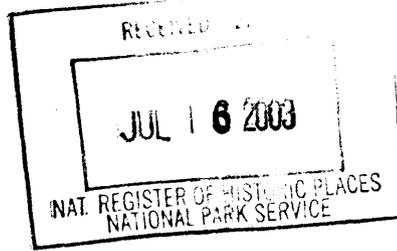


United States Department of the Interior
National Park Service



812

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Pardee, James, House

other names/site _____

2. Location

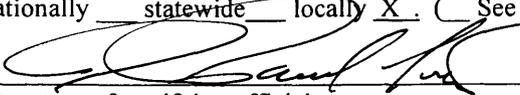
street & number 129 North Main Street N/A not for publication

city or town Sharon vicinity N/A

state Connecticut code CT county Litchfield code 005 zip code 06069

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally . (See continuation sheet for additional comments.)

 7/15/03
Signature of certifying official Date
J. Paul Loether, Acting 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

James Pardee House
Name of Property

Litchfield, CT
County and State

4. National Park Service Certification

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

Signature of the Keeper
Edson H. Buel

Date of Action
8/28/03

5. Classification

Ownership of Property
(Check as many boxes as apply)
 private
 public-local
 public-State
 public-Federal

Category of Property
(Check only one box)
 building(s)
 district
 site
 structure
 object

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

Contributing	Noncontributing
<u>1</u>	<u>1</u> buildings
<u>—</u>	<u>—</u> sites
<u>—</u>	<u>—</u> structures
<u>—</u>	<u>—</u> objects
<u>1</u>	<u>1</u> Total

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

Number of contributing resources previously listed in the National Register
1

6. Function or Use

Historic Functions
(Enter categories from instructions)
DOMESTIC/single dwelling

Current Functions
(Enter categories from instructions)
DOMESTIC/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)
GEORGIAN COLONIAL/Postmedieval English

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

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

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

James Pardee House, Sharon, Litchfield County, CT

Section 7 Page 1

The James Pardee House is located in the Sharon Historic District northeast of the Town Green. Facing northwest from its slightly elevated site on the south side of North Main Street, the house is set off from the road by tall evergreen hedging and framed by mature maples. A small non-contributing, but associated guest cottage near the road is situated beyond and to the left of the house (see site plan attached). A blacksmith shop that once stood just up the road was not associated with the Pardee property. The south property line borders the site of the c. 1920 Sharon Center School. The rest of the six-acre property slopes away at the rear and consists of open fields that extend down to the valley of Beardsley Brook. Behind the house, evergreens border a wide allée for about 300 feet and frame this rural vista.

The 1782 Pardee House, a two-story brick Georgian Colonial, has twin end chimneys at each end of the ridge of the gable roof and a center-hall plan (Photograph #s 1, 2, 3; Exhibit A). Thick masonry walls (18" at the first floor and 12" at the second) rest on a coursed rubblestone foundation, which extends several feet above grade and forms a sort of watertable. Handmade, salmon-colored brick from local clay is laid up in a variation of Flemish bond, in which headers are introduced every sixth course. A belt-course, three bricks high, extends slightly from the plane of the façade wall between first and second floors, stopping short of the outside corners. The plain frieze board under the boxed and molded roof cornice curves down at the ends to match the width of the rakes.

The balanced five-bay façade displays six-over-six sash windows with tall, jack-arch brick lintels and wooden sills. The parlor windows on the right of the façade and at the front of the south end elevation are taller with larger panes. The same type of brick lintel extends across the main door and the flanking eight-pane sidelights. The six-panel door displays heavy moldings on both sides. Except for two one-over-one replacement sash at the second-floor rear, all the rest of the original window openings contain six-over-six, double-hung sash. The rear multipaned picture window, which replaced the kitchen chimney, and the screened porch were added in the mid-1900s.

Original interior finishes throughout include chestnut floors and plaster over split lath on the walls and the high eight-foot ceilings. Some of the passage and cupboard doors are paneled; the rest are made with vertical beaded and lapped boards. Rooms on the first and second floors are arranged around a center hall, which has an open staircase along the left wall. The hand rail and railing around the second-floor opening to the stair well, as well as the newel post caps, are hexagonal in section (Photograph #s 4, 5). The posts display chamfers with lamb's tongue stops, and the delicate balusters are tapered.

