



United States Department of the Interior
National Park Service

193

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 Village Creek

other names/site number _____

2. Location

street & number Roughly bounded by Village Creek, Hayes Creek and Woodward Avenue not for publication

city or town Norwalk vicinity

state Connecticut code CT county Fairfield code 001 zip code 06854

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 of certifying official/Title [Signature] SHPD Date May 28, 2010
CCT / SHPD

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 of the Keeper [Signature] Date of Action 7/26/10

Village Creek Fairfield County
 Name of Property

Connecticut
 County and State

5. Classification

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

- private
- public - Local
- public - State
- public - Federal

Category of Property
 (Check only one box.)

- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
48	19	buildings
		district
4		site
		structure
		object
52	19	Total

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

N/A

Number of contributing resources previously listed in the National Register

none

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

- DOMESTIC/single dwelling
- RECREATION AND CULTURE/marina
- RECREATION AND CULTURE/tennis court
- RECREATION AND CULTURE/playground
- RECREATION AND CULTURE/beach

Current Functions
 (Enter categories from instructions.)

- DOMESTIC/single dwelling
- RECREATION AND CULTURE/marina
- RECREATION AND CULTURE/tennis court
- RECREATION AND CULTURE/playground
- RECREATION AND CULTURE/beach

7. Description

Architectural Classification
 (Enter categories from instructions.)

- Modern Movement
- Other: Contemporary
- Other: Ranch
- Other: International Style

Materials
 (Enter categories from instructions.)

- foundation: Concrete, concrete block
- walls: Wood, glass, concrete, brick, stone, Metal, shingle
- roof: Asbestos, built-up, metal
- other:

Village Creek
Name of Property

Fairfield County

Connecticut
County and State

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

Village Creek is a 37-acre residential subdivision in Norwalk, Connecticut, consisting of 72 lots averaging one-third of an acre. It is situated on a small peninsula on Norwalk's southern edge which extends to the southwest almost into Long Island Sound. The site has a central ridge of high ground which gradually descends into marshland on the edges. It includes 67 homes and four community owned sites: tennis courts, playground, beach and marina. The subdivision design takes advantage of the site's natural contours and there are many mature trees and ornamental plantings on the property. The building sites are all situated along three curvilinear streets which follow the topography and end in cul-de-sacs. The houses are sited and landscaped for maximum privacy and water views.

The subdivision is governed by the bylaws and deed restrictions of the Village Creek Home Owners Association. Inspired by the ideals and design philosophy of the Modern Movement, the association encouraged the construction of Modern and Contemporary-style homes. This stylistic approach is enforced by the Village Creek Architectural Control Committee. Sixty-two homes were built between 1950 and 1965 and most of them remain true to their original design

Narrative Description

Village creek is situated on a small peninsula in Norwalk, Connecticut. The development is entered by turning east from Woodard Avenue onto Dock Road. The area is heavily forested with mature trees and the entrance to Village Creek, which is marked with signage on low brick wall on each side of the street, is understated. This sense of integration with the natural environment continues through the entire development as large mature trees shade most of the houses and their deep setbacks make many of them difficult to see from the road. (Photo 48) Landscaping around the houses is usually simple and naturalistic, although there are some more formal designs. The only large open areas are the playground at the intersection of Dock Road and Outer Road, the beach and marina at the bottom of the knoll on the southwest end of the peninsula and the tennis courts, which are to the east of the playground across Outer Road (Figure 2).

All of the houses are sited to maximize water views. The lots were laid out to take advantage of the ridge that runs through the center of the peninsula between Dock Road and Split Rock Road. Houses on the west side of Dock Road, for example, are built at the base of the ridge facing east across the low, flat land of the playground and the marshes beyond it. Many of the houses on the east side of Split Rock Road are built on top of the ridge to take advantage of the same view. This results in a layered effect when viewed toward the west from Outer Road (Photo 50) The first six houses on the east side of Dock Road are built along the top of a small ridge that runs along the eastern edge of the development, but the terrain soon flattens out and the last three houses on that side of the street are built at the edge of the salt marsh. (Photo 49)

Village Creek
 Name of Property

Fairfield County

Connecticut
 County and State

The terrain rises again from the marsh to a knoll to the southeast of the central ridge. Outer Road extends from Dock Road to run along the east side of the south end of the peninsula and it ends in a cul de sac at the top of the knoll. Houses on the east side of Outer Road (Photos 22, 23, 24, 25 and 26) have views toward Long Island Sound. These views were unobstructed when the houses were built, but in 1960, the Connecticut Light and Power Company built a large power plant on nearby Manresa Island. This large building sits in the center of the Outer Road houses' eastern viewshed. The houses at 10 and 12 Outer Road on the south and west sides of the knoll are built into the hillside and, in the Organic style of Frank Lloyd Wright, blend almost seamlessly into the landscape. These homes are nearly invisible from the road, but they have expansive water views from their large windows and decks on their south and west elevations. (Photos 27, 28, 29, 30, and 31)

A list and description of district assets follows:

**Village Creek District
 Assets**

Address	Contribute	Built	Description	Original Architect (if known)
Dock Road				
1 Dock	C	1953	Two story ranch style house with a low pitched roof. It faces west and is set into the hillside on an exposed full-height concrete block foundation. There is a single-width garage door on the north end of the foundation. The first story is sheathed in horizontal wood siding.	E. T. Margolis
3 Dock	C	1964	Techbuilt prefabricated two story, two bay Contemporary house with a low pitched roof and its gable end toward the street. Possibly the Excursion model. It faces northwest and set into the hillside on a concrete foundation which serves as a two car garage. The house is clad in vertical wood siding.	
5 Dock	C	1953	Two story Contemporary house with a flat roof. It is set into the hillside with the lower section used as a garage. The house faces northwest is sited to take advantage of the views to the southeast through the glass wall on its rear elevation.	Percy Ifill
6 Dock	NC	1960	Substantially changed after period of significance.	
7 Dock	C	1956	A Techbuilt two story Contemporary house with a low pitched roof and its gable end to the street. Possibly the Excursion model. It has a concrete foundation with two separate garage doors on the lower level. The upper stories are clad in vertical wood siding.	
8 Dock	NC	1955	Substantially changed after period of significance.	
9 Dock	C	1953	Three bay, "T" shaped, Contemporary house with a low pitched roof facing southwest. It has a concrete foundation faced with fieldstone on the façade. The two end bays are clad in vertical wood siding, while the doorway is in the center bay which is finished in smooth stucco. The western and center roofs are side gable, but the eastern bay has an end gable roof.	

Village Creek Fairfield County
 Name of Property

Connecticut
 County and State

10 Dock	NC	1951	Substantially changed after period of significance.	
11 Dock	C	1957	L-shaped one story Contemporary with a very low pitched roof sided with wood shingles. It has large widows on side and ends.	
12 Dock	C	1959	A one story, International Style, flat roof house with concrete walls. There are three large sliding glass doors on the southeast elevation.	Victor Lewis, Bert Anderson
13 Dock	C	1950	This Lustron is a one story, two bedroom Westchester model. Like all Lustons, it is clad in enameled steel panels and it has a roof of enameled steel shingles.	Lustron
14 Dock	NC	1975	Built after period of significance	
15 Dock	C	1953	Contemporary house with a flat roof. It is sided with shingles but has a stone panel around the main entrance on the center of the north façade. There is a deck on the southwest elevation.	
16 Dock	NC	1953	Substantially changed after period of significance.	
17 Dock	C	1954	This is an L-shaped one story, flat roofed Contemporary house with vertical wood siding.	
18 Dock	NC	1951	substantially changed	Sidney Katz (1950)
19 Dock	C	1955	A one story Contemporary with a flat roof and vertical board and batten siding.	P. William Nathan
20 Dock	C	1955	A one story Contemporary with a Low pitched roof, concrete block walls and a wide glass wall in the center of the façade.	J. Edward Luders
22 Dock	C	1961	This is a 2 story Contemporary with an exposed concrete block foundation on the north side of the facade and vertical board and batten siding on the south side. There is a prominent exterior brick chimney in the center of the façade and a deck extending from the south side of the second story. The second story has expansive glass walls and vertical board and batten siding. The low pitched roof extends at slightly different pitches from each side of the chimney.	J. A. Evans, O. deMessieres Architects
24 Dock	C	1952	A Contemporary, 2 story house with a flat roof. It is sided with shingles. There is a one car garage on the north sided of first story and larger picture windows in the center and south side. The second story has a full width balcony with a railing and two wide sets of sliding glass doors.	
26 Dock	C	1957	Contemporary, 2 and a half story house with a flat roof. The first story has concrete wall and a garage. The second story has a full width deck with a railing and vertical board and batten siding. There are two full-height, three pane windows an one two pane full height window on the facade. The third story is set back in the center, but it extends the full depth of the house on its north elevation.	Alexander Stavenitz George Cooper Rudolph Assoc.

