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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 How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Bradley-Hubbell House

other names/site \_\_\_\_\_

2. Location


street & number 535 Black Rock Turnpike (State Route 58) N/A not for publication

city or town Easton vicinity N/A

state Connecticut code CT county Fairfield code 001 zip code 06612

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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  nationally  statewide  locally . (  See continuation sheet for additional comments.)

 03/03/03  
Signature of certifying official Date  
John W. Shannahan, Director, Connecticut Historical Commission  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. (  See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official Date  
\_\_\_\_\_  
State or Federal agency and bureau

Bradley-Hubbell House  
Name of Property

Fairfield, CT  
County and State

**4. National Park Service Certification**

I, hereby certify that this property is:  
 entered in the National Register.  
See continuation sheet.  
 determined eligible for the National Register  
See continuation sheet.  
 determined not eligible for the  
National Register  
 removed from the National Register.  
 other, (explain): \_\_\_\_\_

Signature of the Keeper  
*Edward Savage*

Date of Action  
4/18/03

**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
<u>4</u>	<u>1</u> buildings
<u>  </u>	<u>1</u> sites
<u>  </u>	<u>  </u> structures
<u>  </u>	<u>  </u> objects
<u>4</u>	<u>2</u> Total

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

**Number of contributing resources previously listed in the National Register**  
0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)  
DOMESTIC/single dwelling/secondary structure  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions)  
RECREATION AND CULTURE/museum  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)  
COLONIAL/Postmedieval English  
EARLY REPUBLIC/Federal

**Materials**  
(Enter categories from instructions)  
foundation stone  
walls wood shingle  
roof asphalt shingle  
other brick

**Narrative Description**  
(Describe the historic and current condition of the property on one or more continuation sheets.)

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**Bradley-Hubbell House, Easton, Fairfield County, CT**

Section 7 Page 1

Overlooking the Aspetuck Reservoir from the west side of the Black Rock Turnpike, the Bradley-Hubbell House is part of a historic rural farm complex in the northwest corner of the Town of Easton. Now being restored as a museum by the Historical Society of Easton, the 1816 Colonial/Federal farmhouse and its associated outbuildings are clustered near the north end of the open level 4.35-acre site, which extends approximately 250 feet back from the highway (see site plan; Photograph #s 1, 2, 3, 4). The western property line follows the contour of a steep, wooded rocky ridge that extends in a south westerly direction to meet the road, forming an elongated triangle with 1000 feet of road frontage. Although no other buildings are visible from the site, the farmstead is part of a continuous historic corridor along the turnpike, which is now designated a Connecticut scenic road. South of the house, an open triangular field occupies about half of the site between the highway and the hillside. The rest of the associated farmland across the road was flooded out when the Aspetuck River was dammed for the reservoir in 1912.

The Bradley-Hubbell House consists of a two-story main block (32' x 27') with a gable-roofed woodshed attached at the northwest rear and a small shed-roofed addition at the rear of the south elevation. An open porch in front of the shed has been removed. Based on historic paint analysis, the wood-shingled walls on three elevations are painted white; the rear elevation is deep red. The Federal-style main entrance, centered in three-bay façade, has operable two-over-two sidelights and a four-pane transom. There are small modillions under the projecting cornice of the door frame. The denticulated main cornice under the eaves and along gable rakes is also detailed with a modillion course. The cornice returns were cut away when downspouts were installed. The unusual oval windows in the gables have divided operable sash, detailed with radial wood muntins, set within a deep molded frame. The one in the south gable is a recent reproduction. The rest of the windows are double-hung, with six-over-six sash.

Three of the four outbuildings contribute to the historic architectural character of the complex. They include the c. 1870 barn which abuts the base of the hill, and a garage and playhouse, erected between 1920 and 1930 (Photograph #s 4, 5). The barn, which has a stone foundation, a louvered cupola, and shingled walls, is patterned on a earlier type and may have been rebuilt on an old foundation. In most barns of this era, the main doors are in the gable ends. Non-contributing resources included a chicken coop dating from the 1960s, which is located southwest of the barn, is mostly hidden in the woods, and the restored 1950s perennial garden south of the house. The two wells on the property are not counted as resources since they do not have structural component above grade (see site plan for location).

