

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



1. Name of Property

historic name N/A

other name/site number Case Brothers Historic District

2. Location

street & town 680-728 Spring St., 40 Glen Road, and rough boundaries of Case Mountain Recreation Area and Manchester Land Conservation Trust property

city or town Manchester

state Connecticut code CT county Hartford code 003 zip code 06040

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 ☐ nationally ☒ statewide ☐ locally. (☐ See continuation sheet for additional comments.)


Signature of certifying official/Title

, SHPO

5-6-09
Date

Connecticut Commission on Culture and Tourism, Historic Preservation and Museum Division/State Historic Preservation Office
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 certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the 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



Date of Action

6/30/09

Case Brothers Historic District
Name of Property

Hartford County, CT
County and State

5. Classification**Ownership of Property**

(check as many boxes as apply)

Category of Property

(check only one box)

Number of Resources within Property

(Do not include previously listed resources in the count.)

☒ private☒ public-local☐ public-State☐ public-Federal☐ building(s)☒ district☐ site☐ structure☐ object

Contributing

Noncontributing

123

buildings

1

sites

4

structures

objects

173

Total

Name of related multiple property listing

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

NA**Number of contributing resources previously listed in the National Register**0**6. Function or Use****Historic Function**

(Enter only categories from instructions)

DOMESTIC: single dwellings, secondary structures; campINDUSTRY/PROCESSING/EXTRACTION: manufacturing facility,
waterworks, processing site, industrial storageCOMMERCE/TRADE: warehouseLANDSCAPE: park, forest, natural features, street furniture/object,
: park, forest, natural feature, street
conservation area**Current Function**

(Enter only categories from instructions)

DOMESTIC: single dwellings, secondary structures, campINDUSTRY/PROCESSING/EXTRACTION: industrial storageCOMMERCE/TRADE: warehouseLANDSCAPE

conservation area

furniture/object,

7. Description**Architectural Classification**

(Enter only categories from instructions)

Late 19th and 20th Century Revivals: Colonial Revival,Mission/Spanish ColonialOther: Vernacular industrial, rustic**Materials**

(Enter only categories from instructions)

foundation: stone, concretewalls: wood, log, brick, stuccoroof: wood shake, asphalt, metal**Narrative Description**

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

☒ See continuation sheet(s) for Section No. 7

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CONTINUATION SHEET

Section 7 Page 1

Case Brothers Historic District
Name of property

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Description

The Case Brothers Historic District preserves the remnants of a residential and manufacturing community and a formerly private woodland park in Manchester, a once-prominent 19th-century Connecticut industrial center located about nine miles east of Hartford. Severed from the rest of Manchester by Interstate 384, the 391-acre historic district is situated in an area known since the 1800s (and possibly earlier) as Highland Park, or The Highlands. The name "Highland" refers to the rugged, elevated topography characteristic of the Eastern Border Fault, a 100-mile long Mesozoic rift that passes directly through the southeastern corner of Manchester.

The district contains 17 contributing resources, including 12 buildings, four structures, and one site. Dating from between c. 1869 and 1919, the buildings and structures include industrial and residential properties, significant outbuildings connected to the mill and estates of Manchester's Case family, a dam structure incorporating a bridge, and a separate stone bridge. The three non-contributing buildings include two mid-20th-century shed/warehouses on the mill property and one caretaker residence.

Much of the historic district consists of woodlands, ravines, and the three mountain summits (under 800 feet) encompassed by the Case Mountain Recreation Area site, a public park devoted to hiking and mountain biking that stretches south to the border of the town of Glastonbury. The recreation area property includes a rustic cabin as well as land and carriage drives laid out in the early 1900s as part of a family-owned park (never formally named) that was open to the greater community.

The developed portion of the historic district is situated in the northern section, where Birch Mountain Brook, once an essential water source for the Case manufacturing operations, traverses the district and feeds two connecting ponds, Upper and Lower Case Ponds. At an unknown date, probably in the late 1800s, the Cases dammed the ponds to create a reservoir to serve as a water supply for the paper mill. The ponds were also a recreation area where the family enjoyed angling, boating, and swimming. A filter house and bathhouse stand on the reservoir's northern shore, and a spillway is located at the west end of each pond. The lower dam, which also functions as a bridge, served as the original entrance to the park.

The historic district's two roads, Glen Road and Spring Street, converge in a "U" near the west end of Lower Case Pond. Both roads, originally laid out as through streets, now terminate at the expressway to the north. The upper end of Spring Street is the location of three late-Victorian estates that formed part of a Case-family residential compound. This north section of the district is also the site of the former paper mill, a rambling, primarily two-story brick industrial building set above a ravine on the west side of Glen Road and surrounded by a paved parking lot.

From the mill, Spring Street runs south, passing over a stone bridge. To the east of the bridge is the Spring Street parking lot, which serves as the entrance to the recreation area. Adjacent to the lot are the remnants of subterranean springs.

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Despite the expressway running to the north, the historic district boundaries enclose an area remarkable for its quiet, secluded atmosphere. Mature trees shade the broad lawns of the Spring Street properties, which convey the gracious air of the residential enclave enjoyed by the Case family in proximity to their ponds and woodland preserve. For decades the members of various generations of Cases who owned and managed the paper-making operation walked from their hillside houses to work, and footpaths still connect two of the Spring Street estates to the brick mill on the west side of Glen Road. Now devoted primarily to light wholesale and warehouse business, the mill site retains some of the appearance of a late 19th-century industrial setting, owing to the well-preserved brick exteriors of the main building. The buildings, structures, and landscape features within this cohesive historic district exhibit a high degree of quality and integrity that makes it possible to envision what the area looked and felt like more than a century ago.

The following inventory includes all contributing and non-contributing resources (Map 1).

Buildings

40 Glen Road, Case Brothers Mill

Building A/Contributing:

The former Case Brothers Mill (Building A) is a rambling industrial structure designed in the Victorian vernacular and constructed in three phases—in 1881, 1890, and 1915—then enlarged with a central infill section in the 20th century. The mill stands on a largely open, elevated site of 12.8 acres accessed by a patchwork of paved parking lots. The lots open off Spring Street to the south and off Glen Road, which runs immediately adjacent to the building on the east side and also offers access to the north side. To the west, the property drops steeply down to a ravine and Birch Mountain Brook, where the topography is rugged and thickly wooded. A waterfall known as the Bridal Veil Falls and the remnants of a dam and an 18th-century copper mine are located in the ravine. The northwest section of the property is devoted to a school-bus leasing facility consisting of a large, open parking lot to the west of the mill and ancillary buildings that fall outside of the historic district boundaries.

Building A is an irregular amalgam of multiple sections and wings ranging from one to three stories high and covering approximately 70,500 square feet (Photograph 1). The structure consists primarily of rectangular brick blocks with flat roofs and shared bearing walls. Two

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wood-frame ells extend from the northwest block. The site slopes moderately to the west and south. On its southern side, the building adjusts to grade, allowing for a third, lower level under part of the south and southwest sides.

The various blocks were designed as open loft space in which a post-and-beam system supports the floor joists. The uprights and double transverse beams are of wood (possibly chestnut), with the apparent exception of cast-iron plates, visible in a few areas. Many of the floors retain their original wood planks, laid double. The interior contains two belt-driven commercial elevators.

From its main, east-facing façade, the structure displays a stepped profile in which the south wall planes, configured as a series of two-, four-, and five-bay brick blocks (two stories in height), recede in graduated intervals to the north, creating a corresponding zigzag footprint. Irregular ghost lines running along the masonry façade indicate where the building was reconstructed after a 1915 fire. At that time the entire south section was rebuilt with the flat roof profile that exists today. The southeastern-most block of the interconnected interior spaces held the mill office. The block to the west of the office section served as the mill's box and stock room. The calender (cylinder) room was located in the front section to the north. The southwest, rear corner of the building served as the bleaching room and machine shop. Extending north from the former bleaching room is an elongated, horizontally massed wing (60' x 150') crowned with a monitor roof and oriented with its gable ends to the south and north. This section of the building contained the mill's pulp beaters and machine room. Projecting from the west side of this wing is the 1½-story peak-roofed boiler house (50' x 50') with its gable end facing west. A four-sided tapered brick chimney rises from the peaked roof clad in asphalt shingles.

Overall, the brick exterior displays features characteristic of late 19th-century vernacular industrial architecture, notably segmental-arched windows and door openings trimmed with double-header lintels. The treatment is generally plain, with the occasional subtle, yet notable decorative feature, such as windowsills of chiseled granite and other stone. A course of brick headers, laid in a dimensional zigzag pattern, provides a distinctive touch at cornice level as a continuous feature throughout the various brick blocks. Corbelled returns in the same pattern finish the gable ends of the boiler house. Windows are primarily two-over-two or six-over-six double-hung wood sash. A number of windows, including clerestory lights in the monitor roof, have been sealed with metal sheeting or bricks.

At the northwest corner stands a 2½-story, peak-roofed c. 1890 wood-frame barn (50' x 70') sheathed in wood shingles (Photograph 2). The barn's north and south gables are truncated in their east sides, where the structure has been connected to the main mill building by means of the concrete-block infill section. Also attached to the main mill building is a smaller, one-story peak-

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roofed shed. Clad in wood shingles, this former carriage shed is located to the south of the barn and projects westward from the mill. Both of these wood-frame wings stand on stone foundations. Their roofs are covered with asphalt shingles.

40 Glen Road, Case Brothers Mill/Outbuildings

Building E/Contributing

This one-story, wood-frame shed (32' x 25') built c. 1900 is located to the north of the boiler-house wing of Building A (Photograph 3). The peak-roofed building stands with its gable ends to the east and west. The exterior is clad in clapboard, and asphalt shingles cover the roof.

Fire Hose Shed/Contributing

This small shed, built c. 1900, stands to the west of the boiler house wing of Building A. Overgrown with vines, the building is one story in height and has a wood-frame structure, vertical board siding, and a flat roof.

Fire hose Shed/Contributing

This one-story, wood-frame shed built c. 1900 stands on the east side of Glen Road (Photograph 4). The structure is covered with horizontal drop siding and crowned by a pagoda-shaped roof made of metal. The main (southwest) elevation is fronted by a pair of doors mounted on strap hinges.

Building D/Non-contributing

This shed, built in 1960, stands to the north of Building E. It is a one-story, pre-fabricated standing-seam metal building with a shed roof.

Building F/Non-contributing

This one-story, peak-roofed car barn (35' x 50') is a prefabricated, standing-seam metal building built in 1985. It stands immediately to the south of Building A's office block (see Photograph 1).

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Spring Street Houses

673 Spring Street

Alfred Wells Case House/Contributing

This dignified, amply proportioned (133 x 48) residence occupies an open, elevated site on the northwest side of Spring Street and to the east of the Case Brothers mill (Photograph 5). The 2½-story, horizontally massed structure is situated so that the long elevations face northeast and southwest. The house was built in 1869 and was significantly altered in 1919 to its current appearance. The style is eclectic, with a strong Mediterranean Revival flavor.

The house stands on a concrete foundation and the walls are finished with pale pink stucco. The hipped roof, distinguished by deep overhanging eaves, is clad in red clay shingles. The building consists of a main (east) block to which a secondary (west) block adjoins at the southwest corner. On the southwest elevation, a three-story stair tower designed as a flat-roofed, bow-front bay rises at the intersection of the two blocks. A two-story multi-pane window detailed with a swans-neck pediment fronts the bay and lights the interior stairwell. To the right (southeast) of the stair bay is the main entrance, shaded by a wooden pergola mounted on paired Tuscan columns. A one-story porch supported on similar pairs of columns and rising from a rubblestone base wraps around the house's southeast gable end. Here, the porch follows an asymmetrical design, angling into a pediment at its southeast corner and projecting in a semicircular profile to the northeast.

The classically inspired northeast elevation of the main block displays a symmetrical composition dominated by a central two-story recessed porch flanked at both stories by engaged columns in the Corinthian order. A segmental-arched dormer lit by a Palladian window projects from the roofline above and is flanked by twin peak-roofed dormers. A similar dormer arrangement appears over the south elevation. Tri-partite window arrangements provide additional variety to the changing planes and overall irregular profile of the building. One-over-one, double-hung sash windows used throughout are original.

Although the building is vacant and shows some cosmetic deterioration, the structure appears sound and the architectural integrity of the design is largely intact. The structure's basic footprint and massing and the distinctive rubblestone porch (modified with the Tuscan columns) survive from the 1869 house's original incarnation as an Italianate villa. Significant original interior features, including the chestnut-paneled library and the grand staircase, are also

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preserved. The pedimented porch section has been enclosed with glass, and a roof balustrade and entry pergola are missing from the bow-front bay.

Situated prominently on its site, the house fronts southeast to a field and southwest to the driveway. Creating a formal approach, the drive swings west from Spring Street then continues southwest down a hill past a garden loggia and a garage to Glen Road and the Case Brothers mill site on Glen Road. The property preserves one contributing outbuilding and one contributing structure. At the west, Glen Road end of the driveway stands the garage (Photograph 6), a 1½-story stucco-faced building, which was designed to complement the main house and dates from c. 1919. The garage incorporates four bays on the southwest façade and houses a former chauffeur's apartment in the upper story. A pair of four-square windows light the central hip-roofed dormer. The garage doors are replacements, but the design otherwise appears intact and the structure is in good condition. A freestanding, classically inspired garden pergola (Photograph 7) stands on a flagstone terrace enclosed by a low rubblestone wall on the north side of the driveway to the west of the house. Coupled columns in the Tuscan order form corner supports for a framework of angled wood slats. The design echoes that of the house's entry pergola, and the garden structure likely dates from the same 1919 period.

680 Spring Street

Albert Willard Case House/Contributing

The A. Willard Case House is a rambling 2½-story residence in the Colonial Revival style that commands an elevated site west of Lower Case Pond (Photograph 8). The Colonial Revival styling dates to c. 1905, when the house was remodeled from a substantial Italianate villa built c. 1869. The house stands on a stone foundation and is set with its gable ends to the northwest and southeast. Yellow-painted clapboards sheath the walls and wood shakes cover the roof. A fine example of the Colonial Revival, the design exhibits a characteristically lively silhouette accentuated by distinctly triangular gables, which are framed by deep, raking cornices and pitched at varying degrees. The main portion of the asymmetrically massed building is a rectangular, peak-roofed block (45' x 57'), which incorporates and partially absorbs a central hipped-roofed section. A two-story peak-roofed wing fronted by an angular bay projects from the broad southwest façade. A one-story veranda located at the intersection of the two blocks partially encloses a multi-paned glass entry porch and extends westward to wrap around the house's northwest gable (Photograph 9). Throughout the building, peak-roofed dormers and tall, corbelled brick chimneys further enliven the silhouette, and faceted bays create interesting, irregular wall planes. A Palladian window in the southwest gable, fanlights, corner pilasters, and

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a robustly three-dimensional modillion course projecting over white-painted cornice boards reflect the classical influence inherent to the Colonial Revival. The interior is also detailed with classically inspired features. Ionic columns flank the archways that separate the main public rooms (Photograph 10), and the dining room has been "colonialized" with boxed ceiling beams and built-in paneled cupboards fitted with leaded glass doors.

The integrity of this house is very good. Archival photographs show that the basic massing survives from the c. 1869 house. The exterior is largely intact with the exception of some alterations to the porch; a balustrade has been removed and the glass enclosure installed. Six-over-one window sash has been replaced by one-over-one, which is still in keeping with the period.

The house stands back from Spring Street behind a broad lawn shaded by mature maple trees, and a circular drive approaches from the southwest. The property includes two contributing outbuildings and one structure. At the northeast end of the driveway stands a two-story, hip-roofed, clapboard-covered garage with an intersecting gable and three bays facing northwest. The building adjusts to grade so that it gains a lower floor on the southeast side of its sloping site. The upper level holds a billiard room and the lower level accommodates cars. The Colonial Revival styling indicates that the design is contemporaneous with the c. 1905 alterations to the main house. To the northeast of the garage, a shingle-clad, hip-roofed filter house perches on the northwest shore of the reservoir just above the spillway between the Upper and Lower Case Ponds (Photograph 11). The function of this building was to house a water-filter system. Nestled in the trees and laurel bushes to the southeast is a late Victorian-era wood-framed gazebo crowned by a hipped roof with deep overhanging eaves and lattice panels (Photograph 12).

