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United States Department of the Interior National Park Service

National Register of Historic Places Registration Form

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Lee, Daniel and Mary, House
other names/site number

2. Location

street & number - Pepperidge Road (north side)
city, town Portland
state Connecticut code CT county Middlesex code 007 zip code 06480

3. Classification

Table with 3 columns: Ownership of Property, Category of Property, and Number of Resources within Property. Includes checkboxes for private/public ownership and building/site/structure/object categories.

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of certifying official John W. Shannahan, State Historic Preservation Officer
Date 2/22/91

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official
Date
State or Federal agency and bureau

5. National Park Service Certification

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

Entered in the National Register

Signature of the Keeper: Melissa Byrne
Date of Action: 4/3/91

Signature of the Keeper
Date of Action

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)

COLONIAL/postmedieval English/Georgian

EARLY REPUBLIC/Federal

Materials (enter categories from instructions)

foundation granite

walls weatherboard

roof asphalt

other

Describe present and historic physical appearance.

The Daniel and Mary Lee House is located on an elevated site on the north side of Pepperidge Road in a rural wooded section of Portland, Connecticut (Photograph #s 1, 2). Dry-laid stone walls border the site in front of the house and also are found along both sides of the road in the immediate vicinity.

The Lee House has a three-bay facade, a ridge-to-street orientation, and a side-hall plan. Its gable roof is sheathed with asphalt shingles and the house rests on a stone foundation, dressed granite above grade and rubblestone below. Most of the clapboarding is the original pine fastened with hand-headed cut nails. The six-over-six windows on the rear elevation are original at the second floor; the rest of the wooden double-hung sash are two-over-two nineteenth-century replacements. A shed-roofed ell, which is part of the original construction, extends from the rear elevation (Photograph # 3). To the rear (north) of the house is a modern barn/garage, a replacement for a similar nineteenth-century structure which was destroyed by fire in 1988 (Photograph #4). A nineteenth-century privy with vertical board siding and a gable roof remains to the northwest (Photograph #5).

The floorplan of the Lee house is atypical, a rural variation of a more standard Colonial house (Exhibit A). Here, in a version sometimes called a three-quarter house, the most striking difference is the size of the front hall, or "porch" (Photograph #6). It is wider than the hall of either a five-bay center chimney, or a three-bay house of the later Federal period with the same ridge-to-street orientation. In addition, since the chimney stack is not located just beyond the front doorway, there is more room for the staircase. As a result, it has a double run, wider stairs, and a shallower rise than is expected in a house of this period. It is apparent from the depth of the upper hall that the lower front hall was originally about six feet longer, with its rear wall in the same plane as that of the parlor. Further evidence for this change can be seen in the location of a post now exposed in the dining room to the rear of the hall which was originally part of the wall between the rooms.

Several features, including the original strap hinges and pintles on the rear door, indicate that the rear shed addition was built at the same time as the house. A room in the northwest corner, now used as a den, is wholly contained in the shed addition, but the partition which divides this room from the rest of the house is not as thick as the rest of exterior planked walls. Both the continuous horizontal

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National Park Service

**National Register of Historic Places
Continuation Sheet**

Daniel and Mary Lee House, Portland, Connecticut

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board wainscot on the walls of the adjoining dining room and the reduced size of the studded partition between the dining room and the shed are indications that the shed was always an integral part of the house. Other original features include most of the interior trim and doors. Although they were embellished with edge molding in the parlor in the early twentieth century, plain trim boards are used throughout the house. Most of the doors are original with four panels and wrought-iron hardware.

The visible framing and materials in the attic and cellar are consistent with the 1770 date of the house. While the roof deck is a replacement (asphalt shingle over plywood), the timbers of the purlin and rafter system are original. The rafters are half-lapped and pegged at the ridge. The larger size of the former chimney is obvious from the patching of the roof in this location. Planked walls and pine clapboards are visible from the interior of the attic. The sawn lath visible from the attic stairs indicates that rooms of the upper floor were probably not plastered until about 1840. In the cellar the original brick chimney foundation remains. A series of debarked logs laid across the base support the new stack above.

A number of interior changes took place in the nineteenth and early twentieth centuries. The earliest was the addition of Federal-style detailing by the third owner after 1804. To the right of the hall is the parlor, which has a fireplace with a stone lintel, a brick firebox, and a Federal-style surround (Photograph #7). Like the similar fireplace above in the parlor chamber, the brick is not original but part of the rebuilding of the entire stack in the late-nineteenth century. The patching of the floor in the area of the original kitchen hearth indicates that the fireplace there was removed and a flue for a wood-burning stove was installed at the same time.