Village Creek
 Name of Property

Fairfield County

Connecticut
 County and State

28 Dock	C	1952	Contemporary, 2 -story, house with a very low pitched roof. It has a concrete block first story with a garage and an all glass second story with a full width deck and railing.	
30 Dock	C	1960	Two story Contemporary with a butterfly roof and vertical wood siding. There is a one story screened porch with a deck on its roof on the south elevation.	(Sidney Katz?) drawn by N. Nathan
32 Dock	C	1955	Two story Contemporary with clapboard siding. South end of the first story façade is all glass and there are windows on each side of the main entrance in the center of the first story. The second story is almost all glass and there is a full width balcony which widens to a deck at the south end.	Edward L. Howard
34 Dock	NC		Substantially changed after period of significance.	
36 Dock	C	1950	Two story Contemporary house with a flat roof. There is a one story concrete and steel bay with glass walls on the east elevation. It is connected to a two story bay with concrete walls on the first story and vertical wood siding on the second.	Sidney Katz (Architects Associated)
37 Dock	C	1950	A Contemporary, 2 story, flat roof house with vertical wood siding. This house is sited at the end of the peninsula and it takes maximum advantage of the views to the south with a glass wall on the first story of the south elevation.	Henry and Anita Willcox
Outer Road				
3 Outer	C	1952	This is a one story, flat roof, contemporary house with brick walls and sliding glass doors at intervals around the exterior walls. It has a massive, rustic stone chimney in the center of the façade.	
5 Outer	NC		Substantially changed after period of significance.	
7 Outer	C	1956	A one story prefabricated Contemporary house from Fabricators, Inc. in Norwalk. The house is a simple rectangle with a low pitched roof, sided with shingles.	Fabricators, Inc.
8 Outer	NC	1958	Substantially changed by original architect after period of significance.	Norman Cherner
9 Outer	C	1954	This is a complex, two story Contemporary house designed by Edgar Tafel, a former assistant to Frank Lloyd Wright. It has central block set into the hillside with a long narrow, trapezoidal wing extending from the south elevation. It is sited to take advantage of the views to the east.	Edgar Tafel
10 Outer	C	1951	A one story L-shaped Contemporary with a flat roof.	Sidney Katz (1950)
12 Outer	C	1950	A two story Contemporary with a flat roof and vertical wood siding. It is built into the side of the hill with bedrooms on the lower level.	
12 1/2 Outer	NC		Built after period of significance	Lynedon S. Eaton
14 Outer	NC	1952	Substantially changed by current owner after period of significance.	Alfred Bush (1950) (Irving D. Fannin?)

Village Creek
 Name of Property

Fairfield County

Connecticut
 County and State

Split Rock Road				
2 Split Rock	C	1953	A one story Contemporary with a very low pitched roof and wide clapboard siding.	
4 Split Rock	NC	1985	Built after period of significance	Andriopoulos Design Associates
6 Split Rock	NC	1977	Built after period of significance	
7 Split Rock	C	1956	A Contemporary, one story house with a low pitched roof and vertical wood siding. It has a carport on the south end of the façade.	FCH Co., Inc. Land Planners
8 Split Rock	C	1953	A two story Ranch house with a low pitched roof and shingle siding. The second floor has a continuous row of narrow window at the eaves.	
10 Split Rock	C	1954?	A Contemporary, one story house with a low pitched roof and vertical wood siding.	John N. Roberts, Builder
11 Split Rock	C	1963	contemporary, one story, low pitched roof, vertical board and batten wood	
12 Split Rock	C	1964	A Contemporary, one story story house with a butterfly roof , vertical wood siding and a carport on the east elevation.	unsigned drawings
13 Split Rock	C	1954	contemporary, 1 story, low pitched roof, vertical board and batten wood	A. F. Conte (builder)
15 Split Rock	C	1953	A one story Ranch house with a low pitched roof and shingle siding. This is a prefabricated "K House" from Klaff Lumber and Building Supply in Norwalk.	"H.W.B. for J. N. K. Type 'B' Hous
16 Split Rock	C	1958	A Contemporary, 2 story prefabricated house from Fabricators, Inc of Norwalk. It has a low pitched roof and shingle siding.	
17 Split Rock	C	1957	Contemporary one story built into the hillside to accommodate a garage on the foundation level. It has a low pitched roof, vertical siding and large windows on the south elevation.	Frank Dushin, Luders & assoc
18 Split Rock	C	1954	A two bay, one story cross gable Contemporary house. It has a, low pitched roof, vertical wood siding on the west bay and shingles on the west bay.	
19 Split Rock	C	1953	A Contemporary, 1 and one half story, flat roof house built into the hillside. It has vertical woo siding, a four pane full height sliding glass door on the eastern elevation and an external brick chimney on the south elevation.	
20 Split Rock	NC	1952	Substantially changed after period of significance.	
21 Split Rock	C	1954	A Contemporary, 1 and one half story, flat roof house built into the hillside. It has vertical wood siding, a glass wall on the east end of the south elevation and a band of windows on the eastern elevation. it has an external brick chimney on the south elevation.	Olindo Grossi
22 Split Rock	NC	1998	built after period of significance	
23 Split Rock	C	1957	Contemporary, 2 story, flat roof, vertical wood siding	Fabricators, Inc

Village Creek
 Name of Property

Fairfield County

Connecticut
 County and State

					(Wm. Nathan Enterprises)
24 Split Rock	C	1963	Contemporary, 2 story, low pitched roof, vertical wood siding.		
25 Split Rock	C	1951	Contemporary, 1story, flat roof, wide horizontal wood siding		Sidney Katz
26 Split Rock	NC	1957	Substantially changed after period of significance.		
28 Split Rock	C	1953	Contemporary, 2 story, low pitched roof, vertical wood siding.		
29 Split Rock	NC	1953	Substantially changed with addition of second story		
30 Split Rock	C	1953	Contemporary, 1 story, low pitched roof, vertical wood siding.		Alexander Stavenitz George Cooper Rudolph Assoc.
31 Split Rock	C	1952	Contemporary, 2 story (addition), flat roof, vertical wood siding.		
32 Split Rock	C	1965	Contemporary, 2 story, flat roof, vertical wood siding.		E. T. Margolies
33 Split Rock	C	1951	Contemporary, 2 story, low pitched roof, vertical wood siding.		
34 Split Rock	C	1951	Substantially changed after period of significance.		Percy Ifill
35 Split Rock	C	1963	Two Story, Contemporary, Techbuilt house.		Duke, Thornwood, NY
37 Split Rock	NC		Substantially changed after period of significance.		Henry Willcox
38 Split Rock	NC	1957	Collapsed during rehabilitation and rebuilt.		Klaus Grabe
Sites					
Beach	C	1950	The beach includes an area of approximately one acre at the tip of the peninsula.		
Tennis Courts	C	1950	Two tennis courts are located in the common area at the intersection of Dock Road and Outer Road.		
Playground	C	1950	The playground includes an area of approximately 3 acres bounded roughly by Dock Road, Outer Road and the marina.		
Marina	C	1950	The marina in a small cove between the west end of Dock Road and the east end of Outer Road.		

Village Creek Fairfield County
Name of Property

Connecticut
County and State

8. Statement of Significance

Applicable National Register Criteria

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

- 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.

Areas of Significance

(Enter categories from instructions.)

Community Planning and Development

Social History

Architecture

Period of Significance

Criterion A - 1949-1960

Criterion C - 1950-1960

Significant Dates

1949

1950

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Anderson, Bert

Bush, Alfred

(see continuation sheet)

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.

Village Creek _____ Fairfield County
Name of Property

Connecticut _____
County and State

Continuation Sheet Village Creek

Architect/ Builder

Colosi, N. J.
Conte, A. F. (builder)
Dushin, Frank
Eaton, Lynedon S.
Evans, J. A.
Grabe, Klaus
Grossi, Olindo
Hordyk, J. G.
Howard, Edward L.
Ifill, Percy
Lewis, Victor
Luders, J, Edward
Margolies, Estelle T.
Nathan, Eva
Nathan, P. William (builder)
Roberts, John N. (builder)
Stavenitz, Alexander
Willcox, Henry and Anita
Willcox, Roger
Yost, Zane

Village Creek
Name of Property

Fairfield County

Connecticut
County and State

Period of Significance (justification)

The period of significance for Criterion A spans the time from the purchase of the land by the Village Creek Corporation in 1949 until 1960. The Village Creek Home Owners Association (VCHOA) was actively committed to building a multi-racial community and local realtors would not show homes in the District to white families for almost fifty years. The VCHOA established an ad hoc committee during the period of significance to show and sell homes in the proposed District. They were assisted by a friendly, licensed Realtor who facilitated transactions when necessary, but who still did not show homes. Realtors did not treat Village Creek like any other desirable property in Norwalk until the 1990s.¹ The Period of Significance for Criterion C is from 1950-1960. This period begins with the completion of the first house in Village Creek and ends with the completion of major construction in the subdivision. The last five houses in Village Creek were built during the period between 1975 and 1998.

Criteria Considerations (explanation, if necessary)

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

The Village Creek Historic District meets National Register Criterion A at the state level because of the Village Creek Home Owners Association's deed restrictions and prospectus which included pioneering statements barring discrimination. At a time when most deed restrictions sought to exclude certain ethnic, racial or religious groups, Village Creek actively recruited them as homeowners. Village Creek is also significant under Criterion A because of common ownership of open spaces, design review and other aspects of its planning and design that place it in the continuum of American suburban residential subdivisions.

Village Creek is significant under Criterion C at the state level, because nearly all of the buildings in it embody the distinctive characteristics of the Modern and Contemporary style. Most of the houses in the proposed district are architect designed; there are seven examples of prefabricated construction. Many of these homes have changed somewhat over time as families grew and extra bedrooms and other additions were needed. The overall scale, massing and setbacks have been maintained throughout, resulting in a district still has the distinct look and feel of a community of the 1950s that has chosen to express its forward thinking ideals through architecture as well as social action.

¹ Roger Willcox, President's Report, *VCHOA 50th Anniversary Celebration* (Norwalk: Village Creek Home Owners Association, 2000)1.

