

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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.



### 1. Name of Property

Historic name: Hubbell Carter House

Other names/site number: \_\_\_\_\_

Name of related multiple property listing: \_\_\_\_\_

N/A

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

### 2. Location

Street & number: 2 Carter Hill Road

City or town: Clinton State: CT County: Middlesex

Not For Publication:  Vicinity:

### 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 at the following level(s) of significance:

\_\_\_ national \_\_\_ statewide  local

Applicable National Register Criteria:

\_\_\_ A \_\_\_ B  C \_\_\_ D

Maureen B. Dunne Deputy SHPO 10/12/18  
Signature of certifying official/Title: Date  
Connecticut State Historic Preservation Office  
State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.  
\_\_\_\_\_  
Signature of commenting official: Date  
\_\_\_\_\_  
Title : State or Federal agency/bureau or Tribal Government

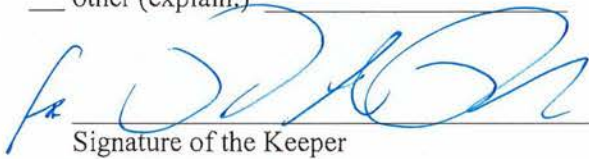
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**4. National Park Service Certification**

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)



Signature of the Keeper



Date of Action

**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

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>          </u>	buildings
<u>          </u>	<u>          </u>	sites
<u>          </u>	<u>          </u>	structures
<u>          </u>	<u>          </u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register           

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC/single dwelling  
AGRICULTURE/SUBSISTENCE  
            
            
            
          

**Current Functions**

(Enter categories from instructions.)

DOMESTIC/single dwelling  
            
            
            
          

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**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

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COLONIAL

OTHER: Cape Cod

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property:

Walls: WOOD/Weatherboard/Clapboard

Foundation: STONE/Granite (cut and fieldstone)

Roof: Cedar Shingles

Chimney: Brick (above first floor, granite in cellar and first floor)

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

The Hubbell Carter House is a late-eighteenth-century, wood-frame, Colonial-era, full Cape Cod house located in the northern Kelseytown District of Clinton, Middlesex County, Connecticut. In this relatively rural location, the house is notably situated atop a 15-foot-high elevation at the northeastern corner of the junction of Carter Hill Road (a Connecticut State Scenic Road) and Kelseytown Road. It is one of two remaining early Carter-family residences in the Carter Hill Road vicinity directly associated with the early settlement of this area, the other being the Benjamin Carter House. The house retains its traditional façade, framing system, center chimney, interior floor plan, and much of its period trim and stone masonry. The transitional interior also includes two elaborate mantels and a formal entryway likely added in the first half of the nineteenth century—ornamentation that was expressive of an enhanced economic status. The landscape surrounding the house contributes to the understanding of its development and includes a network of stone walls along a former Colonial highway, as well as a collection of foundations of agricultural outbuildings.

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### Narrative Description

#### Setting and House Grounds

The Hubbell Carter House is located in northern Clinton, Connecticut, approximately three miles north of the Clinton Village Historic District (Figure 1). Facing due north, it consists of a ca.1775 center chimney Colonial-era Cape Cod house with stone walls, a stone staircase, and raised stone well (Figure 2, Photographs 1-19). The house is sited at the western boundary of an approximately 2.7 acre lot, atop a

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slight rise and just northeast of an early American road junction. It is immediately adjacent to the north-south Kelseytown Road, with direct accessibility to this once colonial highway. The placement of the house served as a gateway to a once larger (15+ acre) farmstead. Currently, the lot is accessed via an upward sloping driveway running north, emanating from an unnamed lane bisecting Carter Hill Road and Kelseytown Road; this lane represents the original route of Kelseytown Road. The topography of the nominated property is generally flat in its northern and eastern sections, but downward sloping in its southwestern and western reaches. Informal vegetation is present throughout the property with an abundance of black walnut, maple, and hickory trees.

To the east of the inclined driveway is a three-foot-high, terraced and faced retaining wall separating the driveway from the house. To the immediate east of this driveway, a natural embankment descends steeply to Kelseytown Road. The retaining wall also extends around the south elevation of the house, separating it from the south pasture. At the southwestern corner of this L-shaped retaining wall is a six-foot-high quarried and cut stone staircase with faced abutments, and a raised fieldstone well (Photographs 16-18).

To the north (front) of the house, a network of stone walls are notable in their height, construction, and repair (Photographs 6-10). Surrounding a once pentagon-shaped pasture, this enclosure has entries on its north and south sides. The western half of this enclosure is the most formal and ornate—European style, double-faced, laid, with a heart of smaller stone.<sup>1</sup> This wall runs parallel to the house's north elevation, and then curves northwest to serve as the eastern border of an early roadbed. At the northern property boundary, the wall turns east and transitions into vernacular, normal, single wall.

To the distant south of the house is the Connecticut State Scenic Road, Carter Hill Road. The southern property slopes downward and is bounded by unfaced, single stacked, normal fieldstone walls—with cannonball-like walls at its westernmost boundary (Photographs 4,5,18, 19).

To the northeast and east, the property has four visible foundations relating to the razed agricultural complex as well as a network of vernacular, unfaced walls. From west to east, the sunken foundations are:

- 1) Pig Pen (Photo 12), just east of the house and garage. A local stonemason who is a member of the Dry Stone Walling Association of Great Britain, holds certifications in teaching stone construction, and has appeared in the New York Times and Yankee Magazine describes this as a “stone artisan’s treasure,” consisting of a “flagged sunken outdoor area, with a stone surround to prevent the hogs from digging, and an adjoining ground level area, also of granite flags, on which was the shelter.”<sup>2</sup>
- 2) Sunken foundation, immediately north of the pig pen, now used as a garden bed (Photographs 13-15).
- 3) Slightly raised foundation, further east of the pig pen, abutting a normal stone wall, including remains of a small doorway—this foundation exposed in 2017 from invasive vegetation (Photo 13).
- 4) Northeast of the house, the remains of a large main barn, likely 50 – 60’ in length and immediately abutting the north pasture. This barn anchored a large and interconnected farm complex (Figure 7).

<sup>1</sup> Andrew Pighills, “Re: Stone Info.” 13 August 2017.

<sup>2</sup> Ibid.

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The manmade landscape heavily reflects the farm's nineteenth-century layout. Photographic evidence of the house's appearance (Figure 6, ca. 1930)—including dormers and south facing entry—indicate that the farmstead underwent a post-1850 renovation campaign. The emphasis on the house's southern elevation reoriented the large barn to a more conventional location—to the east (right) and north (rear) of the house—while the retention of the northern façade typified a typical connected farmstead building arrangement.<sup>3</sup> When compared to the surrounding quadrangle, the barn complex is both large and symmetrical.<sup>4</sup> This corroborates a degree of affluence of the Spencer family, with its layout (Figures 6 and 7) again suggesting influence from connected farmstead trends of northern New England. A review of aerial imagery indicates that the outbuildings shown in Figure 7 were extant in 1935, but the primary and secondary barns were demolished by 1949 and the remaining buildings were demolished by 1957.<sup>5</sup>

Hubbell Carter House (ca. 1775, contributing building)

*Exterior*

The Hubbell Carter House is a one-and-one-half-story, five-bay, Colonial-era Cape Cod house with a side-gable roof, clapboard siding, fieldstone foundation, and a conservative late-eighteenth century vernacular exterior. It is a relatively large example, measuring 37 feet wide by 29 feet deep and has a one-story garage on the east elevation attached by a compact breezeway.<sup>6</sup> The garage was constructed between the late 1950s and early 1960s. The exterior is sheathed in horizontal clapboard, with the eastern elevation retaining some late-nineteenth to early twentieth-century material. The soffit rakes, beaded gable moldings, corner boards, and some remaining baseboards appear to be of nineteenth century campaigns and are secured by cut nails. The fieldstone foundation is capped on its western half with massive, cut granite foundation stones. The roof is cedar shake, and a center chimney constructed of early nineteenth century brick pierces its center slightly west of midpoint.<sup>7</sup>

The original, primary entrance is centered on the facade (north elevation) and consists of a six-panel, mortise-and-tenon door with a trabeated surround with sidelights and pilasters (Photographs 1-2). Early three-over-two, double-hung sliding sash are in a simple beaded surround and sit over tall, narrow flat panels—the western plinths having been partially restored in 2014. The entire surround lacks its own entablature and is capped with a continuation of the moldings that sit atop the clapboard. Flanking this surround are two pairs of 12/12 double-hung, sliding sash windows—those to the west likely from an early building campaign. Narrow, simple corner boards frame the facade. Two individual, quarried granite steps provide access to the primary entrance.

A secondary entrance is located on the east elevation within the breezeway. It has a simple beaded, single-plank surround secured to the framing by cut nails. The door is a peg-framed, recessed six-panel door—similar to the north door with flat fillets and applied moldings.<sup>8</sup> This secondary entrance provides passage to the kitchen via a small access area.

<sup>3</sup> Thomas C. Hubka. *Big House, Little House, Back House, Barn. The Connected Farm Buildings of Northern New England*. (Hanover, NH: University Press of New England, 1984) 7.

<sup>4</sup> 1934 Connecticut Aerial Photography Index. (Connecticut State Library)  
[http://magic.lib.uconn.edu/mash\\_up/1934\\_aerial\\_index.html](http://magic.lib.uconn.edu/mash_up/1934_aerial_index.html). Accessed 25 February 2018.

<sup>5</sup> Nationwide Environmental Title Search, LLC (NETR). Historic Aerial Images and Topographic Maps of the United States. [www.historicaerials.com](http://www.historicaerials.com). Accessed 11 October 2018.

<sup>6</sup> Ernest Allen Connally, "The Cape Cod House: An Introductory Study," *The Journal of the Society of Architectural Historians* 19,2 (May 1960): 51.

<sup>7</sup> James Sexton, Ph.D., Personal Interview, 2015.

<sup>8</sup> James L. Garvin, *A Building History of Northern New England*. (Hanover, NH: University Press of New England, 2001) 144.

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On both gable ends, the building exhibits hewn second-story overhangs and a number of early four-pane windows in the eaves and at the attic peaks. Though the building's east (side) elevation has been altered with a three-bay window in the lower northeast corner, the west (side) elevation retains its symmetry (Photographs 2 and 3). The south elevation has also been altered, including removal of sections of vertical oak planking in favor of pine framing, the addition of three small dormers, a three-bay window in the southeast corner, and a modern, exterior entrance directly into the keeping room (Photo 4). An early mortise-and-tenon basement window, a historic stairway, and all foundational stonework are preserved on the south (rear) elevation.

### *Structural System*

The building is of vertical oak plank construction, with planks ranging up to approximately 25" wide and attached to the exterior facings of a primarily hand-hewn oak frame. Some of these planks extend a full story in length, with some fully exposed in the attic gables and within the interior cellar stairway. Hand-wrought and cut nails secure these planks to the external faces of underlying framing.

The building's posts and beams are red oak, with many timbers (roof rafters, second floor plates, end girts, chimney girts, first floor joists, second floor joists) hand-cut and roughly shaped. Each first floor corner of the building exhibits flared, cased posts. First floor joists visible in the cellar are also roughly shaped, hewn only on one side with bark edges remaining on the remaining perimeter. By contrast, some attic joists are milled. All major timber joints throughout the building are scribe ruled and held with wooden pegs.

In the attic, the rafter peak lacks a ridge beam. The scribe ruling at the peak runs contiguously from east to west across 12 rafters, numerals I – VI in east bay and VII-XII on west bay. In the east bay, the timbers are inscribed on their eastern facings; in the west bay, the timbers are inscribed on their western facings. In the building's north center section, a short section of plate seems to have been removed for unknown reason, and a small gap remains.

