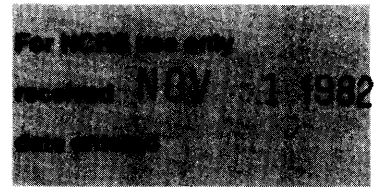


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**



See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic J.S., Halpine, Tobacco Warehouse

and/or common West Street Brick Warehouse

2. Location

street & number West ^{and} ~~Street,~~ corner of Mill Street ^{Sts.} N/A not for publication

city, town New Milford N/A vicinity of congressional district sixth

state CT code 09 county Litchfield code 005

3. Classification

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

4. Owner of Property

name Charles Horn and Robert W. Holmes, Bost Enterprises, Inc.

street & number 18 Lois Street

city, town Norwalk N/A vicinity of state CT

5. Location of Legal Description

courthouse, registry of deeds, etc. Town Clerk

street & number 10 Main Street

city, town New Milford state CT

6. Representation in Existing Surveys

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

date 1982 federal state county local

depository for survey records Connecticut Historical Commission

city, town Hartford state Connecticut

7. Description

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

Describe the present and original (if known) physical appearance

The Halpine Tobacco Warehouse is a large, rectangular, five-and-one-half story brick structure located one block southwest of the center of New Milford, Connecticut (Photograph 1). The ten-bay building stands at the corner of two, quiet, side streets and directly beside railroad tracks owned by the Con Rail Corporation. West Street, which extends along the opposite, or west side of the building, is lined by smaller, 19th-century frame warehouses situated along the tracks, and by a row of two-story, 19th-century frame dwellings.

The nominated property includes the original, 1/8th-acre purchased by James Stuart Halpine in 1903, plus a piece of adjacent land purchased in 1906 by Halpine, which extended the property to Great Brook. These two pieces, which fully comprise the lot now owned by Robert Holmes and Charles Horn, represent the entire piece historically associated with the Halpine Warehouse. The property is bounded as follows: Beginning at the corner of West and Mill Streets, north on Mill Street approximately 60 feet, east by right-of-way of Con Rail to the Great Brook, south by Great Brook to West Street, and west by West Street. The rectangular plot measures approximately 300 x 75 feet.

The warehouse measures approximately 125 x 52 feet. The five-and-one-half-story building is capped by a gable roof which has a slight, gambrel-type, double-pitch (Photographs 1 and 2).

The principal elevation, on the north end of the building, has six bays which are symmetrically divided in two groups of three (Photograph 1). Owing to the slope of the gable roof, the fifth and top stories have four and two bays, respectively. The foundation is cement-laid fieldstone, but is not visible on the north side. The lintels of the basement windows are visible at the ground level, suggesting the substantial build-up of the ground surface over the years. There is a door set into an original entrance opening in the middle of the wall between the two groups of bays. A short flight of steps leads up to a small, concrete porch in front of the door. The windows of the north end measure three by six feet, except for those on the top story, which are three-foot square. The window openings are segmental-arch, inset with wood lintels, and have brick sills. While some of the windows retain their 12/12 sash, most are boarded up. Traces of signs once painted in broad, horizontal bands, are visible between the first, second, and third stories. The words "Leaf", "Tobacco", and "Stuart" are barely legible. Ends of iron tie-rods are visible between the second and third, and fourth and fifth bays on each level.

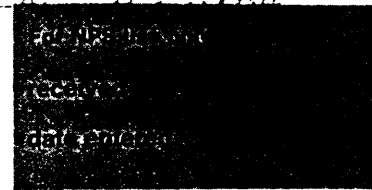
The east side of the warehouse, which fronts on a railroad siding, has 11 uniformly-spaced bays, and contains a full row of windows at the basement level (Photograph 1). Tie-rods are again visible at each bay. The windows are identical to those on the north side. The top of the elevator shaft projects through the roof near the south-east corner of the building.

