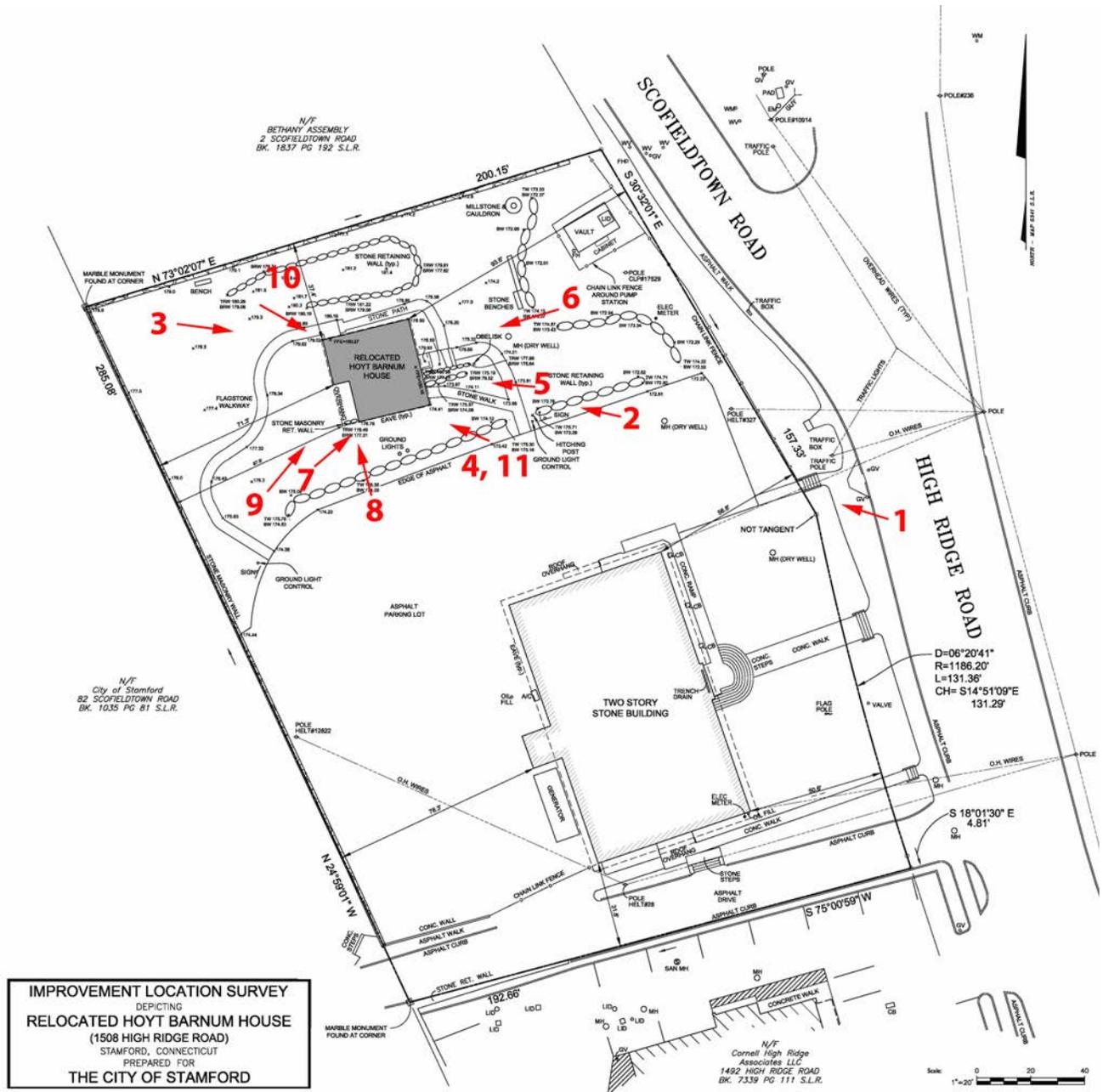


Figure 4. Site Plan adapted from drawing prepared by Redniss & Mead, Stamford, CT dated 7/7/2017. Location key for exterior photographs.