Village Creek
Name of Property

Fairfield County

Connecticut
County and State

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

Plan

The plan and concept of Village Creek fits squarely into the evolution of the American suburb. For many Americans, the embodiment of the American Dream is to own a single family home outside the city in a semi-rural environment. The design of Village Creek belongs to a tradition stretching back to the middle of the 19th century, beginning with developments that preserved the natural landscape and shared ownership of open space, continuing through Olmsted and Vaux at Riverside, Illinois, in 1869 (curvilinear roads and deed restrictions concerning design and siting of houses), to Stein and Wright's Sunnyside Gardens of 1923 (village like-atmosphere and centrally located greenspace for community activity). These developments refined the idea of suburban living in a community that was healthy and integrated with its environment as well as having homes of a similar design.²

While it is on a much more modest scale than the significant subdivision plans that influenced it, Village Creek still strives to provide the experience of rural living within easy commuting distance of a major city. Most of Village Creek's original residents worked in New York City and Norwalk is about an hour away from the city by commuter train or, after 1958, interstate 95.³ The subdivision's plan takes advantage of the natural topography and homes are sited for both views and privacy (Photos 55 and 56). Deed restrictions include requirements for the preservation of existing trees as well as for the landscaping of individual homes. Also, like its predecessors, it is controlled by a home owners association that holds title to common areas and enforces design standards and other regulations.⁴

Nondiscrimination

In the United States in the late 1940s, African-Americans and whites were separated in nearly every aspect of mainstream society. Schools, restaurants, hotels, transportation, and much more were divided between the races. Even the military was segregated until July of 1948, when President Harry Truman issued an Executive order banning the practice.⁵ In the midst of the housing shortage of post-World War II America, some real estate developers discovered that they could raise the value of their properties by imposing deed restrictions with restrictive covenants which excluded certain racial and ethnic groups, usually blacks and Jews, from home ownership. The Supreme Court ruled, in 1948, that racially restrictive covenants could not be enforced in

² David L. Ames and Linda Flint McClelland, *Historic Residential Suburbs*, (Washington: National Park Service, 2002) 34-37.

³ Kurumi.com, "Connecticut Roads, I 95," <http://www.kurumi.com/roads/ct/i95.html> accessed November 15, 2009.

⁴ Village Creek Home Owner's Association, Deed Restrictions, 1949

⁵ Executive order no. 9981, *Code of Federal Regulations*, title 13, sec. 4313 (July 28, 1948)

Village Creek
Name of Property

Fairfield County

Connecticut
County and State

Federal courts⁶, but exclusion continued to be practiced by many developers including William Levitt in his massive Levittown Developments.⁷ At the same time, discrimination was encouraged by the real estate industry in general and actually became Federal Government policy through FHA underwriting guidelines. The Federal Housing Authority (FHA) took until 1950 to stop insuring mortgages in racially restricted communities, but the FHA and other lenders, as well as some real estate agents, continued to employ discriminatory practices. These practices included the denial of loans or mortgage insurance to mixed communities throughout the 1950s and into the 1960s.⁸

In spite of this climate of discrimination, there were some, often returning veterans, who believed that everyone should have the right to live wherever they chose to live. Roger Willcox and his family (his parents, two sisters and brothers-in-law) felt strongly that racial and religious discrimination was simply wrong. When these four families decided to buy land to build a community, they also decided that the community should be a cooperative based on the Rochdale Principles of equality and non-discrimination.⁹ In their 1949 prospectus, the original members of the community stated, "But above all else we wanted a different type of community with a completely democratic character – no discrimination because of race, color, creed or politics."¹⁰ By including this sentence in their description of their ideal community; they turned the prevailing sentiment of segregation and exclusivity on its head. This principled stance made them heroes to some and enemies to others, but it also made them pioneers in the movement for equal rights. Village Creek's announcement that it would be a fully-integrated community was an unusual moral stance and it had consequences. The FHA office in Hartford, Connecticut refused to guarantee loans to Village Creek. Most banks simply refused to finance homes in the development without government loan guarantees, so the majority of the houses built during the first five years were built by the lot owners without mortgages. Conventional mortgage loan financing gradually became available when one of the residents found a sympathetic banker.¹¹

Village Creek homes were occupied by at least five different ethnic groups during the period of significance. It was about 60% white during that time and that ratio continues in 2010. Local reaction to this inclusionary stance was not positive. As late as the 1970s, rumors were circulated that Village Creek residents were all Communists and that the houses were laid out to direct Soviet bombers to New York or to signal submarines in Long Island Sound. Some in Norwalk called it "Commie Creek" in that era. Local resistance to the nondiscrimination of the VCHOA was so pervasive that real estate agents would not show homes in Village Creek to white families. Lots and

⁶ Jonathan Kaplan and Andrew Valls, "Housing discrimination as a Basis for Black Reparations," *Public Affairs Quarterly* 21, no. 3 (July, 2007) 255-273

⁷ Takashi Yamashita, "The Effect of the G. I. Bill on Homeownership of World War II Veterans," (working paper, Department of Economics, Reed College, Portland, Oregon, 2008)

⁸ Kaplan and Valls, 2007

⁹ International Cooperative Alliance, "The Present Application of the Rochdale Principles of Co-operation (1937)" <http://www.ica.coop/coop/1937.html> accessed July 16, 2009.

¹⁰ Roger Willcox, "Village Creek Community," (unpublished prospectus: 1949)

¹¹ Roger Willcox, conversation with the author, June 19, 2009 and Phil and Emily Oppenheimer, conversation with the author, July 14, 2009.

Village Creek
Name of Property

Fairfield County

Connecticut
County and State

houses were sold by word of mouth and it eventually became necessary for the VCHOA to establish a Real Estate Committee to show and sell them. This committee continued to be active until it was disbanded in 1992. By that time, the ideas which had seemed so radical in 1949 had finally become part of both the law and mainstream American culture. In recent years, Village Creek has been getting positive recognition for its pioneering role in desegregation.¹²

All property owners in Village Creek must belong to the Village Creek Home Owners Association (VCHOA) which is organized under democratic, cooperative principles. Its bylaws state that it: can handle the sale and resale of lots, has a right of first refusal over resale and owns and controls development of the eight acres reserved for community use. The VCHOA meets monthly to discuss and vote on matters important to the community. Under these covenants, members bought lots and arranged for the design and construction of their homes. Deed restrictions require that the design and siting of houses, additions, exterior changes landscaping and any changes to either houses or grounds, must be approved by the Architectural Control Committee (ACC) which is currently made up of three residents of the community.¹³ It is largely due to the work of the ACC that Village Creek has and maintains its architectural integrity.

Village Creek is also significant under Criterion A because of the way its roads were designed to fit into the natural topography of the site, its naturalistic landscaping, common ownership of open spaces and design review that place it in the continuum of American suburban residential subdivisions. It follows a pattern of development which had its origins in the romantic landscape movement of the early nineteenth century. Writers like Andrew Jackson Downing began to urge that housing should be integrated with nature in picturesque, park-like settings as early as 1841.

The idea of suburban design was further developed by Frederic Law Olmsted and Calvert Vaux, the designers of New York's Central Park, in their 1869 plan for the Riverside Improvement Company in Riverside, Illinois outside of Chicago on the route of the Burlington Railroad. Their requirements for the siting of homes and roads followed the topography and provided privacy and a sense of tranquility in a park-like environment. Village Creek follows these design ideas and adds to them the long blocks and cul-de-sacs which were used by Clarence Stein and Henry Wright in their 1928 plan for Radburn, New Jersey. The design has a direct connection to the history of American suburban planning, since Roger Willcox, one of the founders of Village Creek (still a resident in 2010), designed the subdivision while he was working with Stein at the Regional Plan Association in New York in 1949. Stein and others reviewed the plan at that time.¹⁴ The application of these planning principles at Village Creek results in a community that is safe, attractive and sympathetic with its environment.

¹² Willcox, "President's Report," 1.

¹³ The three original members of the Architectural Control Committee were architects who did not live in Village Creek, since no houses had been built there.

¹⁴ Willcox, conversation, June 19, 2009.

Village Creek Fairfield County
Name of Property

Connecticut
County and State

Deed Restrictions

The concept of using deed restrictions to establish and control neighborhood character began in 1870 when the Riverside Improvement Association, on the advice of Olmsted and Vaux, established requirements for the cost of construction of a home in Riverside and a mandatory thirty-foot setback. By 1936, the Federal Housing Administration was recommending deed restrictions for design control as well as the establishment of home owner's organizations and nearly all of the design and siting principles used at Village Creek. These deed restrictions have resulted in a community which has continued to uphold its founding principles.

Residents

Because of its progressive ideas and anti-discrimination covenants, Village Creek attracted several prominent residents during the period of significance. Some of them are:

1. Village Creek founder Roger Willcox (b.1917) has lived in the district since 1950. This was Willcox's first development project and his experience with Village Creek inspired him to become the leading advocate of cooperative housing the United States. He is an Urban Planner who was working with the pioneering planner Clarence S. Stein at the Regional Plan Association in New York when he (Willcox) conceived and planned Village Creek. He later founded the National Association of Housing Cooperatives and served as President of FCH Services, Inc. from 1952 to 1971. During this time, this not-for-profit subsidiary of the Cooperative Housing Foundation developed more than 55,000 dwelling units in 30 states. All of them prohibited discrimination of any kind.

