

United States Department of the Interior  
National Park Service

# National Register of Historic Places Inventory—Nomination Form

For NPS use only

received **JUL 14 1983**

date entered

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

## 1. Name

historic 10-12 Linden Place

and/or common Linden Apartments

## 2. Location

street & number 10-12 Linden Place

N/A not for publication

city, town Stamford N/A vicinity of

state Connecticut code 09 county Fairfield code 001

## 3. Classification

MS  
8-31-83

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input checked="" type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<u>N/A.</u>	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

## 4. Owner of Property

name Leonard H. Mark

street & number 55 Toilsome Brook Road

city, town Stamford N/A vicinity of state Connecticut

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Old Town Hall

street & number 175 Atlantic Street

city, town Stamford state Connecticut

## 6. Representation in Existing Surveys

title State Register of Historic Places has this property been determined eligible?  yes  no

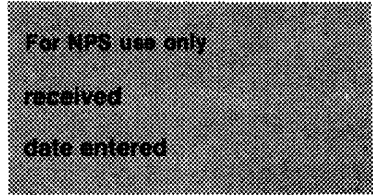
date 1983  federal  state  county  local

depository for survey records Connecticut Historical Commission  
59 South Prospect Street

city, town Hartford state Connecticut

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Title: Historic Resources Inventory, Stamford, Connecticut

Date: 1978                           federal                           state                      x   local

depository for survey records: Municipal Office Building  
429 Atlantic Street

city, town: Stamford                    state: Connecticut

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

### Describe the present and original (if known) physical appearance

Linden Apartments, built c. 1886 in the French Second Empire style, is a mansard-roofed, clapboard-sided tenement containing six units and rising 2½ stories from its location on the north side of Linden Place in Stamford, Connecticut, about a half mile northwest from the old Town Hall. The rectangular-shaped property measures 60 feet in width and 148 feet in depth, and is bounded on the north by a parking lot, on the east by a smaller residence built c. 1870, on the south by Linden Place, and on the west by a recently built row of attached condominiums. The neighborhood, encompassing four blocks of mostly level land between Washington Boulevard on the east and the Rippowam River on the west, is characterized by single, two-family and multi-family structures built primarily between 1870 and 1900. A significant proportion of these structures has been recently replaced by low-rise condominium and apartment construction.

The building is composed of a 2½-story central core measuring 40' by 29', projecting 2½-story bays (14' by 4') flanking the entry area, a two-story front porch projecting from the entry area, and a centrally placed 2½-story rear wing (30' by 18') flanked by small one-story porches at the junction with the central core. Resting on a stucco-covered fieldstone foundation, the exterior walls are covered with wood clapboards framed by a wood watertable and cornerboards, and surmounted by a prominent cornice distinguished by curvilinear panel brackets. The asphalt-shingled, mansard roof rises above the cornice and is punctuated by low-pitched gabled dormers at all elevations (Photograph #1).

The main (south) elevation is characterized by projecting elements: the centrally placed two-story porch, the 2½-story mansard-roofed bays flanking it and the shed-roofed bay windows of the first story (Photograph #1). Projecting the furthest from the central core is the first story of the porch, consisting of three turned posts, ornamented by open, curved brackets, supporting the narrow hipped roof skirting the porch's smaller second story. The porch rail is composed of a design of vertical and horizontal sticks enlivened by small segmental arched cut-outs that produce a wave-like effect. The porch recedes inward, between the bays, to the central core which shows twin main entrances, each consisting of paneled double doors (with glass upper panels) surmounted by a two-pane transom. Flanking the porch's first story are identical, shed-roofed bay windows extending out from taller, mansard-roofed bays. Each of the bay windows features a triple window with narrow, one-over-one panes.

The second story of the front porch is composed of two turned posts surmounting the corners of the hipped roof skirting its base, and supporting a low-pitched shed roof. Part of a 1982 restoration, the turned posts were designed to match the first-story posts, and replaced narrow boxed posts of uncertain origin. Beneath the roof at the central core are twin paneled doors with upper panels showing four glass panes.

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The flanking 2½-story bays show the shed roofs of the bay windows connecting to the porch's narrow hipped roof which is of equal height and slope. Above the shed roofs each bay features a double window with two-over-two panes.

The Mansard roof shows three identical dormers located directly atop the cornice, the central one projecting from the central core and the others projecting from the flanking bays. Each dormer has a double window with two-over-two panes. Rising from either side of the central core's upper slope is a brick chimney with a corbeled top surmounted by a soot trap.