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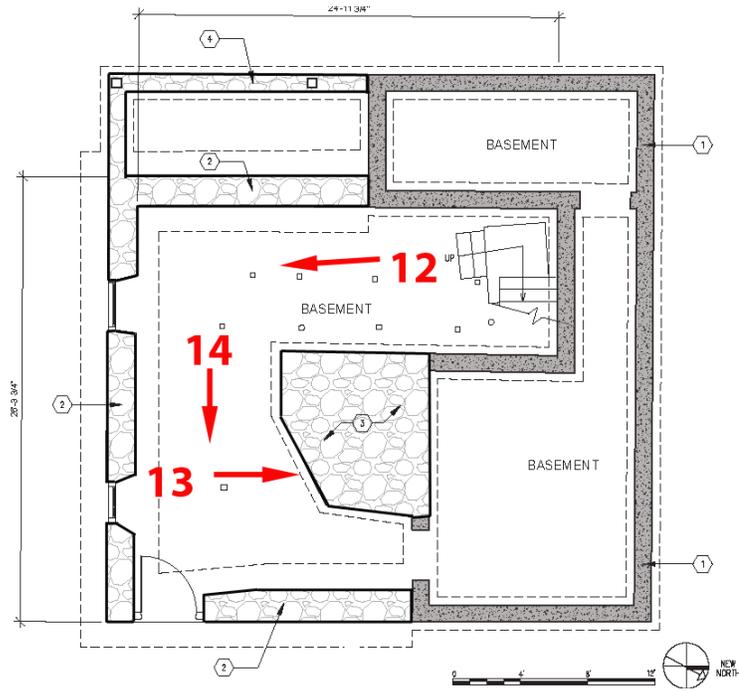


Figure 5. Basement plan and Photograph key. All plans adapted from Historic Structure Report, Vol. 2, Dwgs. A101, A102, Christopher Williams Architects LLC.

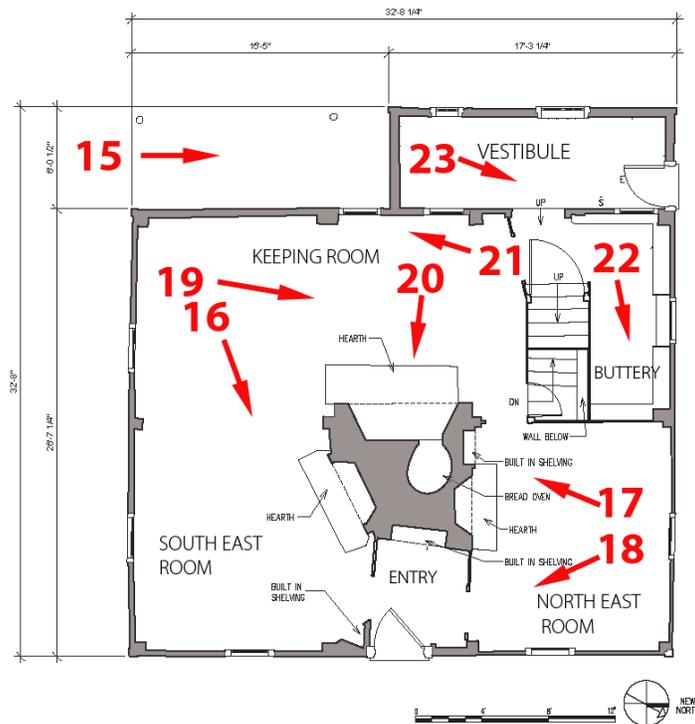


Figure 6. First floor plan and Photograph key.

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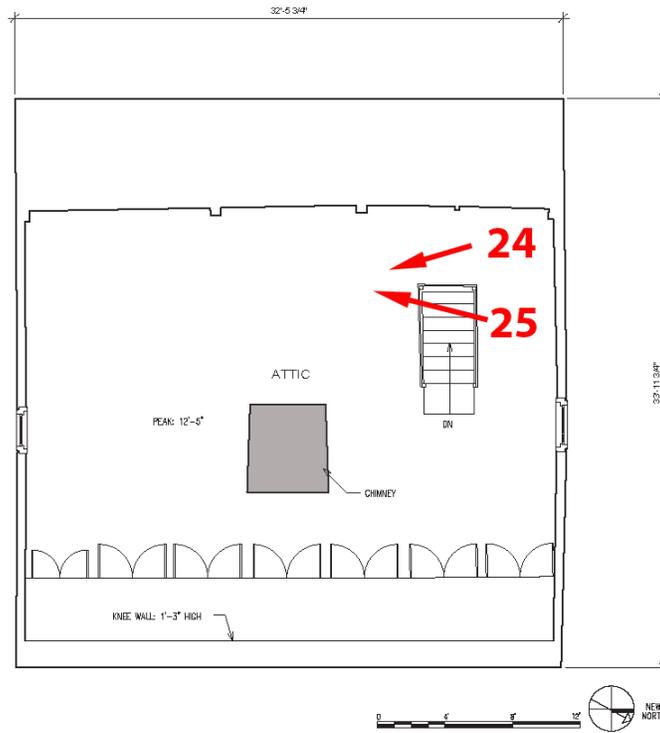


Figure 7. Attic plan and Photograph key.