2. Artist Antonio Frasconi (b.1919), a resident since 1957, emigrated to the United States in 1945 to study at the Art Students League in New York. Within a decade, he had established himself as one of the foremost graphic artists of his generation. Frasconi is especially noted for his exceptional woodcuts, which pair a poetic sympathy for the human spirit with bold social commentary. His work is in the collection of several major museums including MoMA, Fine Arts Museum of San Francisco and the Brooklyn Museum. He has also received numerous awards for his work and for his teaching.

3. Artist Joseph Lasker (b. 1919) has been a resident of Village Creek since 1955. As a young artist disenchanted by abstract expressionism, he participated with like-minded colleagues such as Edward Hopper in *Reality*, a polemical magazine that argued against non-representational art. His many prizes include Prix de Rome and Guggenheim Fellowships and numerous awards from the American Academy of Arts and Letters, and the National Academy of Design (where he is a National Academician and the former Secretary). His work is represented in the permanent collections of the Whitney Museum of American Art, Hirshhorn Museum, Philadelphia Museum of Art, Smithsonian American Art Museum and many others.

Village Creek
Name of Property

Fairfield County

Connecticut
County and State

4. Dr. Doxey A. Wilkerson (1905-1988) was one of Village Creek's most prominent African American Residents. He built his home there in 1961.

During the 1930s, Dr. Wilkerson served on President Franklin D. Roosevelt's Advisory Committee on Education. In the 1940s He was managing editor of the People's Voice in Harlem and wrote a column for the Communist Party newspaper, *The Daily Worker*, where he worked closely with Paul Robeson, Adam Clayton Powell, jr. and W. E. B. Dubois. He publicly resigned from the Communist Party in 1957. Dr. Wilkerson was also active in the Civil Rights Movement in the 1950s and 1960s.

Dr. Wilkerson specialized in early childhood development and served as chairman of Yeshiva University's Education Department of Curriculum and Instruction from 1963-73. He also taught at Virginia State College, Howard University and Bishop College and was the faculty and curriculum director of the Jefferson School of Social Science. From 1973-84 he was vice president of MediAx Associates, consultants for evaluating the Head Start education program.

6. Dr. Robert Koch (1918-2003) built his home, designed by architect Edgar Tafel, at 9 Outer Road in 1954. In 1958, Dr. Koch, who had just received his doctorate in art history from Yale, curated and exhibition of Louis Comfort Tiffany's work at the Museum of Contemporary Crafts in New York. That show is credited with beginning the revival of interest in Tiffany which continues today. Dr. Koch is the author of several books on Tiffany and other artists. He and his wife Gladys founded a business, Gladys Koch Antiques, specializing in the work of Art Nouveau and Art Deco designers, poster artists, prints and the work of Louis Comfort Tiffany. They traveled the world, seeking rare examples of this work to offer their discerning clientele.

7. Frank Donner (1911-1993) Moved to Village Creek in 1960. He was a civil liberties lawyer who was an expert on the use of government surveillance and informers to discourage political dissent. While living in Village Creek, he served as director of the American Civil Liberties Union's Project on Political Surveillance, worked with the Center for Constitutional Rights, argued cases before the Supreme Court and wrote books on the House Committee on Un-American Activities and Federal and local surveillance and suppression.

Criterion C

Village Creek is significant under Criterion C statewide because it embodies both the spirit and substance of the Modern movement in post-World War II America. The spirit is embodied in the progressive ideas included in its governance and its substance is embodied in the design of its buildings. The VCHOA Architectural Control Committee (ACC) required that new homes be built in the Contemporary style which it defined as, "... we interpret "contemporary design" to stress; low pitched or flat roofs, horizontal rather than vertical lines and a leaning toward large glass areas." In another letter (undated, but probably later) the ACC cites the Garment house at 10 Outer Road (1950, Photo 27), the Collins house at 28 Dock Road (Photo 17), The Jennings house (NC), Roger Willcox house at 36 Dock Road (1950, photo 20) and the Petterson house at 19 Dock Road

Village Creek
Name of Property

Fairfield County

Connecticut
County and State

(1951, Photo 12) as good examples of the Contemporary style. The Garment house was photographed during construction with the architect, Sidney Katz and owner Martin Garment (Figure 3). It was also photographed just after completion in 1950 (Figure 4). This house has changed very little over time (Photo 27). Katz was the most prolific architect working in Village Creek and his 1951 elevation for the Morgenstern house at 25 Split Rock Road (1951, Photo 44.), also shows all of the characteristics required by the ACC (Figure 5).¹⁵ The ACC has been successful in its efforts and Village Creek still possesses the look and feel of a forward-looking progressive development of the 1950s and early 1960s.

These design requirements made Village Creek a leader in the Modern Movement that was growing in the United States. It was being developed at about the same time that Phillip Johnson was building his Glass House in the neighboring town of New Canaan that Mies Van Der Rohe was completing the Farnsworth House in Illinois and the Case Study houses were being built in California by Richard Neutra, Charles and Rae Eames and others.¹⁶

The Contemporary style evolved from both the architecture of Frank Lloyd Wright and the ideas of the European Modern architects whose designs first appeared in the United States in the 1920s and 1930s. European Modern designs were characterized by simplicity, utility and lack of ornament, but they could be seen as cold and austere. Mies van der Rohe's Farnsworth House is often used as an example of this school of design. The Contemporary style appeared after World War II. It embraced the major ideas of Modernism while softening them somewhat by adding Frank Lloyd Wright's theories of "Organic" architecture. It placed an increased emphasis on creature comforts, family life, use of natural materials and integration of the house with its environment. The general description of Contemporary houses is consistent with the ACC definition, that is: low pitched or flat roofs, horizontal rather than vertical lines and a leaning toward large glass areas. Contemporary interiors were to reflect their function as well as a new outlook on family life. As a result, they typically include a large open main room with large windows or glass walls and an integrated kitchen where a family can gather. The openness and use of glass in Contemporary interiors also maximizes the sense of space in a relatively small house.

There are two examples of Ranch-style houses at 8 Split Rock Road (1953, Photo 34) and 15 Split Rock Road, (Photo 36) that were built during the period of significance. Ranches are typically asymmetrical one story houses with low pitched roofs.¹⁷

There is one International Style house at 12 Dock Road (Photo 8). This house is a good example of the style with its flat roof, smooth, unornamented walls and metal cased windows (sliding glass doors in this case) set into the façade. The house was designed by architect Victor Lewis as his own residence.

¹⁵ Bob Seidman and Anita Willcox, "Report to the Architectural Control Committee," 1958.

¹⁶ Lesley Jackson, *Contemporary: Architecture and Interiors of the 1950s* (London: Phaidon, 2004)80-81.

¹⁷ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A Knopf, 1984) 479.

Village Creek
Name of Property

Fairfield County

Connecticut
County and State

The Modern movement also placed an emphasis the use of industrial components and mass production of housing. At the same time, the postwar housing shortage created a demand for inexpensive, easily built houses and several manufacturers produced their own versions of prefabricated houses during that era. There are four types of prefabricated housing represented in Village Creek:

1. Lustron. 13 Dock Road (Photo 9) is a Lustron house built in 1950. Lustrons were completely prefabricated from enameled steel panels. They were designed for low cost, fast construction and minimal maintenance. There were three models available and 13 Dock Road is the popular 1,085 square foot, two bedroom, Westchester model. The Lustron Corporation produced about 2,680 of these houses between 1948 and 1950. Fewer than 1,500 survive in 2010.¹⁸

2. TechBuilt. 3 Dock Road (1964, Photo 2), 7 Dock Road (1956, Photo 5) and 24 Split Rock Road (1963, Photo 43) are all TechBuilt houses. New England architect Carl Koch was convinced that houses constructed mostly with prefabricated and modular components would be the future of the building industry. He served as a design consultant with Lustron and then moved on to design his own line of prefabricated houses which he began to sell under the TechBuilt name in 1953.¹⁹ The popularity of TechBuilt was partly due to Koch's combination of familiar elements like wood siding, post and beam construction and overhanging eaves with Contemporary elements of large glass surfaces and an open plan. They were one of the most successful of the many prefab products on for about \$7.50/square foot.²⁰

The TechBuilt package included, "...a basic enclosure that affords complete freedom in the selection of interior and exterior finish materials procured through [the builder's] regular sources," so the owner also had considerable freedom to customize the home.²¹

3. K House. The Ranch-style house at 15 Split Rock Road (1953, Photo 37) is a prefabricated K House. The K house was produced by Norwalk building materials retailer Klaff Building Supply in the 1950s and 1960s. There were several models of the K house available and the packages included, "...everything but the foundation." Many of these houses were sold in Norwalk and the surrounding area.²²

4. Fabricators, Inc. The houses at 7 Outer Road (1956, Photo 23) and 16 Split Rock Road (1958, Photo 38) are attributed to a Norwalk company known as Fabricators, Inc. This company was

¹⁸ "Lustron Preservation," <http://www.lustronpreservation.org/index.php> accessed November 1, 2009.

¹⁹ Larry Weinberg, "Prefab Housing...Then," Interior Design, <http://www.interiordesign.net/blog/1850000585/post/390033439.html> accessed November 15, 2009.

²⁰ Building Conservation Associates, "Modern Homes Survey: New Canaan Connecticut," TechBuilt

²¹ TechBuilt brochure, n.d.

