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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. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

### 1. Name of Property

historic name \_\_\_\_\_

other names/site number Titicus Hill Historic District

### 2. Location

street & number Roughly bounded by intersection of Main Street and Danbury Road;  not for publication  
North Street and N. Salem Road; New Street and N. Salem Road

city or town Ridgefield  vicinity

state Connecticut code CT county Fairfield code 001 zip code 06877

### 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

Stacy Vairo, DSHPO, 3/2/12  
Signature of certifying official/Title Date

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

### 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:) for [Signature]

for [Signature] 5/17/12  
Signature of the Keeper Date of Action

Titicus Hill Historic District  
 Name of Property

Fairfield County, CT  
 County and State

**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

**Number of Resources within Property**  
 (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
23	20	buildings
		district
		site
		structure
		object
23	20	<b>Total</b>

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

**Number of contributing resources previously listed in the National Register**

**6. Function or Use**

**Historic Functions**  
 (Enter categories from instructions.)

- DOMESTIC/Single Dwelling
- COMMERCE/TRADE Retail Store/Machine Shop
- DOMESTIC/Secondary Structure

**Current Functions**  
 (Enter categories from instructions.)

- DOMESTIC/Single Dwelling
- COMMERCE/TRADE Retail Store
- DOMESTIC/ Secondary Structure

**7. Description**

**Architectural Classification**  
 (Enter categories from instructions.)

- COLONIAL/ Vernacular
- MID-19<sup>TH</sup> CENTURY/Vernacular
- LATE VICTORIAN/Queen Anne
- LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY
- REVIVALS/Colonial Revival

**Materials**  
 (Enter categories from instructions.)

- foundation: Stone/Concrete
- walls: Wood Shingle/Clapboard  
Brick Veneer
- roof: Asphalt Shingle
- other: \_\_\_\_\_

**Narrative Description**

Titicus Hill Historic District  
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(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

### Summary Paragraph

The proposed Titicus Hill National Register Historic District, composed of 22 contiguous properties is located at the southern end of North Salem Road in Ridgefield, Connecticut. It consists of 21 residences, two commercial buildings, two cottages, one barn, nine garages, and eight sheds. The district consists of a linear grouping of mostly late nineteenth and early twentieth century residential buildings and outbuildings interspersed with a small number of eighteenth century dwellings. The historic district lies between the village's commercial center to the south and a residential district of early to mid-nineteenth century buildings to the north (**Figure 1**). Substantially intact, the area is representative of patterns of American residential development in the late nineteenth and early twentieth century. All of the primary dwellings and the two commercial buildings in the district are contributing resources. Most secondary, ancillary buildings, such as garages and sheds do not contribute to the significance of the district because they have been constructed after the period of significance (ca. 1750-1948) and are therefore, non-contributing.

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### Narrative Description

#### Physical Description of the Area

Ridgefield is located in the southwestern portion of the Connecticut near the southern end of the geologic area known as the Northwest Highlands. This region, which borders New York State to the west and extends from the Massachusetts border on the north to Ridgefield on the south, contains over 900 square miles of the most varied terrain and elevations in Connecticut.<sup>1</sup> Ridgefield is five miles at its widest and nine miles long. Its primary feature is a series of north-south ridges from which the town derives its name.<sup>2</sup> The historic district lies at the northern end of the ridge on which the town center is located and represents the area where the ridge drops in grade to the north.

The section of North Salem Road from Main Street to North Street is relatively flat, but the properties are all situated higher than street grade. From this point, the grade drops to the north. The streetscape is lined with a variety of mature plantings, and most of the properties have varying degrees of space devoted for lawns (**See Photographs 2-10**). The east side of North Salem Road from the intersection of North Street to the intersection of New Street is comprised of cemeteries that do not pertain to the period of significance for the residential historic district.

(SEE CONTINUATION SHEET)

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<sup>1</sup> "Ridgefield, Connecticut" *Wikipedia*, 2011 Wikimedia Foundation, Inc., accessed August 14, 2011 <<[http://en.wikipedia.org/wiki/Ridgefield,\\_Connecticut](http://en.wikipedia.org/wiki/Ridgefield,_Connecticut)>>.

<sup>2</sup> David Ransom, *National Register of Historic Places Inventory – Nomination Form*; Historic Resources of Ridgefield (Partial Inventory: Historic and Architectural Properties), Connecticut Historical Commission, 1983.

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**DESCRIPTION (Continued)**

**Architectural and Developmental Overview**

The Titicus Hill Historic District received its name from former town historian Richard E. Venus who penned 366 articles in the local newspaper, *The Ridgefield Press*, between 1982 and 1988. Venus coined the name "Titicus Hill" in the fifth of the series which came to be known as "Dick's Dispatch." There he described some of the people who lived in this group of houses between Main Street and the former Titicus Mill area. 'Titicus' refers to both the town district and the small river that runs through it. The name is derived from the Native-American name "Mutighticoos" which was the name given to the waterway that flows through the Titicus Valley and empties into the Croton River in nearby New York State.<sup>1</sup>

As Ridgefield began its transition from a mostly agrarian community to engaging in increased industrial activity, some of the large parcels in and close to the town center were subdivided. Overall, the character of the neighborhood is defined by the residential infill development from the late nineteenth and turn of the twentieth century. As farms subdivided parcels, the land became dotted with houses on long, narrow lots with ancillary buildings placed behind the houses (**Figures 2 & 6**).

Only two of the dwellings in the district date to the mid-eighteenth century. The two-family house at 16-18 North Salem Road retains some degree of integrity on the exterior and is one of the few side-gabled buildings in the district. The additions on the north and south ends are likely later. If the shed-roofed portion on the east side of the building is an addition, the original structure would only have been one bay deep. The house at 43 North Salem Road which has a plaque designating a ca. 1750 date is a one-and-a-half story farmhouse whose gable end is oriented to the street. Like 16-18 North Salem Road, the house has had additions but the basic form and original massing are intact. It has a Gothic Revival period verge board at the gable end facing the street and a ca. 1990 porch addition (**Photograph 25**).

The two commercial buildings at 622 Main Street act as anchor buildings for the transition from the now largely commercial character of the north end of Main Street. The larger of the two, constructed ca. 1927, exhibits characteristics that make it stylistically appropriate in context with its residential neighbors. The one-and-a-half story vernacular commercial building retains a remarkable degree of integrity. Constructed as a filling station, the multi-hipped roof is dominated on the west end by a large hipped section that serves as a covered drive-through area for automobiles (**Photographs 2 & 11**). The rear, cross-gabled, portion of the building serves to break up the the mass of the relatively large building, which appears larger due to the sloping grade and exposed ground floor. (**Photographs 1 & 2**). The flat-roofed addition on the north end contains a small, secondary retail space. The small brick building at the east side of the lot was originally a simple, wood-frame structure (**Figure 3**). The building was altered with the addition of a gabled roof and brick veneer finish in the 1920s. The only other commercial building in the proposed district has been converted to a residence—the former machine shop at 61 North Salem Road (**Photographs 31 & 32**). The building appears to have been clad in wood shingles over the original wood plank siding and despite the loss of the barn door on the east elevation, many of the original windows appear to be intact (**Figure 4**).

The bulk of the buildings in the district are single-family dwellings with the exception of the two-family house at 16-18 North Salem Road (**Photograph 18**). Many of the houses have detached garages, some of which date to the early twentieth century, though most were constructed later and have had the garage bay doors replaced. Some have a variety of small sheds and outbuildings. The scale and setbacks of the buildings are fairly consistent, but the late nineteenth century houses tend to be placed closer to the street than the later twentieth century infill

<sup>1</sup> Silvio Bedini, *Ridgefield in Review*, The Ridgefield 250<sup>th</sup> Anniversary Committee, Inc., 1958, p. 352.



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houses. Most of the houses have the gable ends facing the street. Like the eighteenth century dwellings, the later buildings are similar in scale to their neighbors.

Stylistically, the majority of the houses are representative of the Queen Anne and Colonial Revival styles and particularly the transition from the one style to the next. The architectural character of the district is derived from the stylist influences popular when the buildings were constructed—the character-defining features that remain are substantial and include many original windows, columns, porches, molding trim, and siding. Many of the houses were constructed with stone foundations until the 1920s. Aside from the two eighteenth century homes, the bulk of the houses were likely built between 1890 and 1910. The older ones from this time period tend to be more vernacular in nature with simple boxed eaves and Victorian-era porch posts with scroll brackets. Good examples are 5, 22 and 31 North Salem Road (**Photographs 14, 20 & 21**). The Queen Anne, transitional “free classic,” houses from the next phase exhibit features such as molded trim work, Tuscan-style porch columns, scalloped shingles, and Palladian windows in the upper gables. These are best represented in the houses at 4, 7, 8, 9, 17, 35, 37, 55 and 57 North Salem Road (**Photographs 13, 15, 16, 19, 23, 24, 29, 30 & 33**). Of these, only one of the houses has a Queen Anne-period tower, the house at 8 North Salem Road (**Photograph 11**).

