

United States Department of the Interior  
National Park Service



130

# 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 Marlborough Street Historic District

other names/site number \_\_\_\_\_

### 2. Location

street & number 58, 64, 69, 70, 78, 88, & 92 Marlborough Street  not for publication

city or town Portland  vicinity

state Connecticut code CT county Middlesex code 007 zip code 06239

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
 I hereby certify that this X 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 X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:  
 \_\_\_ national X statewide \_\_\_ local  
David Bahlman 1.11.12  
 Signature of certifying official Date  
SHPO David Bahlman, State Historic Preservation Officer/State Historic Preservation Office  
 Title 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:)  
John Elson H. Beall 3.20.12  
 Signature of the Keeper Date of Action

**5. Classification**

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

- Private
- public - Local
- public - State
- public - Federal

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

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

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

Contributing	Noncontributing	
13	1	buildings
		district
		site
		structure
		object
13	1	<b>Total</b>

**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**

2

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

- DOMESTIC/single dwelling/ secondary structure
- DOMESTIC/multiple dwelling/secondary structure
- HEALTH CARE/hospital/office
- 
- 
- 
- 

**Current Functions**  
(Enter categories from instructions)

- VACANT
- DOMESTIC/multiple dwelling/secondary structure
- VACANT
- 
- 
- 
- 

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

- MID-19<sup>TH</sup> CENTURY/Greek Revival/Octagon/  
Exotic Revival
- LATE VICTORIAN/Italianate/Queen Anne
- 20<sup>TH</sup>-CENTURY REVIVALS/Colonial Revival
- 
- 

**Materials**  
(Enter categories from instructions)

- Foundation: Brownstone
- walls: brownstone  
weatherboard
- roof: asphalt shingle
- other: vinyl/aluminum  
rolled roofing

---

### Narrative Description

---

The Marlborough Street Historic District occupies a residential block which developed in the nineteenth century just to the east of Portland's Main Street (see district map). Marlborough Street (State Route 66), now a heavily travelled, four-lane, divided road, follows the original path of the Chatham-Colchester Turnpike. It was first widened in the late 1930s, when the nearby Arrigoni Bridge was constructed over the Connecticut River, connecting Portland to Middletown.

The district contains 16 resources, of which 15 contribute to its historic residential character. Among them is the row of houses built between 1847 and 1900 on the north side of the street (Photograph 1). Originally set back from the street behind wrought iron fencing (no longer extant) and sited on relatively small, narrow lots, they include two rare examples of the Octagon mode, which were listed on the National Register in 1975 (Inventory #s 12, 13). On the south side of the street, the three major residential buildings that complete the historic district are partially hidden from view by mature trees and overgrown landscaping. Constructed between 1829 and 1884 in the Greek Revival, Italian Villa, and Queen Anne styles, they are set off from the roadway by a combination of wrought-iron and chain-link fencing. These three houses and their individual lots were incorporated into the 13-acre campus of Elmcrest, a private psychiatric hospital, which was founded in 1938. The hospital campus also contains other pre-existing, but smaller contributing residences dating from about 1900 (Inventory #s 9, 10). By the 1990s, the campus was used by St. Francis Hospital in Hartford and other mental health clinics, but the facility closed for good in 2008. All the campus buildings now stand vacant, including the three major historic residences, which are threatened with demolition and/or substantial alterations, and eight large modern institutional structures built between 1973 and 1998 at the rear of the property, which are not included in the district.

Portland brownstone is the predominate building material in the district. As was the case throughout Connecticut's Central Valley region, this stone was generally used for foundations and walls, especially in the ante bellum period. All eight wood-framed houses have stone foundations and display a variety of natural and synthetic sheathings; the four other historic buildings have load-bearing, stuccoed brownstone walls. As the stylistic progression of the district required, the shape of houses also changed over time, with gable-roofed structures giving way to low, hipped roofs, often with cupolas, and boxier forms for most of the century.

The Hart-Jarvis House, the first residence in the district, was completed in 1830 (Inventory #6; Photograph 2). One of the earliest examples of the temple form of the Greek Revival style in the region, it originally oriented to face west towards Main Street, it now faces south towards the Connecticut River. The three-bay flush-boarded façade of the main block has a fully pedimented portico, supported by four, two-story, Ionic-order columns with entasis. Both the main block and flanking wings display continuous frieze boards with dentil molding and quoin blocks at the outside corners. The flush-boarded façades of the matching wings feature one-story porches with Ionic columns. The first bays of the porches adjacent to the main block are enclosed on two sides by Greek Revival doorway surrounds, creating a vestibule for the entrances to the wings (Photograph 3). Some vestibule doors are missing. Except for the narrow attic windows above the porch roofs, most windows contain six-over-six sash. Federal-style open and blind fanlights are found on the north elevation in the gabled pediments of the main block and the large ell addition behind the east wing (Photograph 4).

The Italian villa-style house next door to the east was built for Erastus Brainerd, Jr., about 1852 (Inventory #7; Photographs 5, 6). Constructed of loadbearing brownstone with a smooth stucco finish, it consists of an almost square main block (42' x 44'), with a wing set well back on the east elevation. The foundation has dressed stone above grade and rubble below. Its low hipped roof with broad eaves, the belvedere, and the cubic form of the main block are all characteristic of this style. The design, attributed to New Haven architect Henry Austin, features an Islamic Revival-style façade portico, elaborated with decorative ogee arches and four carved foliated columns shaped like candelabra. The eaves of the balustraded portico roof are carried on

single carved brackets with drops; pairs of matching brackets support the overhangs of the main roof and the east wing. Six-over-six sash windows are set within plain reveals and brownstone sills; the front windows on the second floor have "step out" balconies with delicate, wrought-iron lattice work, a pattern repeated on the windows of the cupola. On the wing, porch spandrels run between paired and single columns, simplified versions of those on the portico. The associated carriagehouse and stable to the southeast, also constructed of brownstone surfaced with stucco, is embellished with single, matching eave brackets and narrow, round-arched windows (Photograph 7).