²² Joe Passero, President of Klaff's, Inc., conversation with the author, November 15, 2009

Village Creek
Name of Property

Fairfield County

Connecticut
County and State

owned by P. W. Nathan and his wife Neva, who had some architectural training.²³ They constructed the Lustron at 13 Dock Road and were agents for that company before when it went out of business in 1950. After Lustron, they designed their own version of post and beam houses with prefabricated elements. About 100 are said to have been built in Norwalk.²⁴

Architects

There are also many architect-designed houses in Village Creek and, since all designs had to be approved by the Architectural Control Committee, most of the architects can be identified.²⁵ They include:

1. Norman Cherner (1920-1981) designed his own residence at 8 Outer Road. He practiced as an architect in New York City at the time and he designed many Modern homes. The original house at 8 Outer Road was a prefabricated unit that was designed for the US Department of Housing and Urban Development and manufactured in the United States 1958. It was shipped to Austria for display and then shipped back to Village Creek where it was the Cherner family home from 1958 to 1968.²⁶ Cherner enlarged and modified the house in the 1970s. He was also a successful furniture designer and his Cherner Chair is in the collection of the Museum of Modern Art.²⁷

2. Klaus Grabe (1912?-19?) designed his own residence at 37 Split Rock Road (demolished). He was a student at the Bauhaus from 1930 to 1933 in the "Bau und Ausbau" curriculum²⁸ and he would have studied under Ludwig Mies Van der Rohe and Ludwig Hilbershiemer at that time.²⁹ He fled from Germany to Mexico in the 1930's where he joined his Bauhaus associates, Josef and Anni Albers and Hannes and Lena Meyer. He later came to New York City where he worked as an architect and also designed a well-publicized line of inexpensive furniture which was shipped flat and assembled by the buyer. These furniture designs are said to, "...call to mind the optimism of their time."³⁰

²³ Roger Willcox, email to the author

²⁴ Roger Willcox, email to the author, October 15, 2009.

²⁵ The ACC has maintained excellent records over the years and the original drawings for most of the houses are included in their files. However, several of the drawings are missing and there is a note in the files which states that they were borrowed and then lost. The records are currently stored with Hu Lindsey, Chairman of the ACC, at 34 Dock Road.

²⁶ Ben Cherner, email to the author, October 20, 2009.

²⁷ Julie Moline, "Norman Cherner Deconstructed," *Modernism*, Volume 9, No. 4, Winter 2006-07, 72-84.

²⁸ Folke F. Dietzsch, *Die Studierenden am Bauhaus: eine analytische Betrachtung zur strukturellen Zusammensetzung der Studierenden, zu ihrem Studium und Leben am Bauhaus sowie zu ihrem späteren Wirken*, unpublished doctoral dissertation, 1990, 165.

²⁹ Magdalena Droste, *Bauhaus 1919-1933* (Koln: Taschen, 2002) 209.

³⁰ Sam Kaufman Gallery, "Klaus Grabe End Table,"

<http://www.samkaufmangallery.1stdibs.com/itemdetails.php?id=247797> (accessed January 25, 2010)

Village Creek
Name of Property

Fairfield County

Connecticut
County and State

3. Olindo Grossi (1909-2002) designed 19 Split Rock Road (1953, Photo 40) and 21 Split Rock Road (1952, Photo 41). At the time he designed these houses, Grossi was the Dean of the Department of Architecture at Pratt Institute, Brooklyn, New York. Grossi received the Rome Prize from the American Academy in Rome in 1936 and went on to be awarded many honors from the American Institute of Architects and other organizations. He left Pratt in 1969 and became Dean of Architecture and Arts at the New York Institute of Technology in New York City.³¹

4. Percy Ifill (1913 -1973) designed 5 Dock Road (1953, Photos 3 and 5) and 33 Split Rock Road (1951, Photo 47). He was the most prominent African-American in New York City of that era. His firm, Ifill Johnson Hanchard, was the largest and best known African-American architectural firm in the northeast United States in the 1960s and 1970s. He won numerous awards for his work. His last project was the State Office Building (formerly the Adam Clayton Powell, Jr. State Office Building) in Harlem in 1970. At \$35 million, it was the largest project ever given to an African-American architectural firm at that time.³²

5. Sidney Katz (1915-1978) designed more homes in Village Creek than any other architect. His houses are at 18 (NC), 30 (Photo 18) and 36 Dock Road (Photo 20); 10 (Photo 27) and 12 Outer Road (Photos 28, 29, 30 and 31) and 25 Split Rock Road (photo 44). He taught architecture at Pratt Institute for 25 years and served as the Dean of Pratt's School of Architecture from 1969 until 1973 when he was appointed head of the Pratt Graduate School of Architecture. Katz a principal in the New York City firm of Architects Associated and he was best known for his designs for hospitals and schools.³³ He also designed several Contemporary houses which were featured in popular magazines as well as a book on the style which was published during the same era.³⁴

6. Victor Lewis (1925-1999) He graduated from Illinois Technical Institute with a degree in architecture he designed his home at 12 Dock Road (Photo 8) in the International Style developed by his teacher, Ludwig Mies van der Rohe. The house has an open floor plan and steel beam structure with radiant heat in the ceiling provided by a network of copper piping connected to an oil furnace. He positioned the house to maximize the view of the water from the living room. In the late 1970's the design was slightly modified to its current form due to rising energy costs.³⁵

³¹ Society of Fellows News of the American Academy in Rome, "Olindo Grossi FA'36," Spring 2003.

³² Clem Constan, "Percy Costa Ifill," in *African American Architects: A Biographical Dictionary 1865-1945*, ed. Dreck Spurlock Wilson (New York: Routledge, 2004)

<http://www.bookrags.com/tandf/percy-costa-ifill-tf/> accessed November 25, 2009.

³³ *New York Times*, "Sidney Katz, Architect, who served as Chairman of Pratt Graduate School," January 27, 1978.

³⁴ Katherine Morrow Ford and Thomas Creighton, *The American House Today* (Reinhold Publishing: New York, 1951) 100.

³⁵ Victor Lewis, III, email to the author, October 25, 2009

Village Creek
Name of Property

Fairfield County

Connecticut
County and State

7. Estelle Margolis (b. 1924) is one of the very few women to graduate from the Yale School of Architecture in the 1950s. She established her own practice in Westport, Connecticut in 1955, and subsequently designed over 250 buildings.³⁶ 1 Dock Road (1953, Photo 1) and 34 Dock Road (NC).

8. Edgar Tafel (1912 - 2008) designed 9 Outer Road (1954, Photos 24, 25 and 26) for art historian Robert Koch. He was an apprentice and assistant to Frank Lloyd Wright from 1932 to 1941 and he served as Wright's on site representative at Fallingwater, Wingspread, the Johnson's Wax headquarters building and several other projects. Tafel later established his own practice and his buildings often show Wright's influence.³⁷

Developmental history/additional historic context information (if appropriate)

9. Major Bibliographical References

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

Abrams, Charles. *Forbidden Neighbors*. New York: Harper & Brothers, 1955.

Ames, David L. and Linda Flint McClelland. *Historic Residential Suburbs*. Washington: National Park Service, 2002.

Dietzsch, Folke F. *Die Studierenden am Bauhaus: eine analytische Betrachtung zur strukturellen Zusammensetzung der Studierenden, zu ihrem Studium und Leben am Bauhaus sowie zu ihrem späteren Wirken*, unpublished doctoral dissertation, 1990.

Eiseman, Alberta. "Keeping a Postwar Dream Alive." *New York Times*, August 4, 1996.

Ford, Katherine Morrow and Thomas Creighton. *The American House Today*. New York: Reinhold Publishing, 1951.

Friedan, Betty. "We Built a Community for Our Children." *Redbook*. March, 1955.

Jackson, Lesley. *Contemporary: Architecture and Interiors of the 1950s*. London: Phaidon Press, 1994.

Kaplan, Jonathon and Andrew Valls. "Housing Discrimination as a Basis for Black Reparations." *Public Affairs Quarterly* 27, no. 3 (2007): 255-273.

³⁶Westport Public Library, "Estelle Margolis Shows Paintings at Library," news release, August 2, 2007.

³⁷ University of Illinois at Urbana-Champaign, "The Edgar A. Tafel Chair in Architecture," invitation to investiture, September 16, 2006.

Village Creek
Name of Property

Fairfield County

Connecticut
County and State

Kurumi.com. "Connecticut Roads." <http://www.kurumi.com/roads/ct/i95.html> (accessed November 15, 2009).

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2005.

Moline, Julie. "Norman Cherner Deconstructed." *Modernism*, Volume 9, No. 4, Winter 2006-07, 72-84.

National Trust for Historic Preservation. "Lustron Preservation."
<http://www.lustronpreservation.org/index.php> (accessed November 1, 2009).

National Trust for Historic Preservation. "New Canaan Modern Homes Survey."
<http://www.preservationnation.org/travel-and-sites/sites/northeast-region/new-canaan-ct/> (accessed September 1, 2009)

Oppenheimer, Phillip and Emily. interview with the author, July 14, 2009.

Seidman, Bob and Anita Willcox. "Report to the Architectural Control Committee." typescript. 1958

Techbuilt, *Techbuilt*, n.d.

Village Creek Architectural Control Committee, "Dear Member." typescript. n. d.

Village Creek Home Owners Association. "Deed Restrictions." typescript.

Village Creek Home Owners Association. "Rules of the Architectural Control Committee." typescript. January 11, 1951.

Village Creek Home Owners Association. *VCHOA 35th Anniversary Celebration*. Norwalk, 1985.

Village Creek Home Owners Association. *VCHOA 50th Anniversary Celebration*. Norwalk, 2000.

Weinberg, Larry. "Prefab Housing...then."
<http://www.interiordesign.net/blog/1850000585/post/390033439.html> (accessed November 15, 2009).