720 Spring Street

Maytie Case Crowell House/Contributing

The Maytie Case Crowell House is a well-preserved example of the shingled Colonial Revival style. This rambling, horizontally massed residence was built c. 1904 and known as the Bungalow or Lodge by Case family members. Partially obscured by evergreens, the 2½-story building stands back from Spring Street on a deep, tree-shaded lawn and is oriented with one main, long elevation to the road on the northwest (Photograph 13) and the other long elevation to the southeast (Photograph 14). A gambrel-roofed block forms the main portion of the building. A two-story gabled wing fronted by a pergola extends the house to the northeast, where it adjoins a

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peak-roofed garage. A second, gabled wing further elongates the building to the southwest. The entire house, including the roof, is clad in wood shingles with trim picked out in white paint. Enclosed sleeping porches and recessed service porches accentuate the asymmetrical profile. Multiple window shapes—including ovals, a tripartite Palladian window, diamond-paned casements, and double-hung sash with multi-paned uppers—exemplify the mix of period details that often characterized turn-of-the century house design.

The main, northwest elevation incorporates a central entry with divided sidelights designed in a distinctive pattern of geometric shapes and an elliptical transom set under a full-width, deeply recessed porch supported on Tuscan columns. In an unusual, asymmetrical arrangement, a second, wider sidelight distinguished by a pattern of lozenge shaped dividers, is set to the left. Over the door, a pair of three-sided shingled dormers with hipped roofs flanks a low-slung shed dormer. The resulting silhouette provides the broad front plane of the gambrel roof with variety and dimension.

The condition of the house is excellent. In the 1990s the interior was taken back to the studs in order to update the mechanical systems. All of the structural and decorative elements, including beams, windows, fixtures, and hardware, were reportedly saved and repaired, and the design retains a high degree of overall integrity.

Fronted by a deep lawn, the house stands on a wooded property on the east side of Spring Street. The driveway, entering east from Spring Street, runs past the southwest gable end and turns north to the rear of the building, where the property drops steeply down a wooded ledge to the north shore of Upper Case Pond. There are two contributing ancillary buildings on the site. To the east of the house stands a shingled, c. 1905 Colonial Revival style outbuilding set on a concrete foundation and crowned by a shingle-clad hipped roof (Photograph 15). Adjusting to a steep grade, this wood-frame building appears to have been a combination billiard room and garage/carriage house; the lower level is accessed from the northeast. The exterior design features a recessed gable-end porch incorporating a segmental arch that springs from shingle-wrapped posts. Deep eaves project over exposed purlins with tapered tails. At the southwest gable end, the roofline dips into a distinctive "eyebrow" curve, which complements the line of the porch. Multi-paned double-hung ribbon windows light the interior.

Approached by a path running down a steep, wooded incline, a shingled bathhouse stands on the north shore of Upper Case Pond (Photograph 16). This simple rectangular structure features a hipped roof with deep eaves. A wood-plank dock forms a platform for the building, thus allowing it project over the surface of the water.

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Description

Contributing Site

Case Mountain Recreation Area

The Case Mountain Recreation Area (Map 2), which encompasses about 391 acres within the historic district boundaries, consists of open space and watershed stretching from the Case Reservoir south to Glastonbury. The tract preserves vernal pools and hardwood and softwood forests and encompasses a network of foot trails leading to the three summits of Case (735'), Lookout (744'), and Birch (778') Mountains. Lookout Mountain offers views of the Connecticut River Valley from Meriden to Avon Mountain and north to the Berkshire Mountains in Massachusetts.

The primary public access is provided by a parking area southeast of the Case Brothers mill site on the east side of Spring Street. From this point a former carriage road leads south and up an incline to connect to the larger system of unpaved drives laid out in the early 1900s. The drive circles the Lookout Mountain summit and continues with various detours north and down to the Case Reservoir. The carriage-road network further extends along the reservoir, where mortared walls of dressed stone border the drives as they wind through a thick groundcover of mountain laurel (Photograph 17).

The recreation area, which abuts sections of land trust property, includes the Carol Maude Case Dennison Cabin (728 Spring Street), a rustic-style log chalet erected c. 1918 as a summer retreat (Photograph 18). The two-story building fronts the south shore of Upper Case Pond on the shore opposite the Maytie Case Crowell bathhouse. Built into a hillside rising south from the lake, the structure is fashioned from bark-covered chestnut logs and consists of two intersecting sections arranged in a "T" plan. The varying height and angles of the intersecting cabin blocks, which are connected by front and back porches, contribute to an irregular roofline. The east and west gable ends terminate in the clipped, or jerkin-head, profile characteristic of European chalet architecture; the pond-side porch eaves dip into a gentle flare. The cabin adjusts to the slope so that it is entered at grade level on the rear, south side and gains a lower level on the pond side, where a wraparound porch is supported on cobblestone piers. Tapered at the top to create a battered profile, the piers adjust in height as the grade deepens toward the shore. The cabin exhibits a traditional log construction method in which the round timbers are joined using curved "saddle" notches and chinked along their lengths. The logs of this cabin are chinked with rope (Photograph 19). The projecting log "tails"—some shaved into points like oversized pencils—intersect and align at the cabin corners. The tails of the second-story log joists are exposed and

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treated in a similar manner. The cabin interior is distinguished by a two-story living room bordered by a balcony, open wood rails, and open staircases. The focal point of the space is a massive rubblestone fireplace and exposed stone chimney, which rises through the balcony and continues out through the roof.

The cabin, in fair condition, is vacant and subject to vandalism, but its significant architectural features are largely intact. At the east gable end, a steel girder reinforces the log joists, and a few of the original logs have been replaced with telephone poles.

The secluded woodland site is approached by an unpaved drive that enters from the dam opposite Glen Road and winds for about one-quarter mile along the south side of Case Reservoir to the cabin. The remnants of stone walls that were once part of a water garden are visible on the east side of the house. The property contains one non-contributing building, a two-story, three-room caretaker's house with a clipped-gable roof. Located to the southeast of the cabin, this c. 1960 structure, clad in vertical board siding, stands on the stone foundation of the original garage/caretaker's house (Photograph 20).

Lower Case Pond Dam and Carriage Bridge

The Lower Case Pond dam and carriage bridge is a stone structure located on the east side of Spring Street at the point where Birch Mountain Brook flows westward out of the west end of Lower Case Pond (Photograph 21). Built in 1903 as the entrance to the park, it is oriented on a north/south axis, bridging the stream to allow the driveway to pass over the top. The drive continues southward through private property and into the Case Mountain Recreation Area. The structure is made of random fieldstone fixed in mortar. Five barrel vaults embellished with wedge-shaped stone voussoirs form the spillway for the outgoing dam water, which flows down a ledge and into Birch Mountain Brook in the area of the Case Mountain Recreation Area parking lot. Each end of the bridge is framed by a pair of stone posts designed as integral parts of the masonry. At the south portal, a connecting system of walls, niches, and a terraced stone staircase traverses a steep ledge to the southwest. These features need repair but retain their integrity.

Spring Street Bridge

This low, arched stone bridge is constructed of fieldstone set in mortar in a random pattern (Photograph 22). The structure is supported by two semi-elliptical barrel vaults trimmed with wedge-shaped stone voussoirs. The bridge is oriented on a north-south axis over Birch Mountain Brook to the east of the Spring Street parking lot of the Case Mountain Recreation Area.

Case Brothers-Highland Park Historic District

Hartford County, CT

Name of Property

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.)

9. Major Bibliographical References**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 # _____

Areas of Significance

(enter categories from instructions)

Architecture _____

Industry _____

Social History _____

Conservation _____

Invention _____

Engineering _____

Landscape Architecture _____

Period of Significance

1860-1971 _____

Significant Dates

N/A _____

Significant Person (only if Criterion B selected)

Case, Alfred Willard; Case, Alfred Wells _____

Cultural Affiliation

N/A _____

Architect/Builder (use last names first for individuals)

Hill, Arthur Eaton (673 Spring St.) _____

☒ See continuation sheet(s) for Section No. 8**Primary location of additional data:**

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other Name of repository: _____

☒ See continuation sheet(s) for Section No. 9

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Significance

Criterion A (statewide): Set apart from the rest of Manchester by its distinct identity, the Case Brothers Historic District is the exceptionally well-preserved core of a Connecticut mill community that was associated with a single family of owners for more than a century. The estates and woodland pleasure grounds included within the boundaries not only reflect late-Victorian architectural tastes and preferences for leisure activities, but also evoke the lifestyle enjoyed by a family of former farmers who prospered in an era of accelerated economic growth following the Civil War. Manchester was one of many Connecticut mill towns to contribute to New England's prodigious output of mass-produced goods until the Great Depression began to shut down assembly lines. Papermaking, the focus of manufacturing in Highland Park, was a particularly important Connecticut enterprise in the 19th and early 20th centuries. The Case family's involvement with the industry is represented by a rich assemblage of resources, including the mill building on Glen Road and the reservoir and dam system, engineered specifically to supply the clean water necessary for the Cases' papermaking business. The mineral springs preserve important associations with Native American history in Connecticut, and the remnants of a copper mine on the mill property provide a link to Connecticut's colonial-era copper mining days.

Criterion B (statewide): The Case family is significant for epitomizing the Yankee spirit of enterprise during Connecticut's rise to industrial power in the 19th century. Family members patented designs for papermaking machinery and other inventions, including a railroad coupler and high-speed boat propellers, to facilitate the success of their manufacturing operations; they reinforced a sense of community in Highland Park through their preservation of hundreds of acres of open land in a park and through their provision of recreational facilities for mill workers and the public; and they established a role of philanthropy and civic involvement illustrative of the Progressive-era sense of social duty that inspired a new generation of public benefactors in America.

Criterion C (statewide): The district also meets the National Register criterion for architecture with a well-preserved mix of industrial and residential buildings and unusual landscape features that together contribute to a cohesive district within a clearly defined geographical area. The largest paper mill to survive in Manchester, the brick Case Brothers factory building remains a fine example of a late-19th and early 20th-century structure in the industrial vernacular. The three Spring Street mansions represent a high level of taste and craftsmanship that ranks them among the best examples for their size of late-Victorian country house design in the state. Exemplary products of their particular periods, these residential properties also constitute an exceptional resource as a grouping linked by single-family ownership. A rare example of a rustic chalet in Connecticut, the log summer lodge on Upper Case Pond is additionally significant for its fabrication of chestnut, a once-prevalent local material depleted by the 20th-century blight of chestnut trees. A lack of modern intrusions, the high quality of the architecture, and the continued use of the park as a public recreation and conservation area reinforce the district's physical integrity.

Chronology of the Property

The Highland Park area, believed to have been a hunting ground of the Podunk tribe, was included in the acreage known as the "Five Mile Tract," sold in the 1670s to Hartford settlers by the Mohegan Indians who

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then controlled the region. In 1731 settlers made the first lot division and in 1783 the Five Mile Tract became part of East Hartford before it was finally absorbed into Manchester when that town broke off and incorporated in 1823. The primary period of significance under Case ownership began in the early 1860s, when the family began acquiring land in the southeast section of Manchester, including a farm owned by the Wyllys family, whose house stood near the intersection of Glen Road and Spring Street. (That house was moved to Highland Street in 1905.) Alfred Wells Case (1840-1908) and Albert Willard Case (1840-1925), the twin brothers and family patriarchs who established the mill community of Highland Park, built their first mill on Birch Mountain Brook in 1862 and in 1869 they erected the first Case residences, opposite one another, in the future family enclave on Spring Street (Photograph 23). Despite a series of fires and floods, a cluster of Case-family mills prospered and expanded. The family started bottling spring water for sale in the 1880s. By the turn of the century, the Cases had amassed hundreds of acres in southeastern Manchester, and in 1903 A. Wells Case began laying out the carriage roads in the wooded tract around Case Mountain.

The Case Brothers Co. survived the Depression and in 1932 the company was incorporated to bring together the Highland Park plant and the family's East Hartford plant, known as Case and Marshall. Manufacturing continued at the main Glen Road plant into the 1960s under the ownership of the Cases. In 1967 descendants of the Case brothers sold the paper mill to Boise Cascade, a wood and paper product conglomerate, which merged the plant into their company. At that time the Case Brothers Co. was then operating two other mills, in East Hartford and in Brattleboro, Vermont. The Highland Park plant was producing punch cards and album and notebook covers. At the time Boise Cascade closed the Highland Park operation in 1971 the Case Reservoir was still supplying water to the operation. The springs remained informally open to the public until the mid 1970s. The houses within the district have passed out of family hands but some family members still live on Spring Street. The town of Manchester began purchasing land from Case descendants in 1974 to create the Case Mountain Recreation Area, which also includes parcels owned by the Manchester Land Conservation Trust.

Historical Context

The historical significance of the district originates with the area's Native American associations. The Highland Park springs were one of three mineral springs on the east side of the Connecticut River visited regularly by indigenous peoples, who recognized the medicinal value of the mineral water as a purgative and supposed the springs to have mysterious healing powers.¹ The Native Americans called the Highland Park springs "Nipow" and believed they could purge an illness by drinking the water and walking through a set of rocks known as the "Standing Rocks" on the side of Case Mountain in order to shed the evils of disease.

References to a copper mine in the area appear in records of the 1730s lot divisions. According to an 1837 geological survey of Connecticut, the deposit on the Wyllys land was "wrought"

¹ The other two springs were the Nipsic pool in East Glastonbury and Sonkinips springs in Stafford.

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around 1750. Owned by Ephraim Wyllys by the first half of the 1800s, the mine was leased twice in 1901 under the Case ownership to the Manchester Mining Company.²

Spring Street laid out in 1792, followed older path along Birch Mountain Brook, one of seven Manchester waterways exploited for power in the 1700s to support a number of light industries, mostly in the form of the grist- and sawmills. The necessary foundation for colonial settlement, these operations foreshadowed the city's future as an industrial base. The booming manufacturing economy that accelerated between the time of the town's incorporation in 1823 and the onset of the Civil War coincided with Connecticut's entry into its heyday of small-scale, water-powered industry. Whereas the population of local agricultural towns stagnated or even shrank in this period, that of Manchester rose sharply in connection to its growing paper, glass, and textile industries. The town is perhaps best known for the Cheney family, a silk-making dynasty who achieved supremacy in the industry by advancing mechanical innovations in spinning technology. (The Victorian-era Cheney mill village in Manchester is part of a 175-acre historic district listed on the National Register in 1978.)

Connecticut's equally important paper industry was located mainly in Hartford County with a local concentration on the Hockanum River in Manchester. Between 1780 and 1832 six paper mills had been built within the Five Mile Tract, and in 1830 a Hockanum River plant had the distinction of being the second paper maker in America to install a Fourdrinier-type production mechanism.³ The Fourdrinier technique, invented in France in 1798 by Nicholas-Louis Robert—an employee in the paper mill of St. Léger Didot—involved production of a continuous sheet rolled out on cylinders known as calenders. The process revolutionized the industry by supplanting a laborious hand-production method. In the mechanized method, pulp was fed onto a wire mesh conveyor belt or applied to mesh cylinders submerged in vats. In either case, the resultant single sheet could be wound into rolls of unlimited length. Census records from 1850 identify assorted small shops in Manchester, including two cigar makers along with two silk factories, three cotton mills, and nine paper mills. Papermaking grew significantly after 1840, and by 1850 Connecticut ranked second in the country behind only Massachusetts in the value of the state's annual paper production.⁴ When Case family members learned the trade in a Hockanum River plant in the early 1860s, the continuous-sheet process was standard. The brothers recognized the potential of the technology for new market ventures in a wartime economy. Their Highland Park ventures began in 1862 when A. Wells Case set up a mill on Birch Mountain Brook to wash the cotton waste used for making guncotton, an explosive supplied to the Union Army.

² See William E. Buckley, *A New England Pattern: The History of Manchester, Connecticut* (Chester, CT: Pequot Press, 1973) for an account of the Manchester mine.

³ The American Society of Mechanical Engineers History and Heritage Committee, "Connecticut: The Industrial Incubator," Hartford, 1981, 155. The first papermaking mechanism of the Fourdrinier cylinder type in America was built by Thomas Gilpin in 1816 in Wilmington, Delaware. The second American-made Fourdrinier, built by Phelps & Spafford in South Windham, Connecticut was installed on the Hockanum River in 1830 by the East Hartford Manufacturing Co. (1785), which was one of the earliest paper mills in the Hartford region.