The east and west elevations are essentially identical, the only difference being the enclosure of the west porch (Photographs #2 and 3). The fenestration consists primarily of two-over-two-paned single windows symmetrically arranged, each story showing three on the central core and two on the rear wing, with those of the top story enclosed by dormers. The northern corner bays of the central core show smaller single windows, one-over-one-paned, and interrupt the cornice line, terminating at the mansard-roofed third story as shed-roofed wall dormers. Located on either side of the rear wing at its junction with the central core is a small one-story porch. The eastern one retains its original appearance, featuring one turned post supporting a low-pitched shed roof, a stick railing, and a paneled rear entrance door with the upper panel showing four glass panes. The west porch has been enclosed by plywood and windows although its turned post is still visible within the enclosure and the paneled door also remains. Fire escapes are present at each location, serving the second and third floors.

The rear (north) elevation is primarily that of the rear wing which is nearly as wide as the central core (Photograph #4). The fenestration, like the side elevations, consists of single windows, two-over-two-paned. They are symmetrically arranged, two to a story, those at the top encased in dormers.

The interior spaces contain six apartments, arranged two to a floor, and a central hall-stairwell showing twin, single-flight staircases between the floors. A central party wall separates the apartments and staircases of every floor. Each apartment contains four rooms and a bathroom. The rooms are arranged in railroad-like fashion front to back as follows: bedroom, living room, kitchen, and bedroom. Some original interior woodwork has been retained, primarily on the first story, along with several interior paneled doors. The woodwork consists of molded door and window trim showing corner blocks with a circular design. An interior segmental arch frames each of the first story's bay windows (Photograph #5). Each of the staircases between the first and second story features a rounded newel post, turned balusters, and a bannister curving around the corner to the second-story hall (Photograph #6).

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The house rests atop a low ridge rising five feet above the street. The front yard features a coursed fieldstone retaining wall along the front boundary line. It is crowned by a course of vertically positioned stones and interrupted by a short, centrally located flight of slate steps (Photograph #1). The wall continues in front of the adjacent lots, indicating that it might pre-date the tenement house, having been built when the houses on either side were constructed some ten to fifteen years earlier (the house to the west was demolished c. 1976). Front yard plantings include a privet hedge immediately behind the retaining wall and yew bushes flanking the porch's front steps, while the side yard to the east shows a black cherry. An asphalt driveway runs along the western boundary line of the property, past a red maple, and terminates as a parking lot taking up most of the backyard. In the northwest corner is a gabled, 1½-story, three-car garage constructed of concrete blocks in 1949.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Criteria A & C

**Specific dates** c. 1886      **Builder/Architect** Unknown

**Statement of Significance (in one paragraph)**

Linden Apartments is the only French Second Empire six-unit tenement with projecting bays and porches in Fairfield County, south of Bridgeport (criteria C). It is also the oldest six-unit tenement of any style still standing in Stamford, having been erected c. 1886 (criteria A).

Architectural Significance

Linden Apartments is a locally unique example of a six-unit tenement designed in a transitional, late French Second Empire manner. The only other mansard-roofed tenements in Stamford, a row of four at 658-690 Atlantic Street, are more simply designed, showing the conventional boxed shape of most tenements. Linden Apartments, however, displays projecting porches and bays which make it a more complex structure, creating the three-dimensional effect characteristic of French Second Empire architecture that is lacking in simpler designed structures of this type. The combination of projecting and receding elements producing this three-dimensional effect is most evident at the front elevation. The 2½-story projecting bays flanking the main entry attract notice because of the pronounced mirror effect created by their identical elements. Counterbalancing this attention to the bays is the centralizing focus of the front porch which projects beyond the bays, yet also recedes between them, drawing attention to the twin front entrances. The height of the projecting bays and the tall, narrow appearance of the windows and doors, particularly at the first story, also produce a definite vertical emphasis, another aspect of the French Second Empire style. These vertical, three-dimensional elements are effectively joined and counterbalanced by the continuous horizontal roof projection which extends across the first story and consists of the narrow hipped roof skirting the base of the porch's second story, and the flanking shed roofs of the projecting bay windows.

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The transitional aspects of the building's design are most evident in the porches, the elements of which are of Queen Anne influence, i.e., turned posts, curvilinear brackets, and stick-work rails. Details such as these were commonly found in those French Second Empire structures built during the 1880s and 1890s, the declining years of the style in Stamford when its use was generally limited to structures servicing the lower and working classes, i.e., tenement houses, workers' row houses, etc.