The Greek Revival style reappeared in the east end of the district in 1847 in the house built for Francis A. Chapman (Inventory #14; Photograph 8). Like many later examples of this style in Portland, it has the newer cubic form, a near flat roof and narrow attic windows in the frieze, which here are embellished with anthemion screens. The frieze and corner pilasters remain under the modern siding. Of the two porches on the east elevation; the front one is being replaced, but the rear one on the original ell is in good condition. This form and style persisted in the district well into the 1880s, as shown by the two nearly identical multifamily houses at the west end of the district (Inventory #s 1, 4; Photograph 10).

Greek Revival doorways are part of the eclectic detailing of the brownstone Octagons (Inventory #s 12, 13; Photographs 1, 9). They also have Italianate bracketing under the eaves of the main block and cupola, as well as Gothic Revival and Colonial Revival porches, the latter an early twentieth-century replacement for the original veranda. The long ell at the rear of the Stancliiff House is original construction, but it is likely that the stucco (now painted) on both houses was added at a later date to stabilize spalling masonry.

The Queen Anne built for John Sage in 1884 completes the district. Now situated quite close to the south side of Marlborough Street, it is partially hidden behind overgrown evergreen shrubbery (Inventory #5; Photographs 11, 12). The first balloon-framed house in the district, it displays many of the defining features of this style, such as asymmetrical massing, multiple projecting gables, diamond pane windows, and decorative corbelled brick chimneys.

A complete district inventory of contributing and non-contributing resources follows. Dates of construction and names of historic property owners were taken from the 1980 historic architectural survey of Portland by J. Paul Loether, G.L. Porteus and D.D. Sherrow.

**Inventory of Contributing and Non-Contributing Resources**

Inv. #	Address	Historic Name, Style or Type, Date	C/NC	Photo #
1.	58	Late Greek Revival, triplex, 1888	C	10
2.		garage, c. 1900	C	
3.		shed, c.1900		
4.	64	Late Greek Revival, multifamily, 1897	C	1, 10
5.	69	JOHN H. SAGE HOUSE, Queen Anne, 1884	C	11, 12
6.		HART-JARVIS HOUSE, Greek Revival, 1829-1830	C	2, 3, 4
7.		ERASTUS BRAINERD, JR., HOUSE, Italian villa, c. 1852, Islamic Revival portico; attributed to Henry Austin, architect	C	5,6
8.		BRAINERD CARRIAGE HOUSE & STABLE, c. 1860	C	7
9.		house, c. 1900, converted to office use	C	
10.		house, c. 1900, converted to office use	C	
11.		storage shed, metal, c. 2000	NC	
12.	70	GILBERT STANCLIFF HOUSE, Octagon, 1854 National Register, 1975	C	1, 9
13.	78	JOSEPH WILLIAMS HOUSE, Octagon, 1854 National Register, 1975	C	1, 9
14.	88	FRANCIS A. CHAPMAN HOUSE, Greek Revival, 1847	C	10
15.	92	house, c. 1900 (behind #88 on same lot)	C	
16.		garage, 1937	C	

**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)

ARCHITECTURE

COMMUNITY DEVELOPMENT

**Period of Significance**

1829 – 1938

**Significant Dates**

**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.

**Significant Person**

(Complete only if Criterion B is marked above)

John Hall Sage

**Cultural Affiliation**

**Architect/Builder**

Henry Austin, architect

**Period of Significance (justification)**

A once fashionable residential neighborhood for Portland's elites that developed in conjunction with the commercialization of the brownstone quarries. the Marlborough Street Historic District devolved into an established middle-class neighborhood with the introduction of new industry by the end of the 1800s, This fairly common pattern of development, often associated with communities in transition during the Industrial Revolution, ended prior to World War II. The starting date of the period of significance coincides with the construction of the Hart-Jarvis house in 1829 and it terminates in 1938 with the widening of Marlborough and Main streets and the construction of the Arrigoni Bridge over the Connecticut River. Since then the subsequent takeover by a mental health institution of principal residences and much of the land on the south side of the district produced a fundamental change in the historic appearance and character of the neighborhood.

## Statement of Significance

The Marlborough Street Historic District is primarily significant for its exceptional architectural quality and level of style (Criterion C). Highlighted by the contribution of Henry Austin (1804-1891), a renowned Connecticut architect, the rare twin examples of the Octagon mode, and the enduring influence of the Greek Revival style, as introduced by the Hart-Jarvis House of 1829, the district displays an exceptional stylistic range for its size. Historically important as the residential enclave of choice for Portland's elites, including John Hall Sage, a nationally prominent ornithologist (Criterion B), the district derives further significance as an illustration of some of the broader social and economic themes of the period (Criterion A).

## Historical Background and Significance

Portland was once part of Middletown, which was settled in 1650. At that time the east side of the "Grate River" was the territory of the Wangunks, a Native American tribe. Although the first grants of land were assigned in 1652, no English settlement took place in East Middletown until later in the century. One of early settlers, James Stancliff, an English-born stone cutter and gravestone carver, was probably the first person to recognize the importance of the brownstone found in the Portland formation.<sup>i</sup> In 1686-7, in a bargain with the selectmen of Middletown, he agreed to build chimneys and other stone work in town in exchange for a small "parcell (sic) of land on the rocks," a reference to the brownstone cliffs overhanging the east side of the river. By 1690 Stancliff owned six acres of prime quarry land and had built his house nearby, the start of the industry that was the mainstay of Portland's economy during the nineteenth century.

Stancliff was just the first of many Portland residents whose wealth was derived from the quarries. By the mid-1800s, the industry was dominated by three family-owned firms, Shaler & Hall, Brainerd's and Middlesex. Although independently owned, through interlocking directorships, these companies acted in concert to regulate the industry. In addition to fixing prices and wages, they established rules to control the workforce, composed mainly of Irish and Swedish immigrants. Since quarry company owners and board members also served as incorporators and officers of local banks, they effectively controlled Portland's economy for more than a century.