The south end of the warehouse has four bays which are symmetrically divided into four groups. The two central bays are paired, flanking an interior chimney which ascends the south wall.

The 12-bay, west side fronts West Street and has two, double-width openings on the sloped, ground level (Photograph 2). One of the openings is flat-arched, and appears to have once been covered by a porch structure. Like the windows, the other opening is segmental-arch. On the second story, the second bay contains a pair of windows which are set lower than the rest of the row. These may mark the original presence of an interior staircase.

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

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

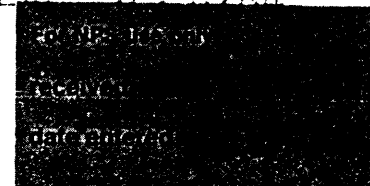
Item number 6

Page 2

New Milford, Connecticut Historic Resources Survey, 1981.
CT Historical Commission, Hartford.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet Description Item number 7 Page 2

The warehouse is massively built of brick and timber, using typical, 19th-century mill construction techniques. Each floor has two rows of ten-inch oak posts extending the length of the building, and supporting large, timber beams (Photographs 3 and 4). The 12-inch beams are given extra lateral support by extended, tapered, reinforcing beams centered over each post. Exposed, 12-inch joists are set 12 inches on-center. The floor consists of four-inch chestnut planking. A 14-inch brick fire wall, filled with cement, crosses the building approximately 40 feet from the south end of the building. A recently-built, brick-enclosed fire stair ascends the north side of the elevator shaft at the south-east corner. The elevator is a modern, freight-type.

Except for the fire wall near the south end of the building, the interior space is entirely open (Photograph 3). Temporary, 2 x 4 and plywood partitions have been installed for containing stored materials to either side of the center aisle.

The tobacco warehouse provided a space in which the leaves were sorted for odor, texture, size, and quality, then cured in piles on the floor of the steam-heated interior. Later the leaves were packed and stored for shipping. To ensure proper curing of the tobacco, the interior climate inside the warehouse was carefully controlled. Based on the layout of the Carl Schoverling Tobacco Warehouse, a comparable building dating from the same period in New Milford, the sorting of leaves at the Halpine building probably took place on the first floor, and the sweating on the upper stories. Incoming tobacco was loaded from the wagons into the ground floor through the wide doorways on the West Street side of the building (Photograph 2). For shipping, the packed cases could be easily transferred onto freight cars waiting on the railroad siding at the east side of the warehouse (Photograph 1).

The use of brick, instead of timber, in the construction of this, and apparently other, brick tobacco warehouses, worked to two advantages. The first was the ability to build a larger structure, for which brick was a more suitable building material. The second advantage was the superior insulating qualities provided by the masonry walls. Brick, more effectively than wood, helped to maintain the desired constant temperature and humidity necessary for successful curing.¹ In conjunction with the brick walls, the numerous windows also served as a climate control feature, allowing for adequate air circulation. Inside shutters (no longer in place or in evidence) would have been used to keep the interior of the warehouse darkened, another condition necessary for proper curing.

FOOTNOTES

1. Interview, Bruce Clouette, 6/2/82

8. Significance

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

Criteria A, B & C

Specific dates 1896-1903 Builder/Architect Unknown

Statement of Significance (in one paragraph)

The Halpine Tobacco Warehouse in New Milford, Connecticut, is significant historically for its association with the important tobacco industry of Connecticut's Housatonic Valley (Criterion A). During New Milford's peak years as the tobacco marketing "capital" of western Connecticut, or from 1915-1920, the Halpine Warehouse housed the operations of one of the two leading tobacco packing firms of the Valley. The Halpine warehouse is also historically significant for its role in the economic development and population growth of New Milford during the first half of the 20th-century. Between the time of its construction around 1900 and 1902 the warehouse served two of New Milford's largest employers, the Rossin & Sons Tobacco firm, for which Halpine was agent, and the Robertson Bleachery & Dye Works. The Halpine building is one of the last major physical remnants of the tobacco industry in New Milford, and is also the largest tobacco warehouse remaining in the area today (Criterion C).