The twin parlors on the first floor, while identical in size, have different treatments. In the more formal south parlor, door and window casings are detailed with back-bed molding and angled window reveals are cased with beaded-edge boards, while the windows in the north parlor have simple plastered jambs. The brick fireplaces in both parlors and parlor chambers above are set at an oblique angle in the corners of the rooms. The fireboxes on the first floor have been rebuilt, reducing the size of the openings; the ones on the second floor are larger and appear to be original construction.

Identical fireplace surrounds in the south parlor and the chamber above have an unusual entablature. The edges of the frieze board curve inward from the molded framed opening, reversing just below the cornice molding to flare outward to support the edge-molded mantelpiece (Photograph #s 6, 7). The chamber fireplace, which was closed off in the early 1900s, is flanked by a full-height cupboard with paneled double doors above and a single two-panel door below (Photograph #8). The fireplaces on the north side of the house have plainer, but similar surrounds (Photograph #s 9, 10).

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National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

James Pardee House, Sharon, Litchfield County, CT

Section 7 Page 2

The stone bases of the end chimneys in the cellar project about eight feet out from the middle of foundation walls on each side. Wider at the outside and tapering to a blunt point, they are triangular in section. Hearths for the first floor are supported by bricks resting on angled beams let into the floor framing. The original rectangular base for the kitchen hearth remains in the east (rear) wall but the fireplace above has been removed. Stones from the outside wall of the chimney are still visible on the rear elevation, suggesting that the entire stack was stone (Photograph #3). Hewn framing for the first floor consists of an off-center longitudinal beam (9" x 11") that runs between and is supported by the end chimney bases. Tusk tenon mortises connect four unequally spaced girts (7"x7") on either side that run to the plates that rest upon ledges in the foundation wall. Oddly enough, the floor joists (7"x 4"; 44" o.c.) run in the same direction as the girts.

Access to the attic is through a door at the rear of the upstairs hall. It opens into a small secondary passage that extends to the rear brick wall. There the stairs turn and run up to the attic in an easterly direction. It is likely that a back staircase once ran up from the kitchen to this passageway. The roof is framed with common rafters (nominal 4", 41" o.c.) supported by intermediate hewn purlins (7" x 6"). Queen posts under the purlins at the center and near the ends are braced in two directions. Collar beams let into the purlins are not pegged, as seen from the open gains where some beams have been removed.

James Pardee House

Name of Property

Litchfield, CT

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

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.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1782

Significant Dates

1782

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

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

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

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested.

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

Primary Location of Additional Data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: Sharon Historical Society

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

James Pardee House, Sharon, Litchfield County, CT

Section 8 Page 1

Statement of Significance

The well-preserved James Pardee House, one of only four eighteenth-century houses in Sharon Center to be built of brick, is a significant atypical example of Georgian Colonial domestic architecture. Locally important for its association with one of the founding families of Sharon, the Pardee House is also one of the few houses in the Center to retain its original acreage, which contributes to the integrity of the property as a whole and the authenticity of the historic setting.

Historical Background

One of the so-called auction towns established in the Northwest Highlands by the Connecticut Colony, Sharon was settled and incorporated in 1739. At the auction held in New Haven in May 1738, 700-acre shares in township land were distributed to 41 proprietors. The majority of purchasers were land speculators who sold their shares to others. John Pardee, the father of James, was one of only 16 original proprietors who actually settled in this frontier community. This Norwalk native was one of the first two town representatives to the General Assembly in 1755 and continued to fill that elected office for six more sessions. Pardee was also a member of the building committee for the first meetinghouse, and his house and barn were used for services until it was completed. According to Charles Sedgewick, the town's nineteenth-century historian, Pardee became one of the wealthiest and most influential citizens in Sharon. The patriarch of a large family, he distributed much of his proprietor's share and other holdings in town among his six sons during his lifetime, but the original six-acre proprietor homelot (#29) on Town Street in Sharon Center, was still undeveloped at his death in 1766 and became part of his estate. In 1769 his sons, George and Moses, quitclaimed their interest in the homelot to their brother, James, who built his house there in 1782. James also had a career of public service and represented the town six times between 1769 and 1780, often alternating sessions with his oldest brother, Thomas. The house and lot passed down to his son, Jonathan, in 1802, and to a son-in-law, James C. Carter, in 1830. Although Pardees were still living in Sharon in 1898, this property passed out the family in 1835. At that time Carter, who also received other family land from Jonathan's heirs, sold three tracts of land with two houses to Israel and Harry Cowles; parcel two, still the same size as the original homelot, included the James Pardee House. In December 2002, the present owner granted a preservation easement to the Society for the Preservation of New England Antiquities (SPNEA), thus assuring the future protection of this intriguing house and its historic setting.

