

570

(Expires 5/31/2012)

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. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

### 1. Name of Property

historic name Swallen, James House

other names/site number Techbuilt House

### 2. Location

street & number 257 Wahackme Road

not for publication

city or town New Canaan

vicinity

state Connecticut code CT county Fairfield code 001 zip code 06840

### 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

[Signature] SHPO  
Signature of Certifying official/Title

7-8-10  
Date

CCT / SHPO  
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

### 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]

9/16/10

Signature of the Keeper

Date of Action

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

**Category of Property**  
(Check only one box.)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

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

Contributing	Noncontributing	
2	0	buildings
0	0	district
0	0	site
0	0	structure
0	0	object
2	0	<b>Total</b>

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

Mid-Twentieth-Century Modern Residences in Connecticut, 1930 – 1979

**Number of contributing resources previously listed in the National Register**

0

**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.)

MODERN MOVEMENT  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions.)

foundation: CONCRETE  
walls: WOOD – Weatherboard  
roof: ASPHALT; SYNTHETICS – Rubber  
other: \_\_\_\_\_

---

### **Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### **Summary Paragraph**

The James Swallen House is a characteristic example of a Techbuilt structure—a specific prefabricated, wood-frame construction system for affordable single-family residences, designed in the Modern style by Carl Koch in 1953. The original rectangular two-story house was erected in 1954 for James Swallen. In 1964, “Harvard Five” architect Landis Gores designed a one-story cross-shaped addition connected to the original house by a hyphen on the west side. The panelized, grid framing system developed by Koch is clearly expressed in his standard long gable-roofed form with glazed gable ends and exposed structural beams supporting deep overhanging eaves. The prefabricated house is constructed of readily available and inexpensive materials that suit the natural landscape. The compatible addition does not diminish the overall aesthetic of the original house and provides additional open-plan living space in a separate wing constructed and finished with similar materials. The property is located on the west side of New Canaan, Connecticut near a mid-1950s subdivision along Chichester Road developed with Modern style houses by local architects. A small carport with an attached shed, also built in 1954, is located on the lot to the south of the house.

---

### **Narrative Description**

#### **Setting**

The house is set back approximately 100 feet from the road and is sited atop a steep hill near the center of a roughly rectangular lot. The hill slopes southeast down to the road. An asphalt driveway leads from the road to a carport and paved area located partway up the hill. Flagstone steps curve up from the driveway to the house, which is set on a flat terrace graded into the side of the hill and faces south. A flagstone patio runs along the south elevation, and the area to the east of the house is an open grass yard. Densely spaced tall, trees and garden plantings surrounding the house provide privacy. Views from the house look out upon the scenic woodland landscape.

#### **Exterior**

The original portion of the Swallen House typifies the two-story rectangular, slightly pitched gable-roofed form of a Techbuilt structure. Koch’s Techbuilt houses minimized construction and material costs by adjusting the depth of the foundation and raising the height of roof kneewalls to transform the traditionally underutilized basement and attic spaces into the main floors of the house. The Techbuilt construction system consisted of a standardized post-and-beam frame, concrete block foundation, and modular wall panels composed of wood framing members sandwiched between sheets of plywood. This system incorporates windows of the same dimensions as the standard wall panels so that the design could be easily customizable through the flexible placement of fenestration within the overall grid. Additional customization was achieved by flipping the plan or changing the orientation of the building on the site.

The Swallen House is oriented with the gable end facing south toward the road and measures approximately 50 feet long by 25 feet wide. It is constructed with Techbuilt system components, including a concrete block foundation, plywood exterior walls, post-and-beam frame, and deeply overhanging eaves. Fieldstone walls against the foundation on the west and east sides of the house and an earth berm at the north rear help the structure blend with its site. The roof beams are exposed on the interior and continue through the wall to the exterior, and the walls are clad with stained vertical plank redwood siding. The majority of both gable ends and the central sections of the side (long) elevations are glazed. The glazed panels typically contain either a single pane of plate glass or two metal sliding windows. The upper and lower windows are separated by painted composite board panels. Plate glass windows beneath the gable are angled to fit the

triangular form of the roof, providing seamless views to the outdoors. Several skylights in the roof light the upstairs rooms as well.