Ownership of these companies was passed down through the family. Such was clearly the case with the Brainerd Quarry Company, founded in 1812 by Erastus and Silas Brainerd, fifth-generation descendants of Haddam, Connecticut, settlers. The business began as a fraternal partnership, a typical business arrangement at that time, which lasted until Silas died in 1857, making Erastus the sole owner. At various times Erastus' sons, Erastus, Jr., Benjamin, and Leroy, and grandson Frank, served as officers of the company and also were incorporators and officers in local banks. Erastus, Jr., who built his house in the district in 1852, became president of the company in 1884 with his brother, Benjamin, serving as treasurer.

Ancillary trades and businesses also prospered. Among them were blacksmiths and stable hands hired to tend the draft oxen and horses used by the quarry companies, and local farmers who provided the fodder.<sup>ii</sup> Local shipyards, most notably Gildersleeve's, a mile upriver from the district, built the schooner fleet that carried brownstone down river to national markets, producing a total of 50 sailing ships and one steamboat between 1829 and 1871. These vessels were owned by one or more members of the Hall family in the early years. Near the end of that period, however, the Brainerd Quarry Company and/or individual family members owned outright or had an interest in six ships valued between \$6000 and \$18,500; the most costly was the largest vessel to ever come down the ways at Gildersleeve's.

<sup>i</sup> The uppermost layers of sediment in the Connecticut rift valley.

<sup>ii</sup> Since draft animals had to be fed year-round at an estimated cost of \$200 per animal, this was a lucrative business.

Quarry company families also cemented their business connections through intermarriage. A traditional method of conserving land wealth in the colonial period, these endogamous marriage bonds, which promoted solidarity within the group, also helped conserve capital, a major concern when the combined quarry profits of the three firms could exceed one million dollars. By the end of the century, the Brainerd Company had a majority interest in the former town-owned quarry, had merged with Shaler and Hall, and in 1901, bought out the Middlesex Quarry Company. Although the demand for brownstone declined in the early 1900s, the quarries continued to operate until they were flooded out in the hurricane of 1938.

### Residential Development

The quarry industry not only effectively determined social status, it also dictated where people lived in southwest Portland, the town's population center. As shown on the map of 1874, Main Street marked the dividing line between social classes (see Exhibit B). Company-owned tenements and workers' houses on small lots were clustered in the area from the west side of the street to the quarries along the river, while properties along the east side of the street and in the district were the site of the homes of the Halls, Stancliffs, and Brainerds, all prominent families directly involved in commercial quarrying, and others, such as the Sages and Jarvises, with marriage or business connections to the industry. Although several had purchased their house lots on Marlborough Street from the Hall family, much of the land surrounding the district was still undeveloped and owned by the estate of Joseph Hall.

The first house in the district, a classical example of the Greek Revival style, was built on land that Colonel Richard Hart of Hartford and Saybrook purchased from the Hall family in 1829, a large lot that extended west to the corner at the intersection of Main and Marlborough streets (Inventory #6). The house was built for his daughter, Elizabeth Hart, the wife of the Reverend William Jarvis, rector of Trinity Episcopal Church in Portland. Their daughter, Elizabeth Hart Jarvis, was the future bride of Samuel Colt, the arms maker. Although the Jarvises moved back to Middletown in 1851, relatives stayed in Portland and married members of the Gildersleeve family. Among them was Charles L. Jarvis, whose mother and wife were Gildersleeves. He had held a major interest in the Middlesex Quarry Company until it was sold in 1901.

When Erastus Brainerd, Jr., built his elaborate Italian villa in 1852 (Inventory #7), his father, Erastus, Sr., the founder of the Brainerd Quarry Company, was already living next door, having purchased the Greek Revival Hart-Jarvis House the previous year. Erastus, Jr., who had a distinguished colonial family ancestry on both sides (his mother was a Stancliff), married Emily Hall Churchill in 1843. She was the daughter of Captain Henry Churchill and Emily Green Hall. The actual builder of his villa was his brother-in-law, Alfred H. Allen, who had married Jerusha Churchill, Emily's sister, in 1846.

Gilbert Stancliff, a sixth-generation descendent of James, the stone carver and quarryman, built his Octagon in the district, as did his brother-in-law, Joseph Williams, who married Laura Stancliff, Gilbert's sister (Inventory #s 12; 13). Although both houses were based on the work of the nationally-known and well published Orson Fuller, local sources indicate that they were designed and built by Gilbert's brother, Charles Stancliff, a carpenter/builder. Williams was part owner of Williams & Clarke, Groceries and Provisions. Gilbert was a quarry superintendent, presumably at the Middlesex Quarry Company, a successor to Stancliffs, and he owned an interest in one of the four schooners used by the company to transport stone down river.

One of the district's more famous residents was John Hall Sage (b. 1847), the son of Charles Henry and Eliza Hall Sage who lived on Main Street. President of the First National Bank and Treasurer of the Freestone Bank, both in Portland, he also was a director of the Shaler & Hall Quarry Company and treasurer of the Episcopal Diocese of Connecticut. A nationally renowned ornithologist, Sage was a Fellow of the American Association for the Advancement of Science and the American Ornithologists' Union in which he served as secretary and president. Sage's book, *The Birds of Connecticut*, was considered to be one of the most comprehensive texts on this subject. A member of the Linnaean Society of New York and the Biological Society of Washington, D.C, he had the one of largest ornithological collections in the state in his home, the fine Queen Anne-style residence that he had built in 1884, the last of the fashionable private homes constructed in the district (Inventory #5).



As was the case in many small towns in Connecticut, the long awaited arrival of the Air Line Railroad in 1872 was a catalyst for change. Even though the tracks ran along the river and had no direct impact on the district, the rather exclusive character of the district neighborhood was gradually diminished. New industries that followed the arrival of the railroad created a demand for houses for a new, largely skilled labor force. Horse-drawn wagons and carriages that once ran up and down an unpaved turnpike, were superseded by automobiles and trucks. But the most important change was caused by the widening of Marlborough Street, which drastically reduced the once gracious setback enjoyed by houses in the district, especially on the south side, where the John Sage House now stands right next to the road (Inventory #5).