The later phase of development consists of two Dutch Colonial Revival-style houses at 47 and 53 North Salem Road, both ca. 1925 (**Photographs 26, 27 & 28**). Character defining features of these two houses include gambrel roofs, continuous dormers, and pedimented porticos. The house at 47 North Salem Road appears to have retained more original fabric including a Federal style-inspired portico with a full entablature supported by narrow, Tuscan-style columns. The triangular roof contains a graceful curved ceiling and the front door is flanked by full-height sidelights. The house at 53 North Salem Road retains its original form but appears to have had all the windows replaced and the portico infilled.

Two additional infill houses were added after the 1920s. The house at 15 North Salem Road was constructed in 1939 and is representative of the stylistic trends of the later Colonial Revival styles. In particular, the use of wall dormers at the half-story level and the more vernacular feel of the pent roof covering at the entry (**Photograph 17**). The second later addition is the diminutive, Colonial Revival-inspired, Cape Cod-style house at 33 North Salem Road (**Photograph 22**). The house also retains a large degree of integrity with extant period features such as wide plank clapboard siding and a large, multi-light, bowed window at the street elevation. It is one of the few properties whose outbuilding (garage) is considered contributing as it is concurrent with the house.

#### **Titicus Hill Historic District Inventory**

Most of the buildings in the district are residential; only two are commercial buildings. There are 23 primary buildings, all of which are contributing resources. There are a total of 20 secondary buildings (cottages, garages, sheds, outbuildings), of which the barn and two garages appear to be a contributing resources.

The following is the inventory of all the primary buildings in the Titicus Hill Historic District. Construction dates were culled from historic documentation, tax assessor records and local sources, and were confirmed in the field.

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	ADDRESS	TYPE	DATE	STYLISTIC EXPRESSION	CONTRIBUTING or NON-CONTRIBUTING
1	622 Main Street	Retail Store	ca. 1927	Commercial Vernacular	C
2	622 Main Street	Retail Store	ca. 1890	Commercial Vernacular	C
3	4 North Salem Road	Residence	ca. 1900	Queen Anne	C
4	5 North Salem Road	Residence	ca. 1890	Queen Anne	C
5	5 North Salem Road	Cottage	ca. 1990	Vernacular	N/C
6	5 North Salem Road	Shed		Vernacular	N/C
7	7 North Salem Road	Residence	ca. 1900	Colonial Revival	C
8	7 North Salem Road	Garage	Ca. 1950	Vernacular	N/C
9	8 North Salem Road	Residence	ca. 1900	Queen Anne	C
10	8 North Salem Road	Cottage		Vernacular	N/C
11	9 North Salem Road	Residence	ca. 1900	Queen Anne	C
12	9 North Salem Road	Shed		Vernacular	N/C
13	9 North Salem Road	Shed		Vernacular	N/C
14	15 North Salem Road	Residence	1939	Colonial Revival	C
15	15 North Salem Road	Shed		Vernacular	N/C
16	16/18 North Salem Road	Residence	ca. 1750	Vernacular	C
17	16/18 North Salem Road	Barn	19 <sup>th</sup> C.	Vernacular	C
18	16/18 North Salem Road	Garage		Vernacular	N/C
19	17 North Salem Road	Residence	ca. 1910	Colonial Revival	C
20	17 North Salem Road	Garage		Vernacular	N/C
21	17 North Salem Road	Shed		Vernacular	N/C
22	17 North Salem Road	Shed		Vernacular	N/C
23	22 North Salem Road	Residence	ca. 1890	Queen Anne	C
24	22 North Salem Road	Garage		Vernacular	N/C
25	31 North Salem Road	Residence	ca. 1910	Queen Anne	C
26	33 North Salem Road	Residence	1948	Vernacular/Cape Cod	C
27	33 North Salem Road	Garage	1948	Vernacular	C
28	35 North Salem Road	Residence	ca. 1910	Colonial Revival	C
29	35 North Salem Road	Garage	ca. 1950	Vernacular	N/C
30	37 North Salem Road	Residence	ca. 1910	Colonial Revival	C
31	37 North Salem Road	Shed		Vernacular	N/C
32	43 North Salem Road	Residence	ca. 1750	Vernacular	C
33	47 North Salem Road	Residence	ca. 1925	Colonial Revival	C
34	47 North Salem Road	Garage	ca. 1955	Vernacular	N/C
35	53 North Salem Road	Residence	ca. 1925	Colonial Revival	C
36	55 North Salem Road	Residence	ca. 1910	Colonial Revival	C
37	57 North Salem Road	Residence	ca. 1910	Colonial Revival	C
38	61 North Salem Road	Residence	ca. 1860	Vernacular	C
39	101 New Street	Residence	ca. 1910	Vernacular	C
40	101 New Street	Garage	ca. 1990	Vernacular	N/C
41	103 New Street	Residence	ca. 1910	Colonial Revival	C
42	103 New Street	Garage	ca. 1920	Vernacular	C
43	103 New Street	Shed		Vernacular	N/C

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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.)

Property is:

- 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.

**Areas of Significance**

(Enter categories from instructions.)

Community Planning and Development

Architecture

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

Circa 1750 to 1948

\_\_\_\_\_

**Significant Dates**

Ca. 1880-1925

\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_

\_\_\_\_\_

**Architect/Builder**

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance (justification)**

The character of the neighborhood is overwhelmingly derived from suburban development and architectural stylistic trends of the late nineteenth and early twentieth century.

**Criteria Considerations (explanation, if necessary)**

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

The district is locally significant under *Criterion A* for its association with the residential development of Ridgefield after the Civil War as a result of the town's increased popularity as a resort community for nearby New Yorkers and support for the limited industrial activities that reached their peak in the mid-to late nineteenth century. The district is also locally significant under *Criterion C* for its extant late nineteenth century and early twentieth century residential buildings. This largely contiguous group of Queen Anne, Colonial Revival, and vernacular derivatives has retained a large degree of integrity.

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

The Titicus District in Ridgefield has long been known as a small industrial and agricultural area. The name is derived from the stream that runs through the area and, despite its humble size, provided power for the modest industrial presence that thrived there for the better part of the nineteenth century. Though Ridgefield was primarily an agricultural community through the eighteenth and nineteenth centuries, the lack of significant waterpower limited the ability to create any substantial industrial base. While this precluded the town from any serious industrial growth, the agrarian character and scenic ridges provided a respite for residents of New York City resulting in Ridgefield becoming the "Lenox of Connecticut"; a reference to the highly popular resort community in the Berkshire Mountains of Massachusetts. The influx of seasonal residents and resultant need for support services provided Ridgefield with its first significant growth in population and building.

The construction of residential and commercial buildings that accompanied the rising popularity of Ridgefield as a resort community coincided with the popularity of architectural styles that resulted from popular periodicals that served as templates for most current building styles. By the 1880s the Queen Anne style played a dominant role in both high-style and modest housing in the United States. It was during this period up to the 1920s that the greatest numbers of working and middle-class dwellings were constructed in Ridgefield until the residential post-WWII building boom. In this particular grouping, the dominant stylistic expression was Queen Anne and ranges from the earlier "spindle-work" decorative detailing to the free-classic expression that took hold in the 1890s and held sway until about 1910.

(SEE CONTINUATION SHEET)

**Developmental history/additional historic context information** (if appropriate)

**9. Major Bibliographical References**

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

(SEE CONTINUATION SHEET)

**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

**Primary location of additional data:**

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



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designated a National Historic Landmark  
 recorded by Historic American Buildings Survey # \_\_\_\_\_  
 recorded by Historic American Engineering Record # \_\_\_\_\_  
 recorded by Historic American Landscape Survey # \_\_\_\_\_

University  
 Other  
Name of repository: Ridgefield Historical Society

Historic Resources Survey Number (if assigned): \_\_\_\_\_

### 10. Geographical Data

**Acreage of Property** Approx. 11 acres

(Do not include previously listed resource acreage.)

#### UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>18T</u> Zone	<u>4572277</u> Easting	<u>625309</u> Northing	3	<u>18T</u> Zone	<u>4571958</u> Easting	<u>625604</u> Northing
2	<u>18T</u> Zone	<u>4572121</u> Easting	<u>625622</u> Northing	4	<u>18T</u> Zone	<u>4571998</u> Easting	<u>625469</u> Northing
5	<u>18T</u> Zone	<u>4572173</u> Easting	<u>625142</u> Northing				

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

(SEE CONTINUATION SHEET)

**Boundary Justification** (Explain why the boundaries were selected.)

(SEE CONTINUATION SHEET)

### 11. Form Prepared By

name/title Phillip S. Esser with additional research, title search and census data compiled by Melanie Marks

organization \_\_\_\_\_ date October 7, 2011

street & number 629 E Ridgecrest Blvd, Unit N telephone (203) 313-3427

city or town Ridgecrest state CA zip code 93555

e-mail phillipseven@gmail.com

#### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**

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- **Additional items:** (Check with the SHPO or FPO for any additional items.)

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**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

**Name of Property:** Titicus Hill Historic District

**City or Vicinity:** Ridgefield

**County:** Fairfield

**State:** Connecticut

**Photographer:** Phillip S. Esser

**Date Photographed:** July 7, 2011

**Description of Photograph(s) and number:** Context — 622 Main Street; View to Northwest

1 of 34.

(SEE CONTINUATION SHEET)

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**Property Owner:**

(Complete this item at the request of the SHPO or FPO.)

name Multiple  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_

**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 18 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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**STATEMENT OF SIGNIFICANCE (Continued)**

**Historical Significance**

Ridgefield has always been known for its agrarian roots, though it did have a small but active industrial base in the nineteenth century. It is commonly held that Ridgefield's natural beauty and the fact that the railroad only skirted the town helped to preserve the charm and was the impetus behind the development of what became known as the "resort era."<sup>1</sup> In 1870, a spur off the Danbury and Norwalk Railroad from Branchville (Ridgefield) to Prospect Street in the center of town was opened. This created easy access to and from New York City and created a pattern of seasonal visitors that fundamentally changed the character of the town well into the twentieth century.<sup>2</sup>

The Titicus area is known to have been settled relatively early, particularly given its comparatively robust watercourse, the Titicus River. Ridgefield's modest but nonetheless vibrant industrial base, which was established in the early nineteenth century, continued to thrive throughout the century, creating local wealth and contributing to residential development. Industries included the nearby Titicus sawmill, gristmills, a foundry, tanneries, a shirt factory established in the 1870s, and a coterie of craftsmen specializing in shoe-making, hat-making, and harness-making.<sup>3</sup>

The growth of the town as a seasonal retreat from New York City and the growth of local industries in town, both in the Titicus area and the village to the south made the area ideal for residential development. The so-called worker housing typically associated with the support of the large properties inhabited by wealthy socialites to the west of the village core (Gilbert, Abbott, Bryon, Barry, Greenfield and Fairview Avenues) was constructed after the turn of the twentieth century.<sup>4</sup> This is also true for developments on the north end of East Ridge, the north side of Sunset Lane, and Mountain View, Hillsdale, and Island Hill Road.

The northern portion of what would become the Titicus Hill neighborhood was owned by Jabez "Uncle Mix" Gilbert, who lived in the former Howe house which still stands at 91 North Salem Road, part of the proposed National Register of Historic Places Titicus district. Gilbert was the founder of the tannery which was the basis for the small industrial complex at the nearby Titicus River.<sup>5</sup> When he died in 1856 at the age of 74, Gilbert bequeathed his land on the western side of North Salem Road from the schoolhouse all the way up to what is now 16-18 North Salem Road to his children John F. and Anna (Figure 6).<sup>6</sup> Anna came into possession of all this land except one parcel which John would sell to Martha A Hoyt in 1870. This parcel and the house described in Section 7 remain intact at 43 North Salem Road.

In an application to the Probate Court in May 1876, "James Gilbert of Ridgefield and Isaac J. Gilbert of Derby, New Haven County, Connecticut trustees of the estate of Ann Gilbert an incompetent person belonging to said district showing just and reasonable cause therefore order given to trustees James and Isaac to sell the following real estate"... "a certain tract of land situated in Ridgefield, Fairfield County in quantity 14 acres more or less."<sup>7</sup> The trustees then sold the land to Aaron Gregory for \$1325.00.<sup>8</sup> When Gregory died in 1904, it was left to his son George P. Gregory who then left it to his grandson John Richardson, the son of George's daughter Nellie. Because he was underage, John's father petitioned the probate court to sell it on behalf of his son for his "best

<sup>1</sup> Silvio Bedini, *Ridgefield in Review*, The Ridgefield 250<sup>th</sup> Anniversary Committee, Inc., 1958, p. 237.

<sup>2</sup> David Ransom, *National Register of Historic Places Inventory - Nomination Form*; Historic Resources of Ridgefield (Partial Inventory: Historic and Architectural Properties), Connecticut Historical Commission, 1983.

<sup>3</sup> George L. Rockwell, *History of Ridgefield*, Harbor Hill Books, 1989, (originally printed by the author, 1927), 393-6.

<sup>4</sup> Ransom, p.58.

<sup>5</sup> Dick's Dispatch #10, *The Ridgefield Press*, August 5, 1982.

<sup>6</sup> Probate Records, Town of Ridgefield, Connecticut.

<sup>7</sup> Ibid.

<sup>8</sup> Land Records, Town of Ridgefield, Connecticut.

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interests" and sold it through a private sale to Nellie's brother Stephen A. Gregory.<sup>9</sup> Stephen A Gregory would go on to sub-divide the property which is recorded as Map 278 in Ridgefield's town records (**Figure 6**).

At the time off the subdivision, it had long been anticipated that a commuter rail spur would terminate at the western side of North Salem Road and even shows on the 1867 Beers Map as the "Ridgefield and Stamford Railroad" (**Figure 5**). This may have been speculative on the part of the mapmaker as land records provide no data to support this feature or the "depot" located at the terminus. However, from the time Stephen A. Gregory subdivides the property and starts selling lots as early as March of 1908, the Millbrook Company acting as agent for the Westchester and Northern Railroad was buying up land in the area in preparation for what was planned as a commuter spur to run from White Plains to Brewster, New York. According to a 1910 New York Times article, a branch track would be established running from Pound Ridge, New York to Danbury, Connecticut. Above White Plains it was to pass through the towns of Harrison and the Northwestern part of Greenwich, Connecticut. It then proposed to pass through New Castle, Bedford, Pound Ridge, Bo[u]ntonville, South Salem, North Salem and terminate at Brewster, New York. The Danbury branch was to pass through Ridgefield, which, according to the article would "be the important station on that division."<sup>10</sup> William A. Gilbert, a descendant of Jabez Gilbert sold off some of his land in the immediate area, as did William Ryan who sold Lot 1 to the Millbrook Company in 1910, less than two years after purchasing it from Stephen Gregory.<sup>11</sup> With the prospect of a new railroad station coming to the neighborhood and more people moving to the suburbs, Stephen Gregory may have anticipated a speculative opportunity which resulted in the relatively small building lots created by the subdivision.

The railroad terminus was never constructed and by 1916 the majority of the lots had been sold to Ridgefield residents who constructed modest houses along North Salem Road. Some of the original purchaser names such as Knapp, Pinchbeck, and Bedient have descendants who still live and work locally. In the ensuing years one of the properties was expanded to include two lots (47 North Salem Road) and one was subdivided creating an additional lot (54 and 57 North Salem Road). 1910 census records indicate that the inhabitants were not commuters but local inhabitants who held a variety of labor intensive jobs such as house carpenters, day laborers, house painters, and blacksmith Orville Sprague who had his shop at Lot 23 which is now 61 North Salem Road. This pattern would continue for the next two decades but included emerging skill sets such as linemen for the power providers, and increasingly, laborers (gardeners, masons, and chauffeurs) who provided the initial construction labor and ongoing support for the immense private estates that were built in the teens and twenties in Ridgefield. Historian Richard Venus describes Joseph A Roach (47 North Salem Road) as "an authentic hero of WWI and was wounded....He was very strong physically and an excellent boxer. His father Ned was engaged in the gravestone business and when he died, Joe took over the business. Though significantly altered, the flat roofed garage placed close to the street was once a workshop where he cut and polished the gravestones."<sup>12</sup>

Less is known about the development of the southernmost portion of the district from the intersections of North Street and Danbury Road (US Rt.35). It is obvious that the Queen Anne style houses were constructed earlier and this segment was originally considered part of Main Street.<sup>13</sup> In Dick Venus' series of reminisces from his youth, he traces some of the inhabitants of the former "North Main Street" houses. For example, writes about Lon Stevens and his son Will who played in the Oreneca, originally The Ridgefield Band. Many band members lived in this area which was founded in 1838 with 20 members. In 1861 seven members of the band joined the army and served as musicians during the Civil War. Jacob Legrand Dauchy, son of the J. Dauchy referenced in the 1868 Beers map (**Figure 5**) was one of these members.<sup>14</sup>

<sup>9</sup> Probate Records, Town of Ridgefield, Connecticut.