Koch typically located the main entrance of Techbuilt houses in a glazed and paneled section near the center of one of the long sides of the building, to provide easy access to a central stairway between both levels. The original main entrance to the Swallen House, which is now enclosed, was located north of the center of the west side elevation and continues to serve as the entrance to the original house from the hyphen. Additional entrances include glazed wood-frame doors in the south and east walls. Original, ornamental pendant globe lighting fixtures hanging from the eaves provide illumination of the entrance area on the south side of the house.

The 1964 addition measures approximately 17 feet square, with cut-outs at each corner creating a cross-shaped plan, and is placed at an angle to the original house. A short gable-roofed hyphen extends perpendicularly from the center of the west wall of the house and tapers as it angles southwest to meet the addition. The current main entrance to the house is a single metal door at the center of the hyphen, flanked by full-height plate glass windows. A glazed door opens from the north wall of the hyphen to the rear yard. The one-story addition is aesthetically compatible with the main house and is constructed with identical exterior materials, including a concrete block foundation, vertical wood siding, painted composite panels, large plate glass windows, gabled roofs, and deep overhanging eaves. A sheet-metal interior chimney stack rises from the northwest side of the roof. The southeast, southwest, and northwest elevations are primarily glazed, with sliding-glass doors filling the southwest wall. Floor-to-ceiling, rectangular fixed window bays project slightly from the interior corners of each cut-out. The addition is carefully sited and uses compatible materials and designs so that it does not detract from the original house.

### **Interior**

The interior of the Swallen House also exhibits typical Techbuilt characteristics such as the multi-level open plan, exposed boxed beams, and built-in storage features. The original house contains a total of seven rooms, including four bedrooms. The original open-concept floor plan with a clear separation of social and private spaces has not been altered. The entrance foyer and central stairway are now accessed from the hyphen and enter the main house at a mid-level landing where an open stair leads up and down. On the lower level, a narrow hall flanked by closets runs north-south in the center of the first floor. A galley kitchen along the east side of the house opens to the main living/dining area at the south end of the first floor, which overlooks the patio. A smaller living room is located at the rear of the house containing a flush brick wall with a fireplace and a recessed shelf on the south wall. A wall in the northeast corner of the first floor dividing the smaller living room and a storage area has been relocated. Upstairs, the master bedroom and bathrooms occupy the south end, and three smaller bedrooms are in the back.

The majority of the house's interior finishes are also intact. Brazillian cherry floors have replaced the original walnut floors. Slightly lapped wide boards cover the walls in the main living/dining area; the remainder of the lower level has drywall finishes. The kitchen contains smooth-faced wood cabinets with simple, streamlined knob pulls. Several built-in cabinets and closets with original hardware are located throughout the house. The lower level hallway incorporates three closets flush with the wall that are accessed by double doors. A built-in shelf and firewood cabinet below is recessed into the brick chimney in the small living room and the bedrooms each have built-in closets with bifold doors. Mechanical fixtures run through the exposed boxed beams, and radiant heating is installed beneath the floors. The upstairs rooms are finished with drywall and plywood ceilings. The bathrooms have been updated with replacement fixtures and tile floors. The one-story addition contains a single open great room over a concrete-block basement. The interior is finished with wood floors and drywall; thin steel tie-beams are exposed and wicker light fixtures in the corner cutout windows remain. A large brick and sheet metal fireplace on the northwest wall is flanked by built-in wood seating.

### **Alterations**

The only significant alteration to the Swallen House is the completion of Landis Gores's discrete addition in 1964. This historic addition is a separate, 17 foot square building attached to the original house by a hyphen. It is set on an angle to the house and constructed with compatible materials and massing so that it does not detract from the original design. Other alterations are limited to interior updates and include the installation of new wood floors on top of the original

wood floors, replacement of the bathroom finishes and fixtures, and the removal of a short, ancillary dividing wall on the main floor. The kitchen may have been modestly expanded into the original dining space and opened on one side with a half wall, and renovated with cabinetry consistent with mid-twentieth-century Modern aesthetic.<sup>1</sup>

### **Outbuildings**

#### *Carport, contributing (1954)*

A one-story, wood-frame flat-roofed carport is located at the end of the driveway to the south of the house and faces west. The roof framing of the carport is constructed with a Techbuilt system, but the west end of the roof is now supported by two steel columns that may have replaced the original wood posts. A wood-frame shed-roofed structure set on a concrete foundation is attached to the east end of the carport. The shed is clad in vertical wood siding and has awning windows. Both roofs are sheathed in rolled asphalt. The carport with its attached shed was built at the same time as the house and is a contributing building to the property.