### *Interior*

The building's interior floor plan, finishes, and framing are typical for a Colonial-era full Cape Cod house. The center chimney is flanked on its east and west sides by similarly sized rooms (for these purposes, hall and parlor, respectively), on its north side by a shallow entry foyer containing a segmented stairway providing second floor access, and on its south by a large room (kitchen) running the majority of the building's length. Additionally, a secondary staircase stringer (stairs removed) is present behind a doorway on the eastern side of the kitchen. Cellar access is via a staircase to the east of the kitchen. The building's floors are primarily random width oak and pine, all secured with cut nails. The eastern half of the hall floor was installed in 2015.

On the first floor, the main entrance opens into a foyer that measures 8'4" wide by 4'7" deep. Opposite this entry is a segmented staircase, ascending from east to west (left to right). This staircase is some of the building's finest woodwork, with a delicately ornamented carving, a turned newel post, and tapered landing newel (Photographs 20 and 21). A beaded access door is located on the stair landing. The chimney is visible within this chamber and exhibits two distinct construction methods (Photo 22). Below the first floor fireboxes, the chimney stack is mortared fieldstone terminating at a flat platform upon which the flues for each firebox transition to brick. This brick chimney ascends to the second floor and through the roof. The purpose of this chamber remains unknown, although it is possible that its

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positioning indicates usage as a warming or smoke chamber.<sup>9</sup> Overhead are hand-hewn chimney girts as well as the second floor hallway joists. Numerous artifacts were uncovered in this chamber in 2015, including a nineteenth-century eagle stamp, a tin spoon, an early two-pronged fork, and wooden shirt buttons.

The foyer walls are entirely plaster, although the ceiling and the northern and western walls seem rough when compared to those adjacent to the stairway. The foyer floors are pit- and circular-sawn oak with small, modern patches. On opposing sides of the foyer are identical, recessed panel entry doors with double band molded surrounds—east (left) to the hall and west (right) to the parlor.

The Parlor (Western Room) is accessed from the foyer and the kitchen by recessed-panel doors with applied moldings and double banded surrounds. It measures 13.5' wide by 16.5' deep and has some of the building's most elaborate detail, including an intricate mantel with double architrave, large panel, and reeding atop herringbone-patterned plinths with a diamond motif (Photographs 23 and 24). This herringbone motif is nearly identical to the hall chair rails in the National Register-listed Cannon Ball House of St. Michaels Maryland.<sup>10,11</sup> The firebox jambs are single cut granite slabs, splayed in Rumford style against a fieldstone fireback. The firebox is 37" wide by 32" tall at its mouth, slightly taller than that in the hall. Immediately above the mantel is a small cabinet.

To the immediate north of the fireplace is another access door, entering what was once a full size pantry below the foyer staircase. Although modern cabinetry blocks access to this storage area, on direct inspection the interior retains hand riven lath, early plaster, and the remnants of baseboard-simulating red paint. This storage area may have been used for fine silver or other valuables.<sup>12</sup>

In each corner of the parlor, as well as at the north and south overhead girts, formal ¾ beaded casings encase all posts and beams. All four 12/12 double-hung window sash are possibly related to an early building campaign, with early glass in many panes and muntins prevalent from 1790-1830.<sup>13</sup>

The parlor ceiling is entirely plaster, and a small section of earlier rough plaster remains between the mantel and the pantry door. The remaining walls are sheetrock. Traces of aquamarine-colored paint remain on the parlor-side of the front access door, although evidence suggests the remaining woodwork was stripped in the mid-20<sup>th</sup> century. All doors in the parlor have pass-through mortise-and-tenon joinery, applied moldings, and Norfolk latches.

The Hall/Bedroom (Eastern Room) is accessed from the foyer and the kitchen, although only the foyer door remains in situ. This door is identical to the foyer to parlor entrance. The room measures 13.5' wide by 16.5' deep and contains an elaborate double architrave mantel, three beaded wall cabinets, and corner and overhead casings (Photo 25). The firebox is 37" wide by 30.5" tall at its mouth. The casings on the corner posts and overhead girts are different in profile than those in the foyer and parlor; they have flatter / wider beading consistent with those in the keeping room. Though a narrow, cased beam runs along the east-west axis of the ceiling, recent direct inspection revealed that this element was added during a modern campaign. The hall is entirely sheetrock. The single remaining door has pass-through mortise-and-tenon joinery, applied moldings, and retains a Norfolk latch and a dead bolt lock rear-stamped "New Haven."

<sup>9</sup> Garvin, *A Building History of Northern New England*. 56-57.

<sup>10</sup> Janet P. Fairhurst, "St. Michaels The Town that Fooled the British," *Early American Life*, February, 1975, 28.

<sup>11</sup> National Register of Historic Places, Cannonball House, St Michaels, Talbot County, Maryland, Photo 3.

<sup>12</sup> Sexton personal interview.

<sup>13</sup> Garvin, *A Building History of Northern New England*. 147.



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The south side of the first floor is a Kitchen (Southwestern Room) with communication to the hall, parlor, second floor bedroom, and two paths to the exterior—one via a small eastern access area, and one through a south elevation, modern exterior door. It measures 28' 6" wide by 11' 5" deep. Based on visual inspection of the floorboards and firsthand accounts of this space once having been subdivided into four rooms, it appears that the room's layout has been altered.<sup>14</sup> It is also likely that the original cellar staircase resided within the kitchen, although the exact location is unknown.<sup>15</sup>

The kitchen is centered on a small alcove in its north center measuring 8' 4" wide by 3' 6" deep. Although there have been significant twentieth-century modifications to this section of the building (removal of plaster, false beam casings, installation of a utilities closet, removal of second floor joists) remaining architectural evidence—including lath—suggests this alcove existed in the nineteenth century. From the appearance of the kitchen fireplace and oven as well as the chimney girts overhead and below, it is possible that a larger fireplace once occupied this alcove. This area of the house seems to retain "a standard and logical frame for its type, but has a chimney that (in depth at least) is somewhat smaller than the chimney that the frame seems designed to accommodate," suggesting a nineteenth century renovation campaign(s).<sup>16</sup>

On the north wall of this alcove is the kitchen fireplace framed by a simple, pine, beaded surround; narrow mantel shelf, and two small beaded cabinets (Photo 26). Although the stonework is consistent to the other fireplaces, this firebox is slightly larger and measures 40" wide by 35" tall at its mouth. It is also the only one with an intact, cast iron damper. Outside of the primary firebox, a beehive oven is concealed behind a beaded pine-board door resting on fixed butt hinges (Photo 27). The oven retains its framed metal door labeled "CLINTON" and a fully-functioning damper mechanism leading to a secondary flue. The interior of the beehive oven is brick and its oval interior angles back and to the left (northwest).

Twentieth-century kitchen cabinetry is located on the south wall. Rising from this cabinetry and flanking a modern window are two posts and casings. Identical to those in the hall, these casings meet at the overhead chimney girts running to the southern elevation and also retain traces of aquamarine paint.

The west side of the kitchen is separated from the parlor by a vertical-plank wall on its north side. This wall appears to be lap jointed, is affixed to the underlying structure by cut nails, and includes a beaded doorway and recessed panel parlor door (Photo 28). In the southwest of the keeping room, a modern three-bay window rests atop three horizontally beaded rows of planking—the lowest of which seems to be original. A flared, beaded corner casing with identical beading to the hall is located in the southwestern-most corner. Beaded baseboard runs the length of the south and west walls, some of which seem to be original to an early campaign.

The east side of the kitchen has a small access area with egress to the eastern end of the house. The keeping room also once connected with the second floor through the eastern doorway previously mentioned. This door hangs upon fixed-pin butt hinges embossed "Clark's Tariff." Beyond this door is an ascending (empty) stairwell stringer with the cellar stairway visible below (Photo 29). The access area in the southeast corner of the kitchen is entered via the eastern gable or from the kitchen through a modern, partial partition and measures 7' 6" wide by 8' 6" deep. It includes a modern make-shift closet, a small bathroom, and modern cabinetry, as well as a recessed panel doorway on the northeast wall, which provides access to the basement. The north wall is plaster with beaded trimwork; this access area also has

<sup>14</sup> Robert E. Beringer, "Mr. Spencer, Neighbor, Kindly Old Man—Ogre?" (Clinton Historical Society, undated).

<sup>15</sup> Sexton personal interview.

<sup>16</sup> James L. Garvin. "Property in Clinton, CT Question." 31 January 2013.

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extensive evidence of grain painting (beaded baseboards, door surrounds, and backside of cellar door which has been repurposed). Firsthand accounts indicate that this area likely existed as a distinct entry, pantry, or combination thereof.<sup>17</sup> The remnants of ornamental painting are especially interesting considering the secondary nature of this entryway.

The second floor of the house was extensively partitioned during sympathetic renovations in the 1950s. Previously, the second floor contained a single open space and one small closet area.<sup>18</sup> Presently, the second floor includes a hallway, two bedrooms, and a bathroom. The hallway is accessed by a staircase from the foyer. Early floors in this hallway were uncovered in 2014 and consist of pit-sawn oak attached to flooring members by cut nails. Multiple tin patches remain as this floor was concealed under plywood since the 1950s. The walls are sheetrock, although a small section immediately west of the staircase is plaster. This plaster adjoins a small plaster-walled closet in the western bedroom. The flooring pattern indicates that this plaster wall was likely a nineteenth-century renovation post-dating the floors.

The brick chimney ascends through the center of the hallway, including a sealed stove thimble on its southeast side. A plain post casing is present in the northeast corner of the hallway, and while it is in line with the above plate, it remains unclear if this is functional. Three recessed panel doors, all likely repurposed, provide entry to the bedrooms and bathroom. There is modern pull-down attic access.

The western bedroom retains wide plank wood flooring. On the south side is a modern dormer. On the western gable end are two modern double-hung windows flanked by two smaller pegged four pane windows with early glass. Also on the western gable are two simple plain cased posts likely supporting the intersection of above plates and end girts. These cases have multiple layers of paint. In the northeast corner of this bedroom is a small closet with plaster and vertical pine walls and a simple baseboard. This closet corroborates firsthand accounts of a small, single second floor closet prior to 1950s restoration.<sup>19</sup> The ceiling in this western bedroom is plaster, as are some of the walls, and lacks a finish coat. Hand-hewn roof rafters are visible on the northern side of this bedroom. During a 2016 renovation, a number of large, hewn chestnut lath nailers (Figure 16) were removed from between these rafters (and stored); these indicated the presence of a plaster ceiling on the northern side of this room and parallel to the roofline. Large remnants of ca. 1870 floral wallpaper were also recently discovered (Photo 32).<sup>20</sup>

The eastern bedroom retains wide plank wood flooring—primarily oak—and is identical in fenestration and layout to the western bedroom, with the exception of the closeted area and cased posts. A floor hatch remains in the southeastern corner, allowing direct access to the keeping room by way of a descending staircase (not extant). Hand hewn rafters are visible on its northern side (Photo 36).

In the south center of the second floor is a modern bathroom with no early architectural fabric. An access panel on its south wall provides vision to the second floor framing. While it is evident that some of the rafters have been altered during the removal of a large nineteenth-century dormer, scribe ruled joinery, second floor joists, the southern plate, and roof rafters are directly visible. Original material in this area appears primarily hand hewn. The vertical planks along the gable ends are also visible via this area, with traces of ca. 1900-1920 machine printed wallpaper remaining on their interior faces (Photo 33).<sup>21</sup>

<sup>17</sup> Judith Hidu, Letter to John Lozito, 24 November 2015.