<sup>10</sup> Stations on Newest Railway - Westchester and Boston Line Lets Contracts for Nine, *The New York Times*, July 13, 1910.

<sup>11</sup> Land Records, Town of Ridgefield, Connecticut.

<sup>12</sup> Dick's Dispatch #4, *The Ridgefield Press*, June 3, 1982.

<sup>13</sup> *Ibid.*

<sup>14</sup> Images of America; Ridgefield, *Ridgefield Archives Committee*, 1999.



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**Architectural Significance**

The buildings retain a high degree of architectural integrity. Additions have largely been limited to the rear of the buildings, likely due to the narrow lots. Alterations have been limited to siding and window replacements, but overall the building forms express their original design intent. Even the ca. 1750 house at 16-18 North Salem Road (**Photograph 18**) still evokes the characteristics of a modest Colonial-era dwelling despite the additions at the north and south ends. Another addition, the expansion of 15 North Salem Road, was sensitively placed at the rear of the building, keeping the original building in the forefront of the streetscape. In all, the scale of changes and additions do not undermine the historic feel of the dwelling.

The same is true for the house at 47 North Salem Road which possesses a plaque dating the construction to ca. 1750 which is consistent with the building type, style and construction technology for this era. The raised Cape is also prevalent in New Fairfield and Danbury in the region known as the "Oblong," the disputed territory adjoining New York and Connecticut. This includes the western border of Connecticut from Ridgefield and the eastern portions of Dutchess and Putnam Counties in New York State.<sup>15</sup> A surprising number of these houses remain intact but many are obscured by larger additions and significant remodeling. Given the number of extant dwellings from this period in and around Ridgefield, the house does not so much possess rarity in numbers, but the one-and-a-half story, gable-roofed (as opposed to gambrel-roofed) dwelling has not been as well-documented as a regional building type.

The majority of the houses in the district are executed in the Queen Anne style that is typically identified by irregular floor plans, varied exterior finishes, and asymmetrical rooflines. The houses at 5 and 8 North Salem Road are excellent examples of the hipped roof with lower cross-gable-type (**Photographs 14 & 16**); 4 and 31 North Salem Road, and 103 New Street are representative of the cross-gabled type (**Photographs 13, 21 & 34**); and the front-gabled type is best expressed in 22 North Salem Road (**Photograph 20**). Only one of the houses has an octagonal tower, the house at 8 North Salem Road (**Photograph 11**). Details such as varied wall surfaces and patterned shingles are especially apparent at 5 and 31 North Salem Road (**Photographs 14 & 21**). Faceted bays are found at 4, 7, 17, 22, and 31 North Salem Road (**Photographs 13, 15, 23 & 21**), and a bay window is extant at 8 North Salem Road (**Photograph 16**).

Boxed eaves and Victorian-era porch posts with scroll brackets of the first generation Queen Anne houses are found on the remarkably well-preserved examples at 5, 22 and 31 North Salem Road (**Photographs 14, 20 & 21**). The houses at 5 and 22 North Salem Road also have shallow pediments integrated into the porches, a common element of the Queen Anne period. A particularly well-preserved example of the earlier expression of the style is found at 22 North Salem Road.

The Queen Anne-style houses that incorporate classical details, often referred to as "Free Classic," exhibit features such as molded trim work, Tuscan-style porch columns, eave returns, and Palladian windows in the upper gables. Examples include 4, 7, 8, 9, 17, 35, 37, 55 and 57 North Salem Road (**Photographs 13, 15, 16, 19, 23, 24, 29, 30 & 33**). Some of the finest details include the scroll details on the south upper bay of 4 North Salem Road (**Photograph 13**), the Palladian windows and trim molding on 17 North Salem Road (**Photograph 19**), and despite the aluminum siding, 8 North Salem Road retains its original front porch with Tuscan style columns and classically-inspired balustrade (**Photograph 16**). Some blending of stylistic elements is evident in the transition from Queen Anne to the increasingly popular Colonial Revival-style houses in the early twentieth century. The best examples share features of both styles and can be difficult to categorize. Two in particular, 7 and 9 North Salem Road (**Photograph 15**), exhibit Queen Anne characteristics such as a faceted bay on 7 North Salem Road and patterned shingles on 9 North Salem Road. Conversely, 7 North Salem Road has trim molding and form more akin

<sup>15</sup> Kinnear, John K., Phone Interview (14 October 2008)

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to the Colonial Revival, and 9 North Salem Road features full-entablature eave returns and Tuscan-style columns supporting a hip-roofed porch not typically associated with the Queen Anne-style except that it wraps around to the south elevation.

As the popularity of the Colonial Revival-style displaced the Queen Anne, transitional features common to both, such as bracketed bays and large front porches, disappeared. The full expression of the Colonial Revival of the late teens and twenties are evident in the Dutch Colonial Revival houses at 47 and 53 North Salem Road (**Photographs 26-28**) with 47 North Salem Road serving as an excellent example retaining those Georgian and Federal-inspired details combined with the vernacular characteristics, such as wood plank shutters, that best exemplify the eclectic combinations that were popular at the time.

The commercial building at 622 Main Street is representative of a type of vernacular structure that would become common in the United States as the use of automobiles created the need for services, particularly filling stations. In Richard Venus' first article of his many reminisces of Ridgefield, (see Section 7) he recalls the evolution of the property and buildings. Known as "Joe's Corner" for many decades, the building was constructed by Michael C. Joseph who first started a small neighborhood store near the end of WWI in a small frame building on the property (**Figure 3**).<sup>16</sup> Joseph specialized in fruits and vegetables and ultimately expanded into selling kerosene and gasoline. He moved the small building and constructed a larger, mixed use vernacular building at the corner of North Salem Road and Danbury Road (**Photographs 1, 2 & 11**). Other than the ca. 1950s service bay addition on the north end (converted to a retail space), the only substantive changes to the building include the removal of the gas pumps and replacement of the oversized dormer windows. This building remains an example of early vernacular roadside architecture. The frame building which was remodeled with a gable roof and clad in a brick veneer interspersed with random rubble is an excellent example of the romantic trend in historical revival eclecticism that reached its zenith in the 1920s (**Photographs 1 & 12**).

#### **Comparative Resources**

The Titicus Hill Historic District remains one of the largest contiguous groupings of late nineteenth to early twentieth century residences in the town of Ridgefield. The other developments such as Bryon Park and Mountain View were both constructed later. It retains a remarkable degree of architectural integrity, and has no mid- to late twentieth century residences to undermine its continuity. It is the only area of this size with this type of resources to remain virtually untouched since the end of World War II.

<sup>16</sup> Dick Venus, *Reminiscing: The Store of Joe and Jimmy Joe*, The Ridgefield Press, March 18, 1982.