When the house was rebuilt on an older foundation, the stone chimney base and much of the original massive stack was retained, resulting in a floor plan more typical of mid-eighteenth-century construction (see Exhibit B). There is a kitchen, or "hall" on the south side with the parlor on the north, both opening off an entry hall with a typical colonial triple-run staircase in front of the stack. Walls and ceilings are plastered and the original floor boards remain under the present matched flooring. Cased corner posts are now hidden under wallpaper. Passage doors throughout have six panels, recessed on the face and set flush on the back.

The three fireplaces on the first floor were not rebuilt when the house was erected. All of them have deep stone fireboxes instead of the Rumford type (shallow with angled cheeks) in common use after c.1780. The cooking fireplace in the hall has a simple board surround with a molded frame, surmounted by a shallow mantel board, supported by slim curved brackets (Photographs #s 6, 7). It is likely that the mantel and brackets were added in the 1900s. The beehive oven in the back wall of the firebox still has its iron door. Typically the parlor fireplace is more elaborate, with a fully Federal-style surround, with paneled pilasters (Photograph #8). A dentil course extends across the projecting molded capitals of the pilasters and the frieze and there are breaks in the molded edge of the mantel board above. The doors are missing on the two cupboards above the fireplace.

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**Bradley-Hubbell House, Easton, Fairfield County, CT**

**Section 7 Page 2**

The detailing is limited in the rest of the house, with the exception of entry hall. The wall there to the left of the stairs and below the string is paneled; each panel is framed with delicate rope molding (Photograph #9). Similar molding is found on the frame of the parlor doorway. The balustrade for the lower half of the triple-run staircase has square newels and balusters; the bottom section of the last newel, which is pegged into the panel stile, ends with a drop that echoes the finials of the posts. As shown by the hall chamber, the second floor is quite plain (Photograph #10). The fireplace there, the only one on this floor, has a shallow opening and a plain board surround, framed by edge molding.

Attic framing consists of a principal rafter and purlin system. Sawn timbers are used for queen posts, braces, collar beams, and rafters. The collar beams at either end, which are mortised into the purlins, are held back from the studded walls of the gables. The spacing and the location of these beams at same height as the sash division of the oval windows makes them less visible from the outside and also allows access to the windows.

Bradley-Hubbell House  
Name of Property

Fairfield, CT  
County and State

**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 of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE

SOCIAL HISTORY

**Period of Significance**

1816 - c. 1950

**Significant Dates**

N/A

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Pinkney Dimon (builder)

**Bibliography** (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**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 # \_\_\_\_\_

**Primary Location of Additional Data:**

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

previously listed on the Connecticut State Register

Name of repository: Historical Society of Easton; Fairfield Historical Society

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Bradley-Hubbell House, Easton, Fairfield County, CT

Section 8 Page 1

**Statement of Significance**

A well-preserved representative example of the vernacular Colonial/Federal style, the Bradley-Hubbell House is the centerpiece of a timeless cultural landscape of remarkable integrity. A microcosm of 200 years of Easton's history, well buffered from the intrusions of the modern era, the property stands today as an illustration of a major shift in land use policy from agriculture to resource conservation. This historical significance is further enhanced by a wealth of related primary source material, including first-person memoirs that document the lives of two locally prominent families associated with the house.

**Historical Background and Significance**

The Bradley-Hubbell House was erected when Easton was still part of Weston, a daughter town of Fairfield, which was originally settled in 1639. The area that became Weston, a vast tract of nearly 50 square miles that extended inland more than 20 miles from the coast, was first surveyed in 1670 by Fairfield proprietors as a land reserve for future generations. As the ridgelines and valleys in the region run in a northerly direction, the survey established east-west tiers of "long lots," laid out north to south. All the original seventeenth-century towns in Connecticut were becoming overcrowded by the early 1700s, and Fairfield was no exception. Settlement of the Fairfield back country began as early as the 1720s, and by mid-century, the outlanders began to assert their independence from the parent town. No longer content to make the long, difficult trip to Fairfield for church services as a required by colony law, they petitioned the General Assembly for parish privileges. Those living on the west side of the Aspetuck River formed the Norfield Parish in 1756, followed by the North Fairfield Parish on the east side of the river in 1762. Combining forces to achieve political independence, the parishes united as the Town of Weston in 1787, but it was not until 1845 that Easton was established as a separate town.