### **Integrity**

The Swallen House remains on its original site within a quiet suburban setting defined by an elevated sloping terraced lot with mature trees. The construction of a mid-twentieth-century Modern style addition compatibly designed by Landis Gores, does not detract from the integrity of the original house, which retains its massing, form, and plan and feeling as a Techbuilt single-family residence. The majority of original interior and exterior materials, including aluminum window sash, built-in furniture, cabinetry, and lighting remain unaltered.

---

<sup>1</sup> This analysis of possible kitchen alterations is based on a comparison of on-site observations to catalogue drawings of the associated Techbuilt "Devon 400" model represented. It is unknown if the kitchen layout was customized from the catalogue plan when the house was originally constructed.

**8. Statement of Significance**

**Applicable National Register Criteria**

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

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions.)

SOCIAL HISTORY

ARCHITECTURE

**Period of Significance**

1954 - 1979

**Significant Dates**

1954: House and carport constructed

1964: Compatible addition constructed

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Koch, Carl (house)

Gores, Landis (addition)

**Period of Significance (justification)**

The period of significance of the James Swallen House begins in 1954 when the house was erected and extends to 1979, the end of the mid-twentieth-century Modern architectural period as defined in the Mid-Twentieth Century Modern Residences in Connecticut Multiple Property Documentation Form (MPDF). It encompasses the occupancy of the original owners of the property during the defined Modern residential architectural period and the construction of a compatible Modern style addition by notable architect Landis Gores in 1964.

**Criteria Considerations (explanation, if necessary)**

The end date of the period of significance meets Criteria Consideration G as part of the exceptional significance of the development of mid-twentieth-century Modern style residential architecture in Connecticut as discussed in the MPDF.

**Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)**

The James Swallen House is eligible for listing in the National Register of Historic Places under Criteria A and C at the state level for its associations with progressive mid-twentieth century domestic lifestyle trends, the post-war development of Modern style single-family residences and as a demonstration of prefabricated residential architecture during the mid-twentieth century. The building possesses significance under Criterion A in the category of Social History for its association with the development of highly efficient but affordable homes that employed inexpensive mass-produced materials and technologies to implement new ideas about privacy, simplistic aesthetics, and an emphasis on open interior and outdoor space. Under Criterion C, the building possesses significance in the area of Architecture as a characteristic example of the Techbuilt prefabricated construction system designed by architect Carl Koch and distributed throughout the United States. The house is one of three extant Techbuilt kit residences in New Canaan and appears to be among the earliest Techbuilts in the State of Connecticut. The Swallen House meets the requirements for listing under property type Numbers F.6 Prefabricated and F.2 Geometric I as defined in the Mid-Twentieth Century Modern Residences in Connecticut Multiple Property Documentation Form (MPDF), and contributes to the Modern Architecture Movement in United States, 1920–1979 and Mid-Twentieth Century Modern Residential Architecture in Connecticut, 1930–1979 historical context themes described in the MPDF.

---

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

**Areas of Significance: Criterion A**  
**Social History**

The construction of the Swallen House for James H. Swallen illustrates the demand for highly functional, affordable Modern style suburban family housing in Connecticut during the mid-twentieth century. James H. Swallen had a wife and five children when the house was built in 1954 and commuted daily from New Canaan to a publishing job in New York City. By the 1950s, the town of New Canaan had an established reputation as a family friendly suburban community with a desired school system, convenient railroad access, and a prominent collection of Modern style architecture. Swallen purchased a building kit for his house from Techbuilt Incorporated of Cambridge, Massachusetts, a commercial manufacturer of prefabricated houses started the previous year by Harvard-trained architect Carl Koch (1912–1998). Presumably, the Swallens were attracted by the company's affordable designs that could be adapted easily to fit individual client and site requirements and allowed for future expansion.

Post-war American domestic culture developed out of an unprecedented emphasis on family life, individuality, and the ideal that the average citizens, especially returning veterans, could strive for their own private utopia in the form of an affordable single-family suburban house with a comfortable amount of interior and exterior space for enjoyment (Wright 1989:253). This renewed interest in an enhanced quality of life, paired with the development of innovative new construction materials and mechanized conveniences, revolutionized preferences for residential design and provided opportunities for emerging Modern style architects to introduce strikingly new concepts that would be assimilated into popular culture in the following decades (Mock 1945:12–21).