Willcox, Roger. interview with the author, June 19, 2009.

Wilson, Dreck Spurlock, ed. *African American Architects: A Biographical Dictionary 1865-1945*. New York: Routledge, 2004.

Yamashita, Takashi. "The Effect of the G.I. Bill on Homeownership of World War II Veterans." working paper, Department of Economics, Reed College, Portland, Oregon, 2008.

Village Creek Fairfield County
Name of Property

Connecticut
County and State

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: State Register of Historic Places

Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreage of Property 54

(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>18T</u> Zone	<u>632755</u> Easting	<u>4549170</u> Northing	3	<u>18T</u> Zone	<u>632055</u> Easting	<u>4548684</u> Northing
2	<u>18T</u> Zone	<u>632639</u> Easting	<u>4548776</u> Northing	4	<u>18T</u> Zone	<u>632858</u> Easting	<u>4548678</u> Northing

See Continuation Sheet

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

The boundaries of the district are described in the Town of Norwalk, Connecticut, Land Records, Volume 342, page 399.

A USGS map showing the location of Village Creek is attached (Figure 6).

Boundary Justification (Explain why the boundaries were selected.)

The boundaries of the district are those of the original plat plan filed with the City of Norwalk by the Village Creek Corporation in 1949.

11. Form Prepared By

name/title Tod Bryant
organization _____ date 1/10/2010
street & number 23 Morgan Avenue telephone 203-852-9788
city or town Norwalk state CT zip code 06851
e-mail tbryant23@att.net

Additional Documentation

Submit the following items with the completed form:

Village Creek _____ Fairfield County
Name of Property

Connecticut _____
County and State

- **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:

City or Vicinity:

County:

State:

Photographer:

Date Photographed:

Description of Photograph(s) and number: 1 of ____

Property Owner:

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

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Village Creek
NAME:

MULTIPLE
NAME:

STATE & COUNTY: CONNECTICUT, Fairfield

DATE RECEIVED: 06/07/10 DATE OF PENDING LIST: 07/14/10
DATE OF 16TH DAY: 07/29/10 DATE OF 45TH DAY: 07/22/10
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000493

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: Y
OTHER: N 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:

The nomination establishes the significance of this mid-century modern residential neighborhood under A & C.

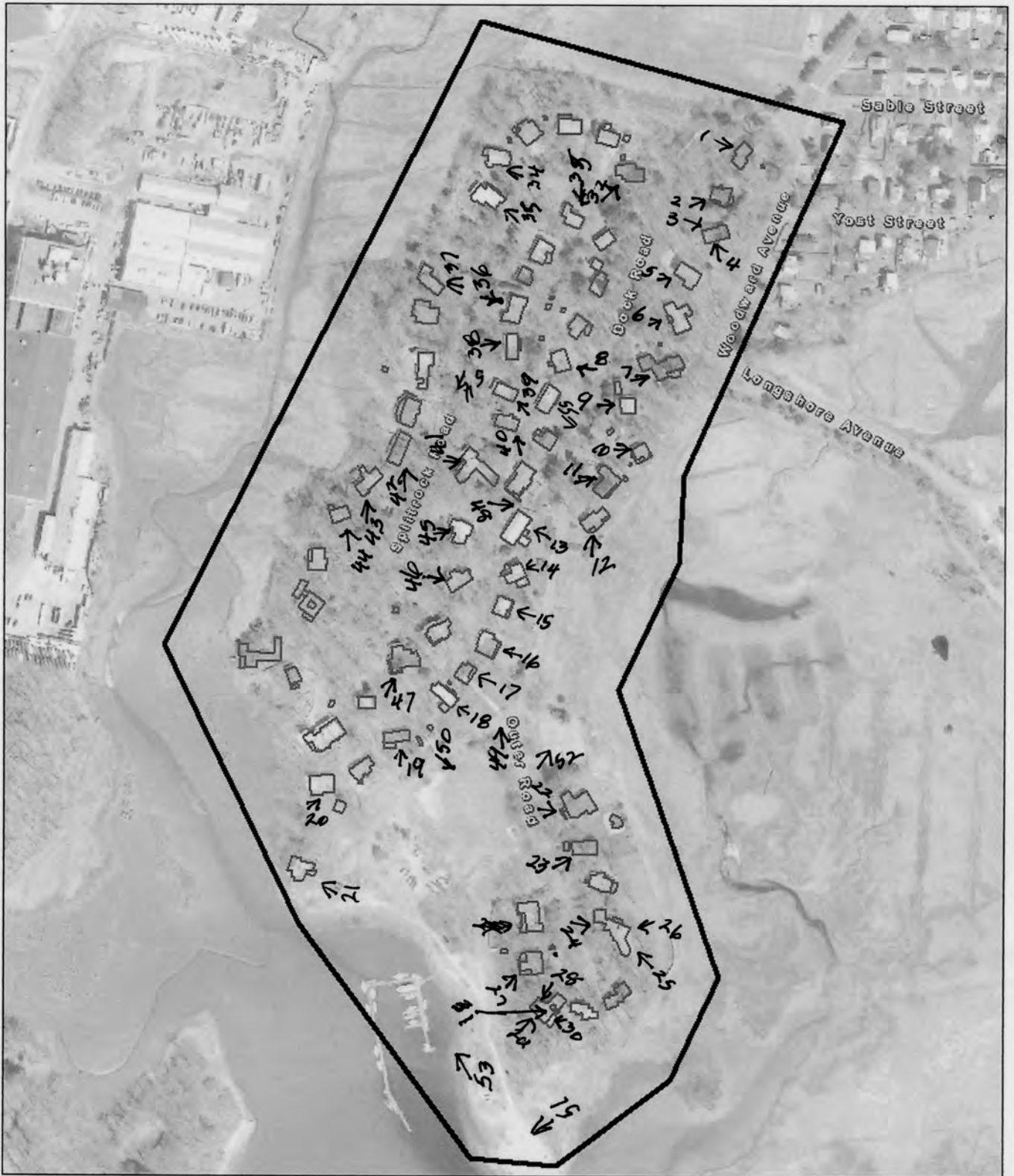
RECOM./CRITERIA _____

REVIEWER *[Signature]* DISCIPLINE *Historic*

Phone *202-391-2278* Date *7/23/10*

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 National Park Service.



**Village Creek Historic District
Norwalk, Fairfield County, Connecticut**

Historic District is approximately 54 acres.

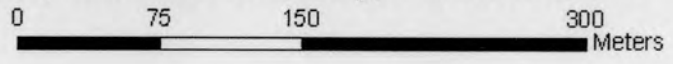


Figure 1. Village Creek Historic District boundaries and photo key

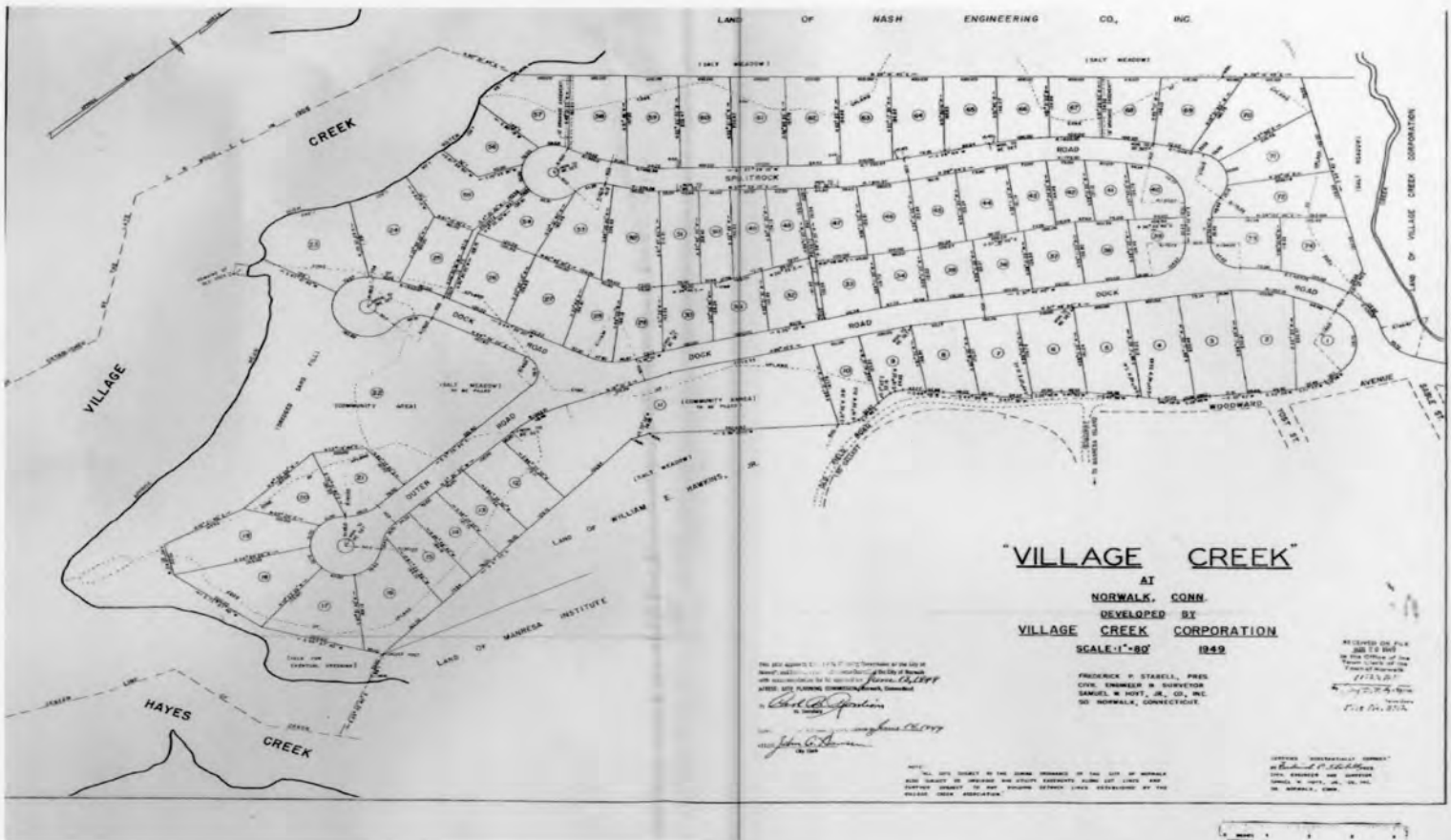


Figure 2. Village Creek Plat Map



Figure 3. Sidney Katz and Martin Garment at construction of 10 Outer Road in 1950.
Photographer unknown



Figure 4. 10 Outer Road in 1950. Photographer unknown.