Aljah Bradley (1782-1861), the son of Levi Bradley of Weston, was the first owner of the house. He bought the property in 1811, and married Elizabeth Dimon, daughter of John Dimon the following year. Among the buildings standing on the 23-acre lot was a house built about 1750 by Benoni Dimon.<sup>1</sup> The land was part of the estate left by Nathan Gould to his daughter, Anna, who had married Benoni in 1748. Apparently the Bradleys lived in the Dimon House until their new house was built in 1816 on the site. In his memoirs, "The Aspetuc Chronicles, Narratives of Former Days in Easton and Weston, Conn. . .," John Dimon Bradley (1819-1905), Aljah's eldest son, recalled that the new house was erected on the old foundation by Pinkney Dimon and Miles Oakley.<sup>2</sup> Dimon, Elizabeth's maternal uncle, was a housewright and joiner who learned the trades from his uncle, Daniel Dimon, of Fairfield. The hand-crafted rope molding in the house was a present from "Uncle Pink" to his niece.<sup>3</sup>

"The Aspetuc Chronicles. . ." was a record of John Dimon Bradley's life and times. A history of his family and the community, it includes childhood reminiscences as well as his participation in local politics as a town selectman during a crucial period. During the first of his two terms, Bradley oversaw "the business of carrying [sic] the town of Easton through the great rebellion [Civil War] to peace and quietness," perhaps his most important contribution. Bradley also was elected School Visitor for three three-year terms, the last one in 1868 after he had married and moved to Southport, where he lived with his new bride, Mary Catherine Sherwood, in her family home.

<sup>1</sup> Weston Land Records (WLR): 10:198.

<sup>2</sup> Photocopy at Fairfield Historical Society, Dimon Folder 12. Just recently, the original journal, which was transcribed in a previously used leather-bound account book, was located and donated to the Historical Society of Easton by Patricia Audley of Westport. Her mother was one of three sisters adopted by John Bradley's son Cyrus, who never married.

<sup>3</sup> FHS, Dimon Folder. Cyrus Sherwood Bradley to E. R. Dimond, July 25, 1892. See also Cyrus Bradley Notebooks, Pequot Library, Fairfield,

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**Bradley-Hubbell House, Easton, Fairfield County, CT**

Section 8 Page 2

The memoirs also provide a vivid first-hand account of nineteenth-century family farm life, a seasonal round unchanged since colonial times. John Bradley's parents, who raised nine children here, were mainly subsistence farmers.<sup>4</sup> Although Aljah may once have had a store on the property, most crops and animals were for home consumption. Every spring, he hitched up his yoke of oxen to prepare the ground for planting with an old fashioned mould board plow. The family grew flax and raised sheep for homespun linens and woolens, along with a few pigs, and had a single cow for butter and cheese, made by "joining milk with a neighbor." In addition to spinning and weaving, his mother and sisters made soap and candles.

During his lifetime, J. D. Bradley also bore witness to the town's decline as an agricultural community, a typical pattern in Connecticut. Although farming has been a way of life since settlement, in the latter half of the nineteenth-century Easton became an agricultural backwater. As sons left to seek their fortunes elsewhere, in the bustling urban centers of commerce and industry like nearby Bridgeport, or replicated their parents' lives as farmers in the western states and territories, the population declined, dropping by one third to 960 at the end of the century. Old family lines died out as fewer children in Easton married, and abandoned family farms were sold. Some were bought up by European immigrants, but much of the town's valley farmland became a public watershed.