Architectural Significance

The James Pardee House is an unusual vernacular expression of the Georgian Colonial style. Although it relies on a relatively sophisticated Georgian center-hall plan, it does not employ the expected level of classical detail often associated with this style. Indeed, given the urban character of the brick exterior, the relative simplicity of the interior is surprising and more typical of a farm dwelling. Much of the significance, however, is derived from how the Georgian plan is interpreted. Of particular interest is the placement and construction of the fireplaces and the highly unusual design of the surrounds in the south parlor and its chamber.

The level of rarity and/or the source of these idiosyncratic features has not been determined. Corner fireplaces were used in some Georgian Colonials in Connecticut's coastal communities, including the Pardee family's hometown of Norwalk, but no other evidence can be found for the possible regional diffusion of this feature. However, it may be the signature work of local craftsmen, quite possibly the men involved in the construction of the pre-Revolutionary Ebenezer Gay

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

James Pardee House, Sharon, Litchfield County, CT

Section 8 Page 2

House (National Register, 1966), a brick Georgian Colonial just down the street completed in 1775, which closely resembles the Pardee House (see Exhibit B).¹

While the doorway treatments are quite different, the Gay and Pardee houses are identical in size (42' x 32') and are constructed of local brick of the same color. Both display the same type of belt course on the facade and have brick jack arches over the windows and doors. The fenestration is almost exactly the same, even to the location of the cellar hatchway at the rear of the north end elevation. Although the formal parlor in the Gay House is on the north side, the center-hall floor plans are nearly identical, including the rear second-story passageway to the attic stairs. Stone foundations for the corner fireplaces have the same shape and relative position in the cellar. There also is a separate base for the kitchen fireplace against the rear wall (also removed in the Gay House). The framing pattern for the roof and first floor is basically the same, with one interesting minor difference. The longitudinal support beam in the Gay House is discontinuous, ending at the main girt under the left wall of the center hall (the location of the staircase) rather than continuing over to the opposite chimney foundation. In comparing the fireplace surrounds, it is clear there are some subtle differences. For example, in the Gay House, the boldly delineated moldings and paneled chimney breast are more typical of the Georgian Colonial period and the curvilinear shape of the entablature is more complex (see Exhibit C). Certainly a case could be made that the surrounds in the Pardee House are simply less sophisticated copies, but it is more likely that affordability was the issue. In the immediate aftermath of the Revolution, few people had money to spend on architectural ornament. In fact, the timing of the construction of the Pardee House may account for the inherent tension between plan and execution, as well as the relative simplicity of the detailing.

1. There is no obvious connection between the Gays and Pardees prior to the settlement of Sharon. Unlike John Pardee, an original settler from Norwalk, John Gay, Ebenezer's father, came from Dedham, Massachusetts, settling in Litchfield before coming to Sharon in 1743.

Pardee, James, House

Name of Property

Litchfield, CT

County and State

10. Geographical Data

Acreege of Property 6+

UTM References

(Place additional UTM references on a continuation sheet)

1	18	626820	4637740	3		
	Zone	Easting	Northing	Zone	Easting	Northing
2				4		

____. See continuation sheet.

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By:

Reviewed by John Herzan, National Register Coordinator

name/title Jan Cunningham, National Register Consultant

organization Cunningham Preservation Associates, LLC date 3/5/03

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

city or town Middletown state CT zip code 06457

Property Owner

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

name: Gregory Mesniaeff

street & number P.O. Box 1021 telephone: (203) 854 4216

city or town Sharon state CT zip code 06069.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

James Pardee House, Sharon, Litchfield County, CT

Section 9/10 Page 1

9. Major Bibliographic References

Clouette, Bruce and Maura Cronin. "Sharon Historic District." National Register of Historic Places Registration Form, November, 1992.

Crofut, Florence S Marcy. *Guide to the History and Historic Sites of Connecticut*. New Haven: Yale University Press, 1932.

"Gay, Ebenezer, House." National Register of Historic Places Registration Form, July 7, 1979.

"Property Linked to Early Days of Sharon Shielded by Owner." *Litchfield County Times*, January 24, 2003,

Sedgewick, Charles F. *General History of the Town of Sharon*. The Sharon Historical Society, 2000 (reprint of 1842 edition).