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**VERBAL BOUNDARY DESCRIPTION**

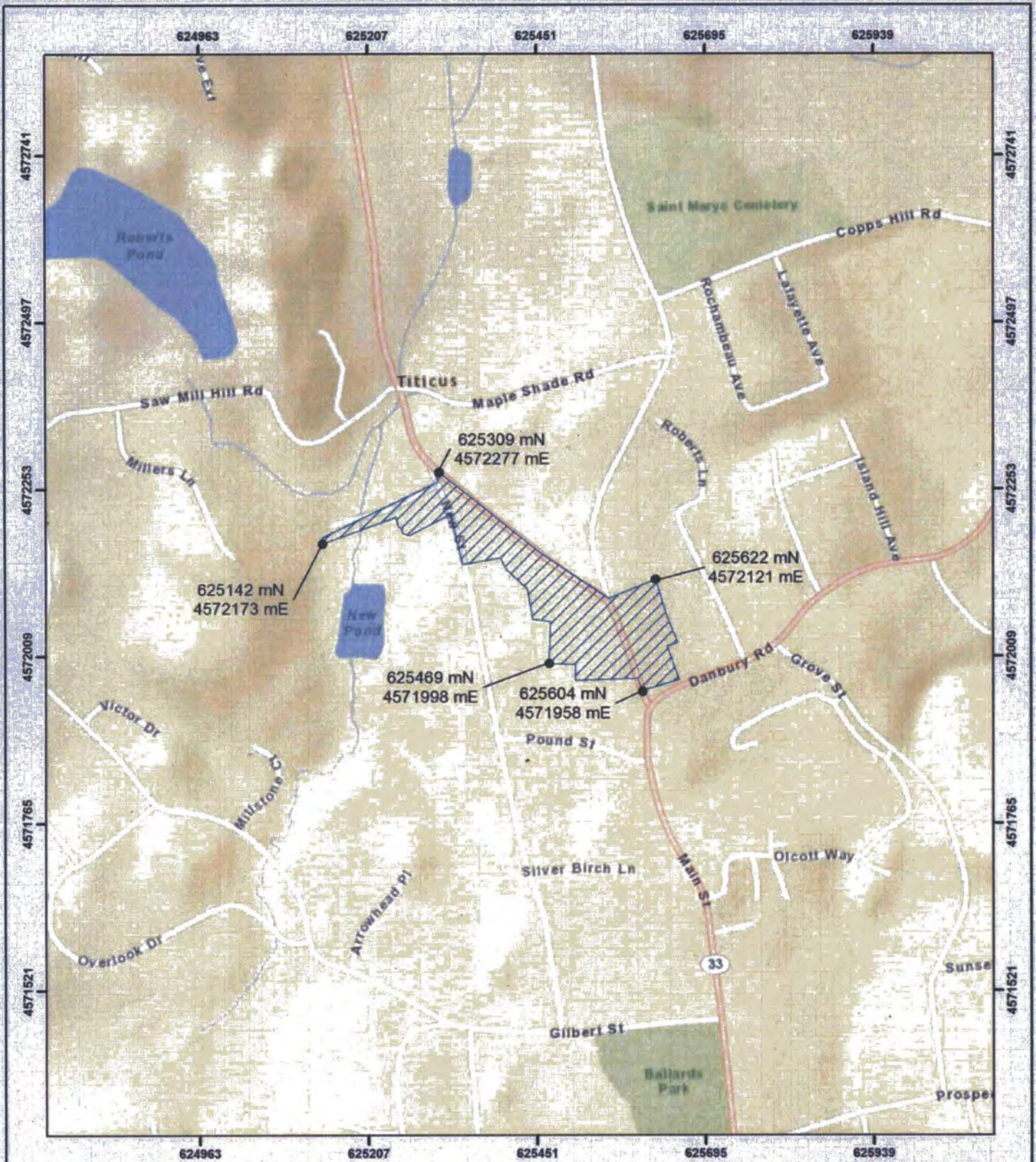
The boundaries of the district are shown on the attached map (**Figure 2**) drawn to scale from Tax Assessors maps from Ridgefield, Connecticut.

**BOUNDARY JUSTIFICATION**

The boundaries for the proposed Titicus Hill National Register Historic District were carefully considered in relation to previous National Register studies and the nature of the surrounding areas. A review of the "Historic Resources of Ridgefield (Partial Inventory: Historic and Architectural Properties)" prepared by the Connecticut Historical Commission in 1983 reveals that four historic districts were delineated. The Titicus Hill historic district falls between the northern end of the Ridgefield Center District added in 1984 (#84000817) and the proposed Titicus District from 1983. This particular area can be differentiated from the Ridgefield Center District in that development patterns and loss of integrity creates a division. The justification for the boundaries of Titicus District was "based on water-powered mills that operated in the 18<sup>th</sup> and 19<sup>th</sup> centuries along Sawmill Hill Road, significant in the annals of the town's early history."<sup>1</sup> The graveyard was intentionally omitted from the boundaries because it spans the entire history of Ridgefield and can likely be individually nominated as a grouping of multiple graveyards spanning three centuries of development and as a home to many Ridgefield residents and notable national figures alike. Further, the residential areas on the north and east sides of the graveyards consist mostly of mid-twentieth century development. Although three late nineteenth century residences are located at the south end of North Street, they are separated by mid-twentieth century Ranch-style houses that interrupt the continuity of the resources. The proposed boundaries capture only two properties on New Street, for mid- and late twentieth century infill properties to the north do not convey the same character as North Salem Road.

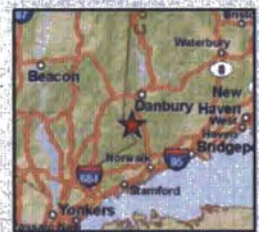
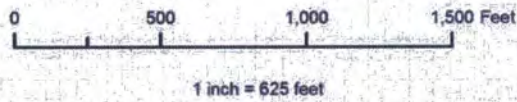
<sup>1</sup> Ransom