Aljah Bradley died intestate in 1861, followed by his wife in 1876. Elizabeth's estate, which included about 113 acres, all but five adjacent to the homestead, was distributed among her surviving children. John Bradley Wakeman, the only surviving heir to his grandmother's estate, acquired the homestead and several adjoining parcels, which he sold to the Bridgeport Hydraulic Company (BHC) in 1912.<sup>5</sup> BHC was one of many companies in the business of damming watercourses in the Western Uplands for power generation and flood control, creating reservoirs that supplied water to the cities. The Aspetuck Reservoir across the highway from the house was just one of four in Easton and Weston that inundated the valleys and flooded out historic farmsteads. Some of the surviving houses on company land were rented out to BHC employees; Franklin Hubbell, who came to work for the company in 1916, lived in this house with his wife, Helen, until his death in 1996. Although the Hubbells made few changes to the house, they added the playhouse and garage, and planted the now restored garden. An active conservationist and manager of the company's land resources, in 1960 Hubbell also served as a town selectman, the same office held by John Dimon Bradley, his nineteenth-century counterpart. Compounding this historical coincidence, a second memoir, "Personal Recollections of Life at the Bradley-Hubbell House," was written by his daughter, Patricia. In 1999 the water company (now part of Aquarion, Inc.) turned over the management of the nominated property to the Historical Society of Easton, which has a 90-year lease. Restoration of the property as a teaching museum is already underway; and a matching grant award from the state historic restoration fund in 2002 will assist with capital improvements.

### **Architectural Significance**

Colonial in spirit and simply detailed, the Bradley-Hubbell House is one of the few remaining farmhouses in Easton that have retained their early nineteenth-century rural vernacular character. Many in the area have succumbed to extensive renovation or modernization; others simply vanished when the river valley was flooded. Owing more to the Connecticut "Plain style" than the embellishments of the Federal period, houses like these clearly reflect their rural conservatism as well as the limited resources of their owners. Certainly raising the house over the old cellar played a part in determining scale and plan, but other houses in Easton built on new foundations in the Federal period also had a similar form and orientation. In fact, while Federal-style houses along the coast were becoming ornate displays of status, in the more

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<sup>4</sup> Except for John Dimon, all the rest of the family, including a son who died young, are buried in the Center Street cemetery just a half mile down the road from the house.

<sup>5</sup> Easton Land Records (ELR) 8:459.

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**Bradley-Hubbell House, Easton, Fairfield County, CT**

Section 8 Page 3

conservative Colonial/Federals of the hinterland, doorways were often the only concession to style. Even this feature eschews the more typical fanlight for a plain colonial transom. Here, however, Pinkney Dimon, the housewright, also displayed his skill in a remarkable feature, the extraordinary oval sash windows, a rare, perhaps unique gable treatment that distinguishes the Bradley-Hubbell House exterior from its contemporaries.

The combination of periods is even more obvious on the interior, which owes more to affordability than conservative taste. The nicely detailed Federal surround in the parlor and the fine rope molding are really the only stylistic embellishments in this predominately colonial setting, which reflects the communal living style of the center-chimney plan. After the Revolution, houses often were designed with a center hall or passage, ensuring a degree of privacy not found in colonial households.

Clearly some of the original c. 1750 interior was salvaged for reuse, including the chimney base and stack, and perhaps, even the steep winding staircase. The rear bake oven in the hall fireplace, as well as the pre-Rumford fireboxes, obviously dates from the earlier period. While the square newels and balusters of the balustrade of the stairs are quite colonial, the paneling under the stairs is not. Dimon was perfectly capable of making the fielded colonial type with beveled panels, but here, where he settled for the less expensive paneling probably requested by the owner, the joiner displayed his skill in his gift of the rope molding. Running the newel below the string for support may be a regional custom, as it is found in other houses in Fairfield.<sup>6</sup>

The setting of the Bradley-Hubbell House, a rural oasis clearly defined by the wooded hill to the west and the former turnpike and reservoir to the east, provides an authentic cultural context. Although cars pass by on the highway, now a state scenic road, there are no other visible modern intrusions. Not simply an evocation of a certain time and place, the property conveys a historical continuum of some temporal depth. Taking in the whole complex at a glance, the visitor cannot help but be aware of the passage of time, expressed by the original 1816 farmhouse and the later barn that sheltered the farm family and their animals to the more recent garage and playhouse that were associated with the reservoir era. Under the stewardship of the Historical Society of Easton and forever protected by its location in a public watershed, the preservation of this significant rural enclave is assured.