From 1875 to 1930, the Housatonic Valley between the towns of Danbury and Kent, and the Connecticut Valley produced the major portion of wrapper leaf used in cigar-making in New York and Philadelphia, and for export abroad to Germany and Holland. The leaf raised in the Housatonic Valley was primarily Havana Seed, a sun-grown variety well-suited to the iron-rich soil, and irregular, rocky terrain of the area, as opposed to the shade-grown leaves raised in the flood plain of the Connecticut River Valley. New Milford gained its prominence as a leading center for tobacco production following the development of Havana Seed, a variety of wrapper leaf believed superior to broadleaf, which had been grown previously in the Valley. Beginning in 1883, Havana Seed was being raised exclusively in the Housatonic Valley and was generally acknowledged as the highest quality wrapper leaf of the American domestic crop. Based on the success of the Havana Seed leaf, New Milford's primary industry until the 1930s was tobacco farming and the preparation of the leaves for market. In 1880, J.B. Killebrew, a tobacco specialist and historian for the U.S. government, reported:

It is generally conceded by dealers and manufacturers that the finest tobacco for wrappers comes from the Housatonic Valley, having all the silkiness of texture and the burning qualities of the Connecticut Valley leaf and all the desirableness of color of the Pennsylvania Seedleaf. In elasticity of leaf, in fineness of face, and richness of color it stands unrivalled, and brings a higher price in the market than any other seed leaf grown in the United States.¹

The dozen tobacco packing firms in New Milford at the turn of the century provided not only work for 10% of the town's population, but also provided a market for tobacco grown on a cash-crop basis. Most local households, even those not engaged in farming, cultivated a small patch of tobacco plants to be sold for cash at the various packing firms in town. While primarily a farming community until the 1930s, New Milford was not a single-industry town. Other, smaller enterprises such as hat and button manufacturing, and a few, larger industries such as the Bridgeport Wood Finishing Company, the Robertson Bleachery & Dye Works, and the Eastern Lounge and Upholstery Works were major employers and helped support the population through the demise of the tobacco

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name New Milford

Quadrangle scale 1:24000

UMT References

A

1	8	6	3	2	4	8	0	4	6	0	3	3	1	0
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification

Beginning at the corner of West & Mill Streets, bounded north by Mill to Con Rail; east by Con Rail to Great Brook; south by Great Brook to West Street, and west by the east side of West Street.

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

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

11. Form Prepared By

name/title Alison Gilchrist, edited by John Herzan, National Register Coordinator

organization Connecticut Historical Commission date June 1982

street & number Box 838 telephone (203) 263-4427

city or town Woodbury state Connecticut

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local


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

State Historic Preservation Officer signature 

title Director, Connecticut Historical Commission date October 22, 1982

For HCERS use only

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

 date 12/16/82

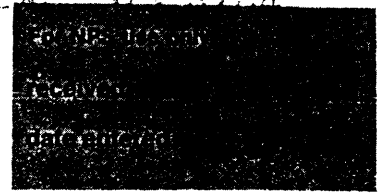
Keeper of the National Register

Attest: _____ date _____

Chief of Registration

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet

Significance

Item number 8

Page 2

industry in the mid-1930s.