The rapidly escalating demand for affordable single-family housing after World War II fueled efforts to design and mass-produce prefabricated houses in the 1940s and 1950s. Prefab companies like Techbuilt were popular sources of house designs and kits. Techbuilts and other systems such as the Acorn House, the Deck House, and the Core House were mass-advertised in popular magazines nationwide. Architectural features in mid-twentieth century periodicals were published contemporaneously with guidance on the proper methods of child-rearing, roles in a marriage, and new

methods for completing household chores. Popular sources of such guidance included *McCall's* magazine, *Parent's Magazine*, *Women Today* (1953), *Building a Successful Marriage* (1948), and the *Common Sense Book of Baby and Child Care* (1946) (Wright 1989:255). The common audience for these writings was the middle-class family attempting to carve out a safe and comfortable environment in suburbia, the same demographic to which the Swallens belonged.

#### **Areas of Significance: Criterion C**

##### **Architecture**

The Techbuilt/Swallen House is an intact example of a single-family residence constructed from a Techbuilt prefabricated building system. Carl Koch, the inventor of the Techbuilt system, became the nation's leading designer of prefabricated homes. Koch (born Albert Carl Koch in Milwaukee, Wisconsin) received his Masters in Architecture from the Harvard University Graduate School of Design (GSD) in 1937, the same year that Gropius and Breuer arrived at the school. After a brief period working in Sweden under Sven Markelius (1889–1972), Koch returned to the Boston area and focused his career on designing affordable housing for American families, eventually becoming known as the "Grandfather of Prefab" (Irwin 1994). The innovative Techbuilt house proved to be his most commercially and critically successful project with more than 3,000 Techbuilt house kits sold in the United States before 1963. In 1958, Koch co-authored a book about the Techbuilt design with Andy Lewis called *At Home With Tomorrow*. In addition to the Swallen House, at least two other Techbuilt houses were constructed in New Canaan, the Aderer House (1954–1955) and the Wilson House (1958). The noted children's author P.D. Eastman, a protégé of Dr. Seuss, erected a Techbuilt house in nearby Westport (circa 1962).

Designs for mid-twentieth-century Modern buildings were developed with a holistic approach that involved careful integration of the building with its site, surrounding landscape, viewshed, interior finishes, furnishings, fixtures, and textiles. New and mass-produced construction materials such as steel, aluminum, concrete block, poured concrete, sheet glass, glass bricks, plywood, sheetrock, Homasote, laminate, and standardized manufactured window sash facilitated experimentation in the design and production of Modern houses. The use of these concepts and materials was common to both architect-designed and mass-produced examples of Modern architecture and provided a link between the two.

Koch conceived his Techbuilt designs to recognize "the family as the basic unit around which the structure for living must be built" and to "accommodate the [unique] needs of the family's lifetime within the framework of the dwelling (Techbuilt n.d.)." The flexibility of the modular system allowed minor variations in plan and the placement of building features that could be customized for each site and occupant. The Techbuilt company provided customers with a design service, which provided them with an opportunity for "self expression of family living requirements at a fraction of the cost of conventional architectural work (Techbuilt n.d.)." Koch considered the design of the building shell and structure to be the most expensive component of custom homes. He instructed the Techbuilt design service staff to study a client's specific "living habits, the nature of the site, the indigenous materials, and the construction budget" to transform standard catalogue plans into customized construction drawings (Techbuilt n.d.). Techbuilt catalogues include more than seven base plans for one and two-story single family residences in addition to vacation cottages and carports or garages. The Techbuilt system was also applied to institutional, recreational, and commercial buildings, including dormitories, fraternity and faculty housing; small apartment buildings, banks, and offices. The Techbuilt catalogues entries for residences included short descriptions of each plan with mentions of design features such as privacy and separation of spaces, number of bedrooms, potential for maximizing outdoor views, and suitability for flat versus sloped sites. Many of the two-story houses were intended to be constructed into a sloped lot. The location and number of windows or inclusion of balconies was frequently customized depending on available light and views.

Koch's Techbuilt houses minimized construction and material costs by transforming traditionally underutilized basement and attic spaces into the main floors of the house by adjusting the depth of the foundation and raising the height of roof kneewalls. Techbuilt houses are constructed with a long, rectangular, gable-roofed form, often on sloped sites that allow for walk-out basements and expansive glazing on the gable ends. Koch typically centered the main entrance of Techbuilt houses on one of the long sides of the building, to provide easy access to a central stairway between both levels. The Techbuilt construction system consisted of a standardized post-and-beam frame, concrete block foundation, and modular wall panels composed of wood framing members sandwiched between sheets of plywood. The panels were fabricated at various locations across the country and assembled on site. This construction system incorporates windows of the same



dimensions as the standard wall panels so that the design could be easily customizable through the flexible placement of fenestration within the overall grid. Additional customization was achieved by flipping the plan or changing the orientation of the building on the site.

