United States Department of the Interior National Park Service
NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM
======================================
historic name <u>William Andrew House</u>
other names/site number <u>Richard Bryan House</u>
2. Location
street & number 131 Old Tavern Road not for publication city or town Orange vicinity state CT code county New Haven code zip code 06477
======================================
As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this \underline{X} 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 \underline{X} meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide \underline{X} locally. (See continuation sheet for additional comments.) $11/25/02$
Signature of certifying official Title Date John W. Shannahan Director Connecticut Historical Commission State or Federal agency and bureau
In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)
Signature of commenting or other official Date
State or Federal agency and bureau
4. National Park Service Certification $(1, 2, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3,$
I, hereby certify that this property is: Y entered in the National Register See continuation sheet. See continuation sheet. See continuation sheet. See continuation sheet. determined not eligible for the National Register removed from the National Register
other (explain):

5. Classification

Ownership of Property (Check as many boxes as apply)

- ___ private
- \underline{X} public-local
- ____ public-State
- ____ public-Federal

Category of Property (Check only one box)

- \underline{X} building(s)
- _____ district
- ____ site
- ____ structure
- ____ object

Number of Resources within Property Contributing Noncontributing

Duiing	Noncontributing
<u>2</u>	buildings
	sites
<u></u>	structures
	objects
	Total

Number of contributing resources previously listed in the National Register $\underline{0}$

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

6.Function or Use		
Historic Functions (Enter categories from ins Cat: <u>SINGLE DWELLING</u>	tructions) Sub: <u>residence</u>	
Current Functions (Enter categories from ins Cat: <u>MUSEUM</u> Su	tructions) ub: <u>house museum</u>	
7. Description		
Architectural Classification (Enter categories Georgian		
Materials (Enter categories from instructions) foundation <u>STONE</u> roof <u>ASPHALT SHINGLES</u> walls <u>WOOD SHINGLES</u>		
other		

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

NPS Form 10-900-a (8-86) United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 1_Description William Andrew House, Orange, New Haven County, CT

Architectural Description

The William Andrew House is a third-quarter eighteenth-century dwelling located on its original site on a lot now 299 feet wide by 305 feet long. William Andrew's original property was 22 acres, which was expanded by his heirs to 108 acres. The once rural setting is now a residential suburban neighborhood. The house is located on a rise overlooking Old Tavern Road. A driveway on the east side provides access to a small nineteenth century barn which has been used as a garage.

The house is a center-chimney cape with two small lean-tos on the rear (photograph 1). It is framed as a one-story cape with the roof rafters resting on the front and back plates for the first floor. The front façade has four 12/12 windows, two on either side of the centered door. There are five small lights above the door. There are also two dormers in the front side of the roof. The space under the roof is divided into a second floor of living space with an attic above. The two small leantos are attached to the rear (photograph 2.)

Exterior

The foundation is constructed of fieldstone laid up with mortar.

The exterior is covered with three layers of wooden shingles. The first layer is attached with cut nails and the later two with wire nails. The original clapboards, attached with rose-headed wrought nails, survive under the shingles (photograph 3). Those on the sides and on the back of the west lean-to are unpainted, while those on the front of the house show signs of red paint. There is a simple cornice molding (photograph 4) across the front of the house that is currently obscured by a gutter.

The chimney stack above the roof is made of brick. The top was replaced around 1930, at which time it was made smaller. The original size of the chimney top can be determined by both the size of the section emerging into the attic and the replacement roofing boards around the chimney stack. The original top was probably brick.

The windows are 12/12's, with 6" by 8" panes. There are four of these windows on the front facade of the house, two for each front room, two on each side, and two in the rear of the house. These are all replacements installed after 1940.¹ The two large end windows on the second floor match the first floor windows. The dormer windows and other small windows on the second floor are modern additions. There is one original window frame in the west end of the attic (photograph 5). While the 12/12 windows are not original, they are probably the size of the original windows, based on the location of the chair rail and the top position of the windows.