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<sup>6</sup> See the c. 1780 Sun Tavern in Fairfield Center, rebuilt after the British burned the town, which has a double-run staircase and a center-hall plan.



Bradley-Hubbell House

Name of Property

Fairfield, CT

County and State

**10. Geographical Data**

**Acreeage of Property** 4+

**UTM References**

(Place additional UTM references on a continuation sheet)

1	18	640700	4567060	3		
	Zone	Easting	Northing	Zone	Easting	Northing
2				4		

\_\_\_\_. See continuation sheet.

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By:**

**Reviewed by John Herzan, National Register Coordinator**

name/title Jan Cunningham, National Register Consultant, with Lois Bloom, President, Historical Society of Easton.

organization Cunningham Preservation Associates, LLC date 10/15/02

street & number 37 Orange Road telephone (860) 347 4072

city or town Middletown state CT zip code 06457

**Property Owner**

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

name: BHC, Aquarion, Inc. Contact: Dan Neaton, Vice-President

street & number 600 Lindley Street telephone: (203) 336 7772

city or town Bridgeport state CT zip code 06606

**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. 470 et seq.).

(8-86)

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9. Major Bibliographic References

Bloom, Lois. "The Bradley-Hubbell House. State Register Nomination, 2001.

Clouette, Bruce and Matthew Roth. "Aspetuck Historic District." National Register Inventory/Nomination Form, 1991.

Cunningham, Janice P. *Historic Preservation in Connecticut: Volume I, Western Coastal Slope: Historical and Architectural Overview and Management Guide*. Connecticut Historical Commission, 1992.

Easton, Connecticut. Historical Society of Easton Archives. "The Aspetuck [sic] Chronicles, Narratives of Former Days in Easton and Weston, Conn. Penned by John Dimon Bradley in his eighty-first and succeeding years." MS, 1899-1901.

\_\_\_\_\_. Hubbell, Patricia. "Personal Recollections of Life at the Bradley-Hubbell House." MS, c. 1932 to c. 1954.

Fairfield, Connecticut. Fairfield Historical Society Archives. Dimon Folder 12.

\_\_\_\_\_. Pequot Library. Cyrus Bradley Notebooks, MS.