The Halpine Warehouse was built by William Schoverling, one of New Milford's leading tobacco dealers since the early 1870s. Schoverling and his brother Herman had come to New Milford from Germany in the late 1860s. After working briefly in the tobacco business in New York City, the brothers formed a partnership with the New Milford building firm, David and Tourney Soule. The newly-formed business, Schoverling, Soule and Company, operated principally out of a large warehouse owned by the Soules on West Street, and handled approximately 1,800 cases of tobacco per year, twice the volume of most New Milford tobacco firms.²

In 1883 William Schoverling left the firm to operate his own tobacco business which he established in a warehouse he had built on Railroad Street, north of the depot.³ In 1880, Schoverling had started the Eastern Lounge Company, a business which was to prosper long after his death in 1901. In 1895 the lounge factory was moved into the brick warehouse now standing south of the Halpine Warehouse. Herman Schoverling, in the meantime, had established H. Schoverling and Company, also on Railroad Street, a tobacco firm which was to purchase the site on which Carl Schoverling, William's son, would build a tobacco warehouse in 1897. This structure and the Halpine building are the only major remnants of the 19th-century New Milford tobacco industry.

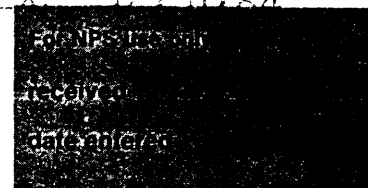
The Halpine Warehouse first appears as a referenced structure in a deed in the 1903 Town Land Records, entitling the Schoverling property, "with a brick building, or warehouse thereon," to James Stuart Halpine.⁴ The previous transaction of 1896, involving the same property, makes no reference to any structures. Based on this information, and the addition of a second warehouse on Schoverling's 1900 tax assessment, it is probable that Schoverling constructed the warehouse during 1899. Documentation relating to the original function of Schoverling's warehouse has not been found, leaving it open to speculation that the building served either of Schoverling's operations, the tobacco company or the lounge factory. Schoverling, however, barely lived to see his new plant, which was (and remains) one of the largest warehouses ever built in New Milford. He died in November, 1901, at the age of 62.⁵

In 1903, J.S. Halpine, an agent for the New York tobacco importing firm, S. Rossin & Sons, purchased the 1/8 acre property from Schoverling's estate. A native of New Milford, Halpine was a man of versatile talents who had taught school for many years as well as managed a large dairy farm. Halpine also co-owned and operated a meat market in the center of town for several years. Known for his business acumen and success as a farmer, Halpine was frequently sought out by local young men for advice in starting their own farms.⁶

By the time he took over the Schoverling warehouse, Halpine had built up a large dairy farm in the Prospect Hill section of New Milford, near the Bridgewater line. Halpine also raised tobacco, and in 1892 built a small warehouse and began his own packing operation on the farm. In late 1902, Halpine was hired by the old New York tobacco importing, packing and dealing firm, S. Rossin & Sons, to manage the firm's New Milford tobacco market. Halpine's job was to buy local tobacco, supervise its preparation for market, and sell the leaves for the company to cigar manufacturing houses. For the next 35-40 years Halpine was so successful that the operation was the last of the New Milford tobacco industry to fold during the 1930s.⁷ According to

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet

Significance

Item number 8

Page 3

his obituary in the New Milford Times in 1943, Halpine "was the largest grower and packer of tobacco in the Housatonic Valley."⁸ The article also reports that Halpine raised tobacco in Manchester, Connecticut, and operated another large warehouse in East Hartford as well.

Two years before his death in 1943, Halpine sold the warehouse to the Robertson Bleachery & Dye Works. The building was used for the storage of cloth on its way in and out of the bleachery. In 1962, when Kimberly-Stevens purchased the bleachery, the warehouse was sold to Edyth M. Russo. Two years later she sold the building to Harvey Smith, a North Carolina designer. During the late 1920s the tobacco trade had declined rapidly, owing partly to competition from foreign growers and the development of the synthetic wrapper leaf. By 1936, only 10 acres of tobacco were being farmed in New Milford. The 1940s and 1950s in New Milford saw the influx of several large manufacturing corporations such as Maggi, Scovill and Nestles. The change in the use of the Halpine Warehouse reflects the general shift in New Milford's economy from agriculture to light industry at the middle of the present century.