<sup>18</sup> Hidu.

<sup>19</sup> Hidu.

<sup>20</sup> Greg Herringshaw, "Re: Wallpaper Inquiry," 15 April 2016.

<sup>21</sup> Greg Herringshaw, "Re: Wallpaper Inquiry," 27 March 2014.

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The cellar is accessible by an interior staircase from the first floor access area and stone steps at the building's southwestern exterior corner. An early, below-grade board-and-batten door provides access through the foundation (Photo 31). Only the south (rear) section of basement is dug to full depth. A crawl space remains in the north (front) section beyond the remains of a short retaining wall. This wall's location, condition, and construction suggest that the crawl space was likely excavated to raise the building. This implies that the cellar's original height was not consistent within the building's footprint during its construction.<sup>22</sup>

The large center chimney anchors the cellar. A firebox with a cut granite lintel is located on the south side of the chimney (Photo 34). The cheeks and jambs are less formal than those on the first floor, comprised of rough fieldstone. A lug pole above the firebox remains; there is no damper. Visible, pit-sawn planks protruding from the chimney and in support of the keeping room hearthstone is locally common (an exact example being the Medad Stone Tavern in Guilford).<sup>23</sup> Many joists, especially on the west and northeast sections of the building, are hand hewn only across their tops. Bark is still attached to the remaining circumference and some are sistered with modern material. The chimney girts are hand hewn and squared, with the southern girt approximately 2' from the chimney stack suggesting the past presence of a larger chimney.

The entire perimeter of the cellar walls are unfaced fieldstone and appear to have been sited during a single campaign. During extensive 2016 repointing, remnants of early mortar were evident and left in situ where secure. The western wall, as well as the north and south walls to the building's midpoint, are capped with faced granite finish stones. These stones exhibit feather-and-wedge stonecutting techniques with rounded contours, which indicate installation during the first half of the nineteenth century.<sup>24</sup> Above grade, the northeast and east facings are mortared fieldstone.

The attic is accessed from the second floor hallway by a modern pull-down hatch. Vertical, full-length oak planking is fully visible on each gable end, with pegged four pane windows located on the gable peaks. The hand-hewn roof rafters are scribe ruled and do not have a ridge pole (Photo 35). The attic floor is a combination of pit and circular sawn planking affixed to squared, likely milled, floor joists. The roof decking is horizontal plank and the exterior sheathed by cedar shake. There is evidence of some of the roof decking having been replaced / repurposed, specifically in the south center of the building which had been the position of a large dormer removed in the 1950s.<sup>25</sup> Likewise, a number of rafters are cut and sistered with modern material. The brick chimney exits the center of the roof via a slight southward angle. Recently installed steel support hangers are present in the northeastern attic.

Firsthand accounts and direct observation indicate that the hardware referenced below predate the 1950s restoration.<sup>26</sup>

Norfolk latches: Extant on foyer to hall, foyer to parlor, parlor to keeping room, parlor pantry, keeping room to ascending staircase, access area to cellar, and eastern gable entry. Repurposed period Norfolk latch, likely not original, was present on north entry door and recently removed.

Hinges: Fixed butt hinges on north entry, east entry, foyer to hall, foyer to parlor, parlor pantry, parlor to keeping room, keeping room to ascending staircase, access area to cellar. Hinges on keeping room door

<sup>22</sup> Sexton personal interview.

<sup>23</sup> Ibid.

<sup>24</sup> Garvin, *A Building History of Northern New England*. 44-45.

<sup>25</sup> Hidu.

<sup>26</sup> "2 Carter Hill Road or Kelseytown Road: Distinguishing Features Survey," (Clinton Historical Society, February 1969).

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to ascending staircase are backside marked "Clark's Tariff" and those on eastern gable exterior access door marked "Clark" on their face (bottom hinge only).

Fasteners: Majority of original fasteners securing above mentioned hinges and latches are machine cut, blunt-tip screws with offset slots indicating likely pre-1850 manufacture.

Cabinet Hardware: Brass pulls, hinges, catches on parlor, hall, keeping room fireplace cabinets all extant. Large brass button pull and carved pine door stop with blunt-tip iron screw on beehive concealment door.

Cast Iron Beehive Oven Door: Beehive oven door includes fully operational door with working draft mechanism. Embossed "CLINTON" on face, indicating fabrication likely post 1838 town incorporation.

Simple hook: Found in cellar in 2013; fit empty holes / wear of parlor to keeping room door. Reinstalled.

Chimney Lug Pole (Cellar): Extant

Cellar Door (exterior, south west corner): All nails and fasteners.

Additional: Early ironware was recovered from dirt cellar crawlspace in 2013, including fireplace trammels, large hand-wrought hinges, wrought hooks, and ancillaries. Due to their disposition, it is likely that these items originated within the house and outbuildings on this property.

### Integrity

The house retains its original location at a colonial intersection and is one of two known eighteenth-century Carter family houses extant on Carter Hill Road directly linked to the early settlement of Killingworth (Clinton).<sup>27</sup> Its original hillcrest siting conveys its prominence—elevated from dusty roadways, once highly visible and, now, secluded. Integrity of setting is retained and is part of the property's historic quality. The manmade landscape remains, lending insight to the layout of early American farmsteads. These immediate surroundings were locally recognized into the mid-twentieth century with anecdotes documenting the particular property's stone walls as "attractions for Sunday afternoon drivers."<sup>28</sup>

The building's materials, design, profile, and workmanship epitomize a quintessential Late Colonial Period, full Cape Cod house. Its plank on frame construction is instructive of a prominent, yet understudied, eighteenth-century building technique. The relatively unaltered interior floorplan, early trim, intact hardware, and stone craft all demonstrate interior finish techniques and styles prominent in the late-eighteenth and early nineteenth centuries.<sup>29</sup> Taken in its entirety, the Hubbell Carter House's environs, siting, appearance, and interior depict a coherent visage of early American settlement, architecture, influence, and expression. The property retains its feeling and association as a late eighteenth-century, rural and coastal colonial house.

<sup>27</sup> *Tercentary Homenoscitt Plantation, 1663 – 1963 Clinton*, (Clinton, CT: Clinton Tercentary, Incorporated, 1963), 27.

<sup>28</sup> "2 Carter Hill Road or Kelseytown Road: Distinguishing Features Survey."

<sup>29</sup> Stanly Schuler, *The Cape Cod House, America's Most Popular Home*. (Pennsylvania: Schiffer Publishing Co., 1982) 9 illus.

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## 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.)

- 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 old or achieving significance within the past 50 years

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**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

ca. 1775-1830  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

ca. 1775: Approximate construction date  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Unknown  
\_\_\_\_\_  
\_\_\_\_\_

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Hubbell Carter House property meets Criterion C at the local level in the category of Architecture for its Late Colonial Period construction methods and representation of an eighteenth-century Cape Cod house; a building type historically common along the Connecticut coastline that contributes to the town's historic character. The house's Late Colonial Period features include its one-and-one-half-story height, vertical plank on frame construction, center chimney stack, and hall and parlor layout. It displays Federal style and transitional interior finishes within its original floorplan, embodying the impacts of relative prosperity in a rural, infertile locale. The rural setting surrounding the house contributes to its significance under Criterion C as an example of a vernacular building type that physically expresses the Late Colonial Period through early nineteenth-century residential development pattern in Clinton, Connecticut, which resulted from a gradual inland migration of Connecticut's initial coastal settlement. Its location and landscape features, including a former Colonial highway lined with stone walls, open fields, and the foundations of agricultural outbuildings, highlight the unique reliance on livestock and farm animals in this infertile Eastern Coastal Slope landscape region of Connecticut. Additionally, the relative size of the original parcel, the local prominence of its early inhabitants, and its existence within a cell of adjacent Carter homesteads demonstrate an eighteenth century development pattern typical of Connecticut's smaller coastal communities following the initial period of settlement along the waterfront.

The period of significance extends from ca. 1775, the approximate construction date of the house, through 1830, to encompass the date of the building's first phase through its most significant interior renovation. Although the property remained in the same family until 1952 and some outbuilding foundations dating later than 1830 remain, the significant historical architectural features of the house and primary physical features of the landscape date prior to 1830.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

### **Criterion C: Architecture**

The Hubbell Carter House represents typical rural domestic construction patterns for the Late Colonial Period in coastal Connecticut through a fairly conservative vernacular Cape Cod building form, vertical plank-framing system, and early nineteenth century interior.

The Late Colonial construction date has been established through historical deed research (Figure 17) and dendrochronology. Hubbell's name first appeared in Killingworth property tax rolls in 1775 (Figure 9), and a direct mention of "Hubbell Carter's dwelling house" is recorded in a neighboring 1787 deed. The Hubbell Carter House was also mentioned in Killingworth town records in 1801, when Hubbell was paid for wood plank and for "putting them down on the bridge by his house".<sup>30</sup> Dendrochronology (sample size, n=3) from an eastern gable attic plank, exposed floor joist, and bark-edged nailer (Figure 16) all

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<sup>30</sup> Killingworth Town Records.

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approximate framing dates in the last quarter of the eighteenth century. Further samples would be required to better define the exact date of construction.<sup>31</sup>

In Clinton, twenty-one similarly styled Cape Cod buildings were recorded in the 1930s, eleven of which exhibited a second-story overhang. Of these eleven, nine were dated to the last quarter of the eighteenth century with 62 Waterside Lane, d. 1797 [still extant] serving as “a good example of the one-and-a-half story house of the late eighteenth century and early nineteenth century.”<sup>32</sup> Within the National Register-listed Clinton Village Historic District, fifteen percent of the recorded buildings are identified as colonial Cape Cod houses. In Clinton, only twelve percent of the town’s 5,400 current (2018) housing units pre-date 1939, with the preponderance of these structures located near the coastline.<sup>33</sup> Five Cape Cod houses in Connecticut are individually listed on the National Register. Of these, only the Avery-Clark House in Southington exhibits five bays and a second-story overhang.<sup>34</sup>

The vernacular Cape Cod building form represented by the Hubbell Carter House descended from the primitive one-room-and-loft cottages of Plymouth Plantation.<sup>35</sup> As these structures evolved to include rear-room lean-to additions, the new form evolved into the vernacular Cape Cod type. The form spread throughout New England, with its ease of construction favored by rural builders, and persisted into the 1840s. The form had three primary and simultaneous developmental variants (full house, house-and-a-half, double house).<sup>36</sup> Though the form had three simultaneous developmental variants (full house, house-and-a-half, double house), the seventeenth-century prototype—a one-story cottage with an attic sleeping loft—was retained, even as the exterior evolved with Federal or Greek Revival-style features including new entryways, ells, and second floor dormers.<sup>37</sup>

The Hubbell Carter House incorporates plank-on-frame construction, with 2” thick vertical planks fastened to a free-standing, stud-free, English-tradition timber frame (timber post-and-beam frame with gunstock posts on the first floor and a large center chimney stack). All exterior walls of the building are thin—no cavity exists between the planking and exterior clapboard. Throughout the building, exterior clapboards are nailed directly to the planking. Planks on the first floor are nailed to the exterior faces of the sills, with additional first floor support provided by foundation stones and / or fieldstone foundation (Figure 15). Some planks are exposed in the first floor access area and in the attic. The use of the plank-on-frame method of construction first appeared in North America in the area of Cape Ann, Massachusetts, spread to Rhode Island, then to Connecticut, and became common in the Connecticut River Valley north to New Hampshire and Vermont.<sup>38</sup> The technique can be seen in Cape Cod’s oldest building, the Hoxie House in Sandwich (ca. 1675).<sup>39</sup> In coastal Connecticut it appeared in the early eighteenth century—the earliest local example being the Nathaniel Parks House (1707) in Guilford.<sup>40</sup> Nevertheless, plank framing

<sup>31</sup> William Flynt. “Property in Clinton, CT Samples.” 25 April 2018.