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Photograph Log

Name of Property: Hoyt-Barnum House
City or Vicinity: Stamford
County: Fairfield State: CT

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 25. Context view from High Ridge Road, camera facing northwest.
Photographer: Charlotte Hitchcock Date: 10/24/2017
- 2 of 25. Southeast view showing sloping grade, camera facing northwest.
Photographer: Charlotte Hitchcock Date: 10/24/2017
- 3 of 25. West view showing entry path, camera facing southeast.
Photographer: Charlotte Hitchcock Date: 10/24/2017
- 4 of 25. South & east view showing banked Basement, camera facing northwest.
Photographer: Charlotte Hitchcock Date: 10/24/2017
- 5 of 25. East elevation view, camera facing northwest.
Photographer: Robert Benson Date: 11/21/2017
- 6 of 25. East elevation view, camera facing west.
Photographer: Charlotte Hitchcock Date: 10/24/2017
- 7 of 25. South & west elevation view, camera facing northeast.
Photographer: Charlotte Hitchcock Date: 10/24/2017
- 8 of 25. Detail view of rear (west) porch, camera facing north.
Photographer: Charlotte Hitchcock Date: 10/24/2017
- 9 of 25. West elevation view, camera facing east.
Photographer: Charlotte Hitchcock Date: 10/24/2017
- 10 of 25. North & west elevation view, camera facing southeast.
Photographer: Charlotte Hitchcock Date: 10/24/2017
- 11 of 25. Detail view of windows & siding, southeast corner, camera facing northwest.
Photographer: Charlotte Hitchcock Date: 10/24/2017
- 12 of 25. Interior view, Basement, west of chimney stack, camera facing south.
Photographer: Charlotte Hitchcock Date: 10/24/2017
- 13 of 25. Interior view, Basement, south of chimney stack, camera facing north.
Photographer: Charlotte Hitchcock Date: 10/24/2017
- 14 of 25. Interior view, Basement, showing first floor framing, camera facing east.
Photographer: Robert Benson Date: 11/21/2017

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- 15 of 25. Detail view of rear (west) porch roof structure, camera facing north.
Photographer: Charlotte Hitchcock Date: 10/24/2017
- 16 of 25. Interior view of Southeast Room fireplace and corner cupboard, camera facing east.
Photographer: Charlotte Hitchcock Date: 10/24/2017
- 17 of 25. Interior view of Northeast Room, camera facing southwest.
Photographer: Roderick Scott Date: 6/14/2017
- 18 of 25. Interior view of Northeast Room, camera facing east.
Photographer: Robert Benson Date: 11/21/2017
- 19 of 25. Interior view of Keeping Room, camera facing north.
Photographer: Charlotte Hitchcock Date: 10/24/2017
- 20 of 25. Interior view of Keeping Room hearth, camera facing east.
Photographer: Robert Benson Date: 11/21/2017
- 21 of 25. Interior detail view of Keeping Room west wall, camera facing southwest.
Photographer: Charlotte Hitchcock Date: 10/24/2017
- 22 of 25. Interior view of Buttery shelving & radiator cover, camera facing east.
Photographer: Charlotte Hitchcock Date: 10/24/2017
- 23 of 25. Interior view of west vestibule, camera facing north.
Photographer: Charlotte Hitchcock Date: 10/24/2017
- 24 of 25. Interior view of Attic, camera facing south.
Photographer: Robert Benson Date: 11/21/2017
- 25 of 25. Interior view of Attic rear knee wall, camera facing west.
Photographer: Charlotte Hitchcock Date: 10/24/2017

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.





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National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

H30-HR

JUN 12 1969

Mr. Eric Hatch
Chairman
Connecticut Historical Commission
75 Elm Street
Hartford, Connecticut 06115

Dear Mr. Hatch:

We wish to inform you that we have received the new nomination forms for the Amos Bull House and the Sterling Opera House. Thank you for your promptness in resubmitting these forms. Enclosed please find Xerox copies of these forms and the forms for the Hoyt-Barnum House (Stanford Historical Society, Inc.) as notice that these properties are certified entries on the National Register of Historic Places.

Sincerely yours,

William J. Murtagh

William J. Murtagh
Keeper of the National
Register

Enclosures

cc:
Regional Director, Northeast Region-w/c encl.
T, Butterfield-w/c encl.