⁴ A survey taken before the Civil War accounted for 43 mills in Connecticut, 61 in Pennsylvania, 77 in Massachusetts, and 106 in New York. See Norman B. Wilkinson, *Papermaking in America* (Greenville, DE: The Hagley Museum, 1975).

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By 1865 A. Wells Case was operating a Highland Park plant known as the Spring Grove Paper Company. Various brothers were involved in at least two, possibly three, paper mills located directly on the brook by 1869. Shortly after those operations washed away in a flood, Henry Francis Case (1838-1918) and Charles Frank Case (1835-1905) rebounded with a machine shop for manufacturing papermaking equipment. In 1870 A. Willard Case, A. Wells Case, and yet another brother, Frederick L. Case, formed the Case Brothers Co. and rebuilt on higher ground at the present Glen Road site, where the plant was reconstructed of wood after an 1875 fire.⁵ That plant was replaced in 1881 by a brick structure, which was expanded in 1890. In 1915 the mill was damaged by fire yet again and the upper stories were rebuilt (Photograph 24).

In an impressive engineering feat, the family's damming of Birch Mountain Brook to create Case Reservoir enabled them to supply the necessary 300,000 gallons of pure, clean water used daily by the mill. Because the mill's machinery was operated by coal-fueled, steam-powered belt works, the Case plant did not require flowing water as a power source—one reason why it was possible to relocate the new plant well above the brook. The plant's coal-fired burner in the present-day boiler room also fed a steam system providing heat to the Cases' Spring Street houses, and mill workers' houses on Highland Street received water from the reservoir.

As the Case enterprises expanded, Case brother- and son-in-laws took on management positions in the Highland Park operation or the affiliated Case mills in Chaplin, Unionville, and the Burnside (Scotland) section of East Hartford, Connecticut. Case Brothers, the anchor of the Highland Park milling endeavor, specialized in high-quality binders, notebook and album boards, pattern cards for mechanized weaving and lace making, pressed paper board, manila-paper and file folders, and related products sold in the U.S. and abroad. The market for such goods bore a direct relationship to the improved technology of the day, as the amount of paper that could be made by machine (1,000 pounds per day) over that produced by hand (60 to 100 pounds per day) dramatically lowered prices. The concurrent availability of the mass-produced pencil and the advent of the steam-driven rotary printing press are credited with a major transformation of the economy during the second half of the 1800s by meeting a soaring demand for inexpensive reading and writing materials. The increased availability of schoolbooks, notebooks (with covers like those made by Case Brothers), newspapers, and other paper products to a much broader range of the population had a significant effect on reducing illiteracy rates in industrialized countries.

In the mid 1880s, A. Wells Case, A. Willard Case, and Willard's brother-in-law, Robert Stanley, began yet another venture by creating the Tonica Springs Company to bottle and sell the water from the Highland Park springs. The mineral-water venture was part of a widespread American spa movement influenced by the European fashion for "taking the waters." As early as 1845 the Poland Springs of Maine were attracting visitors in search of cures, and an enterprising company had begun bottling the water for sale in three-gallon demijohns.

The problem of flooding evidently precluded the family's plans for a Highland Park spa, and there are conflicting accounts as to whether the Cases ever built an inn by the brook. The springs, however, presented other opportunities. By 1886 the Cases had built a bottling house on Birch Mountain Brook in the

⁵ Frederick Case sold his interest in 1890 and built a mill in Andover, CT.

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area of the present-day Case Mountain Recreation Area parking lot on Spring Street. The company formally incorporated in 1889, and the family began publishing a periodical called "Highland News," which offered flowery testimonials about the healthful properties of their product.⁶ Highland Tonica Water, a mineral water enriched with bicarbonate of iron, potassium, manganese, sodium, lime, and magnesium, was advertised as a therapeutic treatment for dyspepsia, diabetes, indigestion, malaria, and rheumatism. The company marketed clear water from a second spring under the label of Highland Rock Water, a "remarkably pure" table water. The paper operations, however, were the largest and longest-lasting Case endeavor, and by 1916 the mill was turning out 12 tons of paper a day. As of 1924 the Highland Park plant employed 100 workers.

Since the 1880s, the area around the mill and springs had been evolving into a self-contained community reflective of some of the traditional patterns of the New England mill village—despite the fact that it was not conceptualized as a whole, as were many such communities. The Spring Street mill was the core of the much larger district known as Highland Park now traversed by I-384. A crossroads at the intersection of Highland and Wyllys Streets served as the village center, site of the Highland Park post office and a general store bought by the Cases in the 1880s. The store and post office no longer exist, but about a dozen Case-owned workers' houses still stand on Highland Street to the north of the highway.

The choice of the Cases to live so close to the mill and to have so many family members work in the operation kept them closely connected to their operations and workers on a daily basis. In the tradition of such villages, the family fostered a sense of belonging through a number of activities. These included baseball games, which took place on the large field to the north of the A. Wells Case House, and picnics held in a pavilion near the waterfall on Birch Mountain Brook, a local natural attraction. In later years the Cases turned the old bottling plant into a community clubhouse sponsored by the Hartford YMCA.

Highland Park is also unusual for the two main landscape features preserved within the historic district: the springs area and the park. From its inception in 1903, when A. Wells Case began laying out the carriage roads, stone walls, and other features, the wooded park was always open for public enjoyment. The stone niches and pathways adjacent to the Lower Case Pond dam—which functioned as a bridge into the park (Photograph 25)—were part of a carefully designed spa setting where people came to picnic and collect the water. It is doubtful that any other mill village in New England preserves such a unique combination of landscape features, nor one so evocative of a late Victorian way of life.

Significant Persons

Highland Park also derives significance from its associations to the Cases, a family of accomplished industrialists who remained directly associated with the historic district over the course of a century. Cases were settled in Hartford by 1650 and were among those people claiming lots in the first land divisions in Manchester's Five Mile Tract in the 1730s. Raised on the west side of town, the five sons of Charles and Mary Case came from a long line of farmers but broke with that tradition as part of a new generation of industrial entrepreneurs. All of the five Case brothers became manufacturers and explored the potential for technology to advance their endeavors. As a center of papermaking, Manchester claimed many innovators in

⁶ The Tonica Springs Co. remained in existence as a holding company until the 1960s.

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the field; not to be left behind, the Cases carved out their own territory for innovation. C. Frank and Henry F. Case, builders of the Highland Park machine shop, were granted a number of patents for Case papermaking machinery, some of which is now preserved in the Smithsonian Institution. A. Wells Case also developed patents for machinery, but his real interest lay in marine technology. In 1885 he was awarded a patent for a railroad car coupler described in a scientific journal as a "masterpiece of mechanical ingenuity." His experiments in the Birch Mountain Brook machine shop led to patents in 1893 and 1896 for the Case Outward Thrust Propeller Wheel, designed to increase speed and reduce turbulence. The improved performance of screw propeller-driven ships, earlier prone to vibrating, helped to compete with the speedy paddle-wheel steamships. Case promised an increase of speed to anyone who tried a Case propeller wheel. The smaller wheels he made in Highland Park were found on many of the pleasure steamboats plying the waters of Eastern Connecticut. Among the large steam yachts and ships to use a larger version was the Middletown, a 16-ton steamer that began service between Middletown, Connecticut and New York City in 1896. (Those Case-designed propellers were manufactured in Bath, Maine.)

The Case family is also noteworthy for a pattern of philanthropy rooted in a uniquely American culture of giving that emerged in the Victorian age as a response to the hardships of the Civil War. Encouraged by the great fortunes produced in the industrial age, the modern concept of philanthropy embodied by "The Gospel of Wealth" is widely credited to Andrew Carnegie's 1889 essay by same name. In his writings the Pittsburgh steel titan advocated that the rich should, instead of "leaving their wealth to their families, administer it as a public trust during life." Among the many Case family members to serve as benefactors to the Manchester community, A. Willard Case and his wife, Marietta Frances Stanley Case, a poet, were largely responsible for funding the new building for the South Manchester Methodist Episcopal Church, constructed of stone Highland Park stone and dedicated in 1925. In 1941 their daughter, Maytie Case Crowell (1870-1945), an art patron and accomplished organist, donated the church parsonage and furnishings.

Alfred and Caroline Case's daughter, Carol Maude Case Dennison (b. 1879), is notable for taking over the supervision of the mill after her brother Lawrence Wells Case (1871-1944) relinquished the same duties. In her managerial role Carol Dennison is believed to be one of the first women to head a mill operation in Connecticut. Her son, Wells Case Dennison (1915-77), served as the last president of Case Brothers, from 1954 to 1967.

Among other noteworthy figures associated with the historic district are A. Lawrence Riker (1899-1978) and Lewis Morgan Porter (1903-67). From 1937 to 1961, the A. Willard Case House was home to Riker, an inventor whose innovations included a 3D-effect movie screen and a vibration insulator that was the forerunner to the suspension carriage used by Buick automakers. A well-known 20th-century outdoorsman, Porter, who served as president of the Adirondack Mountain Club, worked with volunteers from the Connecticut Forest & Park Association to lay out the 29-mile, blue-blazed Shenipsit Trail. The first formal blazed trail in the area, the Shenipsit crosses the summit of Birch Mountain on route from East Hampton to the Massachusetts border.

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Architectural Significance

The significance of the buildings in the historic district is multifold. The houses and outbuildings help to fill out a picture of social trends fabricated against the backdrop of the Industrial Revolution and the fortunes it yielded. In an age before income tax, the swelling pockets of the country's titans of industry encouraged the pursuit of activities like riding, shooting, golf, tennis, and angling. Sporting and games were part a broader Country Life Movement advocating a genteel country lifestyle as an antidote to increasing stress, pollution, crowding, and other ills associated with an industrial age. The park and carriage drives created by the Cases were certainly a product of this movement. By keeping the hundreds of acres of natural woodlands undeveloped in their family preserve, the Cases were one of many Victorian-era families to preserve open space—often to support leisure pursuits on landed country estates—that would become the foundation of future conservation areas. The “gentleman’s farm” (no longer extant) where the Cases raised Holsteins and Guernseys—as a pastime rather than a necessity—was another Country Life tradition.

Although they are fine houses in their own right, the Spring Street estates go beyond their respective representation of style in their importance as a family grouping. Now quite unusual, enclaves of this type reflected the custom for members of close-knit, upper-class, Victorian-era families to reside in compounds—a pattern repeated in mid-sized cities as well as in the countryside, especially among families whose businesses employed multiple members of multiple generations.⁷ In this regard, the Case family estates set amid graciously landscaped grounds and adjacent to the reservoir and wooded pleasure grounds were very much of their time.

Archival photographs prove all of these residences to have maintained a high level of architectural integrity since the last substantial updates of nearly a century ago. The A. Wells Case and the A. Willard Case Houses were both built as stylish Italianate villas in the 1860s, then remodeled by family members to stay current with the times. (The A. Willard Case House may incorporate an even earlier house indicated on an 1860s map.) The transformation of the A. Wells Case house (Photograph 26) was completed in late 1919 by Lawrence Wells Case (1871-1944) during a honeymoon grand tour to Europe as a wedding gift for his bride Florence Reid Case (1887-1974). In addition to a grand main-hall staircase, the remodeling, by the Providence, Rhode Island architect Arthur Eaton Hill, featured a library paneled with chestnut harvested on the Case property. Although the composition incorporates classical and other eclectic elements, it evokes a strong Mediterranean Revival-style flavor, notable in the pale pink stucco finish, clay roof tiles, deep overhanging eaves, and entry pergola.

The Colonial Revival styling of the Maytie Case Crowell House and of the A. Willard Case House—one shingled and the other a loose amalgam of Georgian and Federal details—reflect two traditional variations of the style. Considered to be the epitome of breeding and good taste, the Colonial Revival first found its popularity in the late 19th century in country homes and estates just such as these.

Of equal significance is the c. 1918 log cabin (728 Spring Street), fashioned of salvaged timber from the Highland Park property at the time of the chestnut blight. Family members believe the cabin, built for Carol Maude Case Dennison and her husband Richard Dennison (b.1875), was erected by mill workers

⁷ A good Connecticut example is Tranquility Farm, the 1895 Middlebury estate of the Naugatuck industrialist, J.H. Whittemore (list on the National Register of Historic Places in 1982).

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under the supervision of French Canadian builders brought to Manchester specifically for the project. The building is an excellent Connecticut example of a type based on the lodges of the Adirondack Mountains of New York. The Adirondacks and other remote American wilderness regions set the backdrop for a new fashion known as "rusticating" in the wilds. The trend, linked to the so-called Back to Nature Movement, related closely to the Country Life Movement. Rough stone and bark-covered timbers, usually gathered on site, fit naturally into the backwoods settings and enhanced the sense of adventure associated with "camping out" in summer retreats. The jerkin-head gables and chestnut log construction of the Dennison cabin reflect the impact of the late 19th-century revival of picturesque Alpine architecture in Europe, which was a strong influence on American lodge architecture of the period. The two-story "great room" conceived as the core of the cabin and dominated by the stone fireplace is particularly characteristic of the type, and the rope chinking is an especially noteworthy detail.

Despite its transition to warehouse and light industrial use since the 1970s, the Glen Road plant is also significant as the largest 19th-century paper mill surviving in Manchester. According to the owner of the property, the two belt-driven elevators are among the first commercially licensed elevators in Connecticut. The oldest sections of brickwork dating from 1881 and 1890 represent two phases of masonry construction. The brick construction replaced a wooden plant that went up after the 1875 fire. A concern for all mill owners, fire was a particular threat to paper makers due to the combustible nature of their stock. Fireproofing standards like those outlined in an 1890 issue of *The Manufacturer and Builder* called for such elements as the cast iron wall plates, compound beams, and double floorboards incorporated by the Case brothers in modernizing their plant. According to an 1896 Sanborn Fire Insurance map, the mill was fitted with a sprinkler system (fed by the Case Reservoir) providing a pressure of 40 pounds per inch, and was also equipped with fire pails. These precautions likely helped to save the plant from complete destruction when fire struck in 1915.

The walls, bridges, stairs, and fountain niches distinguishing the Case Mountain Recreation Area and the former springs/spa area also contribute to the import of the district's unusual landscape components. The vaulted bridge at the former park entrance is a rare example of a Connecticut bridge designed to incorporate a dam spillway as part of the same structure. The rubblestone construction of these features displays a high quality of craftsmanship and a sensitivity to a woodland environment shaped by the Cases in the spirit of the Romantic landscape ideal of the late Victorian era. Although the Cases employed judicious trimming to clear paths and views, the effort was deliberately unobtrusive so as to imply the hand at work was that of Mother Nature alone. The structural features intentionally enhanced the natural setting of ledges, vernal pools, ponds, and masses of mountain laurel, and the overall sophistication of the landscape suggests that the Cases worked with a professional designer.

The area's historic district's seclusion and its striking, rugged topography combine with the beauty of the Case family mansions, park, carriage-drive system, and reservoir to establish a distinctive sense of place in Highland Park. The buildings and landscape offer insight into a significant facet of Connecticut's manufacturing history and a valuable glimpse into Victorian-era tastes for recreation and leisure pursuits.

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Case Brothers Historic District
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NPS Form 10-900-a
(8-86)

OMB No. 1024-0018
(Expires 1-31-2009)

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Interviews, May/June 2008: Susan Beach, Richard Dennison, Sara Dennison, Mason Thrall

Acreage of Property 435.25

UTM References USGS Topographic Quad name Rockville
(Place additional boundaries of the property on a continuation sheet.)

1 / / / / / / / / / / /
Zone Easting Northing

2 / / / / / / / / / /
Zone Easting Northing

3 / / / / / / / / / / /
Zone Easting Northing

4 / / / / / / / / / /
Zone Easting Northing

The boundaries are indicated on the accompanying base map.