When Thomas Pickering, inventor of the steam governor in 1864, moved his company from New York to Portland and built a new factory southeast of the district, more Hall family land was sold off. Working-class neighborhoods developed on the newly laid out Perry Avenue just east of the district and two large, nearly identical multi-family houses were built right in the district on Marlborough Street (Inventory #s 1, 4). In 1889 Pickering bought the Chapman House (Inventory #14) to use as rental housing for his management-level employees and by 1896 it was owned by Richard Pascall, the company superintendent. Unlike the quarry owners who were content to live within sight and sound of their businesses, Pickering himself built a fine new house on upper Main Street at least a half mile away from his factory.

### Architectural Significance

The Marlborough Street Historic District, albeit small in scale, has an exceptional stylistic range. From the Neo-Classicism of the Greek Revival and the Romanticism of the ante bellum period through to the nostalgic historicism of the Victorian era, the district encapsulates the major domestic architectural trends of the nineteenth century. Several of the district buildings are individually significant, a group that includes the twin Octagons, whose importance has already been recognized by listing on the National Register of Historic Places in 1976. Three others, the Hart-Jarvis House (Greek Revival), the Erastus Brainerd, Jr., House (Islamic Revival villa), and the John Sage House (Queen Anne), which generally have survived the encroachments of the roadway, the incorporation into a hospital campus, and years of neglect, are now threatened by impending demolition and/or drastic remodeling.

The classical Greek Revival-style house that Colonel Hart built for his daughter (Inventory # 6) approaches the architectural caliber of the more famous Samuel Russell House, a National Historic Landmark across the river in Middletown, which was designed by Connecticut's renowned Ithiel Town. While the Hart-Jarvis designer remains unknown, the quality and scale of this elegant building, and the sure knowledge of classical orders and proportion exhibited here, strongly suggest the involvement of an architect or an accomplished master builder.

The later examples of the Greek Revival in the district, as expressed in the cubic form of this style, reflect the more conservative nature of much of Portland's domestic architecture (Inventory #s 1, 4, 14). Although this form of the Greek Revival was not uncommon around 1850, its use for multifamily rental housing so late in the century is particularly noteworthy.

The Brainerd villa, certainly the most sophisticated residence in the district, has been attributed to Henry Austin (1804-1891), one of the most creative and versatile architects in Connecticut (Inventory #7).<sup>iii</sup> Like many others in this time period, Austin had no formal academic training. He began his career as a carpenter and then apprenticed to Ithiel Town, an established architect who had offices in New Haven and New York. In 1837 Austin had his own office in New Haven and by 1839 also worked in Hartford, where he advertised his ability to design buildings "in every variety of architectural style." Although he often borrowed from traditional European and Italian exemplars, Austin quickly abandoned the Neo-Classicism of Ithiel Town and turned to more exotic sources for ornamentation. Such an approach was fully in keeping with the faux Orientalism of the

<sup>iii</sup> For this and the following see James F. O'Gorman, *Henry Austin In Every Variety of Architectural Style* (Middletown, CT; Wesleyan University Press, 2008).

period, in which Indian and Gothic were considered virtually the same "eastern" style. In New Haven, this trend is demonstrated by his Indian Revival elaboration of the Willis Bristol and James Dwight Dana houses, or most notably, the Egyptian Revival entrance to the Grove Street Cemetery. Austin's career also included many churches and public buildings, including the Wadsworth Atheneum in Hartford (with A. J. Davis). Many of his churches resemble his original design for the Congregational Church in Portland. With a multiple gabled spire on the bell tower and two smaller towers of different heights flanking the entrance, it demonstrated Austin's preference for unbalanced vertical composition, and such embellishments as stilted arches (round and pointed).<sup>iv</sup>

Austin's elegant residential commissions also reflected his wide knowledge of historical architectural styles. They too have distinctive Austin-like touches. Although the basic geometry of the form rarely changes, many of his villas have elaborate, exotic porticoes supported by foliated candelabra columns,<sup>v</sup> certainly a description that applies to the Islamic Revival portico found on the Erastus Brainerd, Jr., House in the district. Among the many similar residential commissions in New Haven was the Nathan Peck House on George Street (no longer extant). According to architectural historian James O'Gorman, Austin simply added another story and reused the Peck design for the Brainerd House. A notation on the original Peck plans, "Erastus Brainerd Jun/Portland," tends to confirm his opinion. As O'Gorman points out, "It is... the portico that distinguished the Peck House (and by inference the Brainerd House) from other variations of the cube with cupola, portico, and tail."<sup>vi</sup>

## Conclusion

In summary, the Marlborough Street Historic District reflects the development of Portland during the period of significance. A microcosm of the changes taking place in local society as old family wealth and status gave way to the forces of modernization, the district has literally taken us from the time of the horse and buggy to the automobile era. With the demolition of the nearby historically associated houses on Main Street, it endures as the last remaining collection of domestic buildings that reflect the growth and decline of the quarry industry, a heritage that produced some of the most architecturally significant residences in Portland.

<sup>iv</sup> Ibid, plate 72. p. 101.

<sup>v</sup> O'Gorman considers the Brainerd House columns to be perversions of classical orders, p.44.

<sup>vi</sup> Ibid, p. 42.

9. Major Bibliographical References

Beers, F.W. "Map of Portland," *County Atlas of Middlesex, Connecticut from Actual surveys: By and under the Direction of F.W. Beers.* New York: F.W. Beers & Co., 1874

Bailey, O.H. "Map of Portland" (birdseye view), 1880

Buell, William H. "The Town or Portland," *The History of Middlesex County, 1635-1885.* New York: J.H. Beers & Co., 1884.

Brown, Elizabeth. *New Haven: A Guide to Architecture and Urban Design.* New Haven: Yale University Press, 1976.