HR

JEdwards:je

CITY OF STAMFORD

MAYOR
DAVID MARTIN

DIRECTOR OF OPERATIONS
ERNIE ORGERA
Email: eorgera@stamfordct.gov



CITY ENGINEER
LOUIS CASOLO, JR., P.E.
Email: lcasolo@stamfordct.gov

OFFICE OF OPERATIONS ENGINEERING BUREAU

Tel: (203) 977-4180/Fax: (203) 977-4137
Government Center, 888 Washington Blvd., Stamford, CT 06901

January 12, 2016

Jenny Scofield
National register and State Register Coordinator
State Historic Preservation Office
Department of Economic and Community Development
One Constitution Plaza, 2nd floor
Hartford, CT 06103

Dear Ms. Scofield:

Per the recommendation of the State Historic Preservation Review Board during the December 7th 2015 meeting, the City of Stamford along with the Stamford Historical Society will do the following:

1. Solicit proposals from archaeology consultants.
2. 10-15 shovel test pits spaced at an average of 10-m intervals.
3. All testing units will be excavated by hand to sterile subsoil or a maximum depth of 100 centimeters below the surface.
4. Excavated soil will be hand-screened through a ¼ inch hardware cloth.
5. All cultural materials remaining in the screen will be tagged and bagged by level within each unit.
6. All cultural material will be brought to the consultant's facility for laboratory processing and analyses.
7. All curation and conservation measures will be in accordance with the Secretary of Interior standards 36 CER 79 and the Environmental Review Primer for Connecticut's Archaeological resources.
8. Once complete, the consultant shall prepare a technical report detailing the methodology, results, interpretations, and management recommendations for identified cultural resources and additional archaeological investigation, if warranted.
9. The report will be illustrated with appropriate locational maps, graphics, and photographs, and will follow guidelines established by

the National Park Service in the Recovery of Scientific, prehistoric, Historic and Archaeological data (36CFR Part 66 Appendix A) and Environmental review Primer for Connecticut's Archaeological Resources. A hard copy of the report will be submitted to CT SHPO.

Should you have any questions, please do not hesitate to call me.

Sincerely yours,

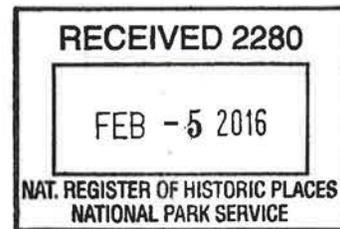


Jeffrey Pardo
Construction Manager

Reg: 17

February 1, 2016

Mr. Roger Reed
National Park Service
National Register of Historic Places
1201 Eye Street, NW
Washington, D.C. 20005



**Subject: Hoyt-Barnum House Relocation, Stamford, Connecticut
Pre-Move Documentation**

Dear Mr. Reed:

The enclosed materials are provided for your review of the proposed relocation of the Hoyt-Barnum House in Stamford, Fairfield County, Connecticut, pursuant to 36 CFR Part 60.14 (b). The building was listed on the National Register of Historic Places in 1969 (NR Reference No. 69000199).

The Connecticut State Historic Preservation Office (CT SHPO) received a request from the City of Stamford to retain the National Register status of the Hoyt-Barnum House during and after a proposed relocation of the building within the city, from its original site at 713 Bedford Street, approximately five miles to 1508 High Ridge Road. Since March 2015, CT SHPO staff has discussed this project with the City, Stamford Historical Society, Historic Neighborhood Preservation, and Historic Preservation Advisory Commission. CT SHPO recommended that a Historic Structure Report be prepared in order to better understand the existing historical integrity and potential methods for moving the building. This report includes a description of the reasons for the move, proposed methods for the move, its effect on the property's historical integrity, and photographs of the new site. An archaeological sensitivity assessment for the new site was prepared separately. A plan for archaeological investigations at the current site has also been submitted. The investigation is scheduled for spring of 2016, weather permitting.

Based on the enclosed information, the CT SHPO staff recommends that the Hoyt-Barnum House remain listed on the National Register of Historic Places. The City is proposing to move the building in two primary sections and reconstruct the basement level with the original stone. The chimney will also be stabilized and moved in large sections and a historic early twentieth addition will be moved to the new site as a whole unit. CT SHPO staff concluded that if the building is moved as proposed in this documentation, it will retain enough integrity to continue to meet National Register Criterion A as an expression of Stamford's initial settlement and development. Few early eighteenth century resources remain in Stamford and this property has significant associations with the area's founding families.

The Connecticut State Historic Preservation Review Board evaluated this proposed relocation at their regular public meeting on December 7, 2015. The State Review Board and Stamford's Historic Preservation Advisory Commission /Certified Local Government contact were provided

State Historic Preservation Office

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with the Historic Structure Report, archaeological assessment, National Register regulations, and existing nomination documentation more than 30 days before the meeting. The CLG response was positive. A letter of support was received from the Stamford Historical Society prior to the meeting. One citizen of a neighboring community expressed objection to the relocation by email on the day of the meeting. Representatives of the City of Stamford and Stamford Historical Society, as well as the consultants who prepared this documentation attended the meeting in support of the building's continued National Register eligibility.