During the most recent renovation of the house in 1984, which included the first installation of interior plumbing, there was some minor relocation of partitions. The east wall of the dining room was moved intact about three feet to the east to enlarge the former kitchen (Photograph #8). A new kitchen extends back to the rear wall of the shed and encompasses a former pantry there.

The second-floor plan is a repetition of the first without the shed ell and with the original depth of the upper hall. There is a Federal-style surround in the parlor chamber (Photograph #9). Closets were installed in the east wall of the upper hall and in the middle rear room. The latter have bead-and-bevel boarding typical of the late nineteenth century. The rear middle room, converted to a bathroom in 1984, has oak rather than pine flooring and may have been the location of a former rear staircase.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions) <u>ARCHITECTURE</u> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	Period of Significance <u>1770; c.1804</u> <hr/> <hr/> <hr/> <hr/>	Significant Dates <hr/> <hr/> <hr/> <hr/>
	Cultural Affiliation <u>N/A</u> <hr/> <hr/> <hr/> <hr/>	
Significant Person <u>N/A</u> <hr/> <hr/>	Architect/Builder <u>unknown</u> <hr/> <hr/>	

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Daniel and Mary Lee House is architecturally significant as a well-preserved vernacular Colonial farmhouse which has an atypical side-hall ridge-to-street floor plan with an unusually wide front hall. The only one of this type in Portland dating from this period, it makes an important contribution to the town's rural architectural heritage. Its significance is enhanced by its isolated rural setting of open and wooded land bordered by stone walls.

Historical Background

In 1769 James Stevenson deeded two acres of the west end of his homelot to his daughter Mary, who had married Daniel Lee in 1765 (EHLR 1:152). The deed, which specified that the land was to be used to build a house for her and her husband, was recorded in East Hampton, as Portland was part of this town at that time. In effect, the land was the daughter's dowry, which was unusual in a period when money or personal goods were used for this purpose, rather than land. The couple probably lived with her father until the house was completed in 1770. Together with their ten children the Lees lived in the house until 1794. At that time, the property was owned jointly; Daniel and Mary Lee sold the house with 24 acres, the rest of her father's homelot, to David White, who in turn sold the two-acre house to Daniel Smith in 1804. It is quite probable that Smith, who ran a tannery nearby, was responsible for the Federal-style fireplace surrounds in the house. The estate of Daniel Smith was distributed in 1845 and his son-in-law received the house which he sold in 1846 to the Alexander family. There were several more owners in the late nineteenth and early twentieth centuries, before it was sold to the present owners in 1982.

Architectural Significance

One of the few surviving vernacular Colonial houses in the area, and the only one with this form and plan in Portland, the Daniel and Mary Lee House is a significant demonstration of rural building practice. Many more of these houses may have been built in Connecticut, but most of them have been enlarged over time to the full

See continuation sheet

9. Major Bibliographical References

Historical and Architectural Survey of Portland, Connecticut. Greater Middletown Preservation Trust, Inc. and Connecticut Historical Commission, 1980.

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 # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Greater Middletown Preservation Trust, Inc.

10. Geographical Data

Acreage of property 2

UTM References

A

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4	6	0	5	7	2	0
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Zone Easting Northing

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B

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Zone Easting Northing

D

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See continuation sheet

Verbal Boundary Description

The property is described in the Portland Land Records: volume 149, page 121.

See continuation sheet

Boundary Justification

The nominated property comprises the land and building described above, which is the same two-acre parcel upon which the house was built.

See continuation sheet

11. Form Prepared By

name/title Jan Cunningham, National Register Consultant, Reviewed by John Herzan, National
organization Cunningham Associates Ltd. date 5/30/90 Register Coordinator
street & number 37 Orange Road telephone (203) 347 4072
city or town Middletown state CT zip code 06457

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five-bay width and few have retained their rural setting. Modern residential development has not taken place along the west end of Pepperidge Road, and the surrounding farmland, now largely covered with second- and third-growth forest, appears much as it did in the last century after farming declined in the area.

The few changes made to the house over time have not seriously compromised its integrity. Exterior changes have been limited to the replacement of windows in the nineteenth century. Most of the interior trim, doors, and plaster remains and is typical of a pre-Revolutionary War rural farmhouse. In addition, the two Federal-style fireplace surrounds have been carefully preserved. Partitions that were moved have retained their original finishes. Although the rebuilding of the chimney in the late nineteenth century has resulted in the loss of the original kitchen fireplace, it has not impacted on the original floor plan.

Care has been taken to preserve the basic plan and finishes of the house during the most recent renovation in 1984. The house has been functionally modernized with a minimum of change to the structure. The new barn/garage which replaced the one destroyed by fire is sympathetic to the period and historic rural setting of the house. Rebuilt on its original foundation, it repeats the massing and scale of the original.