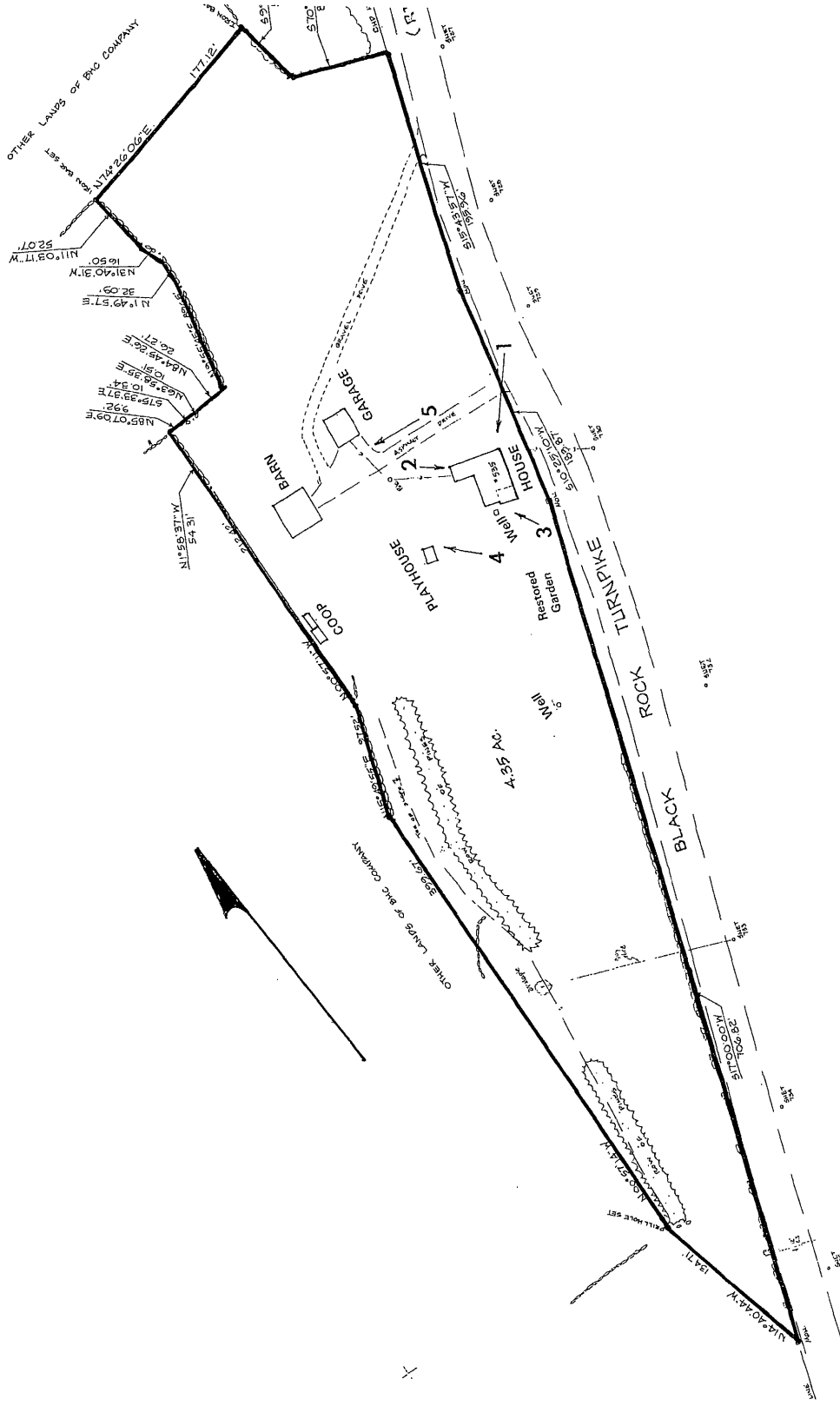
Farnham, Thomas J. *Weston: the forging of a Connecticut town*. Canaan, New Hampshire: Phoenix Publishing for the Weston Historical Society, 1979.

Rossano, Gregory L. *Historic Preservation in Connecticut: Volume IV, Western Uplands: Historical and Architectural Overview and Management Guide*. Connecticut Historical Commission, 1996.

10. Geographical Data

**Verbal Boundary Description:** The boundaries of the nominated property are shown on the attached official survey map drawn to scale in 2000, and described in the Easton Land Records, volume 416, page 159 (recorded November 11, 2002).