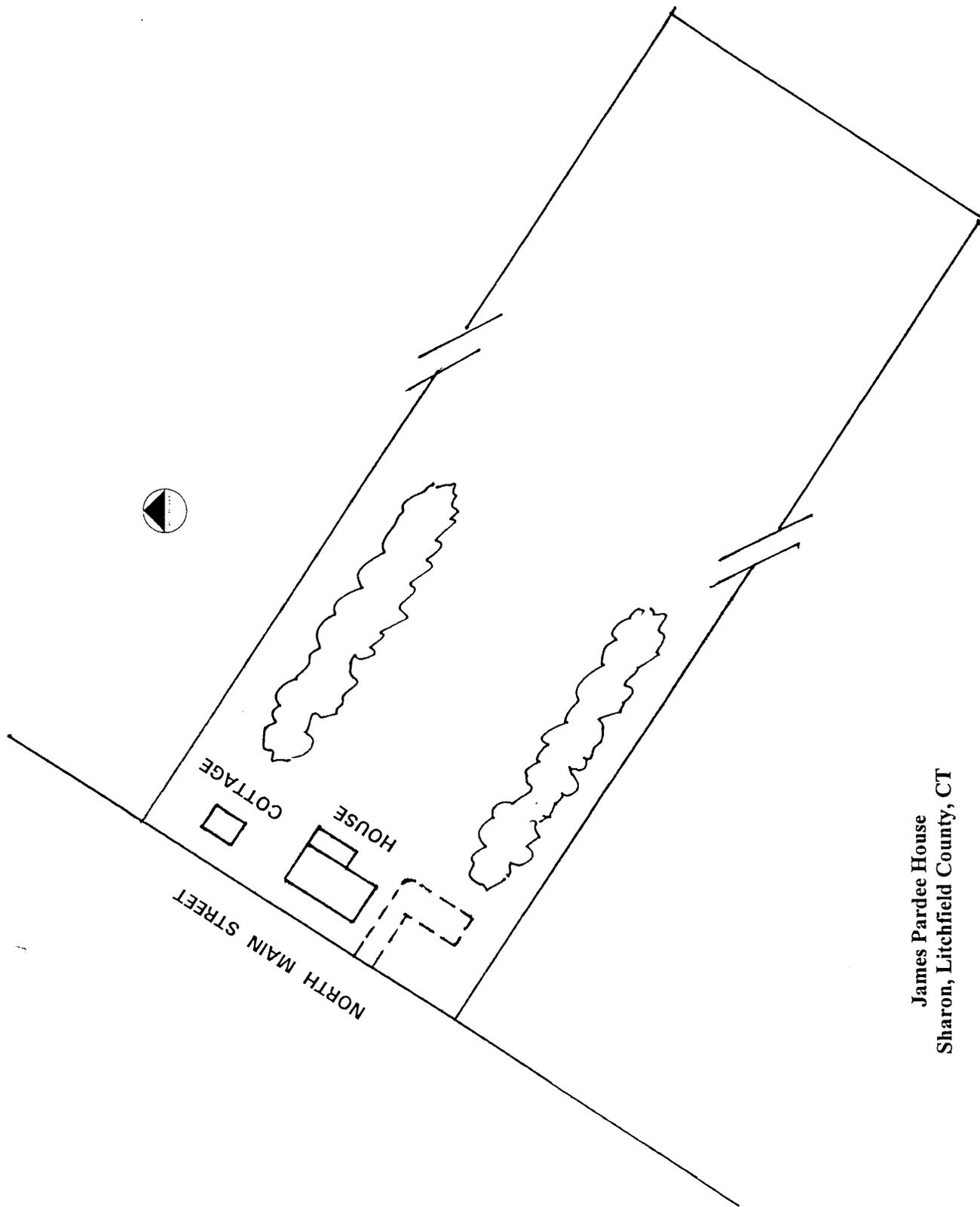
Sharon Land and Probate Records.

Rossano, Gregory L. *Historic Preservation in Connecticut: Volume VI, Northwest Highlands: Historical and Architectural Overview and Management Guide*. Connecticut Historical Commission, 1997.

10. Geographical Data

Verbal Boundary Description: The boundaries of the nominated property are described in the Sharon Town Clerk's records, volume 133, page 115, and Property Survey Map #1872.