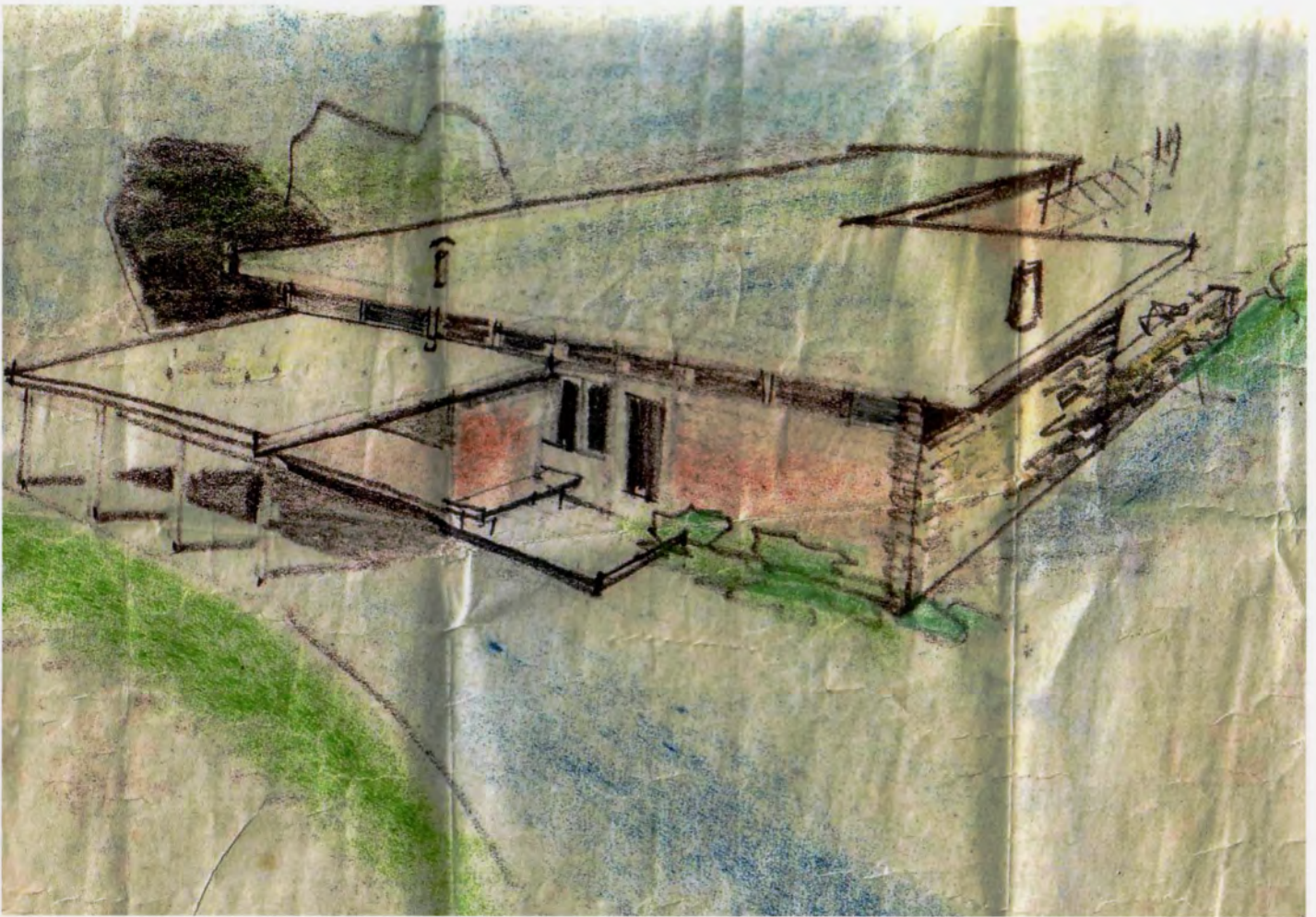


Figure 5. Elevation for 25 Split Rock Road, Sidney Katz, 1949.



Photo 1. 1 Dock Road. Norwalk, Fairfield County, Connecticut
View east, July 14, 2009, Tod Bryant



Photo 2. 3 Dock Road. Norwalk, Fairfield County, Connecticut
View northeast, July 14, 2009, Tod Bryant



Photo 3. 5 Dock Road. Norwalk, Fairfield County, Connecticut
View south, July 14, 2009, Tod Bryant



Photo 4. 5 Dock Road. Norwalk, Fairfield County, Connecticut
View north, July 14, 2009, Tod Bryant



Photo 5. 7 Dock Road. Norwalk, Fairfield County, Connecticut
View northeast, July 14, 2009, Tod Bryant



Photo 6. 9 Dock Road. Norwalk, Fairfield County, Connecticut
View northeast, July 14, 2009, Tod Bryant



Photo 7. 11 Dock Road. Norwalk, Fairfield County, Connecticut
View northeast, July 14, 2009, Tod Bryant



Photo 8. 12 Dock Road. Norwalk, Fairfield County, Connecticut
View west, July 14, 2009, Tod Bryant



Photo 9. 13 Dock Road. Norwalk, Fairfield County, Connecticut
View east, July 14, 2009, Tod Bryant



Photo 10. 15 Dock Road. Norwalk, Fairfield County, Connecticut
View northeast, July 14, 2009, Tod Bryant



Photo 11. 17 Dock Road. Norwalk, Fairfield County, Connecticut
View northeast, July 14, 2009, Tod Bryant



Photo 12. 19 Dock Road. Norwalk, Fairfield County, Connecticut
View northwest, July 14, 2009, Tod Bryant



Photo 13. 20 Dock Road. Norwalk, Fairfield County, Connecticut
View west July 14, 2009, Tod Bryant



Photo 14. 22 Dock Road. Norwalk, Fairfield County, Connecticut
View northeast, July 14, 2009, Tod Bryant



Photo 15. 24 Dock Road. Norwalk, Fairfield County, Connecticut
View west, July 14, 2009, Tod Bryant



Photo 16. 26 Dock Road. Norwalk, Fairfield County, Connecticut
View west, July 14, 2009, Tod Bryant



Photo 17. 28 Dock Road. Norwalk, Fairfield County, Connecticut
View west, July 14, 2009, Tod Bryant



Photo 18. 30 Dock Road. Norwalk, Fairfield County, Connecticut
View northwest, July 14, 2009, Tod Bryant



Photo 19. 32 Dock Road. Norwalk, Fairfield County, Connecticut
View west, July 14, 2009, Tod Bryant



Photo 20. 36 Dock Road. Norwalk, Fairfield County, Connecticut
View north, July 14, 2009, Tod Bryant



Photo 21. 38 Dock Road. Norwalk, Fairfield County, Connecticut
View west, July 14, 2009, Tod Bryant **Outer Road**



Photo 22. 3 Outer Road. Norwalk, Fairfield County, Connecticut
View northeast, July 14, 2009, Tod Bryant



Photo 23. 7 Outer Road. Norwalk, Fairfield County, Connecticut
View west, July 14, 2009, Tod Bryant



Photo 24. 9 Outer Road. Norwalk, Fairfield County, Connecticut
View east, July 14, 2009, Tod Bryant



Photo 25. 9 Outer Road. Norwalk, Fairfield County, Connecticut
View west, July 14, 2009, Tod Bryant



Photo 26. 9 Outer Road. Norwalk, Fairfield County, Connecticut
View south, July 14, 2009, Tod Bryant



Photo 27. 10 Outer Road. Norwalk, Fairfield County, Connecticut
View northeast, July 14, 2009, Tod Bryant



Photo 28. 12 Outer Road. Norwalk, Fairfield County, Connecticut
View west, July 14, 2009, Tod Bryant



Photo 29. 12 Outer Road. Norwalk, Fairfield County, Connecticut
View southeast, July 14, 2009, Tod Bryant



Photo 30. 12 Outer Road. Norwalk, Fairfield County, Connecticut
View southwest from deck, July 14, 2009, Tod Bryant



Photo 31. 12 Outer Road. Norwalk, Fairfield County, Connecticut
Interior view east, July 14, 2009, Tod Bryant



Photo 32. 2 Split Rock Road. Norwalk, Fairfield County, Connecticut
View northwest, July 14, 2009, Tod Bryant



Photo 33. 7 Split Rock Road. Norwalk, Fairfield County, Connecticut
View east, July 14, 2009, Tod Bryant



Photo 34. 8 Split Rock Road. Norwalk, Fairfield County, Connecticut
View west, July 14, 2009, Tod Bryant



Photo 35. 10 Split Rock Road. Norwalk, Fairfield County, Connecticut
View west, July 14, 2009, Tod Bryant



Photo 36. 12 Split Rock Road. Norwalk, Fairfield County, Connecticut
View west, July 14, 2009, Tod Bryant



Photo 37. 15 Split Rock Road. Norwalk, Fairfield County, Connecticut
View east, July 14, 2009, Tod Bryant



Photo 38. 16 Split Rock Road. Norwalk, Fairfield County, Connecticut
View southwest, July 14, 2009, Tod Bryant



Photo 39. 17 Split Rock Road, Norwalk, Fairfield County, Connecticut
View northeast, July 14, 2009, Tod Bryant



Photo 40. 19 Split Rock Road. Norwalk, Fairfield County, Connecticut
View northwest, November 23, 2009, Tod Bryant.