☒ See continuation sheet(s) for Section No. 10

name/title Rachel Carley

organization Preservation Consultant date Nov. 5, 2008

street & number 10 Camp Dutton Road telephone 860-567-5132

city or town Litchfield state CT zip code 06759

email address: rcarley@snet.net

Additional Documentation

The National Register requires each nomination consist of the following beyond this 4-page cover form:

- ☐ Continuation Sheets for narrative
- ☐ **A USGS topographic quad map** (7.5 or 15 minute series) indicating the property's location TO BE PROVIDED IN FINAL DRAFT
- ☐ **A Sketch map** for historic districts or properties having large acreage or numerous resources
- ☐ **A Photo identification map** for districts; one map can serve both as sketch and photo ID map. TO BE PROVIDED IN FINAL DRAFT
- ☐ **black and white photographs** of the property. See policy statement for acceptable use of digital photographs TO BE PROVIDED IN FINAL DRAFT

The Connecticut Commission on Culture and Tourism requires the following for all nominations:

- ☐ An additional set of black and white photographs that remains at the SHPO
- ☐ Floor plans of properties whose significance is based on their plans
- ☐ Color slides or PowerPoint images and presentation of the property to the Connecticut State Review Board

Property Owner

name/title various (see continuation sheet)

street & number _____ telephone _____

city or town	state	zip code
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email address (if available) _____

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Geographical Data

UTM References

- A. 18 708110 462610
- B. 18 709300 462690
- C. 18 709460 462610
- D. 18 709700 462635
- E. 18 709761 462610
- F. 18 709550 462598
- G. 18 709800 462576
- H. 18 709651 462491
- I. 18 708950 462491
- J. 18 708949 462530
- K. 18 708100 462512
- L. 18 708100 462532
- M. 18 708700 462530
- N. 18 708661 462580

For boundaries, see Map 1.

Boundary Justification

The Case Brothers-Highland Park Historic District follows the rough boundaries for the potential historic district identified in the town-wide "Historic and Architectural Resource Survey of Manchester" (1988). When Interstate 384 opened in 1971, the highway passed east-west directly through Highland Park and cut off Highland Street to the north. The historic district has been confined to the area south of the highway, where it exists as an oasis of historic structures and open land in an otherwise increasingly built-up and congested area. The areas to the east, west and southeast are dominated by mid- to late 20th-century residential development.

The main resources—the Case Brothers paper plant, estates, parkland and carriage roads, reservoir, log cabin, spa site, waterfall, dam and mine ruins—form a cohesive district with contiguous sites and locations that are unified by their historical connections to the Case family. The boundaries have been drawn to exclude two non-conforming residences on Spring Street and a few non-conforming outbuildings at the mill site but to include all the significant buildings and landscape features concentrated in the north section of the district. Otherwise the borders follow the property lines of the town-owned Case Mountain Recreation Area and some adjacent parcels of owned by the Manchester Land Conservation Trust.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 11 Page 1

Case Brothers Historic District
Name of property

Hartford, CT
County and State

Property Owners:

Andre Ansaldi Jr.

39 Tunxis Trail
Bolton, CT 06043

660 Spring Street

Barbara A. Boutot

680 Spring Street
Manchester, CT 06040

680 Spring Street

Christopher Bulger and Judy Huan Bulger

720 Spring Street
Manchester, CT 06040

720 Spring Street

Manchester Land Conservation Trust

20 Hartford Road
Manchester, CT 06040

Case Mountain Recreation Area: 76 Birch Mountain Road; 599R Spring Street; 635 Spring Street; 670 Spring Street

Shirlie C. Thrall, estate; Mason Thrall, Jr. executor, Robert H. Thrall, executor, Randall Thrall

5 Glen Road
Manchester, CT 06040

40 Glen Road; 40A Glen Road; 673 Spring Street; 675R Spring Street

(8-86)

(Expires 1-31-2009)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 11 Page 2

Case Brothers Historic District
Name of property

Hartford, CT
County and State

Property Owners

Town of Manchester
41 Center Street
Manchester, CT 06040

Case Mountain Recreation Area: 212 Birch Mountain Road; 351, 377, 387, 397 Gardner Street;
385 Dennison Ridge Drive; 160 Kimberly Avenue; 716 Spring Street; 728 Spring Street; 136
Tonica Spring Trail; no address (south of 377R); no address (south of 397R)

Wells C. Jacobson Trust; Beach & Susan J. Jacobson Trust; Magic Highland Trust
Agreement
1918 Manchester Road
Glastonbury, CT 06033

716R Spring Street

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section _____ Page 1

Case Brothers Historic District
Name of property

Hartford, County, CT
County and State

Photograph Identification

1. Building A, Case Brothers Mill, 40 Glen Road, Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. East façade, looking west
7. #1

1. Building A, Rear Barn Section, Case Brothers Mill, 40 Glen Road, Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. North gable end and west elevation, looking southeast
7. #2

1. Building E, Case Brothers Mill, 40 Glen Road, Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. South facade and east elevation, looking north
7. #3

1. Fire Hose Shed, Case Brothers Mill, East side of Glen Road, Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. West elevation and south façade, looking east
7. #4

1. Alfred Wells Case House, 673 Spring Street, Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. Southwest façade, looking northeast
7. #5

1. Garage, Alfred Wells Case House, 673 Spring Street, Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. South façade, looking north
7. #6

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section ____ Page 2

Case Brothers Historic District
Name of property

Hartford, County, CT
County and State

=====

Photograph Identification

1. Pergola, Alfred Wells Case House, 673 Spring Street, Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. Looking northwest
7. #7

1. Albert Willard Case House, 680 Spring Street, Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. Northwest gable end and southwest façade, looking east
7. #8

1. Albert Willard Case House, 680 Spring Street, Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. Northwest gable end, looking southeast
7. #9

1. Entry Hall, Albert Willard Case House, 680 Spring Street, Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. Looking southwest
7. #10

1. Filter House, Albert Willard Case House, 680 Spring Street, Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. West façade and north side elevation, looking southeast
7. # 11

1. Gazebo, Albert Willard Case House, 680 Spring Street, Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. East and north sides, looking southwest
7. #12

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section ____ Page 3

Case Brothers Historic District
Name of property

Hartford, County, CT
County and State

=====

Photograph Identification

1. Maytie Case Crowell House, 720 Spring Street, Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. Northwest façade, looking southeast
7. #13

1. Maytie Case Crowell House, 720 Spring Street, Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. Southeast elevation, looking northwest
7. #14

1. Garage/Billiard Room, Maytie Case Crowell House, 720 Spring St., Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. Southeast elevation, looking northwest
7. #15

1. Bathhouse, Maytie Case Crowell House, 720 Spring St., Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. South façade, looking north
7. #16

1. Carriage Road and Upper Case Pond, Case Mountain Recreation Area, Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. April 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. Looking northeast
7. #17

1. Carol Maude Case Dennison Cabin, Case Mountain Recreation Area, Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. April 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. East elevation, looking west
7. #18

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section _____ Page 4

Case Brothers Historic District
Name of property

Hartford, County, CT
County and State

=====

Photograph Identification

1. Detail, log chinking, Carol Maude Case Dennison Cabin, Case Mountain Recreation Area, Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. East elevation, looking west
7. #19

1. Caretaker's House, Carol Maude Case Dennison Cabin, Case Mountain Recreation Area, Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. November 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. North elevation, looking south
7. #20

1. Carriage Bridge and Dam, South side of Spring Street, Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. West side, looking northeast
7. #21

1. Spring Street Bridge, Case Brothers Historic District
2. Hartford County, CT
3. Stacey Vairo
4. November 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. East side, looking west
7. #22

A. Wells Case House (left) and A. Willard Case House (right)
Looking east from Case Bros. Mill, c. 1880
Case family collection
#23

Four Photos, Aftermath of Fire at Case Bros. Mill, 1915
Case Family Collection
#24

Postcard View, Carriage Bridge and Dam
West end of Lower Case Pond, looking west, c. 1904
Manchester Historical Society
#25

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section ____ Page 5

Case Brothers Historic District
Name of property

Hartford, County, CT
County and State

=====

Photograph Identification

Aerial View, A. Wells Case Estate, c. 1919
Looking east from mill
Case Family Collection
26

Map 1
Boundary Map
Key to Buildings, Structures, and Sites
Photo Key
Case Brothers Historic District

Map 2
Case Mountain Recreation Area

Recommendation: SLR Return

Action: SLR Return None

Documentation Issues-Discussion Sheet

State Name: CT County Name Hartford Resource Name Case Brothers HB

Reference No. 468 Multiple Name _____

Solution:

Problem: Sec. 3 incomplete. Negatives need to be returned to SHPO
Only 3 images on CN. No level of signif, coded "local" < 50 yrs period
of signif (to 1971) UTM northings lack precision. ~~are with the map~~
You might want to double check # of owner objections.
USGS map not submitted, (SHPO letter says it is coming).

Resolution:

SLR: Yes No

Database Change:

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Case Brothers Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: CONNECTICUT, Hartford

DATE RECEIVED: 5/22/09 DATE OF PENDING LIST: 6/08/09
DATE OF 16TH DAY: 6/23/09 DATE OF 45TH DAY: 7/05/09
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 09000468

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

___ACCEPT___ RETURN ___REJECT___ DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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.





