 Historic District

Figure 1. Titicus Hill  
Historic District







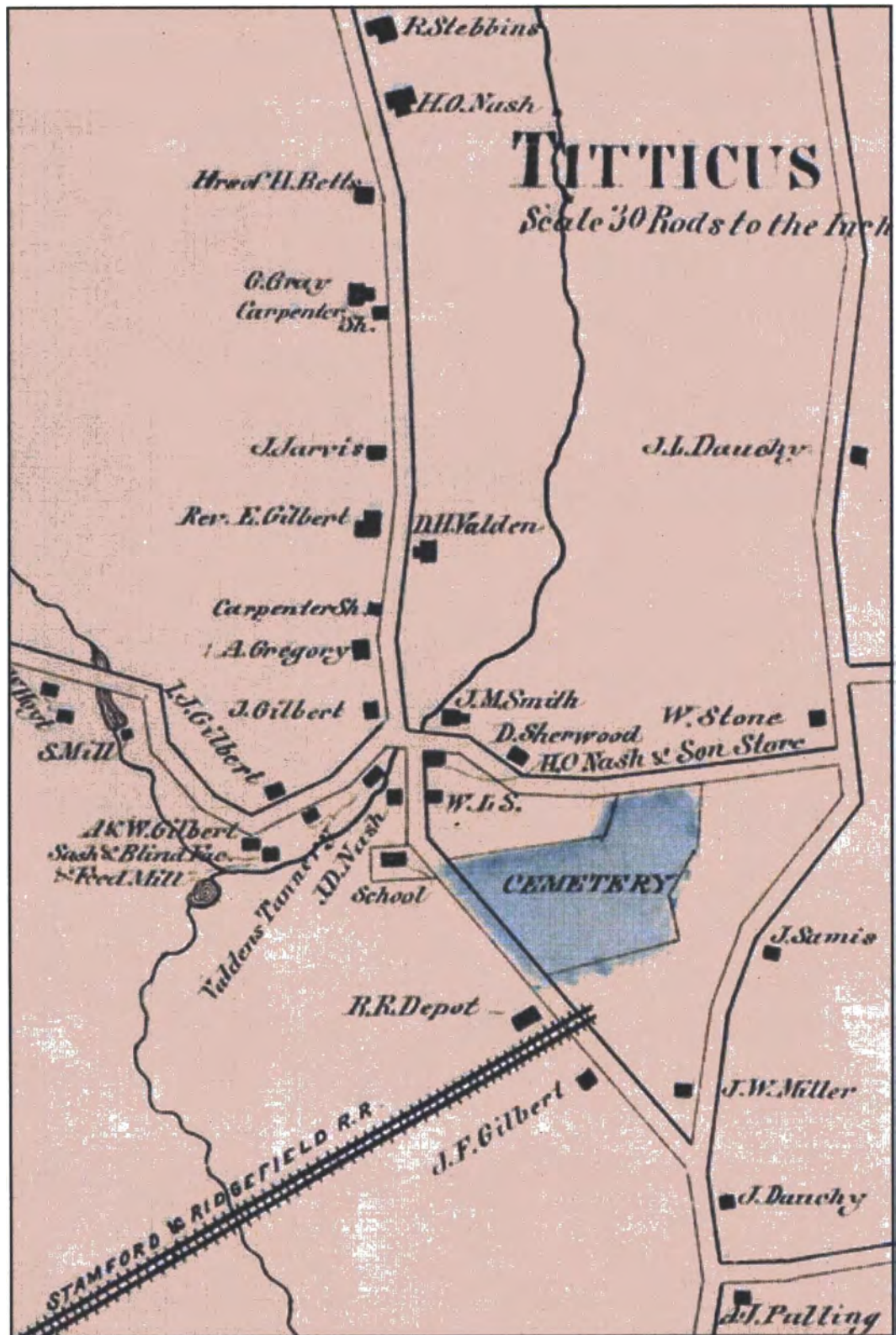




**Figure 3. 622 Main Street, ca. 1900**

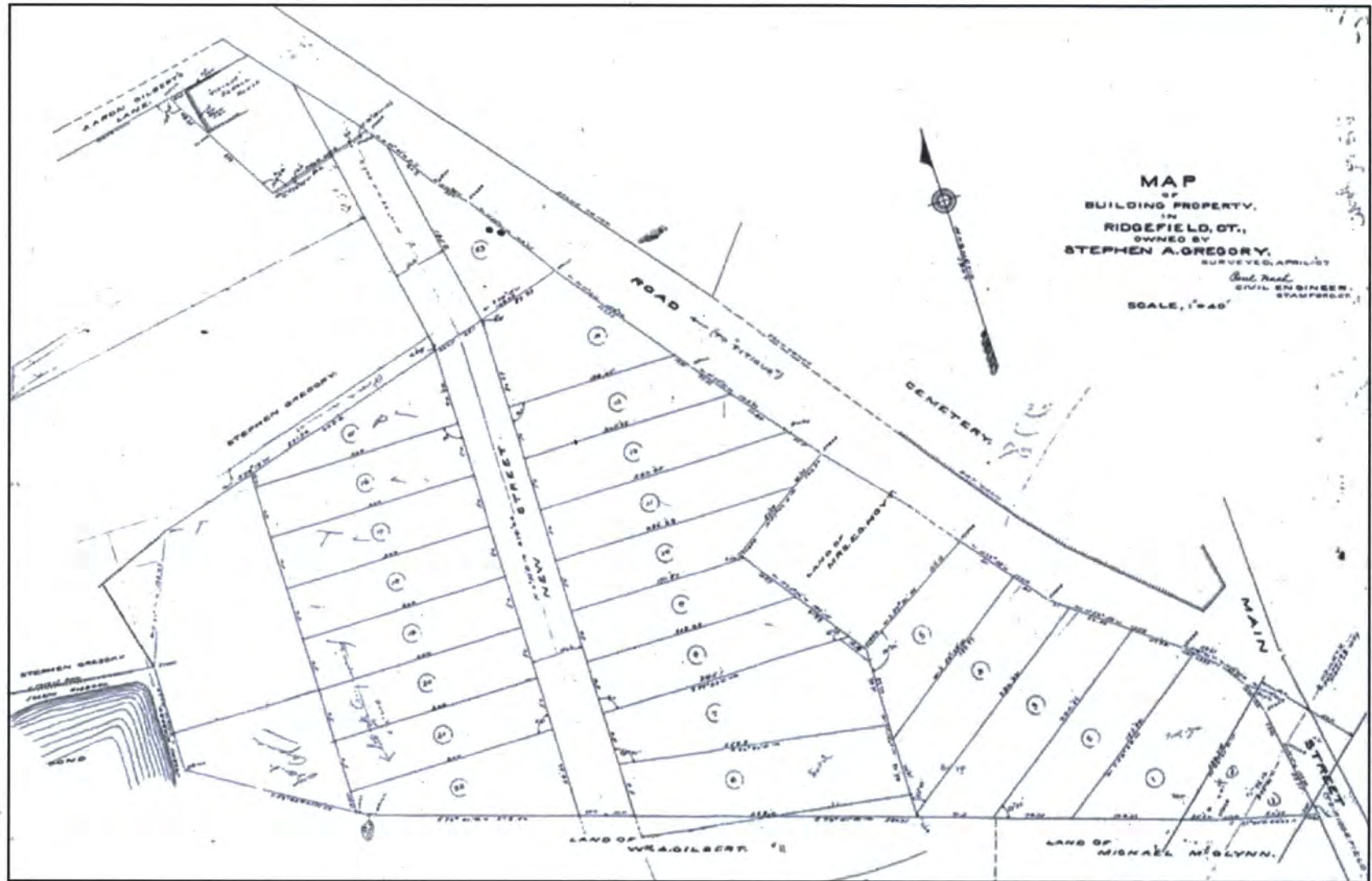


**Figure 4. 61 Main Street, ca. 1910**



**Figure 5. Titicus District - Beers' Map of 1867**





**Figure 6. Property Map of Steven Gregory. 1909—Town of Ridgefield**

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**PHOTOGRAPHS (Continued)**

**Name of Property:** Titicus Hill Historic District

**City or Vicinity:** Ridgefield

**County:** Fairfield

**State:** Connecticut

**Photographer:** Phillip S. Esser

**Date Photographed:** July 7, 2011

**Description of Photograph(s) and number:** Context — Main Street at Danbury Road; View to north  
2 of 34.

**Name of Property:** Titicus Hill Historic District

**City or Vicinity:** Ridgefield

**County:** Fairfield

**State:** Connecticut

**Photographer:** Phillip S. Esser

**Date Photographed:** July 7, 2011

**Description of Photograph(s) and number:** Context — 4 and 8 North Salem Road; View to northeast  
3 of 34.

**Name of Property:** Titicus Hill Historic District

**City or Vicinity:** Ridgefield

**County:** Fairfield

**State:** Connecticut

**Photographer:** Phillip S. Esser

**Date Photographed:** July 7, 2011

**Description of Photograph(s) and number:** Context — West side of N. Salem Road at Main Street; View to northwest  
4 of 34.

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**Name of Property:** Titicus Hill Historic District

**City or Vicinity:** Ridgefield

**County:** Fairfield

**State:** Connecticut

**Photographer:** Phillip S. Esser

**Date Photographed:** July 7, 2011

**Description of Photograph(s) and number:** Context — 7 & 9 North Salem Road; View to southeast  
5 of 34.

**Name of Property:** Titicus Hill Historic District

**City or Vicinity:** Ridgefield

**County:** Fairfield

**State:** Connecticut

**Photographer:** Phillip S. Esser

**Date Photographed:** July 7, 2011

**Description of Photograph(s) and number:** Context — East side of N. Salem Road at North Street; View to southeast

6 of 34.

**Name of Property:** Titicus Hill Historic District

**City or Vicinity:** Ridgefield

**County:** Fairfield

**State:** Connecticut

**Photographer:** Phillip S. Esser

**Date Photographed:** July 7, 2011

**Description of Photograph(s) and number:** Context — 7, 9 & 15 North Salem Road; View to southeast

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**Name of Property:** Titicus Hill Historic District

**City or Vicinity:** Ridgefield

**County:** Fairfield

**State:** Connecticut

**Photographer:** Phillip S. Esser

**Date Photographed:** July 7, 2011

**Description of Photograph(s) and number:** Context — 9, 15 & 17 North Salem Road; View to northwest  
8 of 34.

**Name of Property:** Titicus Hill Historic District

**City or Vicinity:** Ridgefield

**County:** Fairfield

**State:** Connecticut

**Photographer:** Phillip S. Esser

**Date Photographed:** July 7, 2011

**Description of Photograph(s) and number:** Context — West side of North Salem Road; View to Northwest  
9 of 34.

**Name of Property:** Titicus Hill Historic District

**City or Vicinity:** Ridgefield

**County:** Fairfield

**State:** Connecticut

**Photographer:** Phillip S. Esser

**Date Photographed:** July 7, 2011

**Description of Photograph(s) and number:** Context — West side of N. Salem Road from New Street end; View to southeast  
10 of 34.



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**Name of Property:** Titicus Hill Historic District

**City or Vicinity:** Ridgefield

**County:** Fairfield

**State:** Connecticut

**Photographer:** Phillip S. Esser

**Date Photographed:** July 7, 2011

**Description of Photograph(s) and number:** 622 Main Street — View to northeast  
11 of 34.

**Name of Property:** Titicus Hill Historic District

**City or Vicinity:** Ridgefield

**County:** Fairfield

**State:** Connecticut

**Photographer:** Phillip S. Esser

**Date Photographed:** July 7, 2011

**Description of Photograph(s) and number:** 622 Main Street — View to northeast  
12 of 34.

**Name of Property:** Titicus Hill Historic District

**City or Vicinity:** Ridgefield

**County:** Fairfield

**State:** Connecticut

**Photographer:** Phillip S. Esser

**Date Photographed:** July 7, 2011

**Description of Photograph(s) and number:** 4 North Salem Road — View to Northeast  
13 of 34.

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**Name of Property:** Titicus Hill Historic District

**City or Vicinity:** Ridgefield

**County:** Fairfield

**State:** Connecticut

**Photographer:** Phillip S. Esser

**Date Photographed:** July 7, 2011

**Description of Photograph(s) and number:** 5 North Salem Road — View to west

14 of 34.