Koch was familiar with the design paradigms of the mid-twentieth-century Modern style, and like most Modern buildings the Techbuilt house exhibits a focus on form and material textures, rather than surface ornamentation, which also reduces overhead. Koch incorporated such characteristic Modern style architectural elements as deep roof overhangs, simple materials, the integration of exterior and interior living spaces, full-height glazing, skylights, and discreet or deemphasized entrances. The building shells tend to blend with the landscape and achieve a Modern porous quality through the alignment of expansive glazed walls with glazing on opposite walls, open floor plans, and decks or patios.

The Swallen House adheres closely to the typical Techbuilt design and appears to represent a customized variation of the “Devon 400” two-story house plan. The house is built into a sloped site with glazed walls on the gable ends. The six panels in the middle of the side walls are customizable to be either solid or glazed and the Swallen House incorporates six glazed panels. Public spaces are located primarily on the lower level, where full-height sliding-glass doors on the south end connect the open interior to the exterior patio. The seven room program of the house is generally consistent with “Devon 400” plan, except that the master bedroom was flipped to be located over the living room rather than the family room. The existing plan of the house also differs from the catalogue plan because the current layout of the kitchen opens and expands into the dining space. The simple Techbuilt floor plan allows for a large number of bedrooms, including the semi-private room at the rear of the first floor. The property includes an associated carport “designed to complement the architecture of the Techbuilt House (Techbuilt n.d).”

---

**Developmental history/additional historic context information (if appropriate)**

**Ownership history**

The original owners of the Swallen House lived in it for over 50 years, indicating that the house lived up to its claims of adaptability. The only major alteration made to the house during that period was the addition of a separate great room to the west, attached to the main house by a short hyphen. The Swallens hired Landis Gores, a local Modernist architect, to design the compatible addition. The current owners have made almost no changes to the interior or exterior (Docomomo-US 2004; Town of New Canaan 2010).

**Landis Gores**

Landis Gores (1919–1991) was a member of the group of architects known as the “Harvard Five” that consisted of Gores, Eliot Noyes, John Johansen, Philip Johnson, and Marcel Breuer. All five men studied with Walter Gropius at the Harvard GSD and came to live and work in New Canaan in the late 1940s. Gores was born in Cincinnati, Ohio, studied at Princeton as an undergraduate, and graduated from Harvard in 1942. After working in intelligence during World War II, he joined Philip Johnson in New York City, where the two designed additions to the Museum of Modern Art (1953) and the Hodgson House (1950–1951, National Register listed) in New Canaan. In 1948, Gores designed an innovative energy-efficient house for himself and his family in New Canaan, where he established his own architectural practice in 1951. He counted Frank Lloyd Wright and Ludwig Mies van der Rohe among his influences in addition to Gropius and Breuer. He also taught architectural design at the Pratt Institute in New York in the 1940s and 1950s (Earls 2006:13–17).

**9. Major Bibliographical References**

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

Docomomo-US

2004 *Docomomo-US National News*. Summer.

Earls, William D., AIA

2006 *The Harvard Five in New Canaan*. W.W. Norton & Company, New York, NY.

Irwin, Bryan

1994 The Grandfather of Prefab: An Interview with Carl Koch. *Progressive Architecture* 75:62-65.

Koch, Carl, with Andy Lewis.

1958 *At Home with Tomorrow*. Rinehart & Company, Inc., New York, NY.

Mock, Elizabeth (editor)

1945 *Built in the USA Since 1932*. The Museum of Modern Art, New York, NY.

Techbuilt

n.d. Catalogue of building plans. On file, Connecticut Trust for Historic Preservation, Hamden, CT.

Town of New Canaan

2010 Assessor's Records. On file, Town Hall, New Canaan, CT.

Wright, Gwendolyn

1983 *Building the Dream A Social History of Housing in America*. MIT Press, Cambridge, MA.

**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): \_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** 1.24 acres

(Do not include previously listed resource acreage.)

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	18	0624293	4555996	3			
	Zone	Easting	Northing		Zone	Easting	Northing
2				4			
	Zone	Easting	Northing		Zone	Easting	Northing

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

The property boundaries encompass the legally recorded lines of Lot G44, shown on Map 26, containing 1.24 acres.