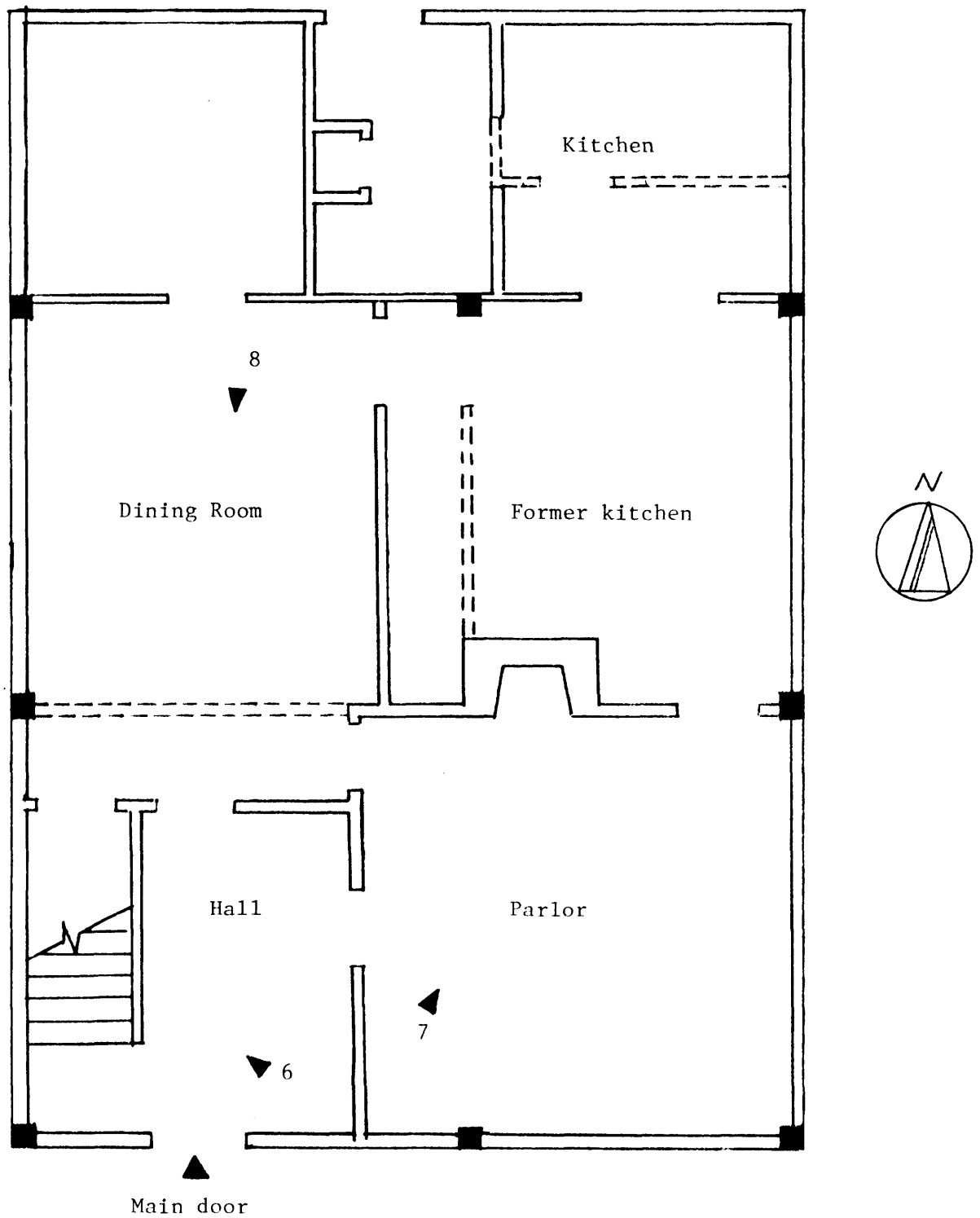


Exhibit A: Floor Plan
Lee House

Approx. scale: 1/8" = 1'

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Daniel and Mary Lee House, Portland, Connecticut

Section number Photos Page 1

List of Photographs

Property: Daniel and Mary Lee House, Portland, Connecticut

Photographer: Janice P. Cunningham, Cunningham Associates

Negatives on file: Connecticut Historical Commission

Date: March, 1990.

<u>Photo #</u>	<u>View</u>	<u>Facing</u>
1.	Facade	northeast
2.	East elevation	west
3.	Rear elevation	south
4.	New barn/garage	northeast
5.	Privy	northwest
6.	Staircase and front hall	northwest
7.	Parlor	northeast
8.	Dining room	south
9.	Parlor chamber	northwest