*Commemorative Biographical Record of Middlesex County.* J.J. Beers & Company, 1903.

Cunningham, Janice P. *Historic Preservation in Connecticut, Volume III: Central Valley: Historical and Architectural Overview and Management Guide.* Connecticut Historical Commission, 1995.

Guinness, Allison C. "The Portland Brownstone Quarries." Typescript, 1987.

*The History of Middlesex County, Connecticut with Biographical Sketches of Its Prominent Men.* New York: J.B. Beers, 1884.

Leonard, John William, ed. *Who's Who in Finance, Banking, and Insurance, Vol. 2, 1921-1922.*

Loether, J.L., G.L. Porteus and D.D. Sherrow. *The History and Architecture of Portland.* Middletown, CT: Greater Middletown Preservation Trust, Advocate Press, 1980.

O'Gorman, James F. *Henry Austin: In Every Variety of Architectural Style.* Middletown, CT: Wesleyan University Press, 2009.

Portland, Connecticut. The Portland Historical Society, Inc. Elmcrest File.

Raiche, Stephen J. "Williams, Joseph, Octagon House and Stancliff, Gilbert, Octagon House." National Register of Historic Places - Nomination Form, 1975.

Sage, John Hall et al. *The Birds of Connecticut.* Hartford, CT: Connecticut State Geological and Natural History Survey Bulletin, no. 20. State of Connecticut Public Document no. 47 370.

Sherrow-Heidenis, Doris, Personal communication.

Sullivan, Christine. "Erastus Brainerd, Jr. House." Historic Resources Inventory Form, 2010. Connecticut Commission for Culture and Tourism, Hartford, CT

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 # \_\_\_\_\_

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: The Portland Historical Society, Inc.

Geographical Data

Acreage of Property 11  
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>18</u>	<u>696720</u>	<u>4604830</u>	3	<u>18</u>	<u>697040</u>	<u>4604750</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>18</u>	<u>696930</u>	<u>4604820</u>	4	<u>18</u>	<u>697010</u>	<u>4604690</u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (describe the boundaries of the property)

The boundaries of the Marlborough Street Historic District are shown on the attached district map drawn to scale from Portland Tax Assessor's maps 19 & 20. Most of the lots are included in their entirety except for lot 19.0068, the former hospital campus. There the southern boundary of the district cuts across this lot at approximately 200 feet north of the rear property line, and runs generally in an easterly direction to include the Hart-Jarvis House and Carriage house. The boundary then turns to the north to run along behind the residence lots on the west side of Perry Avenue.

**Boundary Justification** (explain why the boundaries were selected)

The district boundaries were selected to encompass the residential neighborhood that developed on Marlborough Street from 1829 to c. 1900. The southern boundary was drawn to exclude modern institutional buildings on the southern portion of lot 68 as shown on tax assessor's map 19.

**11. Form Prepared By**

name/title Janice P. Cunningham, National Register Consultant  
organization n/a date June, 2011  
street & number 37 Orange Road telephone 860 344 1192  
city or town Middletown state CT zip code 06457  
e-mail jcpres@sbcgobal.net

**Additional Documentation**

Submit the following items with the completed form:

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

**Property Owner:**

name Multiple owners (see list).  
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 Continuation  
Sheet

Marlborough Street Historic District

Middlesex County, CT

Section number 10 Page 1

UTM References (continued)

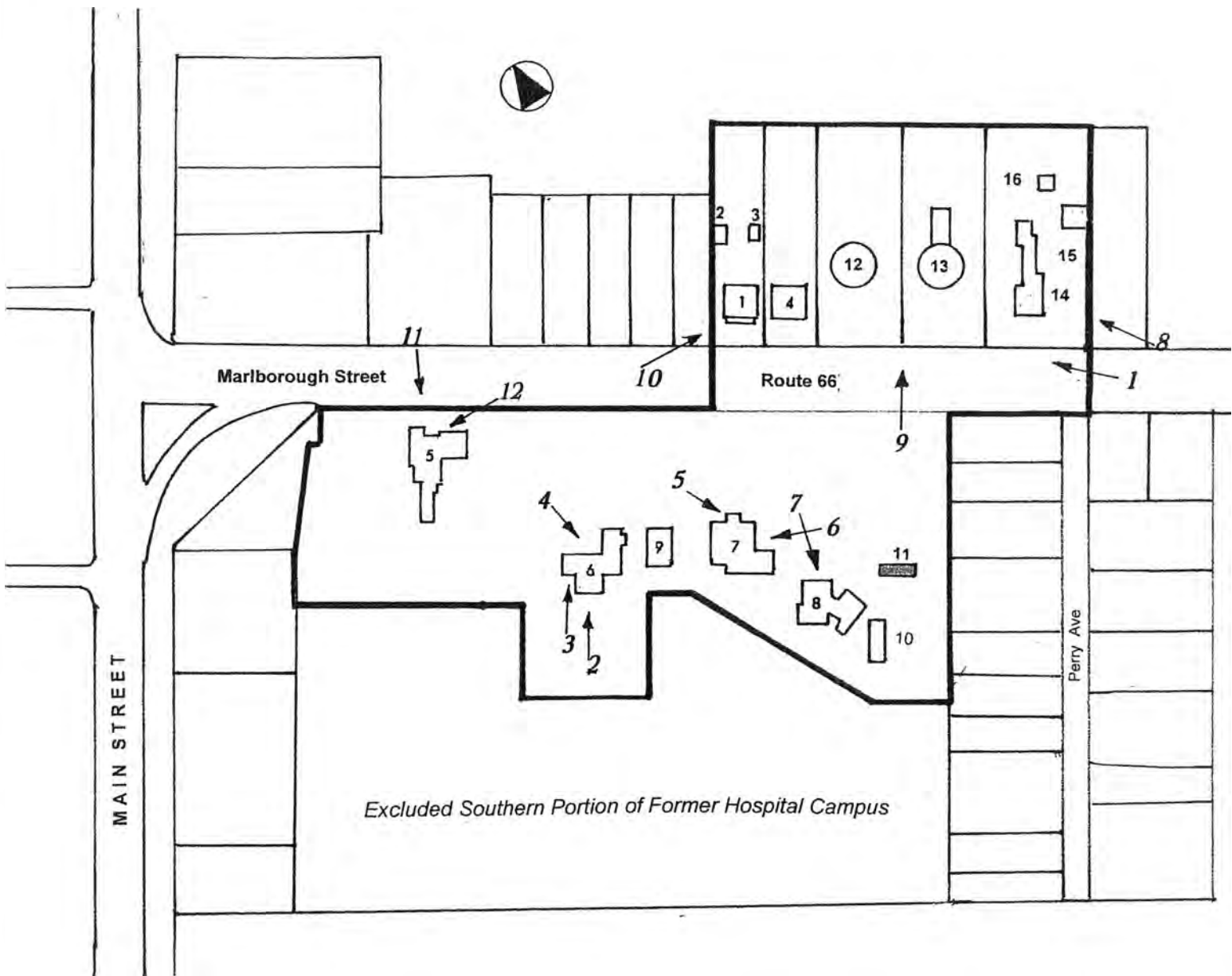
5. 18 696960 4604710
6. 18 696850 4604530
7. 18 696650 4604640