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

The boundaries include all historic buildings and the full extent of the associated landscape features that contribute to the setting and appearance of the property as it was originally developed.

**11. Form Prepared By**

name/title Laura J. Kline, Architectural Historian; Jenny Fields Scofield, AICP/Architectural Historian; and Virginia H. Adams, Senior Architectural Historian

organization PAL, Inc. date May 2010

street & number 210 Lonsdale Avenue telephone 401.728.8780

city or town Pawtucket state RI zip code 02860

e-mail lkline@palinc.com; jscofield@palinc.com; vadams@palinc.com

**Additional Documentation**

Submit the following items with the completed form:

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

**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

**Name of Property:** Techbuilt/Swallen House

**City or Vicinity:** New Canaan

**County:** Fairfield **State:** Connecticut

**Photographer:** Jenny Fields Scofield, PAL, 210 Lonsdale Ave, Pawtucket, RI 02860

**Date Photographed:** February 4, 2010

1 of 6. View looking northeast from driveway, showing original house at right and addition at left.

2 of 6. View looking northeast at original house, facade at right and west elevation at left.

3 of 6. View looking northwest at original house, facade at left and east elevation at right.

4 of 6. View looking south at north elevation from hill behind house.

5 of 6. View looking north at addition, southwest elevation at left and southeast elevation at right.

6 of 6. View looking northeast from living/dining area in original house toward kitchen.

**Property Owner:**

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

name Michael D. Mastey and Aileen Kelly

street & number 257 Wahackme Road telephone \_\_\_\_\_

city or town New Canaan state CT zip code 06840

**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 18 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.

United States Department of the Interior  
National Park Service

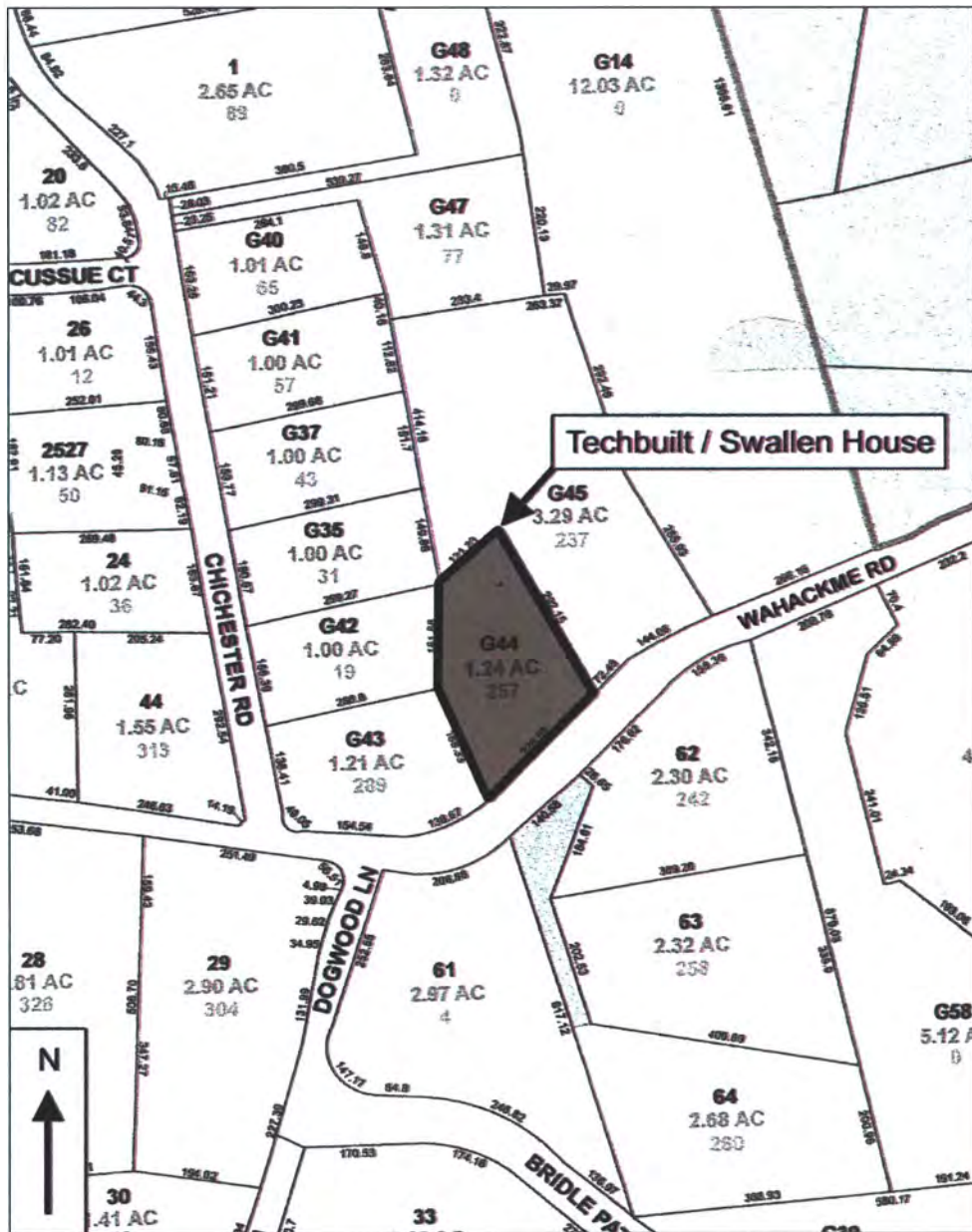
National Register of Historic Places Continuation Sheet