The State Review Board voted to approve the retention of the National Register-listed status of the Hoyt-Barnum House during the relocation, but made several requests of the City. The State Review Board requested that the City 1) submit a plan to conduct archaeology at the building's current site, 2) add information to the Historic Structure report regarding the historical building periods in Connecticut, 3) revise the plan for the new site to relocate the new sidewalk to the rear of the building, and 4) edit Historic Structure Report text to match the drawings in regards to the proposed treatment of the building's foundation. The revisions requested by the State Review Board have been completed and are included in this documentation.

The following materials are enclosed for you review:

- Historic Structure Report for the Hoyt Barnum House Relocation, Volume I (revised December 30, 2015) including:
 - Letter of Support from Stamford Historical Society signed by Pamela Coleman, Chairman
 - Letter of Support from City of Stamford, signed by Lou Casolo, Jr., City Engineer
- Historic Structure Report for the Hoyt Barnum House Relocation, Volume II (revised December 30, 2015)
- Archaeological Sensitivity Assessment for 1508 High Ridge Road (new site)
- Letter from City of Stamford regarding plan for archaeological investigations at 713 Bedford Street (original site), signed by Jeffrey Pardo, Construction Manager
- Letter of Objection (received by email) from citizen of Greenwich, Connecticut
- CLG response from Mayor David Martin, City of Stamford
- CLG response from the Historic Preservation Advisory Commission

If you have any questions, or if this office can be of assistance, please call Jenny Scofield at 860-256-2766.

Sincerely,



Kristina Newman-Scott,
State Historic Preservation Officer/Director of Culture, Office of the Arts & Historic Preservation

State Historic Preservation Office

One Constitution Plaza | Hartford, CT 06103 | P: 860.256.2800 | Cultureandtourism.org

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H34(2280)

MAR 24 2016

OC 0261
3/24/16

Ms. Kristina Newman-Scott
State Historic Preservation Officer
State Historic Preservation Office
Department of Economic and Community Development
One Constitution Plaza
Hartford, CT 06103

Dear Ms. Newman-Scott:

Thank you for your letter of February 1, 2016, regarding the Hoyt-Barnum House, 713 Bedford Street, Stamford, CT. You have requested, under National Register of Historic Places regulations 36 CFR 60.14(b), that we review and approve the proposed move of the Hoyt-Barnum House and that the house remain listed in the National Register during and after the move. The Hoyt-Barnum House was individually listed in the National Register of Historic Places on June 11 1969.

Your letter and accompanying documentation establish that the proposed move has been reviewed and approved by the Connecticut State Historic Preservation Review Board on December 7, 2015, as well as the City of Stamford, a Certified Local Government. The documentation establishes that the move is necessary because there is no feasible alternative to preserve the integrity of the house with the construction of a new police station on an adjacent site, that it will be partially dismantled according to the submitted plans, moved and reassembled in a timely fashion to an appropriate new location (1508 High Ridge Road), and that no important historic or archaeological properties will be destroyed on the new site. Based upon this information, the Hoyt-Barnum House will remain listed in the National Register during its move.

Once the house is moved please provide us with the following: a letter notifying us when the house was moved, information on any changes in the approved plans, photographs of the house on its new site, revised maps, including an approved locational map, acreage, and a new verbal boundary description. Upon our review of this material we will provide a final decision on whether the Hoyt-Barnum House will remain listed in the National Register.

We look forward to hearing from you after the Hoyt-Barnum House has been relocated. Please let us know if we can provide further information or assistance.

Sincerely,

Roger G. Reed

Roger G. Reed, Historian
National Register of Historic Places

bcc: 2280

Basic File Retained IN 2280

FNP:RGReed:OP:03/24/2016:S:RGReed:Correspondance:Hoyt-Barnum move

DAVID R. MARTIN
MAYOR
CITY OF STAMFORD, CONNECTICUT



TEL: 203 977 4150
FAX: 203 977 5845
E-MAIL: DMARTIN@STAMFORDCT.GOV

June 27, 2017

Roger G. Reed, Historian
National Register of Historic Places
National Park Service
1849 C Street, N.W., Mail Stop 77728
Washington, DC 20240

RE: Relocation and Restoration of the Hoyt-Barnum House

Dear Mr. Reed:

Per your letter to Kristina Newman-Scott of the CT State Historic Preservation Office regarding H34 (2280), the relocation of the Hoyt-Barnum House. The house was moved on November 6th and November 7th of 2016. The upper section was moved on November 6th while the lower section was moved November 7th.