The Halpine Warehouse is also historically significant as part of a row of late 19th-century industrial structures which line the west side of the railroad tracks from south of Mill Street to the north end of Railroad Street (Figure 1). Most of the buildings, which are former tobacco barns, agricultural and building supply houses, and some factories, remain and are in use. The establishment of these various activities along the tracks to the south of the depot brought about the opening of West Street and the construction of working-class, residential homes along its west side. Behind the Halpine Warehouse is the large, three-story, late 19th-century brick building, which housed the Eastern Lounge & Upholstery Works, established by William Schoverling in 1880.

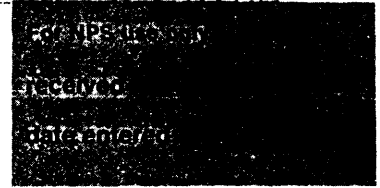
The Halpine Tobacco Warehouse is also of local architectural significance. One of the only two major physical remnants of the tobacco industry in New Milford today, the Halpine Warehouse stands as a monumental symbol of the industry during its peak period. The original structure and appearance of the building are almost perfectly intact. The building's remarkable physical integrity further increases its historic value--both as an excellent example of a 19th-century tobacco warehouse, and as a remaining part of New Milford's late 19th-century appearance as an agricultural and marketing center for the region. One of the largest structures ever erected in the town, the Halpine Tobacco Warehouse remains one of the three largest buildings in the center of town dating from the turn of the century. The others are two large, brick, commercial blocks which stand on the east side of Railroad Street, opposite the depot.

The Halpine Warehouse is also important as it illustrates a building type which appears to have been common in Connecticut tobacco towns. As distinct from the timber frame tobacco warehouse type which in New Milford is represented by the Carl Schoverling Warehouse (the Flat Iron Building), the Halpine Warehouse is brick, and hence illustrative of the larger tobacco building type.⁹ The second to last remaining warehouse of this type, located slightly north and across the railroad tracks, burned in 1979, leaving the Halpine Warehouse the only remaining structure of the brick tobacco warehouse type in New Milford. Other brick tobacco warehouses stood along West and Railroad Streets. The large, brick tobacco warehouse appears also in East Hartford, some of these visible on Burnside Avenue, a few miles from the center of the city.

The well-preserved Halpine Tobacco Warehouse and the contemporaneous Carl Schoverling

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Significance

Item number 8

Page 4

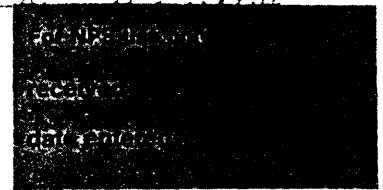
Warehouse on Railroad Street are the last, major, physical remnants of the most prosperous industry ever to operate in the town of New Milford. As few other, large, tobacco-related sites remain in the village today, the presence of these two buildings lends invaluable meaning to the late 19th and early 20th-century development and present-day character of the New Milford townscape.

FOOTNOTES

1. The Tobacco Institute, Connecticut and Tobacco, p. 39.
2. Samuel Orcutt, History of New Milford, p. 527
3. Neither the Soule nor the Schoverling Railroad Street warehouse remains.
4. New Milford Land Records, Book 66 p. 263
5. "J.S. Halpine Dies at Home in Bridge Street", The New Milford Times,
6 May 1943
6. Ibid.
7. Interview, Mr. Perry Green, long-time resident of New Milford, 19 Jan. 1982
8. Op cit, The New Milford Times
9. The Carl Schoverling Tobacco Warehouse is
listed on the National Register.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Item number 9

Page 2

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Mr. Perry Green, Owner, The Green Warehouse, New Milford.
19 January 1982.

Mr. Bruce Clouette, Historian and National Register Nominations
Consultant. 2 June 1982.