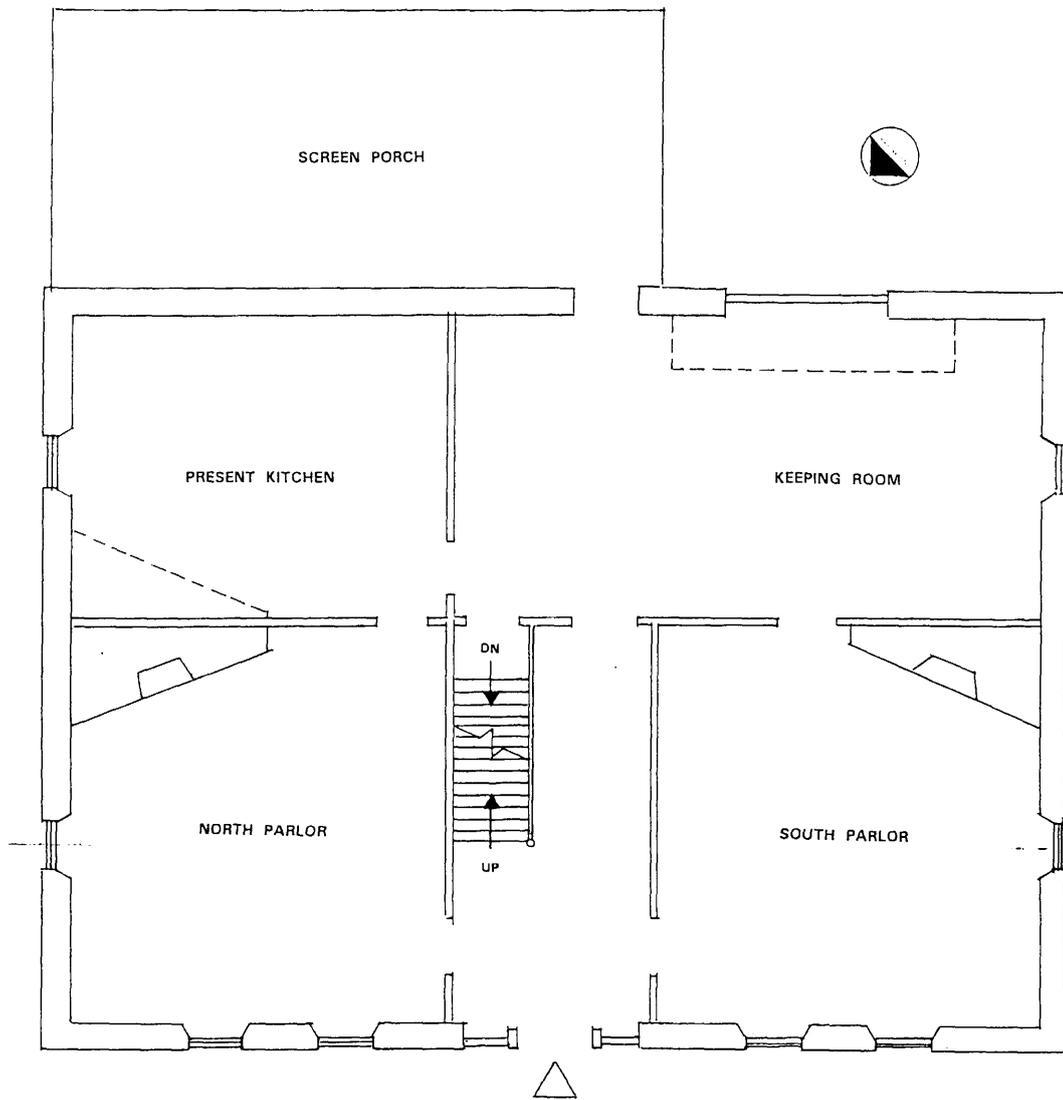
Boundary Justification: The boundaries of the nominated property encompass the historic homestead acreage associated with James Pardee.



James Pardee House
Sharon, Litchfield County, CT

Sketch Plan of Site
(not to scale)