The items that were changed from the Historic Structures Report, revised December 30, 2015 due to existing conditions discovered during the relocation, are as follows:

Both Volume I, Executive Summary and Volume II, indicate the following:

- Drawing G003, Schematic House Move Plan – the chimney would be separated from the structure as one unit and transported separately from the house.
 1. The chimney could not be separated from the roof since the base of the chimney at the attic floor was considerably wider than where the chimney penetrated the roof. A significant portion of the original roof structure would have had to have been dismantled to allow the base of the chimney to pass through it.
 2. The house movers were concerned that the structural integrity of the chimney would not withstand the tensile forces applied to it if it was separated and moved as one section.

Relocation and Restoration of the Hoyt-Barnum House

Page 2

3. Therefore, it was decided to move the chimney above the attic floor with the roof section.
 4. In order to achieve this, the chimney was separated approximately 5' 0" above the attic floor to permit support steel to be inserted which carried the weight of both the chimney and upper section of the house. The chimney stones above the roof line were dismantled, catalogued, and palletized. This was done so that the upper section of the house would not exceed the total maximum height of 14' 2" required to pass under the Merritt Parkway overpass. Prior to moving, the remaining portion of the chimney in the attic area was braced on all four sides to prevent any cracking during transportation.
- Drawing G003, Schematic House Move Plan – the Kitchen and Toilet Room (which is believed to be early-mid 20th) century would be separated from the main structure and transported as one unit. The reason for this was that the width of the house. If the Kitchen and Toilet Room remained attached the overall width of the house would exceed the allowable dimensions of High Ridge Road north of the Merritt Parkway.
 1. After the existing cabinets were removed (see A3 Schematic House Move Diagram, Drawing G003), it was discovered that the exterior walls of the kitchen were very poorly constructed using 2" x 3" studs with the studs installed in the wrong direction.
 2. The original roof structure would maintain more of its integrity if permitted to remain attached to the main structure for the move. If the Kitchen addition had been moved as a single unit, its roof would have to be separated from the main structure.
 3. Davis Building Movers, Christopher Williams Architects, the Engineering Bureau and the Building Department had serious reservations about preserving and transporting the existing Kitchen structure due to its poor construction.

4. Since the Kitchen addition was constructed of modern materials and poorly constructed it would prove difficult to move due to its composition. It was decided to dismantle the kitchen and construct it properly according to standard code and construction practices. However, all the original components of the house above the Kitchen addition were preserved and transported intact.
 5. Both the Historic Preservation Advisory Committee and SHPO were notified in October 2016 of this decision.
- Drawing G003 Schematic House Move Plan and A101, Basement and 1st Floor Plan – the fireplace foundation was to be constructed entirely of existing rubble stone.
 1. While it was known that the back of the house, or east side (original location), was built on top of bedrock, it was believed that the fireplace foundation was entirely constructed of rubble stone. However, when the foundation was dismantled it was discovered the back of the fireplace foundation was also constructed on bedrock.
 2. Therefore, a concrete foundation similar to the concrete foundation indicated on Drawing A101 was poured below most of the existing fireplace. The interior face of the fireplace foundation where the concrete foundation was poured was clad with stones from the original foundation.
 - Drawings G001, Perspective View and G002, Perspective View – the renderings indicate the siding is red. Due to its condition, the contract documents included the removal and replacement of the existing red beaded siding. Photographs indicate that the red beaded siding was most likely installed in 1969.
 1. When the ceiling of the Kitchen addition was removed, remnants of what is believed to be original siding from 1699 was discovered. Rather than install new red beaded siding, new siding matching both the species and profile of the original siding discovered was fabricated and installed.

Relocation and Restoration of the Hoyt-Barnum House

Page 4

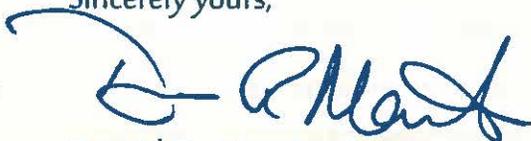
Attached please find the revised map of 1508 High Ridge Road after the Hoyt-Barnum House has been relocated and restored.

Attached Photos:

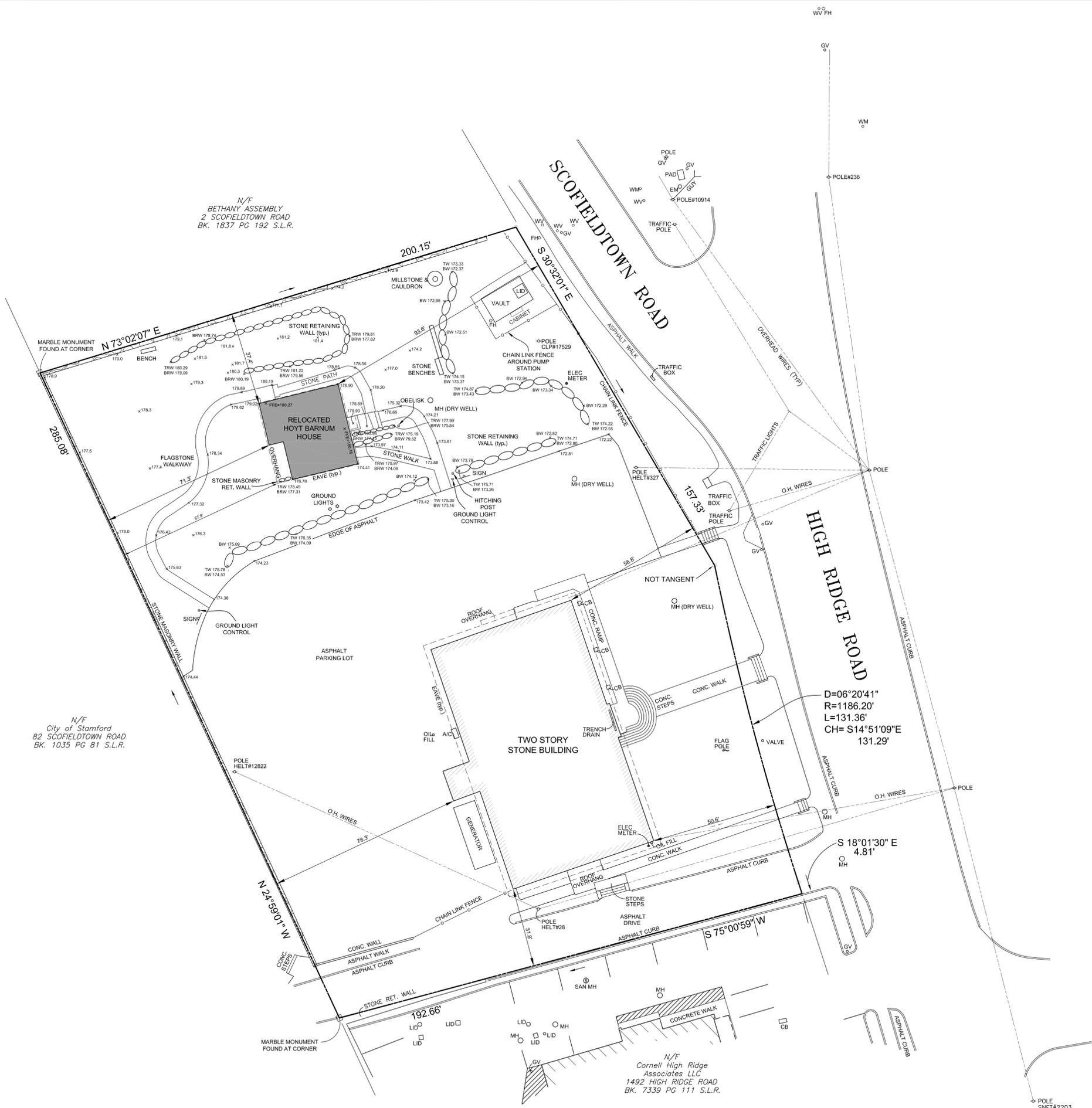
1. Exterior, looking northwest
2. Exterior, looking southeast
3. Exterior, looking southwest
4. Gallery, looking west
5. Keeping Room, looking southeast
6. Boring Room, looking north
7. Boring Room looking west
8. Boring Room, looking north
9. East Room(parent's Room), looking south
10. East Room (parent's Room), looking northeast
11. Attic, looking southeast
12. Attic, looking southwest
13. Basement, looking north
14. Basement, looking north

Should you require any additional information or have any questions, please contact Lou Casolo, PE, City Engineer at 203-977-5796.

Sincerely yours,



David R. Martin, Mayor



NOTES:

1. This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. as an Improvement Location Survey the Boundary Determination Category of which is a First Survey conforming to Horizontal Accuracy Class A-2 with respect to the location of improvements depicted with dimensions from property lines or other physical locations. Physical features depicted without specific dimensions are indicated for reference only.
2. Reference is made to maps 3698, 4349, 6341, 7710 & 8344 of the Stamford Land Records.
3. Area of the Surveyed Parcel = 58,658 Sq. Ft. or 1.3466± Acres
4. Wetlands, if any, are not depicted hereon.
5. Property does not lie within any FEMA Flood Hazard Zone as depicted on Flood Insurance Rate Map, Panel 506 of 626, Map Number 09001C0506F, Map revised June 18, 2010.
6. Reference is made to an unrecorded map titled "Property and Topographic Survey depicting 1508 High Ridge Road, Stamford, Connecticut prepared for The City of Stamford", dated 12/30/2015 and Prepared by this office.
7. This survey is also intended to correct the boundary line along High Ridge Road and lot area as depicted on survey referenced in note 6.