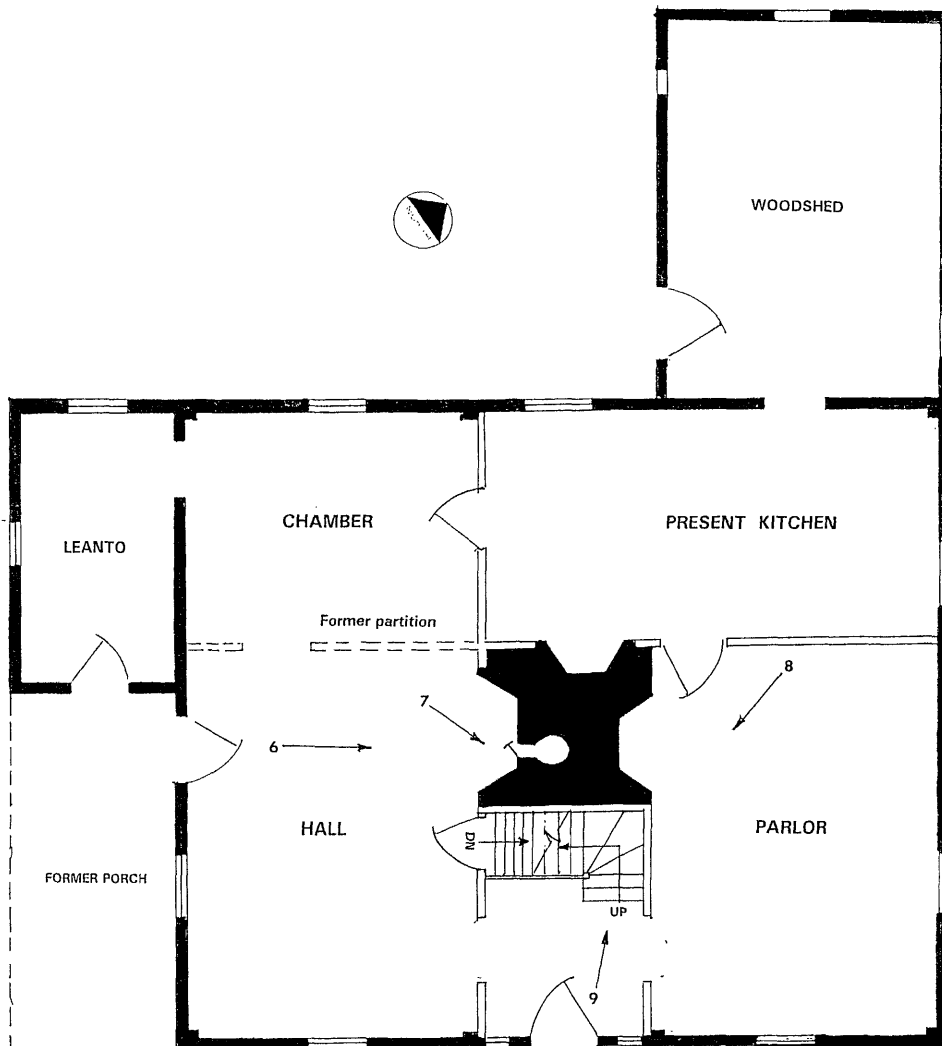
**Boundary Justification:** The boundaries of the nominated property encompass the historic homestead associated with the Bradley and Hubbell families during the period of significance.



**BRADLEY- HUBBELL HOUSE**  
**Easton, Fairfield County, CT**

**EXHIBIT A: Site Plan with Photograph Views**  
**Nominated Property Boundary in Bold**

Survey by Ochman Associates, Inc., 2000  
 Annotated by Cunningham Preservation Associates, LLC 9/02



Approximate Scale: 1/8" = 1'

**BRADLEY- HUBBELL HOUSE**  
 Easton, Fairfield County, CT

**EXHIBIT B: First Floor Plan with Photograph Views**

**Cunningham Preservation Associates, LLC 9/02**

STATE OF CONNECTICUT  
HIGHWAY DEPARTMENT

639 DANBURY 16 MI. 6366 IV SE 641 (BOTSFORD) 642 643 17  
20' REDDING RIDGE 4.7 MI.



Bradley-Hubbell House  
USGS Westport Quadrangle

UTM: 18 640700 4567060

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Bradley-Hubbell House, Easton, Fairfield County, CT

Section Photo Page 1

List of Photographs

Photographer: Cunningham Preservation Associates

Negatives on File: Connecticut Historical Commission

Date: 6/02

1. Bradley-Hubbell House (façade and north elevation), camera facing W
2. Bradley-Hubbell House (rear and north elevations), camera facing E
3. Bradley-Hubbell House (south elevation and façade), camera facing NW
4. Bradley-Hubbell House outbuildings (playhouse, barn, garage), camera facing NW
5. Bradley-Hubbell House Barn & Garage (l-r), camera facing W
6. Hall (kitchen) fireplace, camera facing N
7. Hall (kitchen) firebox detail, camera facing NE
8. Parlor fireplace, camera facing S
9. Front entry and staircase, camera facing SW
10. Hall chamber, camera facing NW