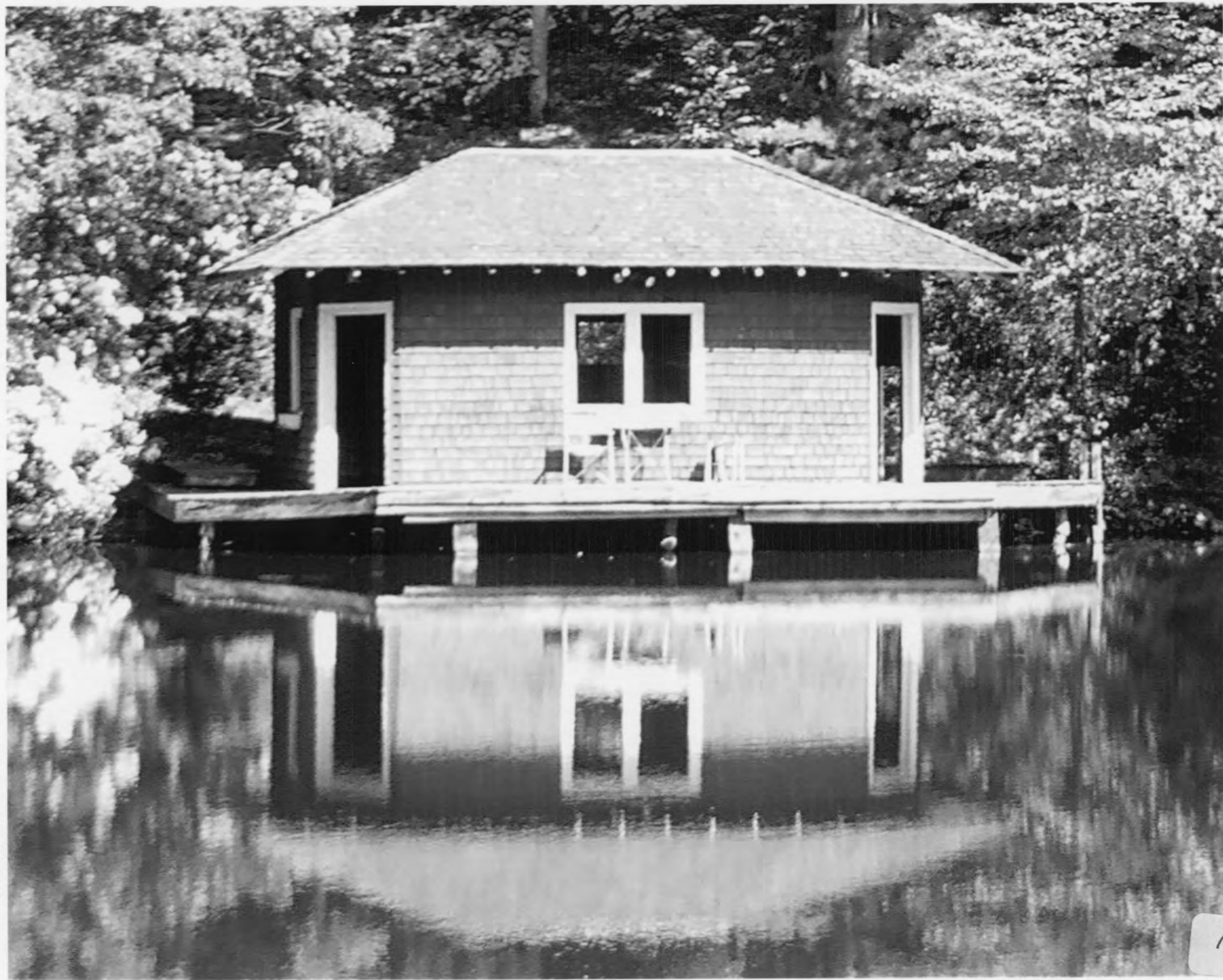






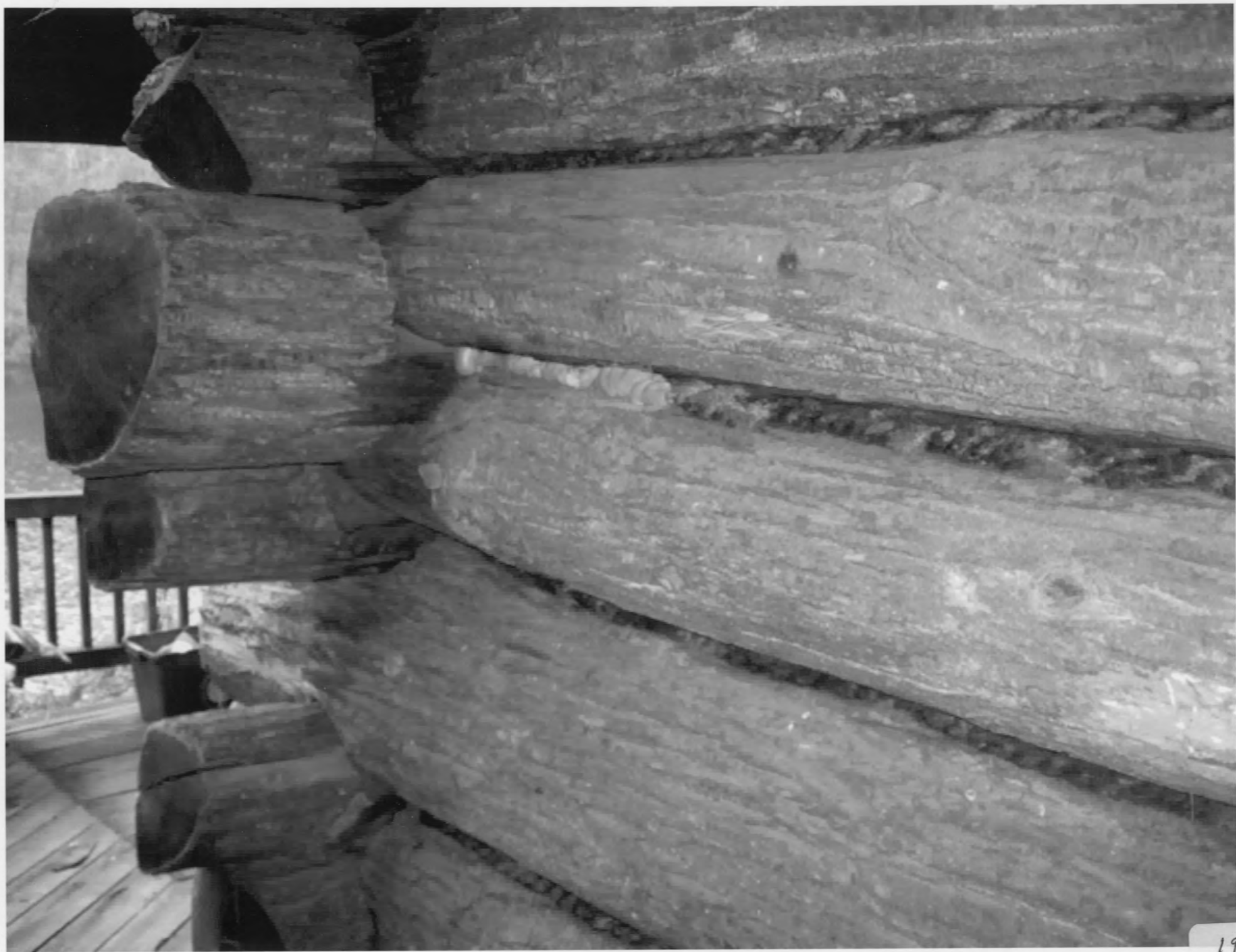












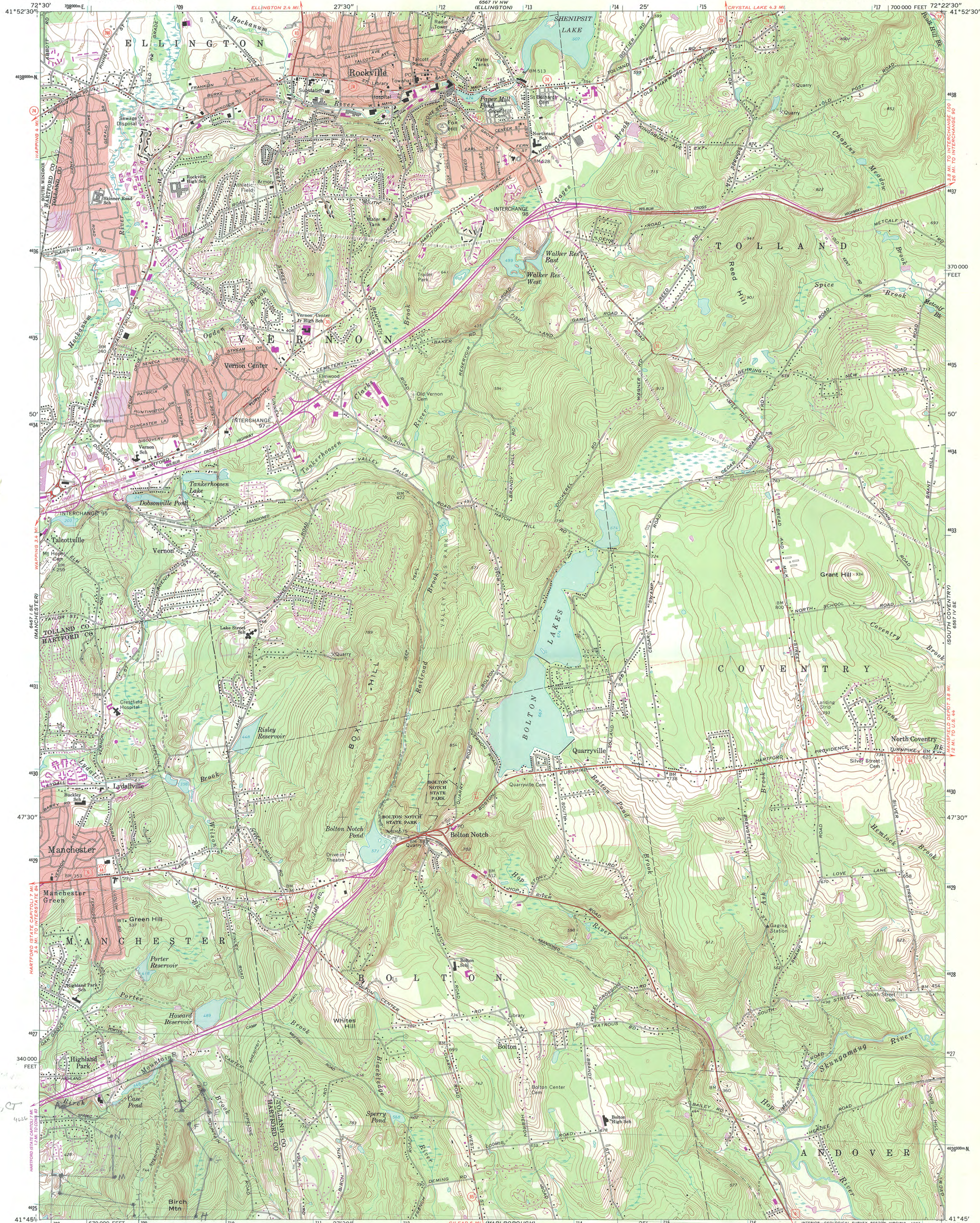




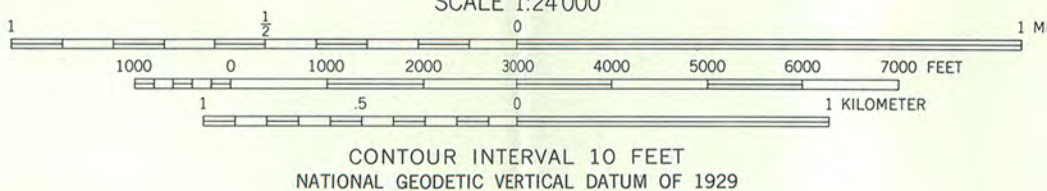


UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

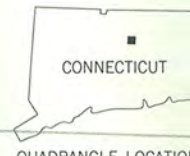
ROCKVILLE QUADRANGLE
CONNECTICUT
7.5 MINUTE SERIES (TOPOGRAPHIC)



Mapped, edited, and published by the Geological Survey
Revised in cooperation with Connecticut Highway Department
Control by USGS, NOS/NOAA, and Connecticut Geodetic Survey
Topography by plane-table surveys 1942-1943. Revised by
photogrammetric methods from aerial photographs taken 1965
Field checked 1967
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 5 meters south and
38 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, all weather, hard surface
Secondary highway, all weather, hard surface
Light-duty road, all weather, improved surface
Unimproved road, fair or dry weather
Interstate Route
U. S. Route
State Route



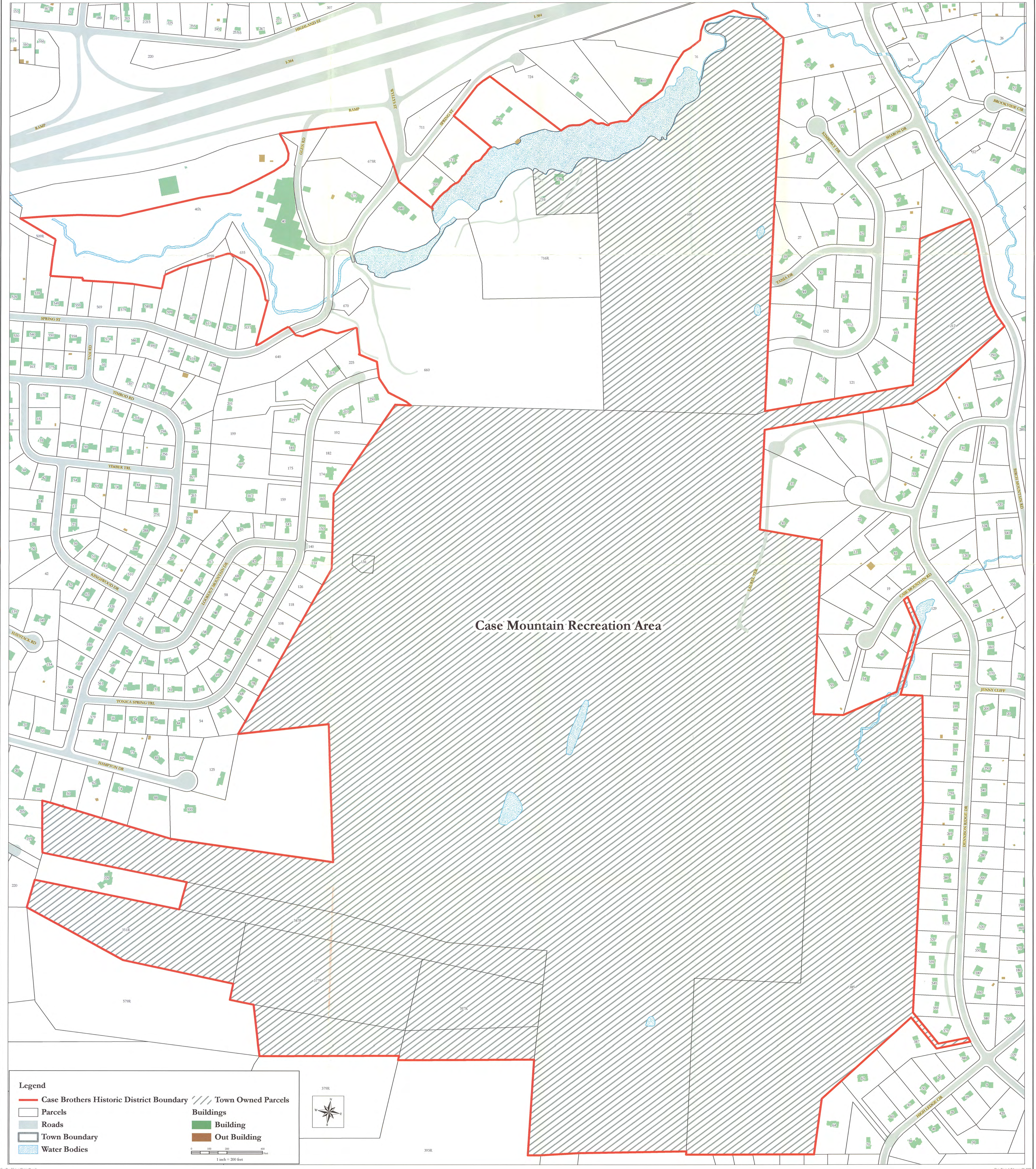
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

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

ROCKVILLE, CONN.
41072-64-TF-024
1967
PHOTOREVISED 1984
DMA 6567 IV SW - SERIES V816



Case Brothers
Historic District Boundary





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 19 day of May
2008, for nomination of the Case Brothers H.D. - Manchester
Connecticut

to the National Register of Historic Places:

- ☒ Original National Register of Historic Places nomination form
- ☒ Multiple Property Nomination form
- ☒ Photographs
- ☐ Original USGS maps — to follow
- ☒ Sketch map(s)/figure(s)/exhibit(s)
- ☒ Pieces of correspondence
- ☐ Other _____

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. They are part of
- ☐ Other: _____ two trusts,
as we
discussed

Susan Barlow for the **Manchester
Historical Society**
c/o 627 Spring Street
Manchester, CT 06040

February 11, 2009

State Historic Preservation Officer
Connecticut Commission on Culture and Tourism
One Constitution Plaza Second Floor
Hartford, CT 06103

To the State Historic Preservation Officer:

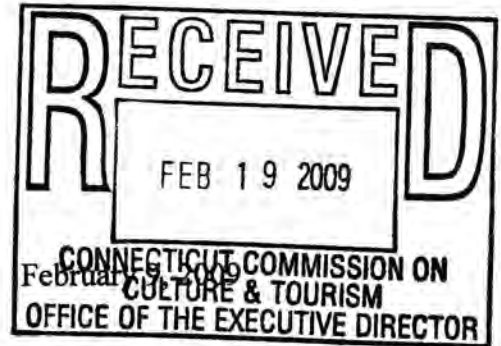
Thank you for the notification of the proposed Case Brothers Historic District.

At the January 19, 2009 Board meeting of the Manchester Historical Society, we agreed by consensus to support the Case Brothers/Highland Park nomination for the National Register of Historic Places. Within the area, there are outstanding examples of the mill village with handsome brick factory architecture, nineteenth-century residences, and stone bridges and carriage paths. The bridge along Spring Street, with its falls and dam, is an icon of Manchester, and is the image that's on the home page of our Town's web site.

Very truly yours,

A handwritten signature in cursive script that reads "Susan Barlow". The signature is fluid and elegant, with a long horizontal flourish extending from the end of the name.

Susan Barlow
For the Manchester Historical Society



Historic Preservation Division
State of Connecticut
One Constitution Plaza
Second Floor
Hartford, CT 06103

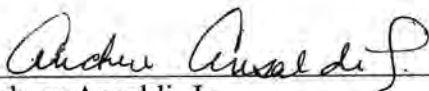
Reference: *Proposed Case Brothers Historic District, Manchester, CT*

Dear Board Members:

As the longtime owner of property known as 660 Spring Street, Manchester, Connecticut, I wish to inform you that I object to the inclusion and designation of my land as a part of a historic district. The designation of my property as having historic significance is inappropriate under Connecticut Statutes and the Federal criteria under the Code of Federal Regulations and will interfere with my plans for the future development and use of my vacant property.

It is my further understanding that there has been no action taken by the Town of Manchester to create the Case Brothers Historic District.

The undersigned does hereby declare under penalties of false statement that I am the owner of record of the property listed above which is proposed to be included in the historic district.


Andrew Ansaldi, Jr.

Subscribed and sworn to before me this 17 day of Feb, 2009.


KENNETH BEAULIEU
Notary Public
My Commission Expires **NOTARY PUBLIC**
COMMISSION EXPIRES JULY 31, 2013

MANCHESTER LAND CONSERVATION TRUST, INC.

FOUNDED IN 1972. PRESERVING OPEN SPACE IN MANCHESTER, BURLINGTON, VERNON AND EAST HARTFORD

MAILING ADDRESS: 20 HARTFORD ROAD, MANCHESTER, CT 06040

Officers:

Malcolm F. Barlow
President, 860-646-4081

Cliff Pierce
Vice President

Elaine Law
Secretary

Glenn Law
Treasurer

Directors:

Doug MacGillvary

Joan Naab

Theresa Parla, *Membership
Chair*,
860-643-1823

Susan Pierce

Helen Robbins

Legal Counsel:

William R. Broneill

Technology Consultant:

Jack Bowden

Web site:

www.manchesterlandtrust.org

February 20, 2009

State Historic Preservation Officer
Connecticut Commission on Culture and Tourism
One Constitution Plaza Second Floor
Hartford, CT 06103

To the State Historic Preservation Officer:

Thank you for the notification that some of our Land Trust property is located in the proposed Case Brothers Historic District.

We concur with this nomination because the area embodies distinctive examples of nineteenth-century architecture and landscape, with an unusually intact historic village of mills and residences. The hiking trails, open to the public for many years, are also historic. This important area needs recognition on the National Register of Historic Places, and we support the nomination.

Very truly yours,



Malcolm F. Barlow, Trust President, for the Board of Directors

Copy: Elaine S. Law, Secretary



292 Sugar Loaf Road
Fancy Gap VA 24328
(276) 238-2469
March 2, 2009

Karen Senich
State Historic Preservation Officer
Commission on Culture and Tourism
One Constitution Plaza, Second Floor
Hartford CT 06103

Re: Proposed Case Brothers Historic District (Manchester)

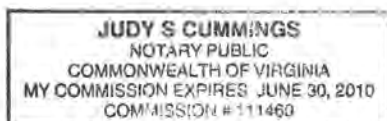
Dear Ms. Senich:

I am a grantor and beneficial owner of the Magic Highland Revocable Trust dated 01/03/07, owner of the property located at 716 Spring Street, Manchester. This property is included in the proposed Case Brothers Historic District.

I am a great-grandson of A. Wells Case, one of the "Case Brothers."

I *concur* in the nomination of the proposed Case Brothers Historic District to the National Register of Historic Places and the listing of my property in accordance with the National Historic Preservation Act and pertinent Connecticut statutes.

Please allow me to adopt the comments of my brother, Wells Case Jacobson, and sister, Dorothy Reid Jacobson. They have pointed out the many contributions of the "Case Brothers" to the history and culture of Manchester. We seek to preserve the "Case Brothers" district not to honor the past but to benefit *future* generations. Thank you.



A handwritten signature in cursive script, reading "Judy S. Cummings".

A handwritten signature in cursive script, reading "Charles E. Jacobson III".

Charles E. Jacobson III

DOROTHY REID JACOBSON

1003 Overbrook Road
Wilmington DE 19807
302.652.0114
dorijacobson@mac.com

2009 MAR -4 PM 10:00

UNCLASSIFIED
AND FORN

March 2, 2009

Ms. Stacey Vairo
State Historic Preservation Officer
Connecticut Commission on Culture and Tourism
One Constitution Plaza, Second Floor
Hartford, CT 06103

Dear Ms. Vairo,

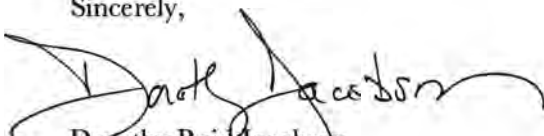
I am writing as grantor and beneficial owner of the Magic Highland Revocable Trust (dated 01/03/07), which includes property at 716 Spring Street in Manchester, Connecticut. This property is included in the nomination of the Case Brothers-Highland Park district to the National Register of Historic Places. I write not only as an owner affected by the national designation, but, personally, as an architectural historian and former contributing editor to the National Register, itself.

I join my siblings (Wells Case Jacobson, Charles E. Jacobson, and Susan Jacobson Beach) in supporting the district's nomination, not only for its many individual elements (principal houses and log cabin, mill structure, conservation/recreation area, and stone bridge and walls), but for their collective value. They remain, today, coherent in their architectural, cultural and industrial significance, and illustrate tangibly the contributions of the Case family to the town and region.

Public access to Highland Park and the public's enjoyment of the natural beauty of Case Mountain have always been important to the Case family. It remains so today. Brothers A. Willard Case and A. Wells Case constructed the carriage paths, stone walls, and stone bridge for public enjoyment. Through subsequent gifts and purchases made possible by the Case and Dennison families, much of that land is now under the stewardship of the Town and the Manchester Land Conservation Trust. Further, a fund honoring Lawrence Wells and Florence Reid Case at the Hartford Foundation for Public Giving was established by Dorothy Case Beach to ensure that the public areas of Case Mountain are conserved and interpreted for public benefit.