Historical Significance

Linden Apartments is one of comparatively few six-unit tenements constructed in Stamford before the turn of the century, and, due to the demolition of earlier examples, it is now the oldest such structure in the city. It was built during the period when the waning years of the French Second Empire style coincided with the appearance of three-story, six-unit tenements built to satisfy the need for housing, which was aggravated by the rapid increase in population. Up until this time, multi-family housing in Stamford consisted of two-story structures: double houses of two or four units and row housing of three to eight units. The mansard-roofed tenement can be seen as an experimental form of housing which contained two more apartments than a four-unit double house, by virtue of the mansard-roofed attic story, while retaining the twin entrances of a double house and the additional privacy inherent thereof. Its 2½-story appearance also made it less of an intrusion in a middle-class neighborhood of one-family houses, than a three-story structure of obvious multi-family design. However, the continued, rising demand for more housing outweighed the environmental concerns that Linden Apartments addressed, so that the box-shaped three-story tenement, less complex in form and therefore less expensive to build, became the standardized form for the six-unit tenement house. This type of tenement was also characterized by a low-pitched shed or gabled roof, a single common front entrance, and a three-story tier of rear porches which caused this type of structure to be called a three-decker. On the other hand, Linden Apartments, with its more complex multi-bayed appearance and double-house elements, represents a unique form of multi-family housing that began and ended in Stamford with this one example.

Although the architect and the builder of the structure are unknown, it was probably built under the aegis of George A. Hoyt (1811-1887), Stamford's foremost nineteenth-century real estate developer and land owner, who created much of the city's low and moderate-income housing stock. He bought the property on Linden Place (then called Washington Place) in 1885 and most likely had the building constructed the following year when he also developed his property immediately to the north, extending West Washington Avenue to Court Street and lining it with two, eight-unit row-house structures.

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Over the following years, the building was owned by a succession of absentee landlords, except during the periods of 1924-1926 and 1932-1966 when it was owner-occupied. Its residents have been primarily skilled blue-collar workers (i.e., carpenters, mechanics, and plumbers) throughout its history, comparable with the occupational level of the inhabitants of the neighborhood's single-family dwellings, and above the level of the residents of the nearby row houses who were mainly unskilled factory workers. The residents of Linden Apartments have represented a variety of ethnic groups, most of them Yankees, Italians, Irish, Jews and Germans. At any one time there were usually at least three ethnic groups represented among its residents. The building had gradually deteriorated until it was bought by its present owner, Leonard H. Mark, who restored the structure to its original appearance, repairing structural damage and replacing deteriorated elements with replications. Historically, Linden Apartments has always been one of the neighborhood's most prominent structures, being distinguished by its unique design, large size, and slightly elevated location. Today it retains this prominence but also stands out as one of the few restored structures in a neighborhood which is otherwise losing its nineteenth-century character at an alarming rate.



# 9. Major Bibliographical References

See continuation sheet.

# 10. Geographical Data

Acreeage of nominated property .204

Quadrangle name Stamford, Connecticut

Quadrangle scale 1:24000

### UTM References

A 

1	8	6	2	22	60	45	46	24	10
Zone	Easting		Northing						

B 

Zone	Easting		Northing						

C 

Zone	Easting		Northing						

D 

Zone	Easting		Northing						

E 

Zone	Easting		Northing						

F 

Zone	Easting		Northing						

G 

Zone	Easting		Northing						

H 

Zone	Easting		Northing						

### Verbal boundary description and justification

The nominated property is described in Volume 2081, Page 161 of the Stamford Land Records.

### List all states and counties for properties overlapping state or county boundaries

state N.A. code N.A. county N.A. code N.A.

state N.A. code N.A. county N.A. code N.A.

# 11. Form Prepared By

name/title Nils Kerschus edited by John Herzan, National Register Coordinator

organization Preservation Development Group date June, 1983

street & number 96 Main Street telephone 324-9317

city or town Stamford state Connecticut

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local


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

State Historic Preservation Officer signature 

title Director, Connecticut Historical Commission date July 8, 1983

### For NPS use only

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

 Entered in the National Register date 8/11/83  
Keeper of the National Register

Attest: \_\_\_\_\_ date \_\_\_\_\_

Chief of Registration

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Historic Resources Inventory, Stamford, Connecticut. Stamford: Stamford  
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Map of Greenwich and Stamford, Connecticut. New York: Miller Robbins,  
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Stamford Directory. Stamford: Gillespie Brothers, 1886-1896;  
Price and Lee Company, 1897-1927.

Stamford Directory. New Haven: Price and Lee Company, 1930-1980.

Stamford Advocate. 9 December 1887.

Stamford, Town of, Land Records. Book 59, Page 738, Map 211.

Stamford, Town of, Tax Assessor's Records.