Interior

There is a full basement. The basement walls are made of irregularly shaped, dry-laid fieldstone. The chimney stack base is made up of two stone pillars, with timbers (reused from some earlier structure) connecting the pillars (photograph 6) The kitchen hearth is cribbed. The cribbing for the hearth in the west room appears to have been modified and reduced in size. That for the east room has been removed entirely

¹ Photograph donated by the Hoyt family, collections of the Orange Historical Society.

National Register of Historic Places Continuation Sheet

Section 7 Page 2_Description William Andrew House, Orange, New Haven County, CT

for the furnace. This type of hearth construction in southern Connecticut is indicative of late eighteenth or early nineteenth century work.

The original framing members are hand-hewn. Some powder-post beetle damage is evident. Those parts most damaged by beetles have been sistered with newer wood – possibly in the mid-twentieth century. There are also a number of tree trunk posts and metal columns – all relatively new, but adding to the stability of the structure. The subfloor for the front two rooms appears to be quite old, and has been whitewashed at some point. The subfloors for the back rooms of the main house (west room, old kitchen, and bathroom) are replacements. The floorboards under the stairway are modern replacements, indicating the location of an earlier cellar stairway.

The west front room measures approximately 13'4" by 16'8", and 7'8" high. It has two windows in the south wall and one in the west wall. There is a door to the front hall and a door to the old kitchen. Both of the doors are eighteenth-century four-panel doors (photograph 7), with newer hinges. They match the ones in the east room, and are also similar to the doors in the Fowler/Miles house on Orange Center Road, built c.1801. The floor is made up of wide tulip poplar boards – if not the original floor, certainly a very old one. The fairly large cracks between the boards and the old subfloor are indicative of considerable age. The horizontal wainscoting beneath the chair rail is probably original to the house. The chair rail molding is modern. The featheredged sheathing on the fireplace wall, while old, was not in this location. Removal of this sheathing has shown that the original treatment of the wall was plaster. The fireplace surround, with its bolection moulding, was made for John Kirk in 1965. An older fireplace surround which fits this opening was found in the barn (photograph 8). The southwest corner post projects into the room about five inches. The top portion was covered with joint tape and is now bare. It is extraordinarily smooth, as if it had been prepared for wallpaper. It is cased in the wainscoting section. There is no summer beam visible. The original plaster walls in this room were replaced with celotex, although the plaster ceiling remains. Removal of the celotex has revealed that the partition between the front west room and the rear west room is constructed of widely spaced planks morticed into the girt.

The entry way is 9'8" wide. New front stairs built before 1930 are located behind a board wall, which is an even newer addition. In the closet under the stairs, the chimney is visible. Mortises in two beams indicate a changed structure. There are new floorboards here, which indicate that this was once the location of a cellar stairway. There are also some fragments of old wallpaper in this area. The south posts for the chimney bay protrude into the entry about five inches and are painted over many layers of wallpaper at the top and wainscoted on the bottom. The same horizontal wainscot as that found in the west room covers the bottom of the walls. The walls above the wainscott were covered with celotex, which has been removed. As most of the plaster had been removed when the celotex was installed, it is possible to see the lath installation. This was done by creating a channel for each end of the lath using oak strips. One nail holds the center of each strip of lath. While shaving down the ends of the lath and installing it in the

NPS Form 10-900-a (8-86) United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 3 Description William Andrew House, Orange, New Haven County, CT

channels was more time consuming than nailing it at each end, nail consumption was reduced by twothirds.² The front door is relatively new.

The east room measures about 13'2" by 16'8", and 7'8" high. It is finished like the west room with these exceptions: the sheathing on the fireplace wall dates to the early nineteenth century and was brought from an old house in Milford by the Hoyts about 1940.³ It does not match any of the other sheathing in the house. A firebox was revealed when the sheathing was removed. The firebox has brick sides with a stone back. The bricks on the south edge of the firebox also make up the edge of the chimney base —there was not enough space to continue the stone edge and have the sides faced with brick. Both plaster walls and plaster ceiling remain in this room.