It is only fitting that the Case Mountain-Highland Park district be added to the National Register. This would honor those who gave so much to the region and would enable the public to continue to enjoy those gifts as intended.

Sincerely,


Dorothy Reid Jacobson

 3/2/09

James and Barbara Boutot
680 Spring Street
Manchester, CT 06040

March 2, 2009

State Historic Preservation Officer
Connecticut Commission on Culture and Tourism
One Constitution Plaza Second Floor
Hartford, CT 06103

To the State Historic Preservation Officer:

Thank you for the notification that our property is located in the proposed Case Brothers-Highland Park Historic District.

As property owners, we concur with this nomination because the area is indeed associated with events that have made a significant contribution to our New England history of localized manufacturing and philanthropy. Likewise the setting created by the Case Brothers is industrious, unique and beautiful; indeed a legacy that will continue to contribute to the community in the future.

This important area needs recognition on the National Register of Historic Places, and we support the nomination.

Very truly yours,



James and Barbara Boutot

March 2, 2009
2009 MAR -4 PM 10:00

Ms Stacey Vairo
State Historic Preservation Officer
Connecticut Commission on Culture and Tourism
One Constitution Plaza, Second Floor
Hartford, CT 06103

Re: Nomination of the Case Brothers-Highland Park District to the National Register of Historic Places

Dear Ms. Vairo:

My letter regards the nomination of the Case Brothers-Highland Park district to the National Register of Historic Places. I am a grantor, beneficial owner and trustee of the Magic Highland Revocable Trust dated 1/3/07, owner of the property at 716 Spring Street in Manchester, Connecticut, which is included in the proposed district.

I heartily support the nomination. Highland Park was the Case family home and today still includes the residences of the Case brothers and the historic paper mill. Some of the machinery invented by the Case brothers for the manufacture of pressboard is now located at The Smithsonian Institution. The Case legacy touches all of Manchester. The crown jewel of the Case estate, Case Mountain, was developed by the Case brothers to include a meandering cinder bed road, magnificent stone walls, and a multi- arched stone bridge above a water fall. The land was otherwise left largely undisturbed and was opened to the public for its enjoyment. Today, the majority of Case Mountain is owned by the town and is Manchester's premier recreation area for hikers and mountain bikers.

The hiking trails are maintained by volunteers and with monies generated from an endowed fund established by Dorothy Case Beach in honor of her parents, and with the purpose that future generations may continue to enjoy the natural beauty of Case Mountain.

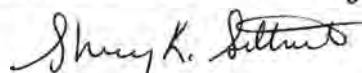
Including Highland Park in the National Register would recognize a unique and historically significant part of Connecticut and would acknowledge the commitment of generations of the Case family to maintaining open space for public enjoyment.

Sincerely,



Wells Case Jacobson

Subscribed & sworn before me this 2nd day of March 2009.



SHERRY K. SITTNICK
Notary Public 99135
My Commission Expires
February 28, 2012

00:10:00

4

Stacey Vairo
State Historic Preservation Officer
Connecticut Commission on Culture and Tourism
One Constitution Plaza, Second Floor
Hartford, CT 06103

Susan J. Beach
1918 Manchester Rd.
Glastonbury, CT 06033

March 3, 2009

Re: Case Brothers/Highland Park Historic District

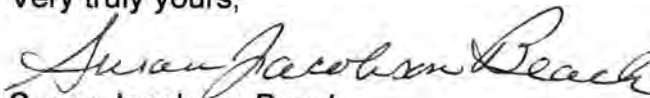
Dear Ms. Vairo:

I am a grantor, trustee and beneficial owner of the Magic Highland Revocable Trust dated 01/03/07, owner of the property at 716 Spring Street, Manchester, which is included in the proposed historic district. The trust was, presumably inadvertently, not included in the list of owners.

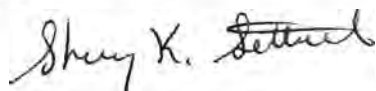
As a great grandchild of A. Wells Case and a partial owner of property within the district, I heartily support the nomination of the district for inclusion in the National Register of Historic Places. The mill, residences and park are superb examples of New England ingenuity, enterprise and philanthropy. A walk through the site takes one back to Victorian and post-Victorian times; the site is associated with the industry driven at first by the Civil War and later by the entrepreneurial and inventive spirit of the Gilded Age.

I also endorse the study by Rachel Carley, which provides a comprehensive analysis of the area.

Very truly yours,


Susan Jacobson Beach

Subscribed & sworn before me this 3rd day of March 2009.



SHERRY K. SITTNICK
Notary Public 99135
My Commission Expires
February 28, 2012



Town of Manchester

03-05-09 10:03

41 Center Street • P.O. Box 191
Manchester, Connecticut 06045-0191
www.ci.manchester.ct.us

LOUIS A. SPADACCINI, MAYOR
MATTHEW B. PEAK, DEPUTY MAYOR
CHERI A. PELLETIER, SECRETARY

DIRECTORS
JEFFREY A. BECKMAN
MICHAEL G. FARINA
RUDOLPH C. KISSMANN
LISA P. O'NEILL
MARK D. TWEEDIE
KEVIN L. ZINGLER

SCOTT SHANLEY, GENERAL MANAGER

March 5, 2009

Mr. David Bahlman
Division Director and
State Historic Preservation Officer
One Constitution Plaza, 2nd Floor
Hartford, CT 06103

Re: Case Brothers Historic District Nomination

Dear Mr. Bahlman:

I am writing to support the Town of Manchester's nomination of the Case Brothers Historic District to the National Register of Historic Places. This matter will be on the State Historic Preservation Board's March 12, 2009 agenda.

The Manchester Board of Directors allocated \$5,000 to engage a qualified historic preservation consultant to prepare the nomination to the register, recognizing the area as a unique combination of industrial age mills, Victorian era mansions, important natural resources, and significant man made landscapes and features. This area was identified as a potential national register district in the Town's 1998 Plan of Conservation and Development. The Town of Manchester owns nearly 400 acres in the proposed district, ensuring that the natural setting will remain intact.

The nomination confirms the significance of the proposed district to the Town and to the State of Connecticut. We believe the listing on the National Register of Historic Places will increase awareness of the value of the Case Brothers district in the community and the region, and will aid in the preservation of these landscapes and this significant architecture.

Sincerely,

Mark Pellegrini, AICP
Director of Neighborhood Services
and Economic Development

MP:jrs

R:\Planning\Case Mountain Nomination\Letter to Historic board.doc



An Equal Opportunity Employer

Paul Ruszczyk

Attorney at Law
Highland Professional Center
408 Highland Ave.
Cheshire, CT 06410

Telephone 203-699-9984
Fax 203-699-9408

UPS Second Day

February 14, 2009

Karen Senich
State Historic Preservation Officer
Commission on Culture and Tourism
One Constitution Plaza
Second Floor, Hartford, CT 06103



RE: Case Brothers Historic District

Dear Ms. Senich,

I represent the owners of 673 and 675R Spring Street and 40 and 40A Glen Road both in Manchester. David Bahlman's letter of January 8, 2009 has been referred to me.

I have enclosed the sworn objections of all of all persons having ownership interests in these properties.

For the record, here is an outline of the ownership of the properties;

673 and 675R Spring Street: Shirlye C. Thrall owned this property at the time of her death on November 7, 2007. Under the terms of Ms. Thrall's Will, the Spring Street property passes as part of the residue of her estate to the Shirlye C. Thrall Revocable Trust dated October 19, 2007. Under the terms of the Revocable Trust, the Spring Street property will be held equally in three trusts, one for each of her three sons, E. Mason Thrall, Jr., John R. Thrall and Robert H. Thrall and each of their children.

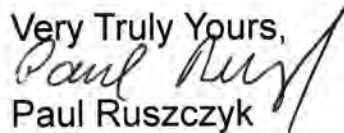
E. Mason Thrall, Jr.'s children are E. Mason Thrall, III, and Nichole Cipriano. John P. Thall's children are Katrina F. Thrall and Lily F. Thrall.

Robert H. Thrall's children are Jeffrey L. Thrall and Jennifer L. Ballsieper. Therefore, the Spring Street property has 9 current owners all of whom object to the historic district.

40 and 40A Glen Road: The properties located at 40 and 40A Glen Road were owned by The Elmer M. Thrall Residuary Trust Estate dated March 26, 1976. Pursuant to the power granted to Shirlie C. Thrall under her late husband's trust, her Will appointed the Glen Road property to the aforesaid Shirlie C. Thrall Descendant's Trust. This Trust is for the equal benefit of Shirlie Thrall's six grandchildren listed above. Each grandchild receives his/her share of outright upon reaching age 50. Therefore the Glen Road property has 6 owners all of whom object to the historic district.

I have enclosed notarized objection letters from each of the above individuals (and the guardian for Lily Thrall) in their respective capacities.

Very Truly Yours,


Paul Ruszczyk

CC: E. Mason Thrall, Jr.

22 Jan, 2009

Karen Senich
State Historic Preservation Officer
Commission on Culture & Tourism
One Constitution Plaza
Second Floor
Hartford, CT 06103

RE: Case Brothers Historic District
Objection to Nomination to the National Register of Historic Places

Dear Ms. Senich,

I have received a copy of David Bahlman's letter of January 8, 2009.

I am one of the beneficiaries of the Thrall Descendants trust, owner of 40 and 40A Glen Road in Manchester.

I object to the nomination of 40 and 40A Glen Road to the National Register of Historic Places in that I do not want any further present or future potential restrictions on the use, development or redevelopment of the property.

Very Truly Yours,

Emerson Thrall Jr

EMERSON THRALL JR appeared before me this 22 day of JAN, 2009 and signed and swore to the foregoing statement.

Notary Public

FRANCIS P CIPRIANO
Commissioner Superior Court

22 Jan, 2009

Karen Senich
State Historic Preservation Officer
Commission on Culture & Tourism
One Constitution Plaza
Second Floor
Hartford, CT 06103

RE: Case Brothers Historic District
Objection to Nomination to the National Register of Historic Places

Dear Ms. Senich,

I have received a copy of David Bahlman's letter of January 8, 2009.

I am one of the heir to the estate of Shirlie Thrall who died on 11/18/08 and as such, upon Shirlie Thrall's death, I became one of the owners of 673 and 675R Spring Street in Manchester.

I object to the nomination of 673 and 675R to the National Register of Historic Places in that I do not want any further present or future potential restrictions on the use, development or redevelopment of the property.

Very Truly Yours,

Elaine Thrall

EMASON THRALL JR appeared before me this 22 day of JAN, 2009 and signed and swore to the foregoing statement.

[Signature]
Notary Public

FRANCIS D CIPRIANO
Commissioner of Superior Court

22 Jan, 2009

Karen Senich
State Historic Preservation Officer
Commission on Culture & Tourism
One Constitution Plaza
Second Floor
Hartford, CT 06103

RE: Case Brothers Historic District
Objection to Nomination to the National Register of Historic Places

Dear Ms. Senich,

I have received a copy of David Bahlman's letter of January 8, 2009.

I am one of the executors of the estate of Shirlee Thrall who died on 11/18/07 owning 673 and 675R Spring Street, Manchester.

I object to the nomination of 673 and 675R to the National Register of Historic Places in that I do not want any further present or future potential restrictions on the use, development or redevelopment of the property.

Very Truly Yours,

Ellison Thrall, Executor

EMILSON THIRALL JR appeared before me this 22 day of JAN, 2009 and signed and swore to the foregoing statement.

[Signature]
Notary Public

FRANCIS P. CIPRIANO
Commissioner of Superior Court

22 Jan, 2009

Karen Senich
State Historic Preservation Officer
Commission on Culture & Tourism
One Constitution Plaza
Second Floor
Hartford, CT 06103

RE: Case Brothers Historic District
Objection to Nomination to the National Register of Historic Places

Dear Ms. Senich,

I have received a copy of David Bahlman's letter of January 8, 2009.

I am one of trustees of the Thrall Descendants trust, owner of 40 and 40A Glen Road in Manchester.

I object to the nomination of 40 and 40A Glen Road to the National Register of Historic Places in that I do not want any further present or future potential restrictions on the use, development or redevelopment of the property.

Very Truly Yours,

Emerson Thrall Jr.

Emerson Thrall Jr. appeared before me this 22 day of Jan, 2009 and signed and swore to the foregoing statement.

[Signature]
Notary Public

FRANKS PC 1234 150
Commissioner Superior Court

1/22, 2009

Karen Senich
State Historic Preservation Officer
Commission on Culture & Tourism
One Constitution Plaza
Second Floor
Hartford, CT 06103

RE: Case Brothers Historic District
Objection to Nomination to the National Register of Historic Places

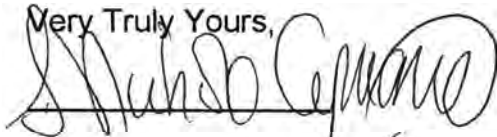
Dear Ms. Senich,

I have received a copy of David Bahlman's letter of January 8, 2009.

I am one of the beneficiaries of the Thrall Descendants trust, owner of 40 and 40A Glen Road in Manchester.

I object to the nomination of 40 and 40A Glen Road to the National Register of Historic Places in that I do not want any further present or future potential restrictions on the use, development or redevelopment of the property.

Very Truly Yours,



Nicholas Caputo appeared before me this 22 day of JAN, 2009 and signed and swore to the foregoing statement.


Notary Public FRANCIS P. CAPUTO
CLERK OF SUPERIOR CT

1/22, 2009

Karen Senich
State Historic Preservation Officer
Commission on Culture & Tourism
One Constitution Plaza
Second Floor
Hartford, CT 06103

RE: Case Brothers Historic District
Objection to Nomination to the National Register of Historic Places

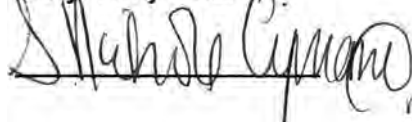
Dear Ms. Senich,

I have received a copy of David Bahlman's letter of January 8, 2009.

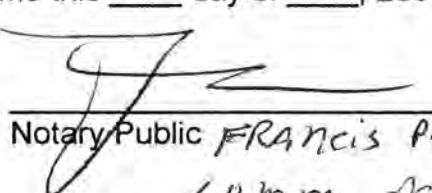
I am one of the heir to the estate of Shirlie Thrall who died on 11/07 and as such, upon Shirlie Thrall's death, I became one of the owners of 673 and 675R Spring Street in Manchester.

I object to the nomination of 673 and 675R to the National Register of Historic Places in that I do not want any further present or future potential restrictions on the use, development or redevelopment of the property.

Very Truly Yours,



S. NICHOLAS POIRAS appeared before me this 22 day of Jan, 2009 and signed and swore to the foregoing statement.



Notary Public

FRANCIS P. CIPRIANO

Comm. of Sup. Ct.

22 JAN, 2009

Karen Senich
State Historic Preservation Officer
Commission on Culture & Tourism
One Constitution Plaza
Second Floor
Hartford, CT 06103

RE: Case Brothers Historic District
Objection to Nomination to the National Register of Historic Places

Dear Ms. Senich,

I have received a copy of David Bahlman's letter of January 8, 2009.

I am one of the beneficiaries of the Thrall Descendants trust, owner of 40 and 40A Glen Road in Manchester.

I object to the nomination of 40 and 40A Glen Road to the National Register of Historic Places in that I do not want any further present or future potential restrictions on the use, development or redevelopment of the property.

Very Truly Yours,

E. Mason Thrall III

E MASON THRALL III appeared before me this 22 day of JAN, 2009 and signed and swore to the foregoing statement:

[Signature]
Notary Public

FRANCIS P. CIPRIANO
Commissioner Superior Court

22 Jan, 2009

Karen Senich
State Historic Preservation Officer
Commission on Culture & Tourism
One Constitution Plaza
Second Floor
Hartford, CT 06103

RE: Case Brothers Historic District
Objection to Nomination to the National Register of Historic Places

Dear Ms. Senich,

I have received a copy of David Bahlman's letter of January 8, 2009.

I am one of the heir to the estate of Shirlie Thrall who died on 11/07 and as such, upon Shirlie Thrall's death, I became one of the owners of 673 and 675R Spring Street in Manchester.