IMPROVEMENT LOCATION SURVEY
 DEPICTING
RELOCATED HOYT BARNUM HOUSE
 (1508 HIGH RIDGE ROAD)
 STAMFORD, CONNECTICUT
 PREPARED FOR
THE CITY OF STAMFORD

REDNISS & MEAD

Scale: 1" = 20'
 Drawn By: KAJ Checked By: JPP Date: 7/7/2017

To my knowledge and belief this map is substantially correct as noted hereon

George P. Pereira
 JORGE P. PEREIRA CT. LIC. NO. 70179
 7/7/2017
 DATE

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration herein null & void.

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N/F
 City of Stamford
 82 SCOFIELDTOWN ROAD
 BK. 1035 PG 81 S.L.R.

N/F
 Cornell High Ridge
 Associates LLC
 1492 HIGH RIDGE ROAD
 BK. 7339 PG 111 S.L.R.

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Photo 1



Photo 2



Photo 3

Photo 4





Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14

MAYOR
DAVID MARTIN



DIRECTOR OF OPERATIONS
ERNIE ORGERA

LAND USE BUREAU CHIEF
Ralph Blessing
Tel: (203) 977-4714

CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION
888 WASHINGTON BOULEVARD
P.O. Box 10152
STAMFORD, CT 06904 -2152

September 13, 2017

Jenny Scofield
State Historic Preservation Office
450 Columbus Boulevard
South Tower
Hartford, CT 06103

Dear Ms. Scofield,

This letter verifies that the Stamford Historic Preservation Advisory Commission wholeheartedly supports the relisting of the Hoyt-Barnum House on the National Register of Historic Places.

Signed,

Lynn Drobbin
Chairwoman

cc: Louis Casolo, City of Stamford

February 26, 2018

Mr. Roger Reed
National Park Service
National Register and National Historic Landmarks Programs
1849 C St., NW
Mail Stop 7228
Washington, D.C. 20240



**Subject: Hoyt-Barnum House, Fairfield County, Connecticut
(NR Reference No. 69000199)
Post-Relocation Documentation and National Register Amendment**

Dear Mr. Reed:

The following materials are submitted for your review to complete the post-move documentation for the National Register-listed Hoyt-Barnum House in Stamford, Fairfield County, Connecticut.

- 1 CD with a copy of letter from City of Stamford Mayor David Martin explaining the date of the building relocation and all adjustments made to the approved pre-move plan; and a letter of support from the City of Stamford Historic Preservation Advisory Commission
- Printed National Register cover sheet (for Amendment)
- CD of National Register text. The enclosed disk contains the true and correct copy of the nomination for the Hoyt-Barnum House Amendment to the National Register of Historic Places.
- 1 CD of Digital Photographs

The Hoyt-Barnum House was relocated within the City of Stamford, Connecticut to 1508 High Ridge Road on November 6 and 7, 2016. The pre-move documentation was previously approved by the Connecticut State Historic Preservation Review Board on December 7, 2015 and by the National Park Service on March 22, 2016. Following completion of rehabilitation work, the City and Stamford Historical Society re-dedicated the building on June 14, 2017. During the project, City staff communicated frequently with the State Historic Preservation Office (SHPO) and local Historic Preservation Advisory

State Historic Preservation Office

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**Department of Economic and
Community Development**

State Historic Preservation Office

Commission. The City of Stamford is a CLG and has committed to seeking appropriate treatments for this building. The City completed a National Register amendment at SHPO's request to serve as the post-move documentation and supplement information provided in the original 1969 nomination. Connecticut's State Historic Preservation Review Board approved of the move and amended nomination on December 1, 2017. Revised maps, photographs, acreage and a new boundary description are included in the National Register amendment.

If you have any questions, or if this office can be of assistance, please call Jenny Scofield at 860-500-2343.

Sincerely,

A handwritten signature in blue ink that reads "Jenny F. Scofield".

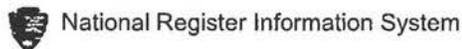
Jenny F. Scofield,
National Register Coordinator

Enclosures

State Historic Preservation Office

450 Columbus Blvd, Suite 5 | Hartford, CT 06103 | P: 860.500.2300 | Cultureandtourism.org

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Evaluation/Return Sheet For Single/Multi Nomination

1 of 1

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 3/6/2018 Date of Pending List: 4/2/2018 Date of 16th Day: 4/17/2018 Date of 45th Day: 4/20/2018 Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 4/19/2018 Date

Abstract/Summary Comments:

Recommendation/ Criteria:

Reviewer Roger Reed Discipline Historian

Telephone (202)354-2278 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

<< Back