The old kitchen measures about 19' by 12'6", and is dominated by the large cooking fireplace (photograph 9,) which measures 8' across the front opening. It has an unusual oven arrangement, having one in the back and one on the side, but only about halfway forward in the opening. This half-forward style of oven is also seen in the Fowler/Miles house on Orange Center Road. This firebox has a stone rear and brick sides. As in the east room, the brick sides of the firebox make up the outside of the stack as well. The lintel is appropriate to the style of the fireplace, but may be a replacement, as it looks very new on the back – no charring. There are indications that there was a surround for this firebox. The stone hearth has been rebuilt.

The basement stairs are on the west side of the old kitchen. They are replacements, so that it is not possible to tell if these were in addition to the entry stairs to the cellar, or were replacements for those. There were also stairs to the second floor here, which have been mostly removed to make room for the shower stall. Old wallpaper, over a coat of blue paint, remains in the stairwell.

The old kitchen has two windows in the north wall, and a modern door to the outside. Interestingly, there are no posts for the chimney bay in the rear wall. There is horizontal wainscot on the north wall. When this was temporarily removed for maintenance it was determined that there are studs 5 1/2"wide by 3" deep at irregular intervals along the back wall. There is a 3" by 3" stud under the center of each window. The west wall of the kitchen consists of featheredge sheathing. There is a batten door opening into the west rear room. There is also a feather edged door closer to the rear wall that once opened into the rear west room. Both doors have modern hinges.

The west rear room measures 8'6" by 12'6". It also has the horizontal wainscoting around the room at the level of the bottom of the window. There is also a small integral lean-to on the northwest corner, which is currently used as a shed. It is probable that the northwest room and the shed functioned as a dairy. The wall between the shed and the northwest room is constructed as an interior partition, having once had planks mortised into the rear plate.

The east rear room has been converted to a bathroom. The north wall now forming the outside wall of the bathroom is covered with featheredged sheathing, with modern boards where there once was a door.

 $^{^{2}}$ I have not been able to find documentation of this method of lath installation. It does help to support the presumed construction date of the late 1770's as this was a time when imports from Britain were cut off and when metal was needed for the war effort. The parlor and west lean-to also show evidence of this treament, but in those instances the lath had been removed.

³ Harry Grillo, Orange Historical Society member.

National Register of Historic Places Continuation Sheet

Section 7 Page 4 Description William Andrew House, Orange, New Haven County, CT

The new kitchen, a well-preserved late 1950's model, is located in a small lean-to on the northeast corner of the house. The lean-to appears to be older than the kitchen, and may once have been a woodshed or pantry.

The second floor has been modernized, possibly in the 1950's, with some earlier 20th century work. There are two bedrooms, one bathroom and several closets. There is one wall with featheredged sheathing, although this is not in its original location. A small firebox has been uncovered in what is now the hallway on the east side of the chimney (photograph 10.) It is similar to one found at the Fowler/Miles house.

The attic is reached through a modern pull-down stairway. There is no indication of the original attic access. The attic floor is covered with plywood, although the original floorboards remain under most of this. The roofing boards are old, water-powered sawn boards, except for replacements around the chimney. The roofing system uses common rafters that are pegged at the top. The rafters are hewn. There are sawn studs of irregular size in the gable end.

Barn

The small barn or shed is timber framed with newer siding. It is 20'4" from east to west by 22'8" from north to south. It is one-story high on the south side and 4' high on the north side. A window and barn doors are on the east side. These were added by John Kirk, who replaced the previous doors on the south side with sheathing. This was used as a garage by the Hoyt family ⁴ and was probably built by them around 1940, as it does not appear on the Fairlea Farms survey.