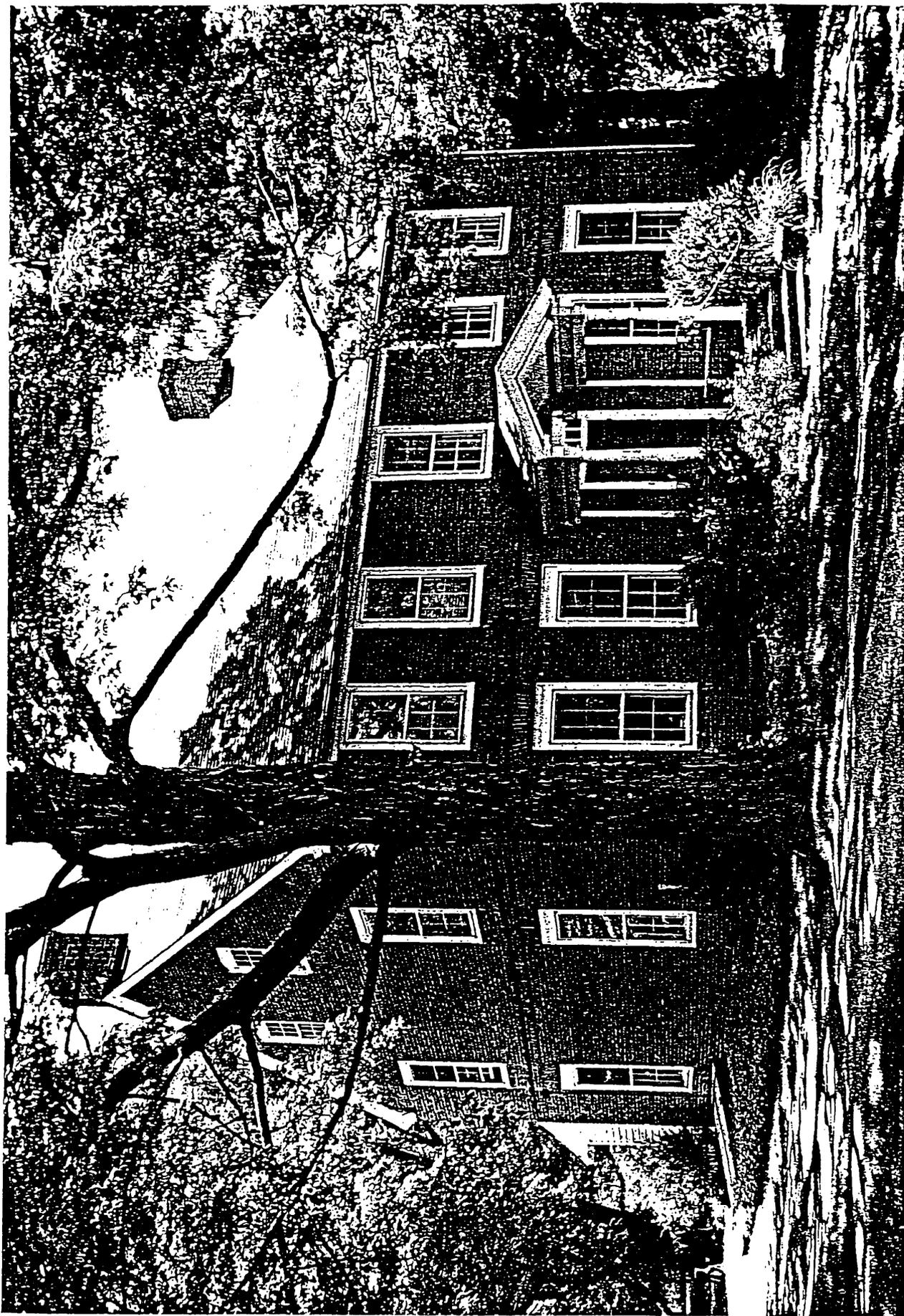
Cunningham Preservation Associates, 4/03



James Pardee House
Sharon, Litchfield County, CT

Exhibit A: Schematic Floor Plan
Approximate Scale: 1/8" = 1'

Cunningham Preservation Associates, 4/03



Ebenezer Gay House (National Register-listed), 18 Main Street, camera facing southeast
Photograph 6 of 30



James Pardee House, Sharon, Litchfield County, CT
Exhibit C: Parlor fireplace, Ebenezer Gay House, 7/02 (photocopy)

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

James Pardee House, Sharon, Litchfield County, CT

Section Photo Page 1

List of Photographs

Photographer: Cunningham Preservation Associates, LLC
Date: 4-7/02 Negatives on file: Connecticut Historical Commission

1. Facade and south elevation, camera facing NE
2. Facade and north elevation, camera facing SW
3. Rear elevation, camera facing N
4. Front hall, camera facing NW
5. Upper hall, camera facing NW
6. South parlor, camera facing S
7. South parlor fireplace, camera facing S
8. South parlor chamber, camera facing S
9. North parlor, camera facing E
10. North parlor chamber, camera facing NE