<sup>32</sup> *Census of Old Buildings in Connecticut, 1934-1937*. (Connecticut State Library).<http://cslib.cdmhost.com/digital/collection/p4005coll7/search>. Accessed 25 February 2018.

<sup>33</sup> *Town of Clinton Plan of Conservation and Development 2015—2025*. (Clinton, CT, 2015): 91.

<sup>34</sup> Existing National Register listing for Connecticut includes: 1) Avery Clark House, Southington; 2) Atwater-Linton House, Hamden; 3) John Palmer House, New London; 4) Ebenezer Evans House, Southington; 5) Jedidiah Dudley House, Old Saybrook.

<sup>35</sup> Connally, 51-52.

<sup>36</sup> Ibid, 52.

<sup>37</sup> Ibid, 55.

<sup>38</sup> Jan Leo Lewandoski, “The Plank Framed House in Northeastern Vermont,” *The Proceedings of the Vermont Historical Society* 53, 2 (spring 1985): 106-108.

<sup>39</sup> Connally, 52.

<sup>40</sup> James Cahill Sexton, “Craftsmen, Clients, and Buildings: The Domestic Architecture of Guilford, Connecticut, 1689-1789.” (Yale University: Ph.D. dissertation, 1999): 155



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did not dominate the housing stock until mid-century when new, immigrant craftsmen favored the labor-saving advances afforded by sawn planks over traditional stud framing.<sup>41,42,43</sup> Today, plank framing is recognized as an understudied area of renewed scholarly interest, including in the western part of the United States.<sup>44</sup>

The building's interior layout is intact, with the first floor comprised of two large and symmetrical front rooms and a kitchen centrally located behind the center chimney (Figure 13).<sup>45</sup> As originally constructed, guests would have entered the building through the main, north foyer while more familiar guests would have entered through a secondary doorway at the eastern gable into a fully grain painted access area. The interior finishes depict an early nineteenth-century renovation campaign, a common trend in New England during this time of economic expansion. The north foyer and parlor are distinctly Federal in style with a carved staircase, turned newel post, beaded casings, and herringbone parlor mantel.<sup>46</sup> Two buildings with similar ornamentation are the Medad Stone Tavern (b. 1803) in Guilford, Connecticut and the Cannonball House (b. 1810) in St. Michaels, Maryland. By contrast, the hall mantel and most interior doors exhibit Grecian moldings, and are more transitional in style, ca. 1830.<sup>47</sup> Machine-manufactured Norfolk latches, stamped butt hinges, cut nails, and feather-and-wedge cut curbstones with rounded exit holes also suggest a ca. 1830 renovation campaign.<sup>48</sup> Although the concealment of interior framing members became common in the late eighteenth century, cased beams are found throughout the first and second floor of the Hubbell Carter House—pointing to a conservative interior-finish.<sup>49</sup> Additionally, while there is also precedent for some Colonial-era Cape Cod houses to have been lifted upon finished foundation stones to avoid rot, their presence and placement at the Hubbell Carter House seems to be shaped by desire for an elegant appearance.<sup>50</sup> Although renovated interiors were common nineteenth century New England trends, the particular efforts at expression in the Hubbell Carter House—coupled with the wherewithal and desire to execute them—are distinctive in the context of a sparsely populated, infertile town. These embellishments clearly convey conscious beautification and an effort to be “more than just a humble farmer.”<sup>51</sup>

Physical characteristics that comprise the setting of the Hubbell Carter House represent vernacular patterns of land use representative of its particular location and contribute to its significance. The house sits slightly inland from the coast, in an area that remained wilderness until the descendants of initial settlers pushed settlement northward during the late eighteenth century.<sup>52,53</sup> The house stood in the northern reaches, at a rugged intersection that remained a tarred-road through the first quarter of the twentieth century. It remains oriented along this early road and perimeter walls along the road are intact.

<sup>41</sup> Abbott Lowell Cummings. *The Frames Houses of Massachusetts Bay, 1625-1725*. Cambridge. (Mass: Harvard University Press, 1979) 89-92.

<sup>42</sup> James Cahill Sexton, “Craftsmen, Clients, and Buildings: The Domestic Architecture of Guilford, Connecticut, 1689-1789.” 155-156.

<sup>43</sup> Garvin, *A Building History of Northern New England*. 21.

<sup>44</sup> See Katheryn Krafft, *Of Small Means: Vertical Plank Dwellings Around Puget Sound County, A preliminary study of this unrecognized settlement era construction method*.

<sup>45</sup> Garvin. “Property in Clinton, CT Question.” 31 January 2013.

<sup>46</sup> Sexton personal interview.

<sup>47</sup> Garvin. “Property in Clinton, CT Question.” 31 January 2013.

<sup>48</sup> Sexton personal interview.

<sup>49</sup> Lewandoski, 105-106.

<sup>50</sup> Scott, *Pioneer Houses...*, 141.

<sup>51</sup> Sexton personal interview.

<sup>52</sup> *Historic Resources Inventory: Phase II Town of Clinton Connecticut*, (Heritage Resources / Future Past Preservation, March 2013), 10-11.

<sup>53</sup> *History of Middlesex County, Connecticut, with biographical sketches of its prominent men*, (New York, NY: J.B. Beers & Co., 1884), 417-434.

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The size of the property parcel is also characteristic of the sparser, inland development pattern. This homestead was large when compared to coastal settlement, and reflected a specific landed desire by those who pushed northward. Unsurprisingly, the 1798 Federal Direct tax rolls show Benjamin, Josiah, and Hubbell Carter all holding relatively large (>10 acres), contiguous lots.<sup>54</sup> Standing as the only homestead atop a hill, it also stands to reason that the house was a key contributor to the Carter Hill Road namesake. The spatial layout of the property is additionally influenced by its tradition of agricultural use, which primarily involved grazing livestock during the late eighteenth century because of the poor soil in this upland area. Extant pastures, stone walls, and multiple outbuilding foundations depict this dependency.<sup>55</sup> The specific reliance on hogs, also unique to coastal Connecticut, is highlighted by the pig pen foundation; by 1788, the Town of Killingworth had purchased pork from Hubbell Carter.<sup>56</sup> The remains of outbuilding foundations illustrate the continued agricultural use and growth of the property through the nineteenth century. The property remained in the Carter family until 1952 and served as the residence of Hubbell Carter's great grandson, James Albert Alvin Carter Spencer during the late nineteenth century. Spencer is noted as "one of Clinton's most prosperous farmers"<sup>57</sup> at the time. While additional outbuildings were added to the property in the mid- to late nineteenth-century, only the foundations now remain and limited changes occurred inside the house after 1830. Collectively, these landscape features are distinctive in a pattern of a rural, livestock-oriented development in this infertile area of Connecticut and contribute to the understanding of the house's vernacular design.

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<sup>54</sup> Ibid.

<sup>55</sup> John Herzan. *Historic Preservation in Connecticut Volume V: Eastern Coastal Slope: Historical and Architectural Overview and Management Guide*, (Hartford, CT: Connecticut Historical Commission and State Historic Preservation Office, 1997), 15-16.

<sup>56</sup> Killingworth Town Records. Manuscript. Connecticut Historical Society. 1788 – 1798.

<sup>57</sup> Dolan, Joann. "Spencer Mystery Still Unsolved." *The Clinton Recorder*, 27 August 1970.

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**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 # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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**10. Geographical Data**

**Acree of Property** 2.7

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

1. Latitude: 41.315354 Longitude: -72.516275

2. Latitude: Longitude:

3. Latitude: Longitude:

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4. Latitude: \_\_\_\_\_ Longitude: \_\_\_\_\_

**Or**  
**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |          |           |           |
|----------|-----------|-----------|
| 1. Zone: | Easting:  | Northing: |
| 2. Zone: | Easting:  | Northing: |
| 3. Zone: | Easting:  | Northing: |
| 4. Zone: | Easting : | Northing: |

**Verbal Boundary Description** (Describe the boundaries of the property.)

The boundaries of the nominated property are consistent with the property identified as Map 62, Block 44, Lot 12 (Parcel ID 3888) in the Town of Clinton's assessment database (<http://gis.vgsi.com/clintonct/Parcel.aspx?Pid=3888>, 2017).

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary is drawn to include the intact historic landscape that the Hubbell Carter House is set within, including the stone walls, former pasture land, and foundations of agricultural outbuildings that remain on the property. The nominated property is the core of the original 13-acre estate owned by Hubbell Carter during the period of significance. The remaining land was subdivided into multiple residential lots.

---

**11. Form Prepared By**

name/title: John Lozito Edited by Jenny Scofield/CT SHPO  
organization: Property owner  
street & number: Mountain Ave  
city or town: New Rochelle state: NY zip code: 10804  
e-mail JPLozito@gmail.com  
telephone: 917-748-4032  
date: February, 2018

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### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

### Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

Name of Property: Hubbell Carter House

City or Vicinity: Clinton

County: Middlesex State: Connecticut

Photographer: Cristina Lozito

Date Photographed: April and July, 2017

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo 1 of 36. Exterior, north elevation. View south.

Photo 2 of 36. Exterior and attached garage, east and north elevation. View southwest.



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Photo 3 of 36. Exterior, west elevation. View northeast from Kelseytown Road.

Photo 4 of 36. Exterior, south elevation. View north.

Photo 5 of 36. Exterior, distant south elevation. View north.

Photo 6 of 36. Stone walls (southern boundary of north pasture—north of main building). View northeast.

Photo 7 of 36. Stone walls (southern boundary of north pasture—north of main building). View northwest.

Photo 8 of 36. Early access road and stone walls (western boundary of north pasture). View north.

Photo 9 of 36. Stone wall, southeastern boundary of upper pasture. View northeast.

Photo 10 of 36. Exterior, north and east elevation with southeastern boundary of north pasture in foreground. View southwest.

Photo 11 of 36. Exterior, east elevation and attached garage. Stone foundation in foreground. View northwest.

Photo 12 of 36. Stone foundation, slightly east of garage. View southeast.

Photo 13 of 36. Stone foundation and walls east of main building and garage. View north.

Photo 14 of 36. Stone foundation and walls east of main building and garage. View northeast.

Photo 15 of 36. Exterior, east elevation and attached garage. Stone foundation and walls in foreground. View northwest.

Photo 16 of 36. Stone stairway, retaining wall, and well just southwest of main building. View southeast.

Photo 17 of 36. Stone well just southwest of main building. View southeast.

Photo 18 of 36. Lower pasture, viewed from south elevation of main building. View south.

Photo 19 of 36. Stone wall, western boundary of lower pasture. View southwest.

Photo 20 of 36. Foyer showing turned newel post, chamfered landing newel, carved bannister, stringer molding, flooring. View southeast.

Photo 21 of 36. Foyer showing turned newel post, chamfered landing newel, carved bannister, stringer molding, flooring. View southwest.

Photo 22 of 36. Foyer, opened chamber with chimney transition from stone to brick, bannister in foreground. View south.

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Photo 23 of 36. Detail of Parlor showing intricate mantel, reeding, herringbone diamond pattern, and door hardware on pantry door. View northeast.

Photo 24 of 36. Parlor showing intricate mantel, firebox, above-mantel cabinet, pantry door, door to foyer. View northeast.