**Name of Property:** Titicus Hill Historic District

**City or Vicinity:** Ridgefield

**County:** Fairfield

**State:** Connecticut

**Photographer:** Phillip S. Esser

**Date Photographed:** July 7, 2011

**Description of Photograph(s) and number:** 7 & 9 North Salem Road — View to Northwest

15 of 34.

**Name of Property:** Titicus Hill Historic District

**City or Vicinity:** Ridgefield

**County:** Fairfield

**State:** Connecticut

**Photographer:** Phillip S. Esser

**Date Photographed:** July 7, 2011

**Description of Photograph(s) and number:** 8 North Salem Road — View to Northeast

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**Name of Property:** Titicus Hill Historic District

**City or Vicinity:** Ridgefield

**County:** Fairfield

**State:** Connecticut

**Photographer:** Phillip S. Esser

**Date Photographed:** July 7, 2011

**Description of Photograph(s) and number:** 15 North Salem Road — View to northeast

17 of 34.

**Name of Property:** Titicus Hill Historic District

**City or Vicinity:** Ridgefield

**County:** Fairfield

**State:** Connecticut

**Photographer:** Phillip S. Esser

**Date Photographed:** July 7, 2011

**Description of Photograph(s) and number:** 16/18 North Salem Road — View to northeast

18 of 34.

**Name of Property:** Titicus Hill Historic District

**City or Vicinity:** Ridgefield

**County:** Fairfield

**State:** Connecticut

**Photographer:** Phillip S. Esser

**Date Photographed:** July 7, 2011

**Description of Photograph(s) and number:** 17 North Salem Road — View to west

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**Name of Property:** Titicus Hill Historic District

**City or Vicinity:** Ridgefield

**County:** Fairfield

**State:** Connecticut

**Photographer:** Phillip S. Esser

**Date Photographed:** July 7, 2011

**Description of Photograph(s) and number:** 22 North Salem Road — View to northeast  
20 of 34.

**Name of Property:** Titicus Hill Historic District

**City or Vicinity:** Ridgefield

**County:** Fairfield

**State:** Connecticut

**Photographer:** Phillip S. Esser

**Date Photographed:** July 7, 2011

**Description of Photograph(s) and number:** 31 North Salem Road — View to southwest  
21 of 34.

**Name of Property:** Titicus Hill Historic District

**City or Vicinity:** Ridgefield

**County:** Fairfield

**State:** Connecticut

**Photographer:** Phillip S. Esser

**Date Photographed:** July 7, 2011

**Description of Photograph(s) and number:** 33 North Salem Road — View to southwest  
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**Name of Property:** Titicus Hill Historic District

**City or Vicinity:** Ridgefield

**County:** Fairfield

**State:** Connecticut

**Photographer:** Phillip S. Esser

**Date Photographed:** July 7, 2011

**Description of Photograph(s) and number:** 35 North Salem Road — View to southwest  
 23 of 34.

**Name of Property:** Titicus Hill Historic District

**City or Vicinity:** Ridgefield

**County:** Fairfield

**State:** Connecticut

**Photographer:** Phillip S. Esser

**Date Photographed:** July 7, 2011

**Description of Photograph(s) and number:** 37 North Salem Road — View to southwest  
 24 of 34.

**Name of Property:** Titicus Hill Historic District

**City or Vicinity:** Ridgefield

**County:** Fairfield

**State:** Connecticut

**Photographer:** Phillip S. Esser

**Date Photographed:** July 7, 2011

**Description of Photograph(s) and number:** 43 North Salem Road — View to southwest  
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**Name of Property:** Titicus Hill Historic District

**City or Vicinity:** Ridgefield

**County:** Fairfield

**State:** Connecticut

**Photographer:** Phillip S. Esser

**Date Photographed:** July 7, 2011

**Description of Photograph(s) and number:** 47 North Salem Road — View to southwest  
26 of 34.

**Name of Property:** Titicus Hill Historic District

**City or Vicinity:** Ridgefield

**County:** Fairfield

**State:** Connecticut

**Photographer:** Phillip S. Esser

**Date Photographed:** July 7, 2011

**Description of Photograph(s) and number:** 47 North Salem Road — View to southwest  
27 of 34.

**Name of Property:** Titicus Hill Historic District

**City or Vicinity:** Ridgefield

**County:** Fairfield

**State:** Connecticut

**Photographer:** Phillip S. Esser

**Date Photographed:** July 7, 2011

**Description of Photograph(s) and number:** Context — 53 North Salem Road — View to west  
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**Name of Property:** Titicus Hill Historic District

**City or Vicinity:** Ridgefield

**County:** Fairfield

**State:** Connecticut

**Photographer:** Phillip S. Esser

**Date Photographed:** July 7, 2011

**Description of Photograph(s) and number:** 55 & 57 North Salem Road — View to west  
29 of 34.

**Name of Property:** Titicus Hill Historic District

**City or Vicinity:** Ridgefield

**County:** Fairfield

**State:** Connecticut

**Photographer:** Phillip S. Esser

**Date Photographed:** July 7, 2011

**Description of Photograph(s) and number:** 57 North Salem Road — View to west  
30 of 34.

**Name of Property:** Titicus Hill Historic District

**City or Vicinity:** Ridgefield

**County:** Fairfield

**State:** Connecticut

**Photographer:** Phillip S. Esser

**Date Photographed:** July 7, 2011

**Description of Photograph(s) and number:** 61 North Salem Road — View to south  
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**Name of Property:** Titicus Hill Historic District

**City or Vicinity:** Ridgefield

**County:** Fairfield

**State:** Connecticut

**Photographer:** Phillip S. Esser

**Date Photographed:** July 7, 2011

**Description of Photograph(s) and number:** 61 North Salem Road — View to east  
32 of 34.

**Name of Property:** Titicus Hill Historic District

**City or Vicinity:** Ridgefield

**County:** Fairfield

**State:** Connecticut

**Photographer:** Phillip S. Esser

**Date Photographed:** July 7, 2011

**Description of Photograph(s) and number:** 101 New Street — View to west  
33 of 34.

**Name of Property:** Titicus Hill Historic District

**City or Vicinity:** Ridgefield

**County:** Fairfield

**State:** Connecticut

**Photographer:** Phillip S. Esser

**Date Photographed:** July 7, 2011

**Description of Photograph(s) and number:** Context — 103 New Street — View to west  
34 of 34.





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UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Titicus Hill Historic District

MULTIPLE  
NAME:

STATE & COUNTY: CONNECTICUT, Fairfield

DATE RECEIVED: 3/31/12  
DATE OF 16TH DAY: 5/7/12  
DATE OF WEEKLY LIST:

DATE OF PENDING LIST: 4/20/12  
DATE OF 45TH DAY: 5/17/12

REFERENCE NUMBER: 12000267

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: Y NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT \_\_\_\_\_ DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA \_\_\_\_\_

REVIEWER *[Signature]*

DISCIPLINE Historic

TELEPHONE \_\_\_\_\_

DATE 5/17/12

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.



















































































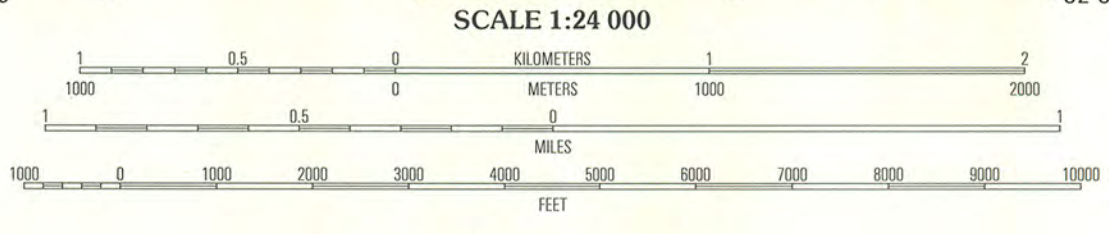
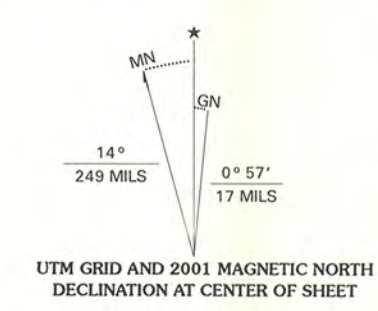




1 of 2  
QUADRANGLES  
(2nd: BETHEL, CT)  
TITICUS HILL  
HISTORIC DISTRICT

UTM REFERENCE:  
1) 18T 457227/625309  
2) 18T 457212/625622  
3) 18T 457198/625604  
4) 18T 457198/625469  
5) 18T 4572173/625142

Produced by the United States Geological Survey  
Topography compiled 1941. Planimetry derived from imagery taken 1982 and other sources. Photoinspected using imagery dated 1998; no major culture or drainage changes observed. Survey control current as of 1943. Boundaries revised 2000.  
North American Datum of 1927 (NAD 27)  
Projection: New York coordinate system, east zone (transverse Mercator)  
10 000-foot ticks: New York coordinate system, east zone and Connecticut coordinate system  
1000-meter Universal Transverse Mercator grid, zone 18  
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software.  
There may be private inholdings within the boundaries of the National or State reservations shown on this map. Information shown in purple may not meet USGS content standards and may conflict with previously mapped contours.



CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929  
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048



ROAD CLASSIFICATION

Primary highway	Light-duty road, hard or improved surface
Secondary highway	Unimproved road
Interstate Route	U.S. Route
	State Route

ADJOINING 7.5 QUADRANGLE NAMES

1	2	3	1 Lake Carmel
			2 Brewster
			3 Danbury
4	5	6	4 Croton Falls
			5 Bethel
			6 Mount Kisco
7	8		7 Pound Ridge
			8 Norwalk North

PEACH LAKE, NY-CT  
1998  
NIMA 6266 I SE-SERIES V821



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



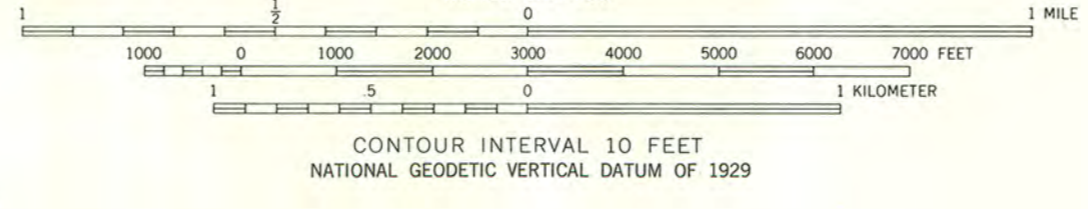
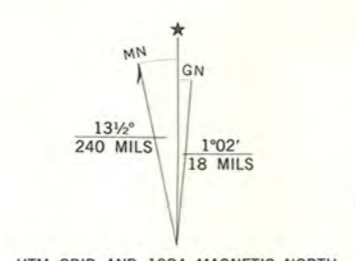




20F2  
QUADRANGLES  
(1st: PEACH  
LAKE, NY)  
TITICUS HILL  
HISTORIC DISTRICT

- UTM REFERENCE:
- 1) 18T 457227/625309
  - 2) 18T 457212/625622
  - 3) 18T 457195/625604
  - 4) 18T 457198/625469
  - 5) 18T 4572173/625142

Mapped, edited, and published by the Geological Survey  
Control by USGS, NOS/NOAA, and Connecticut Geodetic Survey  
Topography by photogrammetric methods from aerial photographs  
taken 1949. Field checked 1951. Revised from aerial photographs  
taken 1969. Field checked 1970.  
Polyconic projection. 10,000-foot grid ticks based on Connecticut  
coordinate system  
1000-meter Universal Transverse Mercator grid ticks,  
zone 18, shown in blue  
1927 North American Datum  
To place on the predicted North American Datum 1983  
move the projection lines 6 meters south and  
36 meters west as shown by dashed corner ticks  
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  
There may be private inholdings within the boundaries of the  
National or State reservations shown on this map



ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U. S. GEOLOGICAL SURVEY  
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple and woodland compiled in  
cooperation with State of Connecticut agencies from  
aerial photographs taken 1982 and other sources  
This information not field checked. Map edited 1984  
Purple tint indicates extension of urban areas

BETHEL, CONN.  
41073-C4-TF-024  
1970  
PHOTOREVISED 1984  
DMA 6366 IV SW - SERIES V816





E P P O L I T I R E A L T Y C O R P O R A T I O N

September 9, 2011

Via Fedex

Mr. David Bahlman  
State Historic Preservation Officer  
State Historic Preservation Office  
One Constitution Plaza, Second Floor  
Hartford, CT 06103

RE: Nomination of 7 North Salem Road, Ridgefield, CT and 9 North Salem Road, Ridgefield, CT to the National Register of Historic Places

Dear Mr. Bahlman:

Eppoliti Realty Co., Inc. is the sole owner of both 7 North Salem Road, and 9 North Salem Road, Ridgefield, CT. These properties have been nominated to the National Register of Historic Places, and are located within the proposed Titicus Hill Historic District. (See copy of your letter dated August 24, 2011, which is enclosed for your reference.)

Pursuant to your letter, the National Historic Preservation Act and 36 CFR 60, Eppoliti Realty Co., Inc. hereby objects to the listing of 7 North Salem Road and 9 North Salem Road on the National Register of Historic Places, and to the properties' inclusion within the proposed Titicus Hill Historic District.

Very truly yours,

Eppoliti Realty Co., Inc.

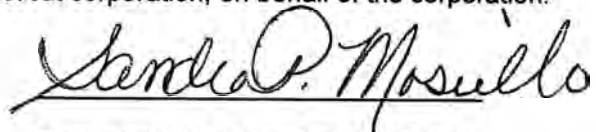
  
By Michael Ippoliti its President

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

ss: Ridgefield

The foregoing instrument was acknowledged before me this 9th day of September, 2011 by Michael Ippoliti, President of Eppoliti Realty Co., Inc., a Connecticut corporation, on behalf of the corporation.



Commissioner of the Superior Court  
Notary Public

My commission expires: **SANDRA P. MOSIELLO**  
**NOTARY PUBLIC**  
MY COMMISSION EXPIRES MAY 31, 2012

**DIABLO REALTY LLC**  
**199 Main Street, Suite 205**  
**White Plains, New York 10601**  
**(914) 358-9722**  
**Fax (914) 358-9726**

October 14, 2011

Ms. Stacey Vairo  
State Historic Preservation Office  
One Constitution Plaza, 2<sup>nd</sup> Floor  
Hartford, CT 06103

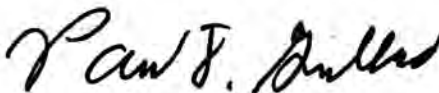
**Re: 16/18 North Salem Road, Ridgefield**

Dear Ms. Vairo,

We are writing in response to your letter dated August 24, 2011 regarding the consideration by your office to nominate the above listed property for entry to the National Register of Historic Places.

Although we are appreciative of the honor associated with this proposal, we, as the owners of this private property, herein request that this property not be considered for this designation. We believe that this designation will interfere with the continued use and maintenance of the property as a rented multi-family residence.

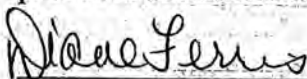
Very truly yours,



Paul F. Guillaro

STATE OF NEW YORK  
COUNTY OF Potomac

The foregoing was acknowledged before me this 14<sup>th</sup> day of October, 2011, by PAUL F. GUILLARO, who is personally known to me as Owner and has produced documents as identification.



Notary Public DIANE FERRIS

Notary Public, State of New York  
Qualified in Dutchess County  
No. 01FE4960853

Commission Expires January 2, 2014



TO: J. Paul Loether, Chief  
National Register of Historic Places

FROM: Stacey Vairo, National Register Coordinator

SUBJECT: National Register Nomination

The following materials are submitted on this 26 day of March  
2012, for nomination of the Titicus Hill Historic District, Ridgefield, CT  
Connecticut

to the National Register of Historic Places:

- Original National Register of Historic Places nomination form
- Multiple Property Nomination form
- Photographs
- Original USGS maps
- Sketch map(s)/figure(s)/exhibit(s)
- Pieces of correspondence
- Other CD of images

COMMENTS:

- Please insure that this nomination is reviewed
- This property has been certified under 36 CFR 67
- The enclosed owner objections do  do not  constitute a majority of property owners.
- Other: \_\_\_\_\_