I object to the nomination of 673 and 675R to the National Register of Historic Places in that I do not want any further present or future potential restrictions on the use, development or redevelopment of the property.

Very Truly Yours,

E. Mason Thrall

E MASON THRALL III appeared before me this 22 day of JAN, 2009 and signed and swore to the foregoing statement.

[Signature]
Notary Public FRANCIS P. GRIFFINO
Commissioner of Superior Court

JAN 26, 2009

Karen Senich
State Historic Preservation Officer
Commission on Culture & Tourism
One Constitution Plaza
Second Floor
Hartford, CT 06103

RE: Case Brothers Historic District
Objection to Nomination to the National Register of Historic Places

Dear Ms. Senich,

I have received a copy of David Bahlman's letter of January 8, 2009.

I am one of trustees of the Thrall Descendants trust, owner of 40 and 40A Glen Road in Manchester.

I object to the nomination of 40 and 40A Glen Road to the National Register of Historic Places in that I do not want any further present or future potential restrictions on the use, development or redevelopment of the property.

Very Truly Yours,

Robert Thrall

Robert Thrall appeared before me this 26 day of JAN, 2009 and signed and swore to the foregoing statement.

Marilyn A. Gammie
Notary Public

MARILYN A. GAMMIE
NOTARY PUBLIC STATE OF CONNECTICUT
JAN 26 2009

JAN 26, 2009

Karen Senich
State Historic Preservation Officer
Commission on Culture & Tourism
One Constitution Plaza
Second Floor
Hartford, CT 06103

RE: Case Brothers Historic District
Objection to Nomination to the National Register of Historic Places

Dear Ms. Senich,

I have received a copy of David Bahlman's letter of January 8, 2009.

I am one of the executors of the estate of Shirlie Thrall who died on 11/07 owning 673 and 675R Spring Street, Manchester.

I object to the nomination of 673 and 675R to the National Register of Historic Places in that I do not want any further present or future potential restrictions on the use, development or redevelopment of the property.

Very Truly Yours,

Robert Thrall

Robert Thrall appeared before me this 26 day of JAN 2009 and signed and swore to the foregoing statement.

Marilyn Guma
Notary Public

WILSON, W. J., III
NOTARY PUBLIC, STATE OF FLORIDA
MY COM. EXPIRES JAN. 29, 2011
A Notary Public for the State of Florida

JAN 24, 2009

Karen Senich
State Historic Preservation Officer
Commission on Culture & Tourism
One Constitution Plaza
Second Floor
Hartford, CT 06103

RE: Case Brothers Historic District
Objection to Nomination to the National Register of Historic Places

Dear Ms. Senich,

I have received a copy of David Bahlman's letter of January 8, 2009.

I am one of the beneficiaries of the Thrall Descendants trust, owner of 40 and 40A Glen Road in Manchester.

I object to the nomination of 40 and 40A Glen Road to the National Register of Historic Places in that I do not want any further present or future potential restrictions on the use, development or redevelopment of the property.

Very Truly Yours,

Robert Thrall

Robert Thrall appeared before me this 24 day of Jan, 2009 and signed and swore to the foregoing statement.

Mary Jo Ginn
Notary Public

MARY JO GINN
NOTARY PUBLIC, STATE OF FLORIDA
MY COMM. EXPIRES JAN. 28, 2011
COMM. # 00389493

JAN 26, 2009

Karen Senich
State Historic Preservation Officer
Commission on Culture & Tourism
One Constitution Plaza
Second Floor
Hartford, CT 06103

RE: Case Brothers Historic District
Objection to Nomination to the National Register of Historic Places

Dear Ms. Senich,

I have received a copy of David Bahlman's letter of January 8, 2009.

I am one of the heir to the estate of Shirlie Thrall who died on 11/07 and as such, upon Shirlie Thrall's death, I became one of the owners of 673 and 675R Spring Street in Manchester.

I object to the nomination of 673 and 675R to the National Register of Historic Places in that I do not want any further present or future potential restrictions on the use, development or redevelopment of the property.

Very Truly Yours,

Robert H. Thrall

Robert Thrall appeared before me this 26 day of JAN, 2009 and signed and swore to the foregoing statement.

Mary Grimes
Notary Public

MARY A. GRIMES
NOTARY PUBLIC, STATE OF FLORIDA
MY COMM. EXPIRES JAN. 20, 2011
COMM. # DD683493

24 January, 2009

Karen Senich
State Historic Preservation Officer
Commission on Culture & Tourism
One Constitution Plaza
Second Floor
Hartford, CT 06103

RE: Case Brothers Historic District
Objection to Nomination to the National Register of Historic Places

Dear Ms. Senich,

I have received a copy of David Bahlman's letter of January 8, 2009.

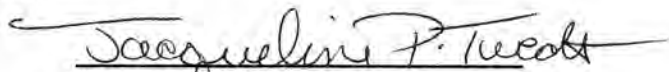
I am one of the heir to the estate of Shirlie Thrall who died on 11/18/07 and as such, upon Shirlie Thrall's death, I became one of the owners of 673 and 675R Spring Street in Manchester.

I object to the nomination of 673 and 675R to the National Register of Historic Places in that I do not want any further present or future potential restrictions on the use, development or redevelopment of the property.

Very Truly Yours,



Jennifer Ballsieper appeared before me this 24th day of January, 2009 and signed and swore to the foregoing statement.


Notary Public

JACQUELINE P. TWEDT
NOTARY PUBLIC
MY COMMISSION EXPIRES JAN. 31, 2012

24 January / 2009

Karen Senich
State Historic Preservation Officer
Commission on Culture & Tourism
One Constitution Plaza
Second Floor
Hartford, CT 06103

RE: Case Brothers Historic District
Objection to Nomination to the National Register of Historic Places


Dear Ms. Senich,

I have received a copy of David Bahlman's letter of January 8, 2009.

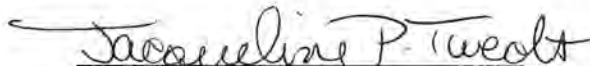
I am one of the beneficiaries of the Thrall Descendants trust, owner of 40 and 40A Glen Road in Manchester.

I object to the nomination of 40 and 40A Glen Road to the National Register of Historic Places in that I do not want any further present or future potential restrictions on the use, development or redevelopment of the property.

Very Truly Yours,



Jennifer Ballsieper appeared before me this 24th day of January, 2009 and signed and swore to the foregoing statement.


Notary Public

JACQUELINE P. TWEDT
NOTARY PUBLIC
MY COMMISSION EXPIRES JAN. 31, 2012

JAN 24, 2009

Karen Senich
State Historic Preservation Officer
Commission on Culture & Tourism
One Constitution Plaza
Second Floor
Hartford, CT 06103

RE: Case Brothers Historic District
Objection to Nomination to the National Register of Historic Places

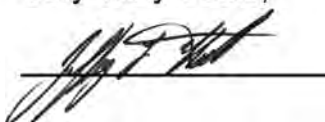
Dear Ms. Senich,

I have received a copy of David Bahlman's letter of January 8, 2009.

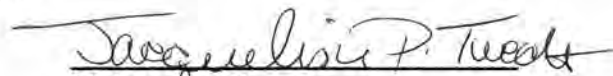
I am one of the heir to the estate of Shirlie Thrall who died on 1/18/87 and as such, upon Shirlie Thrall's death, I became one of the owners of 673 and 675R Spring Street in Manchester.

I object to the nomination of 673 and 675R to the National Register of Historic Places in that I do not want any further present or future potential restrictions on the use, development or redevelopment of the property.

Very Truly Yours,



Jeffrey Thrall appeared before me this 24th day of January, 2009 and signed and swore to the foregoing statement.


Notary Public

JACQUELINE P. TWEDY
NOTARY PUBLIC
MY COMMISSION EXPIRES JAN. 31, 2012

Jan. 24, 2009

Karen Senich
State Historic Preservation Officer
Commission on Culture & Tourism
One Constitution Plaza
Second Floor
Hartford, CT 06103

RE: Case Brothers Historic District
Objection to Nomination to the National Register of Historic Places

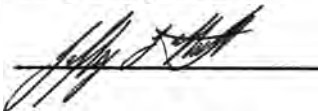
Dear Ms. Senich,

I have received a copy of David Bahlman's letter of January 8, 2009.

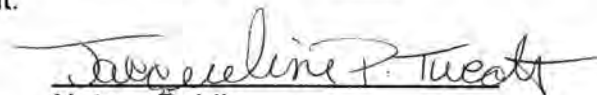
I am one of the beneficiaries of the Thrall Descendants trust, owner of 40 and 40A Glen Road in Manchester.

I object to the nomination of 40 and 40A Glen Road to the National Register of Historic Places in that I do not want any further present or future potential restrictions on the use, development or redevelopment of the property.

Very Truly Yours,



Jeffrey Thrall appeared before me this 24th day of January, 2009 and signed and swore to the foregoing statement.


Notary Public

JACQUELINE P. TWEDT
NOTARY PUBLIC
MY COMMISSION EXPIRES JAN. 31, 2012

Jan 27, 2009

Karen Senich
State Historic Preservation Officer
Commission on Culture & Tourism
One Constitution Plaza
Second Floor
Hartford, CT 06103

RE: Case Brothers Historic District
Objection to Nomination to the National Register of Historic Places

Dear Ms. Senich,

I have received a copy of David Bahlman's letter of January 8, 2009.

I am one of the heir to the estate of Shirlie Thrall who died on 11/18/27 and as such, upon Shirlie Thrall's death, I became one of the owners of 673 and 675R Spring Street in Manchester.

I object to the nomination of 673 and 675R to the National Register of Historic Places in that I do not want any further present or future potential restrictions on the use, development or redevelopment of the property.

Very Truly Yours,

John R. Thrall

JOHN THRALL appeared before me this 27th day of JAN, 2009 and signed and swore to the foregoing statement.

Paul Pellerin
Notary Public

PAUL PELLERIN
NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 01, 2011

Jan. 27, 2009

Karen Senich
State Historic Preservation Officer
Commission on Culture & Tourism
One Constitution Plaza
Second Floor
Hartford, CT 06103

RE: Case Brothers Historic District
Objection to Nomination to the National Register of Historic Places

Dear Ms. Senich,

I have received a copy of David Bahlman's letter of January 8, 2009.

I am one of the beneficiaries of the Thrall Descendants trust, owner of 40 and 40A Glen Road in Manchester.

I object to the nomination of 40 and 40A Glen Road to the National Register of Historic Places in that I do not want any further present or future potential restrictions on the use, development or redevelopment of the property.

Very Truly Yours,

John R Thrall

JOHN THRALL appeared before me this 27th day of JAN, 2009 and signed and swore to the foregoing statement.

Paul Pellerin
Notary Public

PAUL PELLERIN
NOTARY PUBLIC
MY COMMISSION EXPIRES AUG. 31, 2011

Jan 27, 2009

Karen Senich
State Historic Preservation Officer
Commission on Culture & Tourism
One Constitution Plaza
Second Floor
Hartford, CT 06103

RE: Case Brothers Historic District
Objection to Nomination to the National Register of Historic Places

Dear Ms. Senich,

I have received a copy of David Bahlman's letter of January 8, 2009.

I am one of the beneficiaries of the Thrall Descendants trust, owner of 40 and 40A Glen Road in Manchester.

I object to the nomination of 40 and 40A Glen Road to the National Register of Historic Places in that I do not want any further present or future potential restrictions on the use, development or redevelopment of the property.

Very Truly Yours,

Katrina Thrall

KATRINA THRALL appeared before me this 27th day of JAN, 2009 and signed and swore to the foregoing statement.

Paul Pellerin
Notary Public

PAUL PELLERIN
NOTARY PUBLIC
MY COMMISSION EXPIRES AUG. 31, 2011

Jan. 27, 2009

Karen Senich
State Historic Preservation Officer
Commission on Culture & Tourism
One Constitution Plaza
Second Floor
Hartford, CT 06103

RE: Case Brothers Historic District
Objection to Nomination to the National Register of Historic Places

Dear Ms. Senich,

I have received a copy of David Bahlman's letter of January 8, 2009.

I am one of the heir to the estate of Shirlie Thrall who died on 11/18/07 and as such, upon Shirlie Thrall's death, I became one of the owners of 673 and 675R Spring Street in Manchester.

I object to the nomination of 673 and 675R to the National Register of Historic Places in that I do not want any further present or future potential restrictions on the use, development or redevelopment of the property.

Very Truly Yours,

Katrina Thrall

KATRINA THRALL appeared before me this 27th day of JAN, 2009 and signed and swore to the foregoing statement.

Paul Pellerin
Notary Public

PAUL PELLERIN
NOTARY PUBLIC
MY COMMISSION EXPIRES AUG. 31, 2011

Feb 2, 2009

Karen Senich
State Historic Preservation Officer
Commission on Culture & Tourism
One Constitution Plaza
Second Floor
Hartford, CT 06103

RE: Case Brothers Historic District
Objection to Nomination to the National Register of Historic Places

Dear Ms. Senich,

I have received a copy of David Bahlman's letter of January 8, 2009.

I am one of trustees of the Thrall Descendants trust, owner of 40 and 40A Glen Road in Manchester.

I object to the nomination of 40 and 40A Glen Road to the National Register of Historic Places in that I do not want any further present or future potential restrictions on the use, development or redevelopment of the property.

Very Truly Yours,

John R. Thrall

John R. Thrall appeared before me this 2nd day of Feb., 2009 and signed and swore to the foregoing statement.

Joanne C. Salafia
Notary Public Joanne C. Salafia
My commission expires 12/31/2012

Feb 2, 2009

Karen Senich
State Historic Preservation Officer
Commission on Culture & Tourism
One Constitution Plaza
Second Floor
Hartford, CT 06103

RE: Case Brothers Historic District
Objection to Nomination to the National Register of Historic Places

Dear Ms. Senich,

I have received a copy of David Bahlman's letter of January 8, 2009.

I am one of the executors of the estate of Shirlie Thrall who died on 11/18/07 owning 673 and 675R Spring Street, Manchester.

I object to the nomination of 673 and 675R to the National Register of Historic Places in that I do not want any further present or future potential restrictions on the use, development or redevelopment of the property.

Very Truly Yours,

John R. Thrall

John R. Thrall appeared before me this 2nd day of Feb., 2009 and signed and swore to the foregoing statement.

Joanne C. Salafia
Notary Public Joanne C. Salafia
My commission expires 12/31/2012

Feb 2, 2009

Karen Senich
State Historic Preservation Officer
Commission on Culture & Tourism
One Constitution Plaza
Second Floor
Hartford, CT 06103

RE: Case Brothers Historic District
Objection to Nomination to the National Register of Historic Places

Dear Ms. Senich,

I have received a copy of David Bahlman's letter of January 8, 2009.

I am one of the heir to the estate of Shirlie Thrall who died on 11/18/07 and as such, upon Shirlie Thrall's death, I became one of the owners of 673 and 675R Spring Street in Manchester.

I object to the nomination of 673 and 675R to the National Register of Historic Places in that I do not want any further present or future potential restrictions on the use, development or redevelopment of the property.

Very Truly Yours,

For Lily Thrall, Catherine D. Thrall, Guardian

Catherine D. Thrall appeared before me this 2nd day of Feb, 2009 and signed and swore to the foregoing statement.

Joanne C. Salafia
Notary Public Joanne C. Salafia
My commission expires 12/31/2012

Feb. 2, 2009

Karen Senich
State Historic Preservation Officer
Commission on Culture & Tourism
One Constitution Plaza
Second Floor
Hartford, CT 06103

RE: Case Brothers Historic District
Objection to Nomination to the National Register of Historic Places

Dear Ms. Senich,

I have received a copy of David Bahlman's letter of January 8, 2009.

I am one of the beneficiaries of the Thrall Descendants trust, owner of 40 and 40A Glen Road in Manchester.

I object to the nomination of 40 and 40A Glen Road to the National Register of Historic Places in that I do not want any further present or future potential restrictions on the use, development or redevelopment of the property.

Very Truly Yours,

For Lily Thrall - Catherine D. Thrall, guardian

Catherine F. Thrall appeared before me this 2nd day of Feb., 2009 and signed and swore to the foregoing statement.