Photo 25 of 36. Hall showing intricate mantel, firebox, cabinets, door to foyer. View northwest.

Photo 26 of 36. Kitchen showing simple mantel, firebox, cabinets, and exterior panel beehive oven door (right). View north.

Photo 27 of 36. Kitchen beehive oven iron door and venting mechanism, labeled "CLINTON". View northwest.

Photo 28 of 36. Kitchen room with vertical plank wall and parlor door with original Norfolk latch and hook. View northwest.

Photo 29 of 36. Unused staircase stringer from keeping room to second floor. View northwest.

Photo 30 of 36. Passageway from access room to cellar; visible, wrought iron nail fastening vertical sheathing to framing. View north.

Photo 31 of 36. Cellar door (rear), showing clear evidence of grain painting and original Norfolk latch. View south east.

Photo 32 of 36. Second floor, western bedroom; plaster wall with ca. 1870-1880 wallpaper (uncovered from behind false wall in 2015), and exposed hand hewn rafter. View northeast.

Photo 33 of 36. Second floor, vertical plank wall on southeastern gable with ca. 1900-1920 wallpaper fragments. View east from bathroom access panel. March 2014.

Photo 34 of 36. Center chimney, cellar firebox and lintel. View northwest.

Photo 35 of 36. Attic rafters, showing scribed ruled joinery. Western bay of building, view east.

Photo 36 of 36. Second floor, eastern bedroom. View of exposed, hewn roof rafter. View northeast.

**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.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Hubbell Carter House  
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**GRAPHICS**

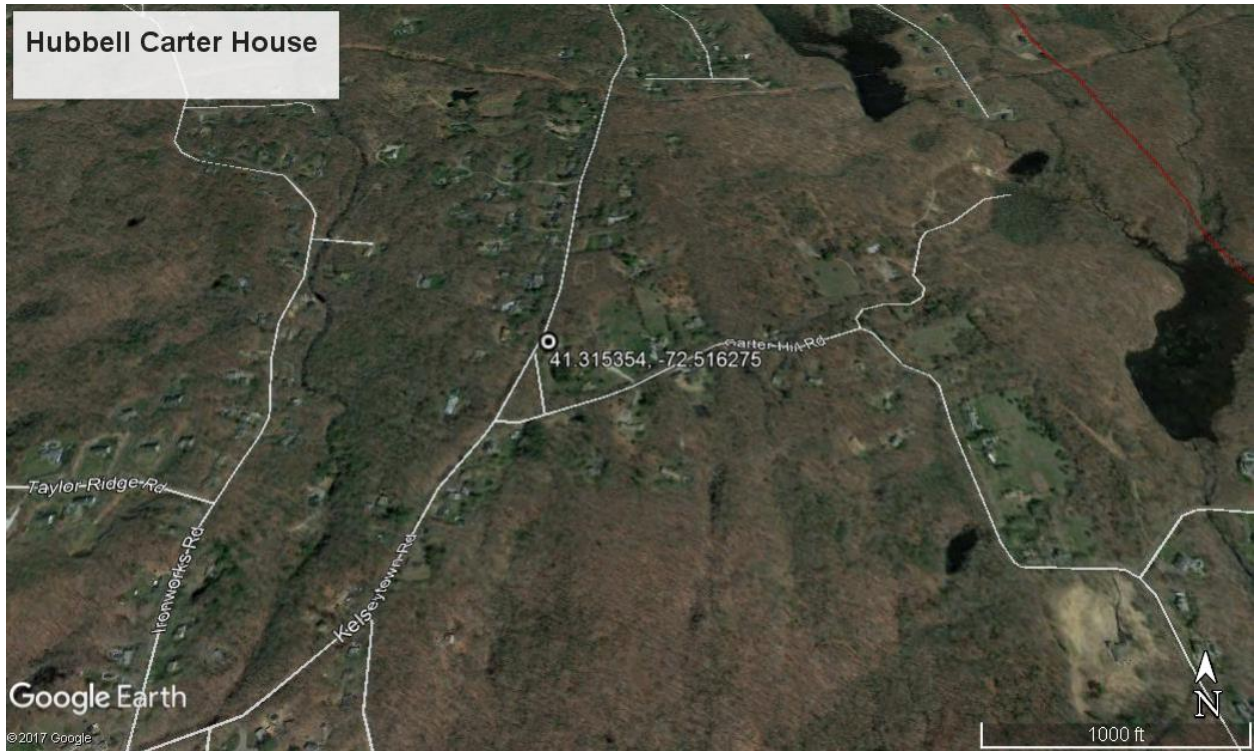


Figure 1. Location of the Hubbell Carter House in Clinton, Middlesex County, Connecticut.

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Figure 2: Hubbell Carter House Site Plan. Boundary of nominated property shown with solid line; stone walls shown with dotted line. (Base map source: Bing.com, August 9, 2017).

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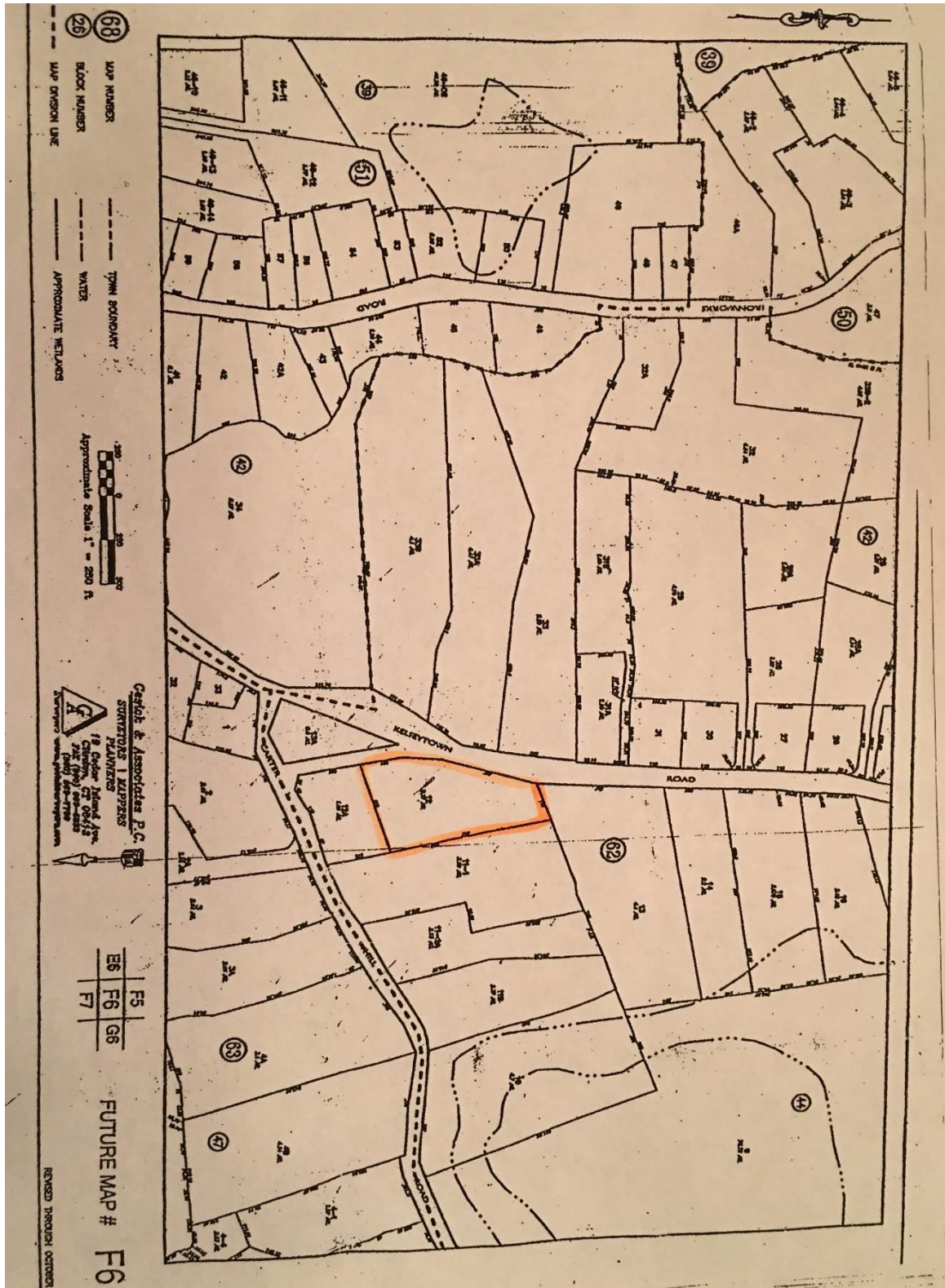


Figure 3: Area survey map, revised through October 2007. Copy in possession of current owner.

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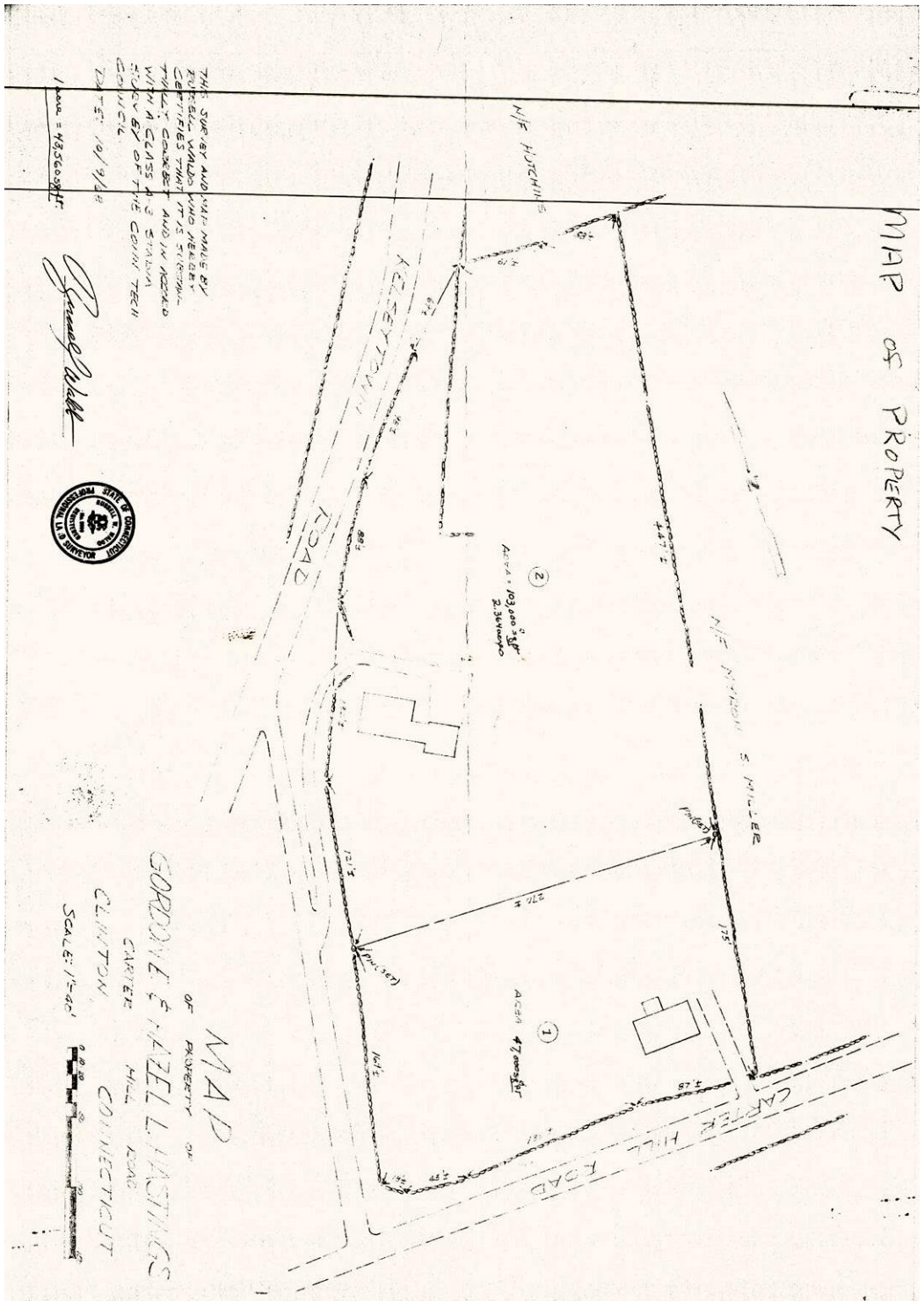


Figure 4: Survey of 2 Carter Hill Road property, October 9, 1968. In possession of current owner.