Photo: Page 1

List of Photographs

Name of Property: Marlborough Street Historic District  
City or Vicinity: Portland  
County: Middlesex State: CT  
Photographer: Portland Historical Society  
Dates Photographed: 10/ 2009; 5/2011

1. Marlborough Street (north side), camera facing NW
2. Hart-Jarvis House, façade, camera facing NE
3. Hart-Jarvis House, west wing with porch enclosure, camera facing NE
4. Hart-Jarvis House, north elevation, camera facing SE
5. Erastus Brainard Jr., House, façade portico, camera facing SE
6. Erastus Brainard Jr., House, east wing, camera facing W
7. Erastus Brainard Jr., carriage house, camera facing S
8. Francis A. Chapman House, façade and east elevation, camera facing NW
9. Joseph Williams & Gilbert Stancliff Octogons (L-R), camera facing NE
10. 58 & 64 Marlborough Street, camera facing E
11. John H. Sage House, north elevation, camera facing S
12. John H. Sage House, projecting entrance bay, north elevation, camera facing W



**MARLBOROUGH STREET HISTORIC DISTRICT**  
 Portland, Middlesex County, CT

Scale: 1" = 200'

- Contributing
- Non-Contributing

**Bold Line: NR District Boundary**  
**Numbered Arrows: Photograph Views**  
 From Portland Tax Assessor's Maps 19 & 20

**EXHIBIT A – DISTRICT MAP**

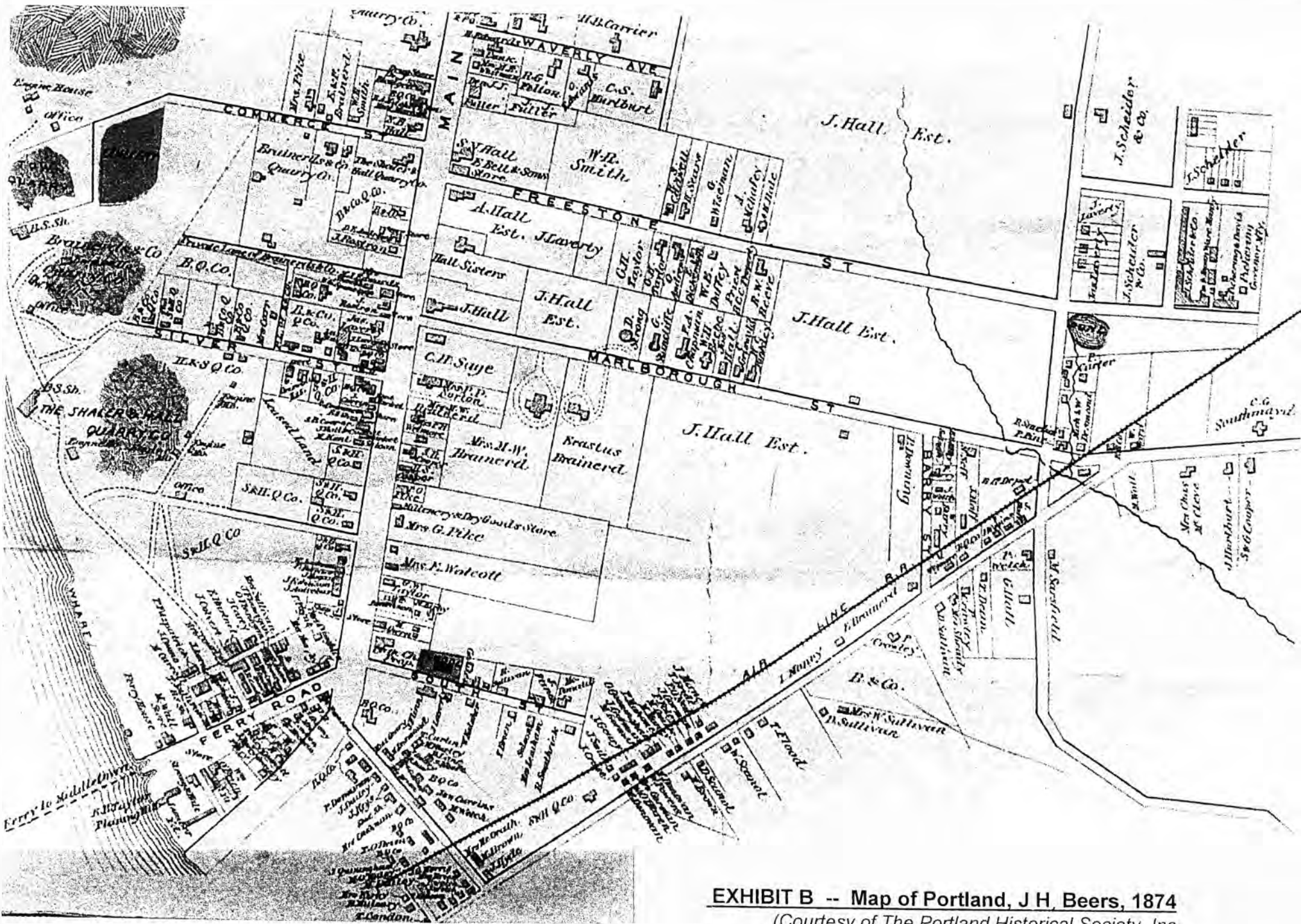


EXHIBIT B -- Map of Portland, J H. Beers, 1874  
(Courtesy of The Portland Historical Society, Inc.)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Marlborough Street Historic District