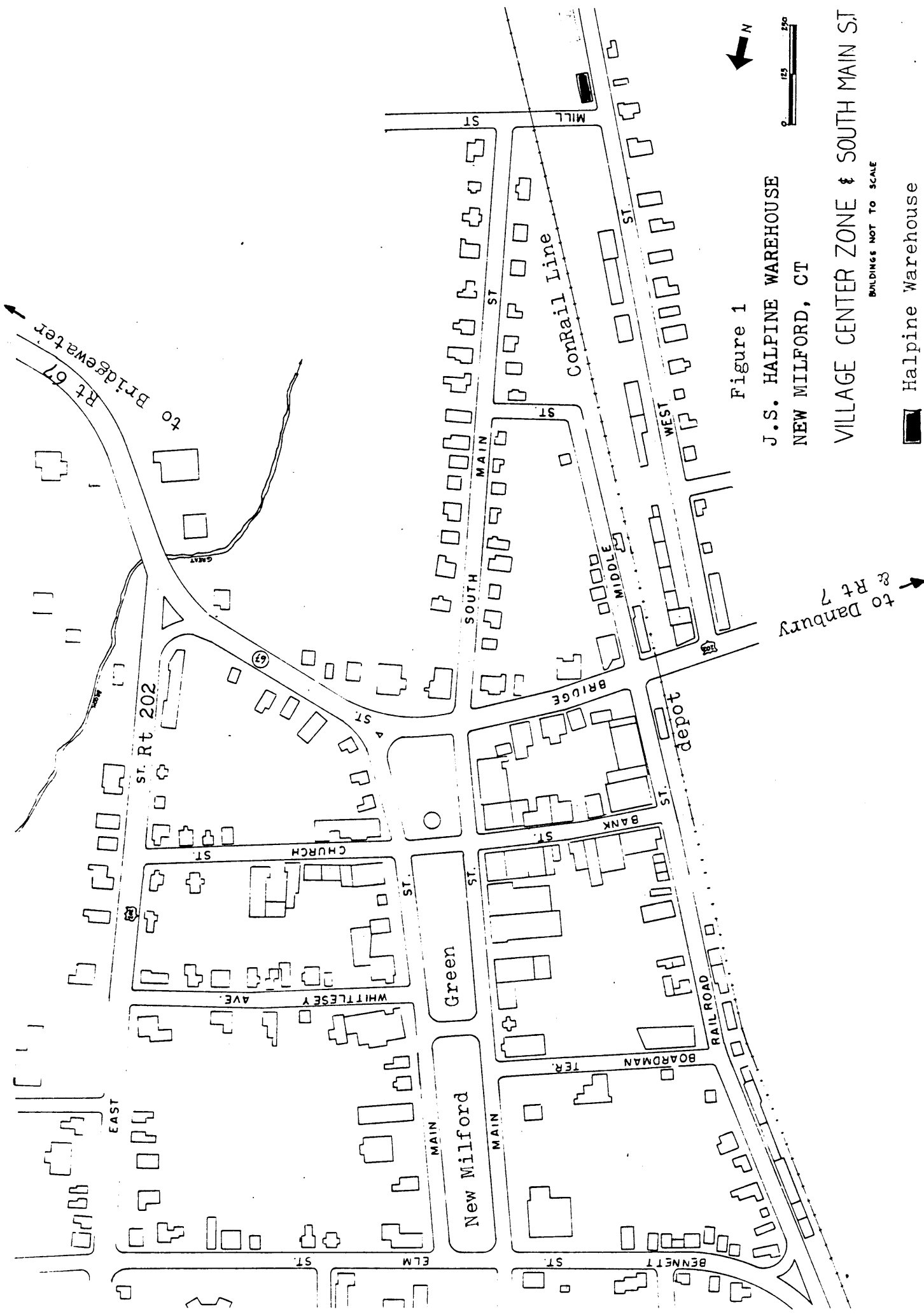




Figure 1

J.S. HALPINE WAREHOUSE
 NEW MILFORD, CT

VILLAGE CENTER ZONE & SOUTH MAIN ST

BUILDINGS NOT TO SCALE

-  Halpine Warehouse
-  Eastern Lounge Co. building