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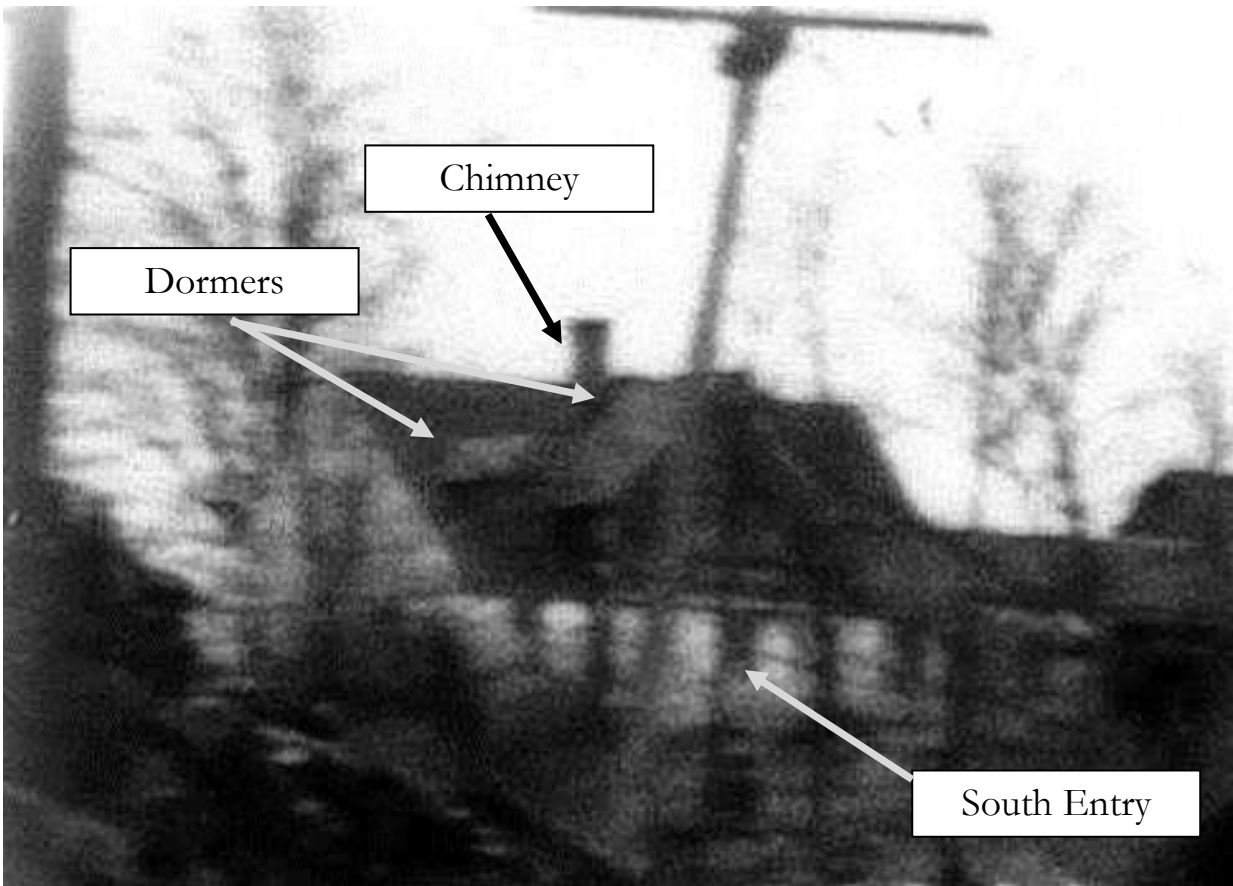


Figure 5. Photograph of Hubbell Carter House property, showing south elevation of main building ca. 1930-1935. View northeast from Kelseytown Road. The dormers likely correspond to a late nineteenth century renovation campaign, and were removed in the 1950s. The south entry was presumably at the center of the southern elevation, flanked by two windows on each side.

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Figure 6. Photograph of Hubbell Carter House property, showing south elevation of main building and outbuildings, ca. 1930-1935. View northeast from Kelseytown Road showing: 1) Main building, 2) Secondary building attached to eastern gable of main building, 3) Primary barn, 4) Secondary barn, 5) Outbuilding, 6) Intersection of Carter Hill Road and Kelseytown Road.

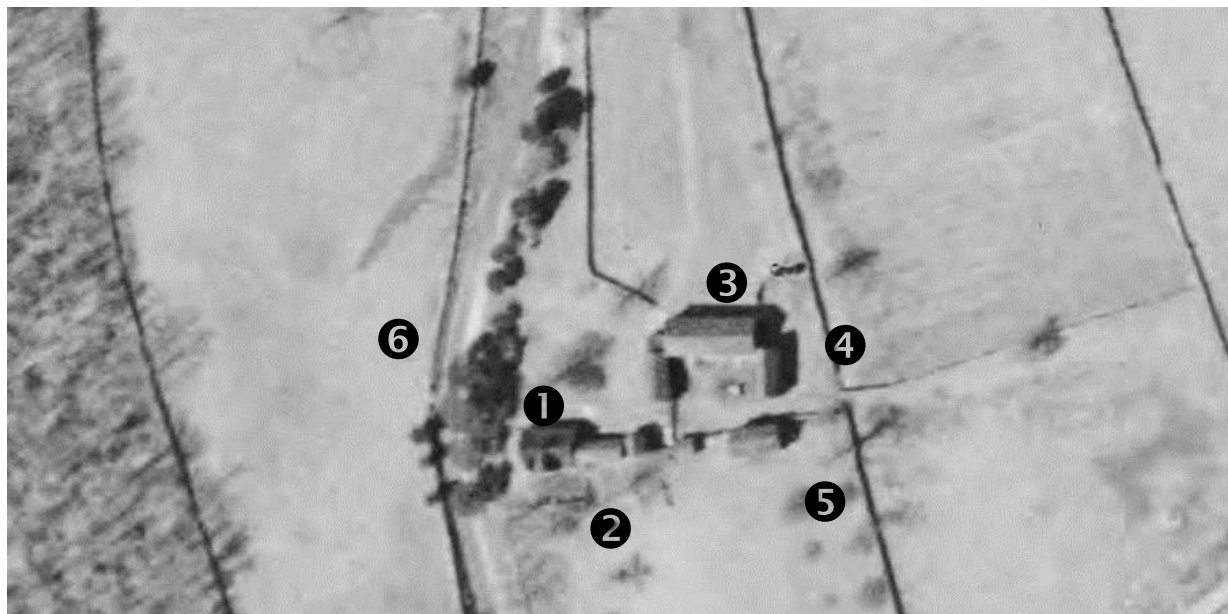


Figure 7. 1935 aerial photograph, indicating main building, outbuilding complex, and route of Kelseytown Road. 1) Main building, 2) Secondary building attached to eastern gable of main building, 3) Primary barn, 4) Secondary barn, 5) Outbuilding, 6) Kelseytown Road. (Buildings 3 and 4 were demolished by 1949 and buildings 2 and 5 were demolished by 1957).



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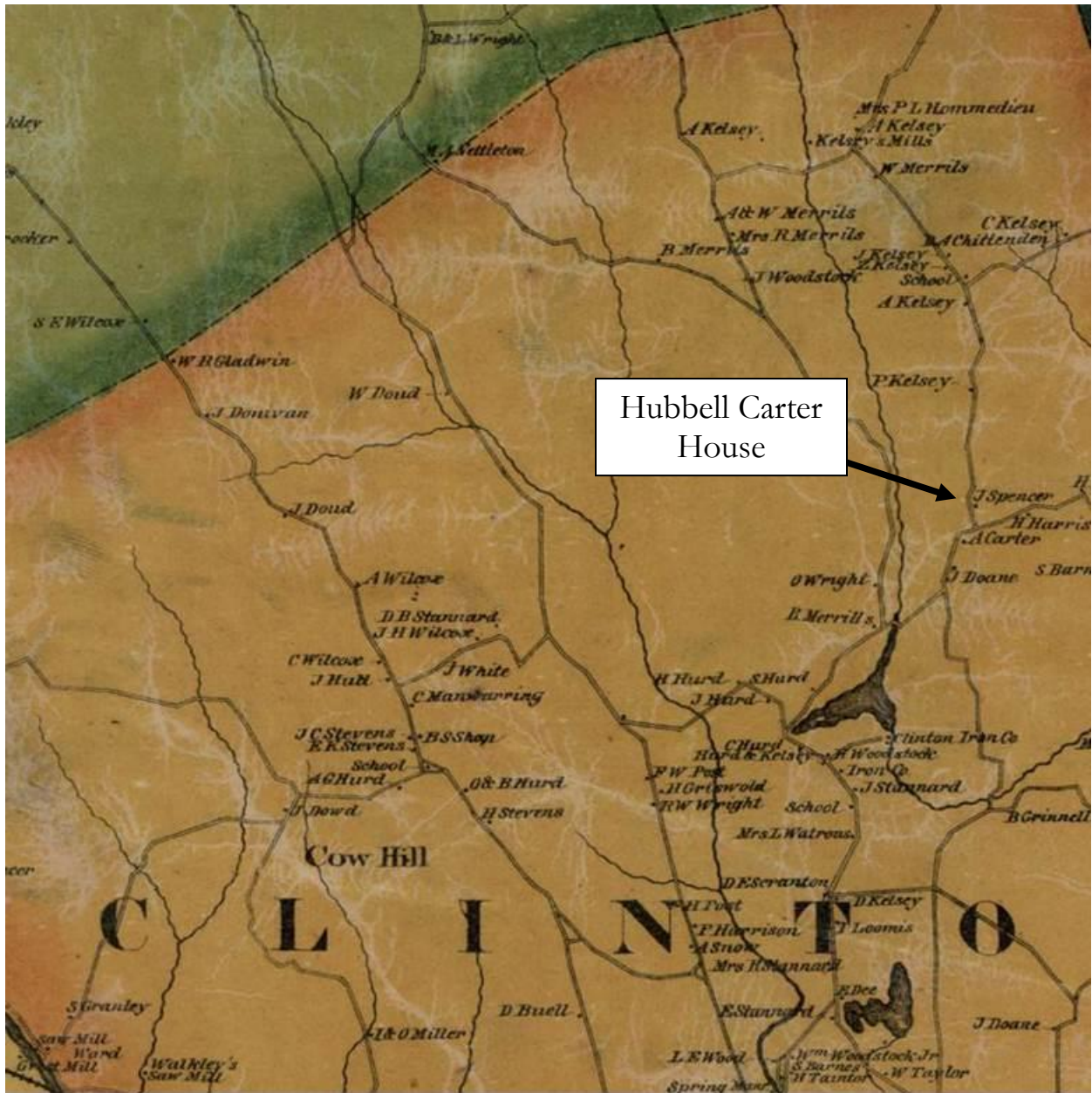


Figure 8. 1859 map indicating location of “J. Spencer” house at crossroads of two highways.