Photo 41. 21 Split Rock Road. Norwalk, Fairfield County, Connecticut
View northwest, November 23, 2009, Tod Bryant.



Photo 42. 23 Split Rock Road. Norwalk, Fairfield County, Connecticut
View northeast, July 14, 2009, Tod Bryant.



Photo 43. 24 Split Rock Road. Norwalk, Fairfield County, Connecticut
View northwest, July 14, 2009, Tod Bryant.



Photo 44. 25 Split Rock Road. Norwalk, Fairfield County, Connecticut
View northeast, July 14, 2009, Tod Bryant.



Photo 45. 28 Split Rock Road. Norwalk, Fairfield County, Connecticut
View northwest, July 14, 2009, Tod Bryant.



Photo 46. 30 Split Rock Road. Norwalk, Fairfield County, Connecticut
View west, July 14, 2009, Tod Bryant.



Photo 47. 33 Split Rock Road. Norwalk, Fairfield County, Connecticut
View east, July 14, 2009, Tod Bryant.



Photo 48. 35 Split Rock Road. Norwalk, Fairfield County, Connecticut
View northeast, July 14, 2009, Tod Bryant.



Photo 49. Intersection of Dock Road and Outer Road. Norwalk,
Fairfield County, Connecticut
View northwest, November 23, 2009, Tod Bryant.



Photo 50. Playground. Norwalk, Fairfield County, Connecticut
View south, July 14, 2009, Tod Bryant.



Photo 51. Beach, Norwalk, Fairfield County, Connecticut
View south, July 14, 2009, Tod Bryant.



Photo 52. Tennis courts. Norwalk, Fairfield County, Connecticut
View northeast, July 14, 2009, Tod Bryant.



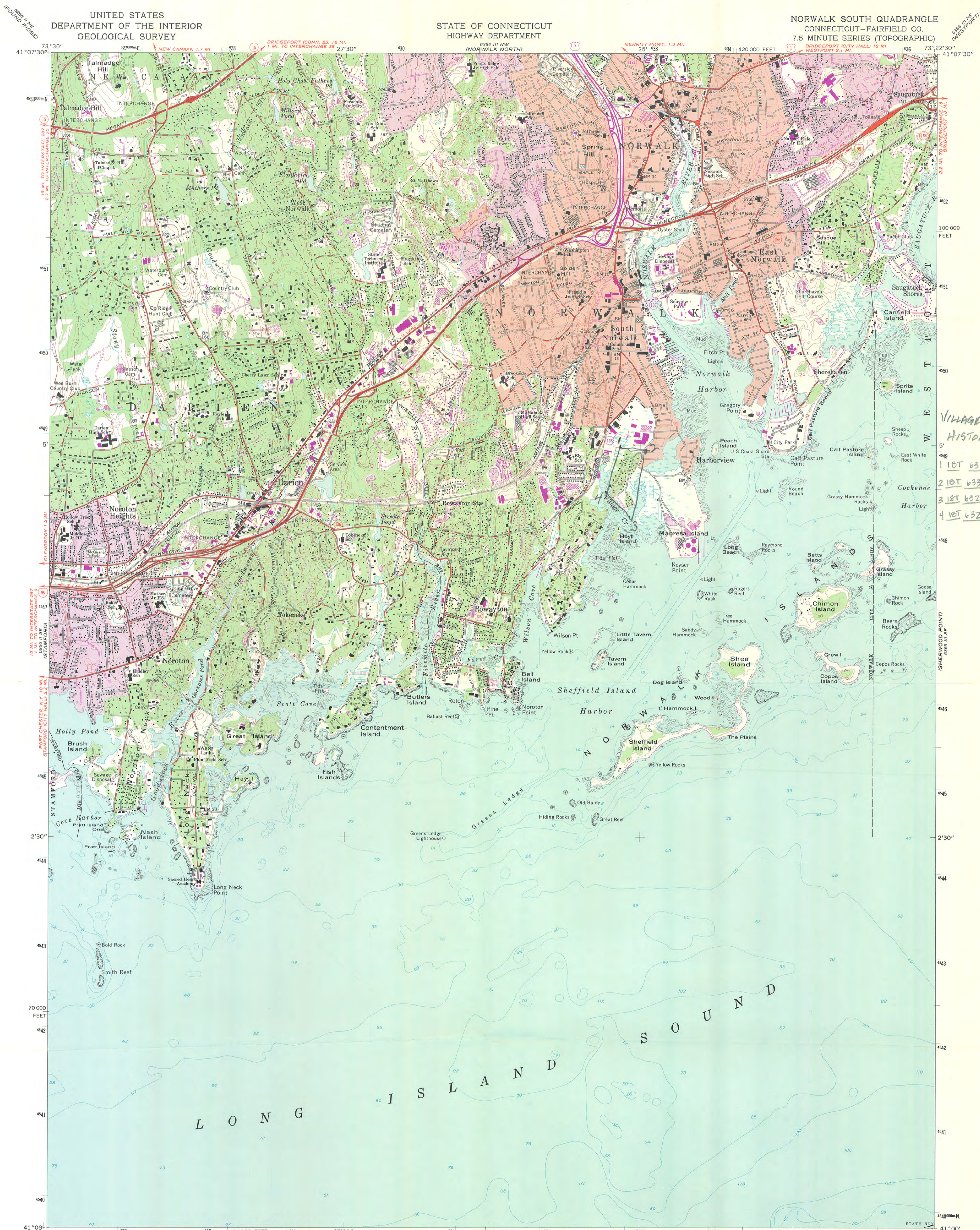
Photo 53. Marina. Norwalk, Fairfield County, Connecticut
View west, July 14, 2009, Tod Bryant.



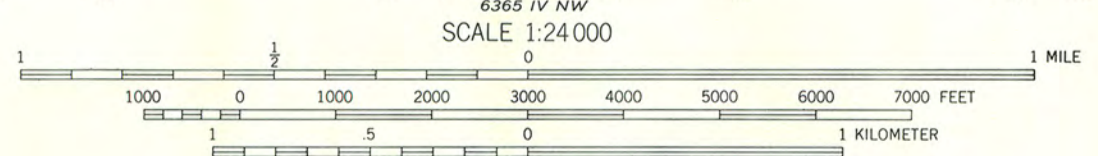
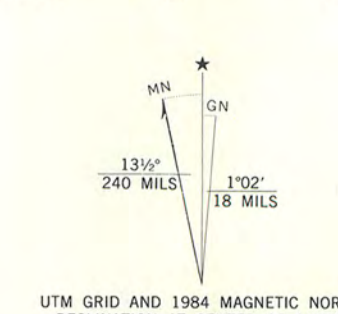
Photo 54. Split Rock Road Norwalk, Fairfield County, Connecticut
View southwest, July 14, 2009, Tod Bryant.



Photo 55. Norwalk, Fairfield County, Connecticut
View northeast from 5 Split Rock Road, July 14, 2009, Tod Bryant



Maped, edited, and published by the Geological Survey
Control by USGS, NOS/NOAA, and Connecticut Geodetic Survey
Topography by photogrammetric methods from aerial photographs
taken 1949. Field checked 1951. Revised 1960
Selected hydrographic data compiled from NOS chart 221 (1959)
This information is not intended for navigational purposes
Polyconic projection. 10,000-foot grid ticks based on
Connecticut coordinate system
1000-meter Universal Transverse Mercator grid ticks,
zone 18, shown in blue
1927 North American Datum
To place on the predicted North American Datum 1983
move the projection lines 6 meters south and
36 meters west as shown by dashed corner ticks
Red tint indicates areas in which only landmark buildings are shown



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 7.2 FEET

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt - - - - -
Interstate Route ——— U. S. Route ——— State Route ———

NORWALK SOUTH, CONN.
41073-A4-TF-024

1960
PHOTOREVISED 1984
DMA 6366 III SW—SERIES V816

Revisions shown in purple and woodland compiled in cooperation
with State of Connecticut agencies from aerial photographs
taken 1982 and other sources. This information not
field checked. Map edited 1984
Purple tint indicates extension of urban areas



Connecticut Commission on Culture & Tourism



MEMORANDUM

Arts
Tourism
Film
History

One Constitution Plaza
Second Floor
Hartford, Connecticut
06103

860.256.2800
860.256.2811 (f)

TO: Roger Reed
National Register of Historic Places

FROM: Stacey Vairo, National Register Coordinator

DATE: June 4, 2010

SUBJECT: National Register Nomination Village Creek, Norwalk

The following materials are submitted for nomination of the Village Creek, Norwalk, Fairfield County Connecticut

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