Joanne C. Salafia
Notary Public Joanne C. Salafia
My commission expires 12/31/2012

ANDROS, FLOYD & MILLER, P.C.
ATTORNEYS AT LAW

CARL W. ANDROS †
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864 WETHERSFIELD AVENUE
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* ALSO ADMITTED IN FLORIDA
† ALSO ADMITTED IN MASSACHUSETTS
‡ ALSO ADMITTED IN NEW HAMPSHIRE
+ ALSO ADMITTED IN NEW YORK

February 17, 2009

Paul Ruszczyk, Esq.
Highland Professional Center
408 Highland Avenue
Cheshire, CT 06410

Re: Ownership of:
673 Spring Street, Manchester, CT
675 Spring Street, Manchester, CT
40 Glen Road, Manchester, CT
40A Glen Road, Manchester, CT

Dear Attorney Ruszczyk:

Please be advised that our firm represents the Executors of the Estate of Shirly C. Thrall, E. Mason Thrall, Jr., John R. Thrall and Robert H. Thrall. Mrs. Thrall died testate on November 17, 2007 and her Last Will and Testament has been duly probated in the Manchester Probate Court. We also represent these gentlemen in their capacities as Trustees of the Shirly C. Thrall Descendants' Trust.

Spring Street. At the time of her death, Mrs. Thrall owned the property located at 673 Spring Street and 675 Spring Street, Manchester, Connecticut (collectively "Spring Street"). Under the terms of Shirly Thrall's Last Will and Testament, Spring Street passes as part of the residue of her Estate to the Shirly C. Thrall Revocable Trust dated October 19, 2007.

Under the terms of the Revocable Trust, Spring Street will be held equally in three trusts, one for each of Shirly Thrall's three sons, the aforesaid E. Mason Thrall, Jr., John R. Thrall and Robert H. Thrall and each of their children.

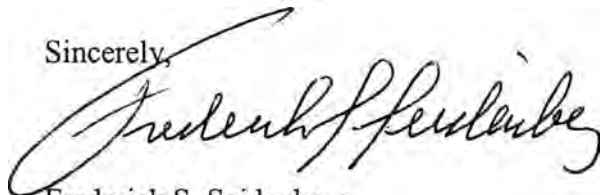
E. Mason Thrall, Jr.'s children are E. Mason Thrall, III and Nichole Cipriano. John P. Thrall's children are Katrina F. Thrall and Lily F. Thrall. Robert H. Thrall's children are Jeffrey L. Thrall and Jennifer L. Ballsieper. Therefore Spring Street has nine (9) current owners.

Paul Ruszczyk, Esq.
February 17, 2009
Page 2

Glen Road. The properties located at 40 Glen Road and 40A Glen Road (collectively "Glen Road") were owned by The Elmer M. Thrall Residuary Trust Estate dated March 26, 1976. Pursuant to the power granted to Mrs. Thrall under her late husband's Trust, her Will appointed Glen Road to the aforesaid Shirly C. Thrall Descendants' Trust. This Trust is for the equal benefit of Shirly Thrall's six grandchildren listed above. Each grandchild receives his/her share outright upon reaching age 50. Therefore, Glen Road has six (6) owners.

Please call with any questions.

Sincerely,



Frederick S. Seidenberg
FSS:ls

c: E. Mason Thrall, Jr.
John R. Thrall
Robert H. Thrall

Attorney at Law
Highland Professional Center
408 Highland Ave.
Cheshire, CT 06410



Paul Ruszczyk

Telephone 203-699-9984
Fax 203-699-9408

Certified Mail Return Receipt Requested

April 8, 2009

Keeper of the National Register of Historic Places
National Park Service
United States Department of the Interior
Washington, DC 20240

Keeper of the National Register of Historic Places
National Park Service
National Register of Historic Places
1201 Eye Street, NW (2280)
Washington, DC 20005

RE: Case Brothers Historic District
Manchester, Connecticut
Petition in Opposition

Dear Sir or Madam,

This petition is pursuant to 36 CFR 60.5(t).

I represent all of the owners of 40 and 40A Glen Road and 673 and 675R Spring Street in Manchester, Connecticut¹. All of the owners of these properties submitted written and notarized objections to the nomination of these properties to the National Register of Historic Places. These objections were submitted to the State Historic Preservation Board of the Connecticut Commission on Culture and Tourism pursuant to a letter dated January 8, 2009.

The owners submitted 24 separate objections from 9 separate individuals. Under Connecticut law each of the individuals are considered to be owners of the

¹ The owners are the beneficiaries of two trusts - The Shirlye Thrall Revocable Trust dated October 19, 2007 and the Elmer M. Thrall Residuary Trust dated March 26, 1976. The individuals are E. Mason Thrall, JR., John R. Thrall, Robert H. Thrall, E. Mason Thrall, III, Nichole Cipriano, Katrina F. Thrall, Lily F. Thrall, Jeffrey L. Thrall, and Jennifer L. Ballseiper.

property.

At the hearing of March 12, 2009, the members of the Connecticut State Historic Preservation Board erroneously and over my objection counted the votes cast by my clients as two votes.

I have attached copies of the votes as well as a letter of opinion issued by the Law Firm of Andros Floyd & , P.C. expressing the legal opinion that there are nine separate owners.

Only 8 people voted in favor of the historic district. Accordingly, pursuant to 36 CFR 60.5(g), this property may not be listed.

The owners of these properties further object to the listing of these properties for the following reasons:

1. The properties do not meet the criteria for designation in that they do not have the requisite historic characteristics. 40 and 40A Glen Road is just an old factory - similar to hundred of other old factories in Connecticut. 673 and 675R Spring Street is the Thrall family homestead.

2. The notice dated January 8, 2009 is deficient in the following regard:

- a. It is not addressed to specific owners of property. It was simply sent to "TO THE PRESENT OWNERS OF THE FOLLOWING PROPERTIES." Said notice is insufficient under the applicable federal regulations and under the fifth amendment to the US Constitution.

- b. It did not specify where or how the addressees could examine a copy of the application for designation.

Please respond to this letter as soon as possible and please advise if you would like me to provide additional information in support of this objection.

Very Truly Yours,


Paul Ruszczyk

CC: E. Mason Thrall, Jr.

Paul Ruszczyk

Attorney at Law
Highland Professional Center
408 Highland Ave.
Cheshire, CT 06410

Telephone 203-699-9984
Fax 203-699-940

May 27, 2009

Karen Senich
State Historic Preservation Officer
Commission on Culture and Tourism
One Constitution Plaza
Second Floor, Hartford, CT 06103

RE: Case Brothers Historic District

Dear Ms. Senich,

Thank you for the response to my request for documents. I have reviewed the file you sent paying special attention to the votes submitted by various individuals and entities.

At the hearing on March 12, the board indicated that there were 8 votes in favor of the historic district and only 2 against. The board apparently ruled that the 24 votes submitted by the Thrall family could only count as two votes because the properties at 40 and 40A Glen Road and 673 and 675 R Spring Street were owned by The Thrall Descendant's Trust and the Estate of Shirlie Thrall, respectively.

In reviewing the votes in favor of the designation, it appears that many of the votes would be disallowed under your own rules.

Could you please explain how your board counted the votes and arrived at its vote count?

Very Truly Yours

Paul Ruszczyk

CC: E. Mason Thrall, Jr.



Connecticut Commission on Culture & Tourism

June 3, 2009

Karen Senich
Executive Director

Arts
Tourism
Film
History

One Constitution Plaza
Second Floor
Hartford, Connecticut
06103

860.256.2727
860.256.2811 (f)

Attorney Paul Ruszczyk
Highland Professional Center
408 Highland Avenue
Cheshire, CT 06410

Re: Case Brothers Historic District

Dear Attorney Ruszczyk:

In response to your letter dated May 27, 2009 in which you challenge the vote tally for the designation of the Case Brothers Historic District, please be advised that votes are determined by the National Park Service. If you contest the vote, you must contact the NPS directly.

You can send you concerns to:

J. Paul Loether, Chief
National Historic Landmarks/National Register Programs National Park Service
1201 Eye Street, NW
#2280
Washington, DC 20005

Sincerely,

Karen Senich
Executive Director

Cc: David Bahlman, DSHPO

CONNECTICUT

www.cultureandtourism.org

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Paul Ruszczyk

Attorney at Law
Highland Professional Center
408 Highland Ave.
Cheshire, CT 06410

Telephone 203-699-9984
Fax 203-699-940

June 23, 2009

J. Paul Loether, Chief
National Historic Landmarks/National Register Programs
National Park Service
1201 Eye Street NW
#2280
Washington, DC 20005

RE: Case Brothers Historic District

Dear Mr. Loether,

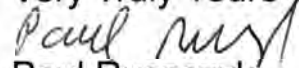
I represent several of the landowners whose land is within the proposed Case Brothers Historic District in Manchester, Connecticut. My clients voted against the Historic District but the State Committee approved the application nonetheless.

I sent the attached letter (dated May 27, 2009) to Karen Senich of the State Historic Preservation Office requesting an explanation of the manner in which the votes were counted. It appeared to me that most if not all of the votes in favor of the historic district were invalid in that they were not notarized or they were cast by individuals who did not own land in the proposed district.

Ms. Senich sent me her letter of June 3, 2009 indicating that the National Park Service was the entity that counted the vote.

Please answer the question contained in my letter of May, 27, 2009.
That is, how were the votes counted?

Very Truly Yours


Paul Ruszczyk

CC: E. Mason Thrall, Jr.

H32(2280)

Mr. Paul Ruszczyk
Attorney at Law
Highland Professional Center
408 Highland Ave.
Cheshire, Connecticut 06410

JUL 23 2009

Dear Mr. Ruszczyk:

Thank you for your letter of June 23, 2009, to the National Register of Historic Places regarding the Case Brothers Historic District in Manchester, Hartford County, Connecticut.

Federal regulations stipulate that the responsibility to determine vote counts for owner objections to listing properties in the National Register rests with the State Historic Preservation Officer. This responsibility is outlined in Federal regulations, 36 CFR60.6 (g) "Nominations to State Historic Preservation Office under approved State Historic Preservation Programs" excerpted below:

(g) Upon notification, any owner or owners of a private property who wish to object shall submit to the State Historic Preservation Officer a notarized statement certifying that the party is the sole or partial owner of the private property, as appropriate, and objects to the listing. In nominations with multiple ownership of a single private property or of districts, the property will not be listed if a majority of the owners object to listing. **Upon receipt of notarized objections respecting a district or single private property with multiple owners, it is the responsibility of the State Historic Preservation Officer to ascertain whether a majority of owners of private property have objected.** If an owner whose name did not appear on the list certifies in a written notarized statement that the party is the sole or partial owner of a nominated private property such owner shall be counted by the State Historic Preservation Officer in determining whether a majority of owners has objected. Each owner of private property in a district has one vote regardless of how many properties or what part of one property that party owns and regardless of whether the property contributes to the significance of the district.

The questions you have raised regarding letters relative to the listing the Case Brothers Historic District in the National Register should be addressed to the State Historic Preservation Officer, Ms. Karen J. Senich. She can be reached at: Ms. Karen J. Senich, SHPO, Connecticut Commission on Culture and Tourism, One Constitution Avenue, Hartford, Connecticut, 06103.

Please let me know if I can be of any further assistance.

Sincerely
J. Paul Loether

J. Paul Loether, Chief
National Register of Historic Places
and National Historic Landmarks Program

cc: Connecticut/SHPO

bcc: 2285
2201

Basic File Retained In 2280
FNP:RReed:OP:07-22-09:s:\nr\Ruszczyk letter



Connecticut Commission on Culture & Tourism



Historic Preservation
and Museum Division

One Constitution Plaza
Second Floor
Hartford, Connecticut
06103

860.256.2800
860.256.2763 (f)

June 25, 2009

Mr. Paul Loether
Chief, National Register of Historic Places
1849 C St., N.W., 2280
Washington, D.C. 20240

Subject: Case Brothers National Register District
Manchester, Connecticut

Dear Mr. Loether:

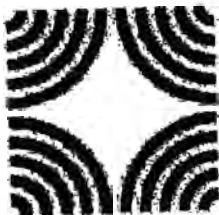
I am writing in reference to the proposed Case Brothers National Register Historic District. SHPO staff unanimously recommended the property for listing in the National Register of Historic Places (NRHP). The State Historic Preservation Review Board also unanimously voted to recommend listing the property in the NRHP at their March 12, 2009 meeting.

In response to your request, our office reaffirms our earlier recommendation that the district be listed in the National Register rather than determined eligible for listing.

Sincerely,

Karen Senich
State Historic Preservation Officer

Cc: David Bahlman, Deputy State Historic Preservation Officer



Connecticut Commission on Culture & Tourism

Arts
Tourism
Film
History

One Constitution Plaza
Second Floor
Hartford, Connecticut
06103

860.256.2800
860.256.2811 (T)

FACSIMILE TRANSMITTAL SHEET

TO: Roger Reed

FROM: Stacey Vairo

COMPANY: NPS

DATE: 6/30/09

FAX NUMBER:

TOTAL NO. OF PAGES INCLUDING COVER:

PHONE NUMBER:

SENDER'S PHONE NUMBER:

RE: Case Brothers

☐ URGENT☐ FOR REVIEW☐ PLEASE COMMENT☐ PLEASE REPLY☐ PLEASE RECYCLE

NOTES/COMMENTS:

Hi Roger -

This went out to Paul at the
address above on 6/25.The map is coming via FedEx
today.

Stacey

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www.cultureandtourism.org

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Attorney at Law
Highland Professional Center
408 Highland Ave.
Cheshire, CT 06410



Paul Ruszczyk

Telephone 203-699-9984
Fax 203-699-9408

September 29, 2009

J. Paul Loether, Chief
National Historic Landmarks/National Register Programs
National Park Service
1201 Eye Street NW
#2280
Washington, DC 20005

Karen Senich
State Historic Preservation Officer
Commission on Culture and Tourism
One Constitution Plaza
Second Floor
Hartford, CT 06103

RE: Case Brothers Historic District

Dear Mr. Loether and Ms. Senich,

As you are aware, my clients, members of the Thrall family who own property within the proposed Case Brothers Historic District. My clients object to the inclusion of their property within the proposed Case Brothers Historic District and voted against same in the vote which occurred on March 12. My client have challenged the March 12 vote.

On May 27, 2009, I sent a letter to Ms. Senich asking how the Connecticut Commission on Culture and Tourism counted the votes to conclude that the relevant landowners approved the designation.

On June 3, 2009 Ms. Senich sent me a letter indicating to me that the National Park Service determined the vote. (See copy attached) She recommended that I write to Mr. Loether to contest the vote.

I took that advice and wrote to Mr. Loether directly on June 23, 2009 (see copy of my June 23 letter attached).

On July 23, 2009, Mr. Loether wrote back to me and indicated that it is not the National Park Service that determines the vote but that it is the State Historic Preservation Officer. According to the Connecticut Commission's web site, Ms. Senich is the State Historic Preservation Officer.

The fact that Ms. Senich says that it is the National Park Service who determines the vote and the National Park Service says that the State Historic Preservation Officer determines the vote can only lead to one conclusion: nobody has determined the validity of the vote which took place on March 12, 2009.

Accordingly, that vote is invalid and any designation of the Case Brothers Historic District will be patently illegal and subject to revocation by a court of law with proper jurisdiction.

This is to put you on notice that any such designation will result in legal action.

If either of you would like to discuss this matter either by phone or in person with my client, please do not hesitate to contact me to set up such a meeting.

Very Truly Yours

Paul Ruszczyk

CC: E. Mason Thrall, Jr.
Attorney Timothy P. O'Neil, Town Attorney Manchester

BR
10/19/09

H32(2280)

OCT 19 2009

Mr. Paul Ruszczyk
Attorney at Law
Highland Professional Center
408 Highland Avenue
Cheshire, CT 06410

RE: Case Brothers Historic District, Manchester, Connecticut

Dear Mr. Ruszczyk

Thank you for your letter of September 29, 2009. The National Park Service believes the questions you raise regarding regulations for National Register listing were answered in my letter to you of July 23, 2009, a copy of which you included in your latest correspondence. We will keep your September 29, 2009 letter to me and Karen Senich the Connecticut State Historic Preservation Officer on file.

If you have any other questions regarding this National Register listing, please contact Roger Reed at 202-354-2278.

Sincerely,

J. Paul Loether

J. Paul Loether, Chief
National Register of Historic Places
and National Historic Landmarks Programs

cc: Connecticut/SHPO

bcc: 2285
2201

Basic File Retained In 2280

FNP:RReed:OP:10-09-09:S:/nr/Reed Correspondence/Ruszczyk