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Figure 9. 1775 Killingworth tax rolls (cover and relevant page), showing Hubbel (sic) Carter at top of left hand page (above). Connecticut State Library.

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(4)

General List of Lands, Lots, Buildings and Wharves, owned, possessed or occupied on the first day of October 1798, within the State of Connecticut, excepting only such Dwelling-Houses, with the One-Hundredth part thereof, and the Lots on which they are erected, not exceeding two acres in any case, are above the value of One Hundred Dollars.

No.	Name of proprietor or possessor	Name of repaired owner	Town	Quantity of land				Value	Value of buildings	Value of wharves	Value of other improvements	Total value	Dollars	Cents
				Acres	Rods	Poles	Perches							
43	John Buell of Guilford		Killingworth	36				180			180			
44	Anna Baker of Guilford		Lansdowne	1	80			6			6			
45	David Baldwin of Guilford		Lansdowne	7	80			33 75			33 75			
				16	116			33 92			33 92			
46	Shas Crane	Crane Shas		4				60			60			
2				2				14			14			
3				4				32			32			
4				4				120			120			
5				20				120			120			
6				10				12 50			12 50			
47		First Church in Killingworth		5				30			30			
48	Erna Crane	Crane Erna		5	80			46 75			46 75			
49	Theophilus Crane	Crane Theophilus		20				96			96			
2				1	75			75			75			
50	Sharon Carter	Carter Sharon		3				45			45			
2				1	30			30			30			
51	Saml Crane	Crane Saml		4				100			100			
2				12				80			80			
52	Heirs of Crane Saml			2				135			135			
2				22	77			674 18			674 18			
3				1	50			42 50			42 50			
4				11				148 50			148 50			
5				10	80			94 50			94 50			
6								94 30			94 30			
53	Saml Carter	Carter Saml		53	120			658 13			658 13			
2				14				210			210			
3				11				110			110			
4				1				33			33			
5				1				60			60			
54	Timothy Crane	Crane Timothy		8	130			317 25			317 25			
2				2	120			137 50			137 50			
55	Hubbel Carter	Carter Hubbel		13	120			168 44			168 44			
2				6				90			90			
3				19				76			76			
4				37				234 21			234 21			
5				1				30			30			
56	Michael Carter	Carter Michael		1				30			30			
2				2	80			32 50			32 50			
3				4				80			80			
4				7				12			12			
5				3				18			18			
6				2	53			11 50			11 50			
7				4	100			14 62			14 62			
57	Josiah Carter	Carter Josiah		14	80			200 50			200 50			
2				6	106			99 96			99 96			
3				3				18			18			
58	Joseph Hatfield	Hatfield Joseph		1	30			50			50			
59	Esther Cook	Cook Esther		1	30			30			30			
				38	185			444 19 1/2			444 19 1/2			
								507 26			507 26			
								507 26			507 26			
								610 6			610 6			

Figure 10. 1798 "General List of Land, Buildings, and Wharves...;" Hubbell Carter listed as #55, owning one dwelling house on 13 acres. Direct Tax of 1798. Killingworth. Manuscript, Connecticut Historical Society.

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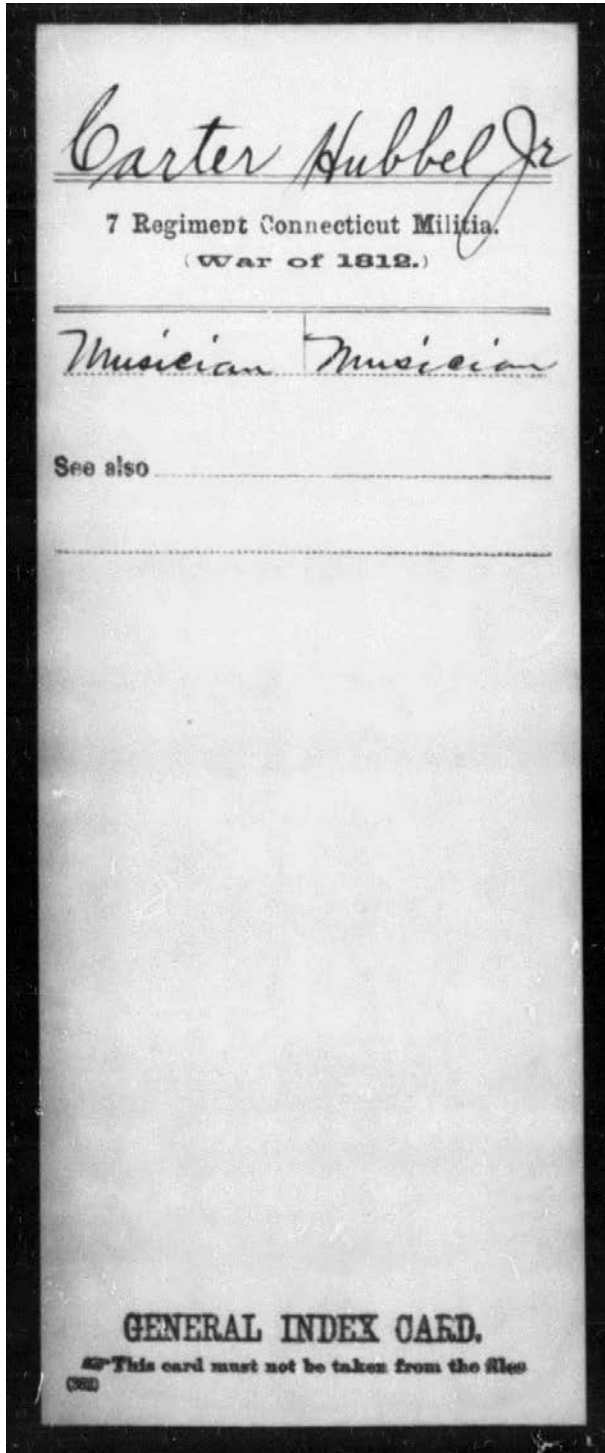


Figure 11. Hubbell Carter Jr's regimental listing as a musician during the War of 1812.

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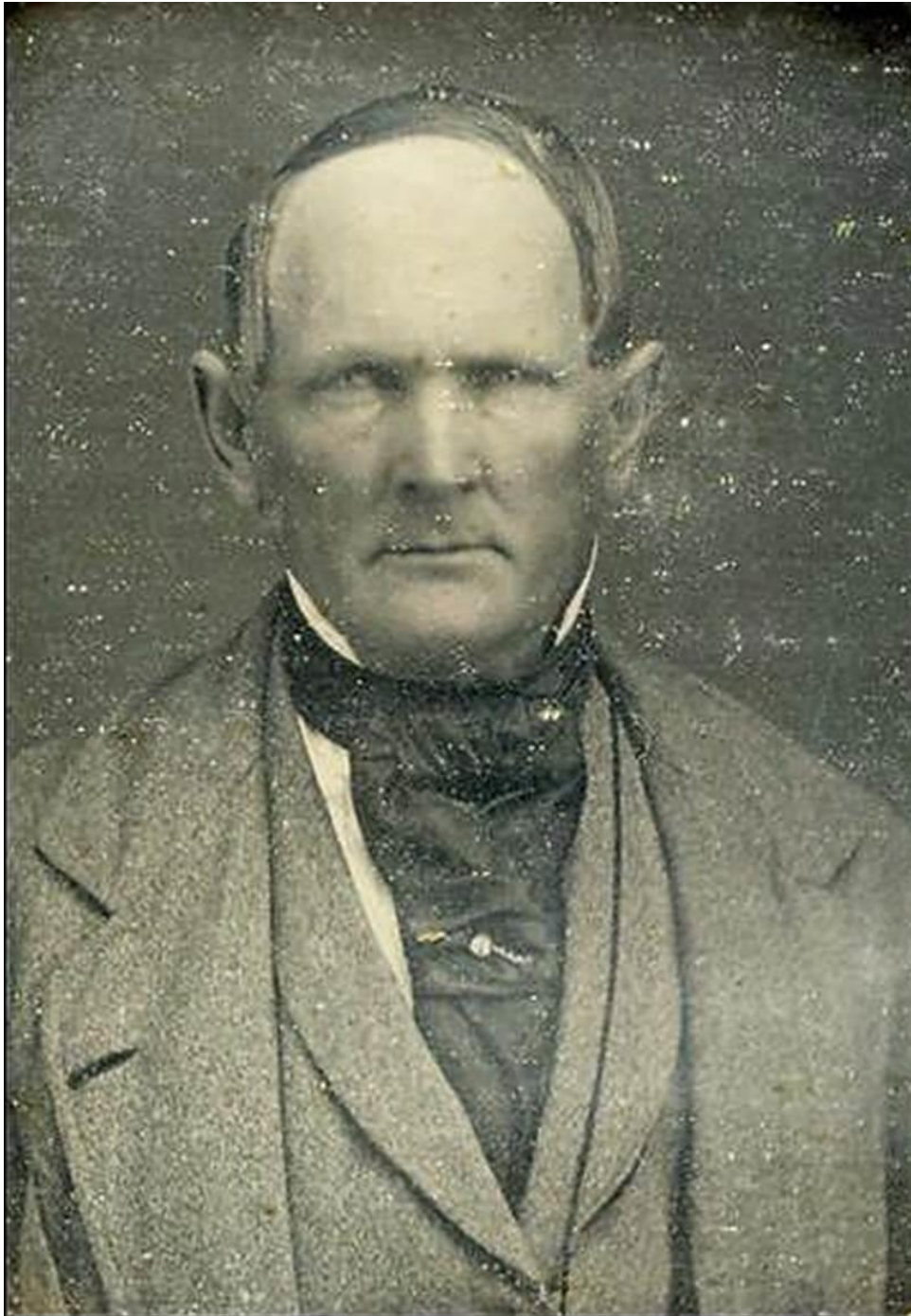


Figure 12. Photograph of Daniel Carter Jr., ca. 1860. Owned Hubbell Carter House in the 1830s as attested to under notary in 2014 by his great-great grandson, William Lindsay.

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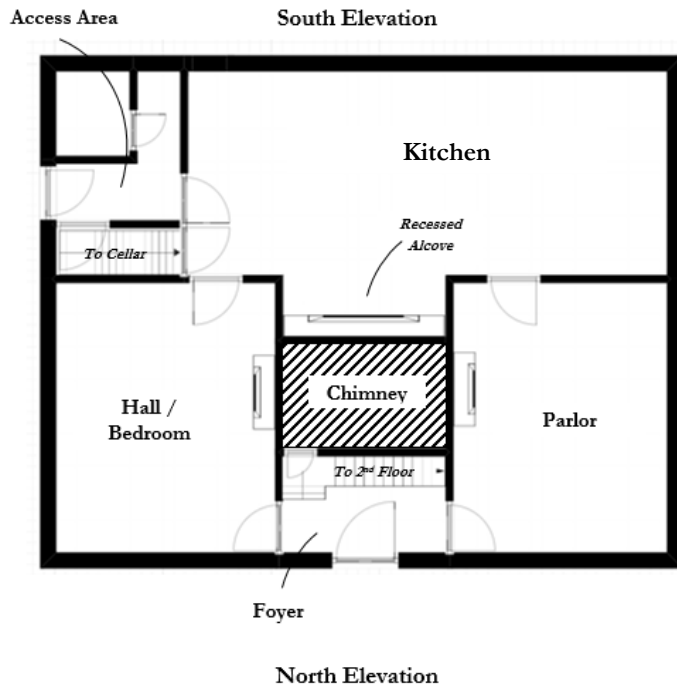


Figure 13. First floor floorplan.