⁴ John T. Kirk, *The Impecunious House Restorer* (New York, 1984), p. 54. John Kirk owned and occupied this house in the early 1960's.

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.
- __X_C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ____ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- _____A owned by a religious institution or used for religious purposes.
- _____B removed from its original location.
- _____ C a birthplace or a 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.

Areas of Significance (Enter categories from instructions)

ARCHITECTURE

Period of Significance 1775-1790

Significant Dates <u>1775</u> <u>1790</u>

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation <u>NA</u>______

Architect/Builder <u>unknown</u>

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

National Register of Historic Places Continuation Sheet

Section 8 Significance Page 1 William Andrew House, Orange, New Haven County

Summary

The William Andrew House, built between 1775 and 1790, is architecturally and historically significant as the oldest surviving house in North Milford, now Orange. Although the house is a simple post and beam cape, it is on property owned by one of the wealthier founding families and was built by a grandson of the Rev. Samuel Andrew. The simplicity of the original features help to illuminate the domestic life of a prosperous family in what was a rural section of one of the older towns in Connecticut.

Historical Background

In his Statistical Account of the Township of Milford, written about 1816, Erastus Scranton describes the housing stock of Milford – "a very considerable number of the dwelling houses in this town are old & decaying. Some of them are ready to fall upon the heads of their wealthy owners. But few of them show neatness or taste around them..."¹ While this house was probably not falling down around its owners in 1816, its simplicity reflects the attitude among the farmers and mariners of Milford who preferred to use their wealth for things other than new dwellings.

This house stands on what was once a 208 acre farm in North Milford, now Orange, granted to Richard Bryan, who was part of one of the wealthier families in Milford, in 1687. It has been listed as being built by the second Richard Bryan in 1720 (History of Orange, Mary Woodruff) and was believed to be the oldest house in town. However, this house was built after 1775 by William Andrew. A misreading of the early deeds led to the confusion. The deed for the 1720 house refers to a house on the northern part of the farm that the second Richard Bryan gave to his son, the third Richard Bryan. It is likely that Richard Bryan II built a house for himself a little prior to 1720 on the southern part of the farm, close to where the house at 131 Old Tavern Road is now located. The inventory of Nathan Bryan, who had inherited the southern half of the 208 acre property from his father Richard II, gives the best description of the this part of the farm. His son, Nathan Bryan II, sold his share of the farm to William and Samuel Andrew, grandsons of the Rev. Samuel Andrew of Milford, in 1775. This included 21 1/4 acres of land, two-thirds of a house, two-thirds of a barn, and two-thirds of a stable. The remaining one-third of Nathan I's house, barn, and stable were part of the dower of widow Elizabeth Bryan. To complicate matters, William Andrew later bought Nathan's share of Elizabeth Bryan's dower rights. William Andrew probably built this house sometime between his purchase of the property in 1775 and the 1790 census, where he is listed next to Thomas Bryan (probably Thaddeus Bryan). William Andrew was a prosperous farmer who had owned two slaves and left an estate of over £3000 at his death in 1796.

¹ Erastus Scranton, A Statistical History of the Township of Milford, typescript Orange Historical Society, p 21. The original manuscript is in the Connecticut State Library in Hartford.