MULTIPLE NAME:

STATE & COUNTY: CONNECTICUT, Middlesex

DATE RECEIVED: 2/03/12      DATE OF PENDING LIST: 2/27/12  
DATE OF 16TH DAY: 3/13/12      DATE OF 45TH DAY: 3/20/12  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000130

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    3.20.12 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in  
The National Register  
of  
Historic Places**

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

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

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

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























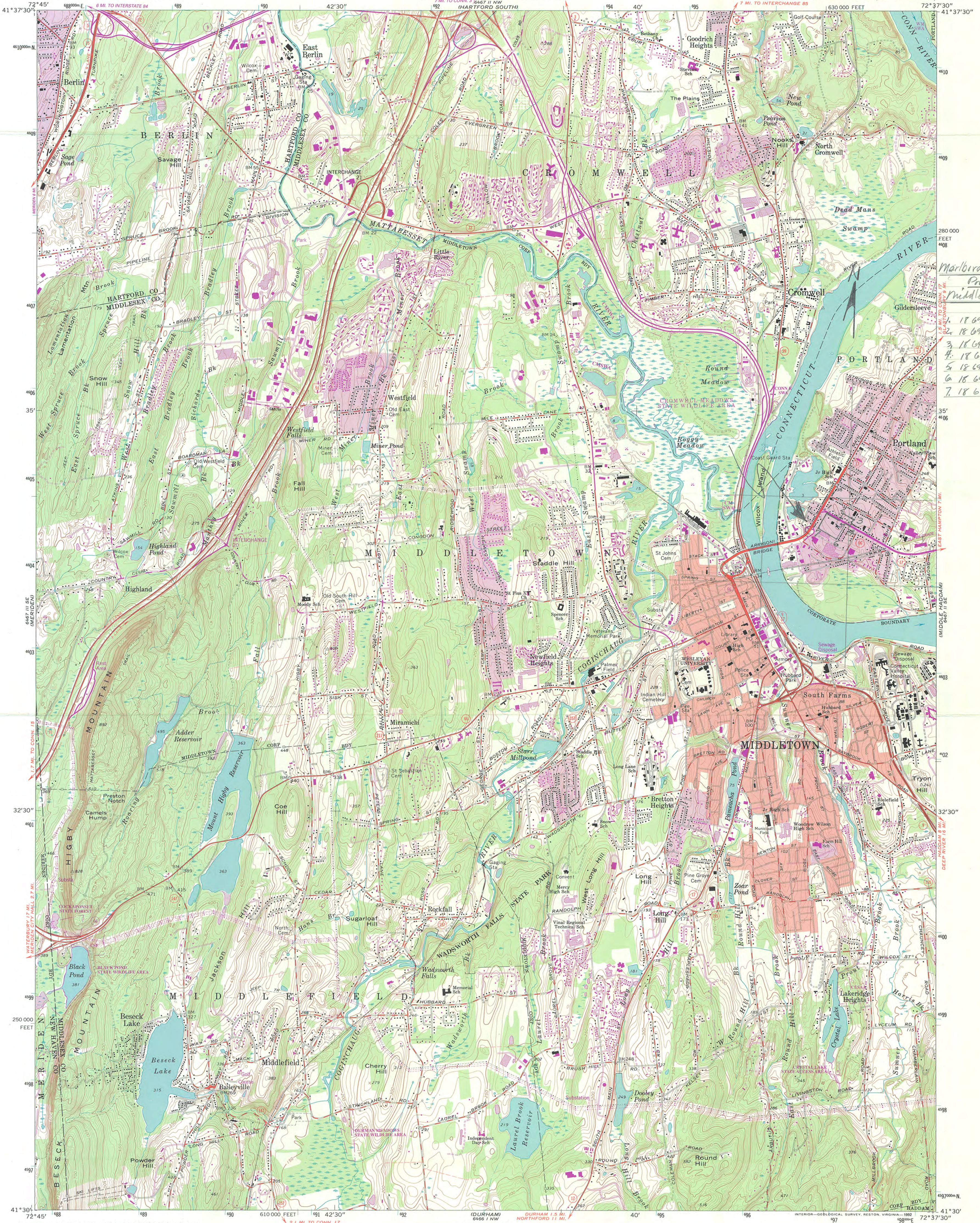






UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

MIDDLETOWN QUADRANGLE  
CONNECTICUT  
7.5 MINUTE SERIES (TOPOGRAPHIC)