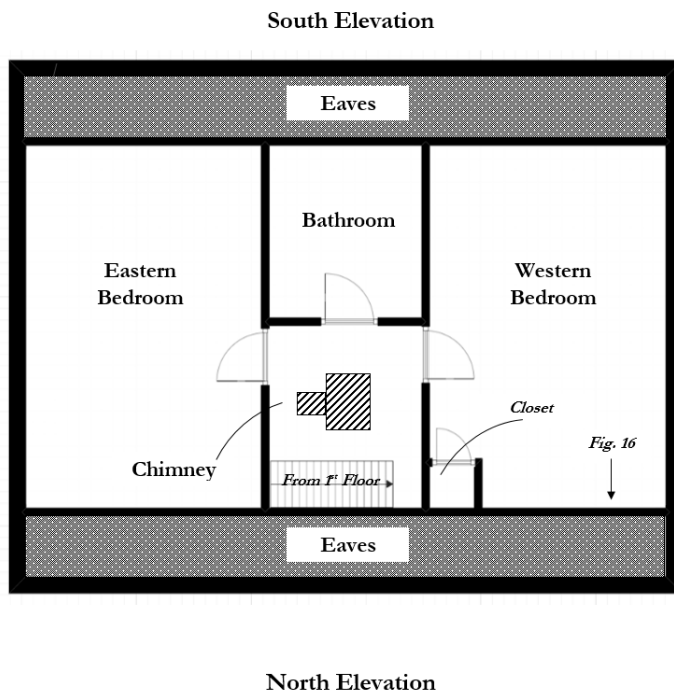


Figure 14. Second floor floorplan.

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Figure 15. West elevation of main building during restoration. In foreground, visible vertical planking secured to sill atop formal curbstones. View northeast.



Figure 16. Chestnut lath nailer(s) in situ (left) and removed (right) from western bedroom 2016.

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Ownership	Date	Grantee / Buyer / Lender	Grantor / Seller / Borrower	Instrument	Document Location	Volume	Page
Webb	1/27/1969	Webb, John K and Barbara H	Gordon E. Hastings, et al	Warranty deed	Clinton Town Clerk	84	25
Hastings	1/27/1969	Hastings, Gordon E et al and Hazel	National Savings Bank	Rel of Mtg	Clinton Town Clerk	84	21
	11/25/1968	Hastings, Gordon E et al and Hazel	National Savings Bank	QC	Clinton Town Clerk	83	342
	11/25/1968	Hastings, Gordon E et al and Hazel	A. Perry Tucker	Rel of Mtg	Clinton Town Clerk	83	344
	1/25/1954	Hastings, Gordon E et al and Hazel	New Haven Bldng and Loan	Rel of Mtg	Clinton Town Clerk	49	109
	3/30/1953	New Haven Bldng and Loan	Gordon E Hastings	mtg	Clinton Town Clerk	46	417
	11/13/1952	New Haven Bldng and Loan	Gordon E Hastings	mtg	Clinton Town Clerk	46	292
	11/10/1952	Gordon E Hastings	Salvatore and Elma Ciaburro	Warranty deed	Clinton Town Clerk	46	291
Dunlap et al	3/5/1952	Salvatore and Elma Ciaburro	Carl Dunlap	Warranty deed	Clinton Town Clerk	46	39
	1/15/1952	Carl Dunlap	Estate James A. Spencer	Probate	Clinton Town Clerk	44	608
Spencer 1838-1952	3/11/1940	J. Albert Spencer and Sarah Bronson	Jennie M. Spencer (Probate)	Probate	Clinton Town Clerk	32	465
	9/7/1901	J. Albert Spencer and Sarah Bronson and Jennie M Spencer	Fannie A Spencer, widow of James A Spence	Quit Claim	Clinton Town Clerk	12	118
	7/12/1900	Undivided 2/9 interest in homestead to Fannie A. Spencer Undivided 4/27 interest in homestead to J. Albert Spencer, Sarah E. Bronson, Jennie M. Spencer	James A. Spencer Estate (?)	Probate	Old Saybrook Town Clerk	N/A	N/A
	4/14/1838	Nancy Spencer, and children Nancy Emeline Elizabeth, James Albert Alvin Carter, and Emily Abigail Thankful	Daniel Carter of Saybrook	Quit Claim	Clinton Town Clerk	27	468
	4/4/1838	Daniel Carter (Jr?)	Varnum Phillips	Quit Claim	Clinton Town Clerk	27	471
Carter (1769 - 1838)	3/15/1837	Daniel Carter (Jr?)	Eunice and Lyman Kelsey	Quit Claim	Clinton Town Clerk	26	517
	3/15/1837	Daniel Carter (Jr?)	Mary Carter	Quit Claim	Clinton Town Clerk	26	517
	12/6/1833	<a href="http://dunhamwilcox.net/wills/carter_albert1834.htm">http://dunhamwilcox.net/wills/carter_albert1834.htm</a>	Albert A. Carter	Probate (Daniel Carter [Jr?] is administrator)	CT State Library	N/A	N/A
	12/5/1833	Daniel Carter	Nancy Carter	Quit Claim	Clinton Town Clerk	25	N/A
	12/5/1833	Daniel Carter of Saybrook	James Spencer et al	Quit Claim	Clinton Town Clerk	25	497
	12/7/1832	Albert A Carter	James & Pratt and Co.	Quit Claim	Clinton Town Clerk	24	567
	11/30/1832	Albert A Carter	George Carter	Quit Claim	Clinton Town Clerk	24	570
	11/13/1832	Albert A Carter	Daniel Carter of Killingworth	Quit Claim	Clinton Town Clerk	24	571
	11/7/1832	Daniel Carter of Killingworth	Albert A Carter	Lease	Clinton Town Clerk	25	498
	3/5/1832	John Stanton	Daniel Carter	Mortgage?	Clinton Town Clerk	24	348
	3/2/1832	James & Pratt and Co.	Daniel Carter	Mortgage	Clinton Town Clerk	24	351
	3/6/1832	George Carter	Daniel Carter	Mortgage?	Clinton Town Clerk	24	347
	12/19/1828	James Spencer	Daniel Carter of Killingworth	Mortgage	Clinton Town Clerk	23	419
	4/18/1818	Daniel Carter (Hubbell son) administrator	Hubbell Carter	Probate	CT State Library	N/A	N/A
	6/17/1770	Hubbell Carter	Daniel Carter (Hubbell brother)	Quit Claim	Clinton Town Clerk	N/A	N/A
	10/9/1769	Daniel and Hubbell Carter	Robert Lane	Sale	Clinton Town Clerk	N/A	N/A

Figure 17. Complete list of deeds / probate research tracing the property from original purchase in 1769 through current. Copies of all records are maintained by current owner.









































































← floor picture taken 1970











UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 10/16/2018      Date of Pending List: 11/5/2018      Date of 16th Day: 11/20/2018      Date of 45th Day: 11/30/2018      Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

- |                                       |                                          |                                             |
|---------------------------------------|------------------------------------------|---------------------------------------------|
| <input type="checkbox"/> Appeal       | <input type="checkbox"/> PDIL            | <input type="checkbox"/> Text/Data Issue    |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape       | <input type="checkbox"/> Photo              |
| <input type="checkbox"/> Waiver       | <input type="checkbox"/> National        | <input type="checkbox"/> Map/Boundary       |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period             |
| <input type="checkbox"/> Other        | <input type="checkbox"/> TCP             | <input type="checkbox"/> Less than 50 years |
|                                       | <input checked="" type="checkbox"/> CLG  |                                             |

Accept       Return       Reject      11/29/2018 Date

Abstract/Summary Comments:

Recommendation/ Criteria  
The nomination documents the architectural significance of the property under Criterion C (architecture) as an 18th century "Cape Cod" type with early 19th century modifications. The nomination also includes contemporary photographs of stone walls and building foundations for the large agricultural outbuildings demolished in the 1950s, as well as photographs from the 1930s that convey just enough information to suggest a case might be made or agriculture as an added Area of Significance if the period of significance were to be extended into the later half of the nineteenth century. However, there is not enough documentation in the current nomination to establish the historic, cultural or archaeological value of the building foundations beyond contributing to the rural setting of the house.

Reviewer Roger Reed  Discipline Historian

Telephone (202)354-2278 Date 11/29/18

DOCUMENTATION: see attached comments : No      see attached SLR : No

Certified Local Government Program  
Chief Elected Official's Comment Form  
For Nominations to the National Register of Historic Places

District/Property Name Hubbell Carter House  
Address (For individual nomination) 2 Carter Hill Road, Clinton

As Chief Elected Official for Town of Clinton  
(Name of Municipality)

I hereby:

- Approve  
 Do not Approve

of the submission by the State Historic Preservation Officer of the National Register of Historic Places Registration Form for the district/property noted above to the National Park Service for review and listing of the resource on the National Register of Historic Places.

Bruce H. Fane  
Name /Signature

First Selectman  
Title

9-13-17  
Date

Certified Local Government Program  
Historic District Commission Form  
For Nominations to the National Register of Historic Places

District/Property Name Hubbell Carter House

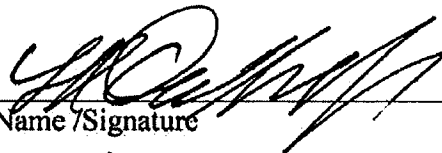
Address (For individual nomination) 2 Carter Hill Road, Clinton  
\_\_\_\_\_  
\_\_\_\_\_

As Historic District Commission Representative Town of Clinton  
(Name of Municipality)

I hereby:

- Approve  
 Do not Approve

of the submission by the State Historic Preservation officer of the National Register of Historic Places Registration Form for the district/property noted above to the National Park Service for review and listing of the resource on the National Register of Historic Places.

  
Name /Signature

Chairman, Clinton Historic Dist. Comm.  
Title

9/12/17  
Date



Department of Economic and  
Community Development

State Historic Preservation Office

October 12, 2018

Mr. Roger Reed  
National Park Service  
National Register and National Historic Landmarks Programs  
1849 C St., NW  
Mail Stop 7228  
Washington, D.C. 20240



Subject: Hubbell Carter House, Middlesex County, Connecticut, National Register Nomination

Dear Mr. Reed:

The following National Register nomination materials are submitted for your review:

- Printed cover sheet
- CD of National Register text. The enclosed disk contains the true and correct copy of the nomination for the Hubbell Carter House to the National Register of Historic Places.
- 2 CDs of Digital Photographs
- 2 CLG response forms

This National Register nomination was initially presented to the Connecticut State Historic Preservation Review Board (SRB) on September 15, 2017. Due to a lack of quorum at that meeting, the nomination was approved by the SRB at their subsequent meeting on December 1, 2017. The nomination was initiated and written by the property owner. Notice of the SRB meeting was sent to the property owner, Town of Clinton First Selectman, and Clinton Historic District Commission. No letters of support or objection were received. The Town of Clinton is a Certified Local Government and the CLG response was positive. CLG response forms are enclosed.

If you have any questions, or if this office can be of assistance, please call Jenny Scofield at 860-500-2343.

Sincerely,

Jenny F. Scofield,  
National Register Coordinator

Enclosures