National Register of Historic Places Continuation Sheet

Section 8 Significance Page 2 William Andrew House, Orange, New Haven County

In his will, William leaves the dower rights that he had purchased from Nathan Bryan to his daughter Esther, who had married Thaddeus Bryan. A separate dwelling house on 22 acres is left to his widow Margaret, and sons Merwin and Elias. Elias sold his share to Margaret, who also acquired the dower rights to the land in the western section of the Bryan land from Elizabeth Bryan's heirs. This essentially reassembled the southern half of the Richard Bryan farm. This indicates two houses on the 22-acre parcel - the new William Andrew house, now 131 Old Tavern Road, and the old Bryan house, which had disappeared by 1839. Merwin Andrew left the farm to his son Merwin and widow in 1839. Merwin II left it to his widow and minor children in 1873. The property was sold out of the Andrew family to provide support for the children. It continued to be operated as a farm throughout this period. In 1903, the property was purchased by the Lee family and made part of Fairlea Farms. This was a large dairy farm that had over 600 acres at its peak. The house was rented to Fairlea Farms employees from 1903 to 1939. In 1933 Fairlea Farms was divided for suburban development. The Bryan/Andrew house property was reduced to one acre and made a part of this subdivision. The property was in various private hands until its purchase in 2000 by the Town of Orange for use as a museum. Although not built until the third quarter of the eighteenth century, it is the oldest documented house in Orange.

Architectural Significance

The building is architecturally significant as the oldest of the few surviving eighteenth century houses in Orange. It is also significant as an early representative of the Cape style that was used extensively in Connecticut following the Revolutionary War. The house has features that were the height of fashion in 1775 juxtaposed with some that were popular in the previous generation. The cornice molding is a stylish detail that was perhaps also reflected in the original window and door trim. The wainscotting and smooth plastered ceiling, without a view of the summer beam², are features frequently found in early nineteenth-century houses, while the feather-edged sheathing in the rear part of the house harkens back to the early eighteenth century. The lath installation in the front entry preserves a method that was labor intensive, but conserving of scarce metal during a war-time economy. The framing in both basement and attic conforms to the general eighteenth century model of heavy, hewn members, while that of the first floor living space is lighter. The chimney girts are supported by the chimney stack, with no post between the front room and the kitchen and only double-width studs in the rear wall. The chimney base is an early use of a two-pillar construction in place of a solid stone mass, while the back bake oven is a detail that was old-fashioned by 1775. The original clapboards, mostly unpainted, preserved under three layers of shingles show a lack of

 $^{^{2}}$ While the visible summer beam was obsolete in many parts of New England by 1775, it seems to have been common at this time in the coastal towns around New Haven.

National Register of Historic Places Continuation Sheet

Section 8 Significance Page <u>3</u> William Andrew House, Orange, New Haven County

concern for exterior paint by prosperous families as late as the early nineteenth century. The integral shed on the rear of the west side preserves the original curved roofline. This probably extended across the rear of the house to form a protected work area or porch. A row of stones was uncovered during an archeological investigation conducted by Southern Connecticut State University in the summer of 2001 that possibly formed the foundation for a porch across the rear.

There are several early nineteenth century houses in Orange that share a similar outward appearance. The Fowler/Miles House on Orange Center Road, built in 1801, shares some of the same interior characteristics, although on a smaller scale. In a town with few surviving old houses, this is a valuable survival.

9. Major Bibliographical References
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)
 Previous documentation on file (NPS) preliminary determination of individual listing (36 CFR 67) has been requested. previously listed in the National Register previously determined eligible by the National Register designated a National Historic Landmark recorded by Historic American Buildings Survey # recorded by Historic American Engineering Record #
Primary Location of Additional Data State Historic Preservation Office Other State agency Federal agency X Local government University X Other Name of repository:New Haven Colony Historical Society, Orange Public Library, Orange Historical Society ====================================
10. Geographical Data
Acreage of Property <u>1 acre</u>
UTM References (Place additional UTM references on a continuation sheet)
Zone Easting Northing Zone Easting Northing 1 18 66 6 520 45 69 910
Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)
Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)
11. Form Prepared By
name/title Sandra Rux, Principle
organization Leetes Island Enterprises, LLC date <u>4/30/02</u>
street & number 575 Leetes Island Rdtelephone_203 458-2897
city or town <u>Guilford</u> state <u>CT</u> zip code <u>06437</u>
Additional Documentation
Submit the following items with the completed form:
Continuation Sheets
Maps A USGS map (7.5 or 15 minute series) indicating the property's location. A sketch map for historic districts and properties having large acreage or numerous resources.
Photographs Representative black and white photographs of the property.
Additional items (Check with the SHPO or FPO for any additional items)

National Register of Historic Places Continuation Sheet

Section <u>9</u>Bibliography Page <u>1</u>William Andrew House, Orange, New Haven County, CT

Bibiography

Direct Tax of 1798. New Haven County, Milford. Manuscript Connecticut Historical Society.