Swallen, James House

Fairfield County, Connecticut

Mid-Twentieth Century Modern Residences in  
Connecticut, 1930 – 1979

Town of New Canaan Assessor's Map Number 26.



(Assessor's Map source: New Canaan Assessor, 2010).

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

**National Register of Historic Places Continuation Sheet**

Swallen, James House

Fairfield County, Connecticut

Mid-Twentieth Century Modern Residences in  
Connecticut, 1930 – 1979

**Site Plan of the Techbuilt/Swallen House Property**



Site Plan (Base Map source: <http://www.yahoo.com>. Accessed March 19, 2010).

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Swallen, James, House  
NAME:

MULTIPLE Mid-Twentieth-Century Modern Residences in Connecticut 1930-  
NAME: 1979, MPS

STATE & COUNTY: CONNECTICUT, Fairfield

DATE RECEIVED: 7/12/10 DATE OF PENDING LIST: 8/18/10  
DATE OF 16TH DAY: 9/02/10 DATE OF 45TH DAY: 8/26/10  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000570

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT \_\_\_\_\_ DATE

ABSTRACT/SUMMARY COMMENTS:

*See attached sheet.*

RECOM./CRITERIA

REVIEWER

*[Signature]*

DISCIPLINE

*Historic*

TELEPHONE

*202-354 2298*

DATE

*August 25, 2010*

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

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

**National Register of Historic Places  
Continuation Sheet**

Section number \_\_\_\_\_ Page \_\_\_\_\_

Swallen, James, House

Name of Property

Fairfield County, CT

County and State

Name of multiple property listing (if applicable)

**SUPPLEMENTARY LISTING RECORD**

NRIS Reference Number: 10000570

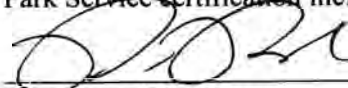
Property Name: Swallen, James, House

County: Fairfield County

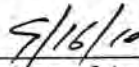
State: CT

Multiple Name: Mid-Twentieth-Century Modern Residences in Connecticut 1930-1979

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.



Signature of the Keeper



Date of Action

**Amended Item in Nomination**

This SLR is issued to make the following technical and substantive corrections:

**Section 8**

The nomination should indicate Criteria Consideration G due to the significant addition made by Landes Gores in 1964. This addition, by one of the original "Harvard Five" architects, contributes to the significance of this early Carl Koch "Techbuilt" house.

The Connecticut State Historic Preservation Office was notified of this amendment.

**Distribution**

National Register property file

Nominating Authority (without nomination attachment)



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY Swallen, James, House  
NAME:

MULTIPLE Mid-Twentieth-Century Modern Residences in Connecticut 1930-  
NAME: 1979, MPS

STATE & COUNTY: CONNECTICUT, Fairfield

DATE RECEIVED: 9/14/10 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 10/29/10  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000570

DETAILED EVALUATION:

ACCEPT  RETURN  REJECT \_\_\_\_\_ DATE

ABSTRACT/SUMMARY COMMENTS:

The house is significant ~~for~~ an early "Techbuilt"  
design by Carl Koch, and also for its addition by Leonard  
Gores in 1964. This sets this house apart from other  
Techbuilt houses in New Tanaan and Connecticut. Therefore,  
CC "G" is justified.