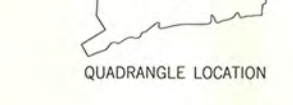
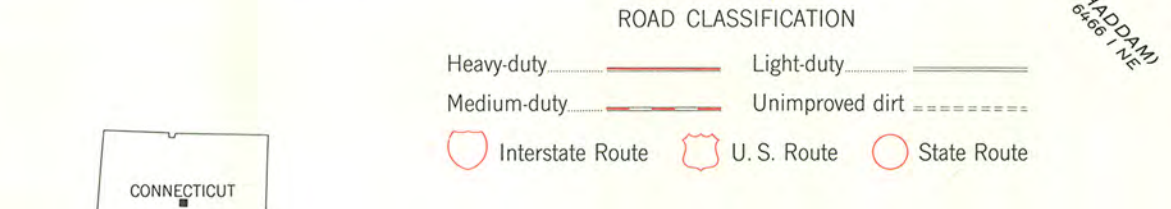
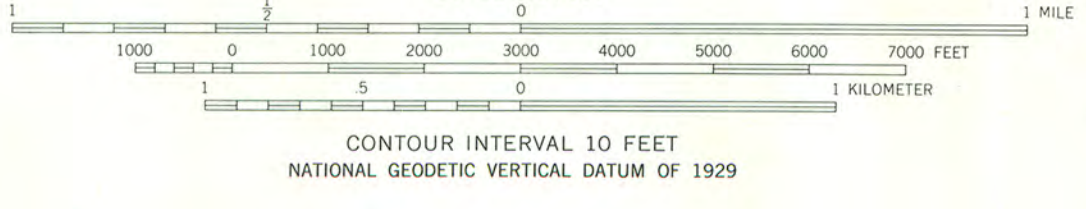


Marlborough St. High District  
Portland  
Middlesex County, CT

1. 18 696720 4609830
2. 18 696930 4609820
3. 18 697040 4609750
4. 18 697010 4609690
5. 18 696900 4609710
6. 18 696850 4609530
7. 18 696650 4609490

Mapped, edited, and published by the Geological Survey  
Revised in cooperation with Connecticut Highway Department  
Control by USGS, NOS/NOAA, USCE, and Connecticut Geologic Survey  
Planimetry by photogrammetric methods from aerial photographs taken  
1941. Topography by planimetric surveys 1942 and 1943. Revised 1965  
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 (NAD 27)  
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks  
The values of the shift between NAD 27 and NAD 83 for 7.5-minute  
intersections are given in USGS Bulletin 1875  
Fine red dashed lines indicate selected fence and field lines where  
generally visible on aerial photographs. This information is unchecked  
Red tint indicates areas in which only landmark buildings are shown  
There may be private inholdings within the boundaries of  
the National or State reservations shown on this map

Revisions shown in purple and woodland compiled  
from aerial photographs taken 1991 and other sources  
Contours not revised. This information not field checked  
Map edited 1992  
Purple tint indicates extension of urban areas



MIDDLETOWN, CONN.  
41072-E6-TF-024  
1965  
REVISED 1992  
DMA 6487 II SW - SERIES V816

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



**PERRY PORTLAND ASSOCIATES, LLC.  
P.O. Box 466  
Shelton, Connecticut 06484**

October 24, 2011

Mr. David Bahlman  
State Historic Preservation Officer  
State Historic Preservation Office  
One Constitution Plaza – Second Floor  
Hartford, CT 06103

**Re: 69 Marlborough Street  
Portland, CT**

Dear Mr. Bahlman:

Please consider this a response to your letter of August 24, 2011 to the present owners of the following properties:

**58, 64, 69, 70, 78, 88 and 92 Marlborough Street in Portland, CT**

I am the managing member who represents Perry Portland Associates LLC which owns the property located at 69 Marlborough Street in Portland, CT.

As such, we object to the listing of our property in accordance with the National Historic Preservation Act and 36 CFR 60. We have, for a considerable period of time, owned the subject property and have expended a considerable amount of economic resources and time to move forward with a development plan that has been approved by the town.

Further, the parcel contains several buildings which do not meet the criteria of the National Register of Historic Places and is the only parcel from the listing above on the opposite side of the street.

Mr. David Bahlman  
State Historic Preservation Officer  
October 24, 2011  
Page 2

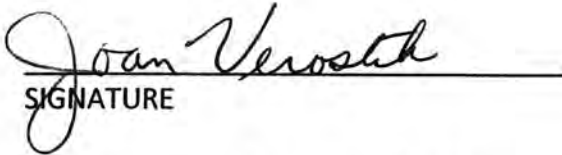
Therefore, please consider this as a notarized statement certifying that the undersigned is the sole owner of this private property and objects to the listing of our property on the National Register of Historic Places.

Very truly yours,  
**PERRY PORTLAND ASSOCIATES, LLC**



**FOUAD M. HASSAN**  
**MANAGING MEMBER**

**NOTARY PUBLIC:**

  
SIGNATURE

Joan Verostek  
PRINTED NAME

DATED: 10-24-11 COMMISSION EXPIRES: 8-31-2015

**JOAN VEROSTEK**  
**NOTARY PUBLIC**  
MY COMMISSION EXPIRES AUG. 31, 2015

Mr. David Bahlman  
State Historic Preservation Officer  
October 24, 2011  
Page 3

**Cc: Susan Bransfield, First Selectwoman  
Deanna Rhodes, Planning and Zoning  
Portland Historical Society, Inc.  
Jan Cunningham, Consultant**





MEMORANDUM

**TO:** J. Paul Loether, Chief  
National Register of Historic Places

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

**DATE:** January 30, 2012

**SUBJECT:** National Register Nomination

---

The following materials are submitted on this 30 day of January

2012, for nomination of the Marlborough Street Historic District to the National Register of Historic Places:

- Original 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 insure that this nomination is reviewed
- This property has been certified under 36 CFR 67
- The enclosed owner objections do \_\_\_\_\_ do not \_\_\_\_\_ constitute a majority of property owners.
- Other: \_\_\_\_\_



TO: J. Paul Loether, Chief  
National Register of Historic Places

FROM: Stacey Vairo, National Register Coordinator

SUBJECT: National Register Nomination

The following materials are submitted on this 26 day of March  
2012 for nomination of the Marlborough St. Historic District,  
Portland, CT  
Connecticut

to the National Register of Historic Places:

- Original 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 *for file*
- Other \_\_\_\_\_

*Full nomination submitted -  
and pending*

COMMENTS:

- Please insure that this nomination is reviewed
- This property has been certified under 36 CFR 67
- The enclosed owner objections do \_\_\_\_\_ do not X  
constitute a majority of property owners.
- Other: \_\_\_\_\_