Isham, Norman K. and Albert F. Brown. *Early Connecticut Houses*. New York: Dover Press, 1965; reprint of Preston and Rounds edition of 1900.

Jacobus, Donald Lines. *Families of Ancient New Haven*. Baltimore: Genealogical Publishing Company reissued 1997, originally published 1922-1939.

Kelley, J. Frederick. *Early Domestic Architecture of Connecticut*. New York: Dover Press, 1963; reprint of Yale University Press edition of 1924.

Kirk, John T., The Impecunious House Restorer, New York: Alfred Knopf, 1984.

New Haven Probate Records. Microfilm, Connecticut State Library, Hartford, Connecticut.

Orange Land Records. West Haven Town Hall, West Haven, Connecticut.

Scranton, Erastus. A Statistical Account of the Town of Milford. Typescript, Orange Historical Society.

Woodruff, Mary R. History of Orange Connecticut 1639-1949. New Haven, Connecticut, 1949.

National Register of Historic Places Continuation Sheet

Section <u>10</u> Geographical Data Page <u>1</u> William Andrew House, Orange, New Haven County, CT

Verbal Boundary Description:

The Boundary description for the William Andrew House is recorded in Volume 149, page 332 of the Orange Land Records, Orange Town Hall, 617 Orange Center Road, Orange, Connecticut.

Boundary Justification:

The current property boundaries were established in 1939, when Fairlea Farms subdivided its property for a suburban housing development. The nominated 1-acre parcel is the land currently associated with the parcel. It was necessary to use old tax records and the 1927 survey commissioned by Fairlea Farms to connect the deeds prior to 1903 to those after 1939.

Property Owner

Property Owner

(Complete this item at the request of the SHPO or FPO.) name <u>Town of Orange</u>

street & number <u>617 Orange Center Road</u> telephone <u>203 891-2122</u>

city or town <u>Orange</u> state <u>CT</u> zip code <u>06477</u>



WILLIAM ANDREW HOUSE 131 OLD TAVERN ROAD ORANGE, CT DRAFT SECOND FLOOR PLAN

Arrows with numbers are photograph views



WILLIAM ANDREW HOUSE 131 OLD TAVERN ROAD ORANGE, CT DRAFT FIRST FLOOR PLAN

Arrows with numbers are photograph views.

National Register of Historic Places Continuation Sheet

Photographs Page 1 William Andrew House, Orange, New Haven County, CT

All photographs:

- 1. William Andrew House
- 2. Orange, New Haven County, CT
- 3. Sandra Rux
- 4. September, 2001
- 5. Negative filed with Connecticut Historical Commission, Hartford, Connecticut

Captions:

South (front) and east elevations; camera facing northwest Photograph 1 of 10

North (rear) elevation showing the two lean-tos; camera facing south. Photograph 2 of 10

Rear wall of west leanto showing original clapboards; camera facing south. Photograph 3 of 10

Cornice molding on front of the house; camera facing north. Photograph 4 of 10

West elevation showing original	window	frame at	attic level;	camera fa	acing east
Photograph 5 of 10					

Chimney base; cellar; camera facing east Photographs 6 of 10

Four panel door, west front room to kitchen; camera facing west Photograph 7 of 10

East wall of the west front room with fireplace surround found in barn; camera facing east. Photograph 8 of 10

Kitchen firebox; camera facing southwest Photograph 9 of 10

Second floor firebox; camera facing west Photograph 10 of 10