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_

DISCIPLINE Historia

TELEPHONE \_\_\_\_\_

DATE 9/16/10

DOCUMENTATION see attached comments Y/N see attached SLR Y/N









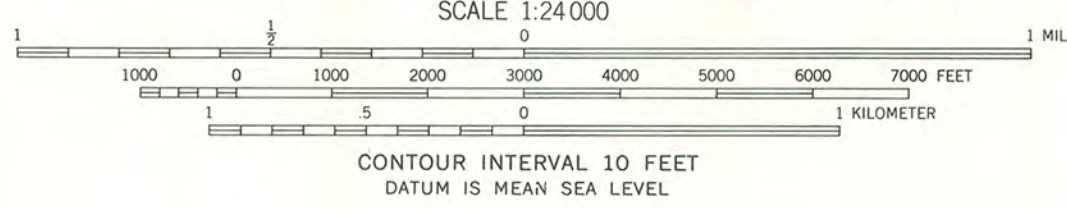
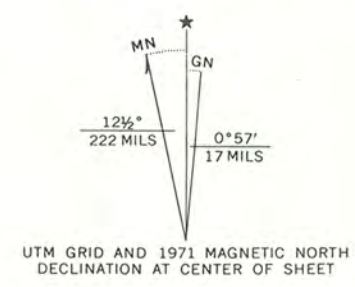






Mapped, edited, and published by the Geological Survey  
Control by USGS, USC&GS, USCE, and Connecticut Geodetic Survey  
Topography from aerial photographs by photogrammetric methods  
Aerial photographs taken 1949. Field check 1951. Revised 1960  
Polyconic projection. 1927 North American datum  
10,000-foot grids based on New York coordinate system, east zone  
and Connecticut coordinate system  
1000-meter Universal Transverse Mercator grid ticks,  
zone 18, shown in blue

Fine red dashed lines indicate selected fence and field lines where  
generally visible on aerial photographs. This information is unchecked  
Revisions shown in purple compiled in cooperation with  
Connecticut Highway Department from aerial photographs  
taken 1971. This information not field checked



ROAD CLASSIFICATION

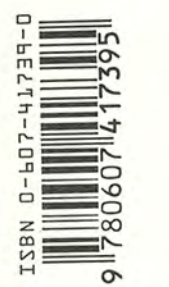
Heavy-duty	Light-duty
Medium-duty	Unimproved dirt

State Route  
Interstate Route

POUND RIDGE, N. Y.—CONN.  
N4107.5—W7330/7.5  
1960  
PHOTOREVISED 1971  
AMS 6266 II NE—SERIES V821

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U. S. GEOLOGICAL SURVEY, WASHINGTON, D. C. 20242  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Techbuilt/Swain House  
New Canaan, Fairfield County, CT  
UTM Coordinate:  
18.0629393E, 4555996N







Connecticut Commission on Culture & Tourism

Arts  
Tourism  
Film  
History

One Constitution Plaza  
Second Floor  
Hartford, Connecticut  
06103

860.256.2800  
860.256.2811 (f)



MEMORANDUM

**TO:** Roger Reed  
National Register of Historic Places

**FROM:** Stacey Vairo, National Register Coordinator

**DATE:** July 9, 2010

**SUBJECT:** Mid-Twentieth Century Modern Residences in CT, 1930-1979

The following materials are submitted for nomination of the **Swallen, James, House, New Canaan, Fairfield County, CT** to the National Register of Historic Places:

- National Register of Historic Places nomination form
- Multiple Property Nomination form
- Photographs
- Original USGS maps
- Sketch map(s)/figure(s)/exhibit(s)
- Pieces of correspondence
- Other \_\_\_\_\_

COMMENTS:

- Please review
- This property has been certified under 36 CFR 67
- The enclosed owner objections do \_\_\_\_\_ do not \_\_\_\_\_ constitute a majority of property owners.
- Other: \_\_\_\_\_

CONNECTICUT  
www.cultureandtourism.org

An Affirmative Action  
Equal Opportunity Employer



## Connecticut Commission on Culture & Tourism

### Film Division

One Constitution Plaza  
Second Floor  
Hartford, Connecticut  
06103

860.256.2800  
860.256.2811 (f)

**CONNECTICUT**

[www.cultureandtourism.org](http://www.cultureandtourism.org)

An Affirmative Action  
Equal Opportunity Employer