

CONNECTICUT SITING COUNCIL

IN RE:

THE UNITED ILLUMINATING COMPANY (UI)	:	
APPLICATION FOR A CERTIFICATE OF	:	
ENVIRONMENTAL COMPATIBILITY AND PUBLIC	:	DOCKET NO. 516
NEED FOR THE FAIRFIELD TO CONGRESS	:	
RAILROAD TRANSMISSION LINE 115-KV	:	
REBUILD PROJECT THAT CONSISTS OF THE	:	
RELOCATION AND REBUILD OF ITS EXISTING	:	
115-KILOVOLT (KV) ELECTRIC TRANSMISSION	:	
LINES FROM THE RAILROAD CATENARY	:	
STRUCTURES TO NEW STEEL MONOPOLE	:	
STRUCTURES AND RELATED MODIFICATIONS	:	
ALONG APPROXIMATELY 7.3 MILES OF THE	:	
CONNECTICUT DEPARTMENT OF	:	
TRANSPORTATION'S METRO-NORTH RAILROAD	:	
CORRIDOR BETWEEN STRUCTURE B648S	:	
LOCATED EAST OF SASCO CREEK IN FAIRFIELD	:	
AND UI'S CONGRESS STREET SUBSTATION IN	:	
BRIDGEPORT, AND THE REBUILD OF TWO	:	
EXISTING 115-KV TRANSMISSION LINES ALONG	:	
0.23 MILES OF EXISTING UI RIGHT-OF-WAY TO	:	
FACILITATE INTERCONNECTION OF THE	:	
REBUILT 115-KV ELECTRIC TRANSMISSION	:	
LINES AT UI'S EXISTING ASH CREEK, RESCO,	:	
PEQUONNOCK AND CONGRESS STREET	:	NOVEMBER 2, 2023
SUBSTATIONS TRAVERSING THE	:	
MUNICIPALITIES OF BRIDGEPORT AND	:	
FAIRFIELD, CONNECTICUT	:	

PRE-FILED TESTIMONY DAVID SCOTT PARKER

Q1. Please state your name, profession and position with your employer.

A1. David Scott Parker, licensed architect and historical preservationist, principal of David Scott Parker Architects, LLC.

Q2. Please provide David Scott Architects, LLC's principal business address.

A2. 170 Pequot Avenue, Southport, Connecticut.

Q3. What services does David Scott Parker Architects, LLC provide?

A3. David Scott Parker Architects, LLC is an architectural firm specializing in residential design and historic preservation.

Q4. Please describe your educational background.

A4. I graduated from the University of Virginia with a Bachelor of Science (B.S.) Degree in Architecture and Architectural History. I earned a Master of Architecture Degree from the Harvard Graduate School of Design. I served on the Harvard Design Magazine's Practitioners' Board.

Q5. What is your professional background?

A5. I am a practicing preservation architect licensed in nine states with reciprocity throughout the United States. I previously practiced with Richard Meier & Partners, Architects in New York, NY and Los Angeles, CA and Schwarz, Parker & Associates in Southport, CT. In 1989, I founded David Scott Parker Architects in Southport, CT. Since 1989, I have led efforts to preserve, restore and adaptively reuse many National Historic Landmarks including the U.S. Treasury in Washington D.C., the Mark Twain House in Hartford, and the Lockwood-Mathews Mansion Museum in Norwalk. Other illustrative institutional projects include Berklee College of Music's acclaimed new facility in New York City, Greenwich Historical Society's Museum in Cos Cob, The Explorers Club in Manhattan, and Williamsburgh Savings Bank in Brooklyn, as well as the design of the National Museum of Industrial History in Bethlehem, PA, an affiliate of the Smithsonian Institution.

My architectural firm has received over 40 national, state, and regional awards, primarily in the field of preservation including the Tony Goldman Award from the National Trust for Historic Preservation. I was elevated to the American Institute of Architects College of Fellows (FAIA) in 2021—its highest membership honor—for my work in preservation. I presently serve as a Trustee of the National Trust for Historic Preservation as its Representative for Historic Sites Advisory Councils and Co-stewardship Boards. In addition, I serve on the Lyndhurst and the Merritt Parkway Conservancy Boards. I previously chaired the Town of Fairfield Historic District Commission.

A copy of my CV, which provides a more exhaustive list of my professional experiences, awards, appointments, registrations and education, is attached hereto as **Exhibit A**.

Q6. Have you previously testified before the Connecticut Siting Council?

A6. No, this is my first time testifying before the Connecticut Siting Council (the “Council”).

Q7. Are you familiar with the application filed by United Illuminating Company (“UI”) that is the subject of these proceedings?

A7. Yes, I am.

Q8. When were you first made aware of UI’s application to the Council?

A8. I was not informed of UI’s application, which, as will be discussed, will have a direct and materially adverse impact on my property, until August 22, 2023- approximately five months after UI’s initial filing with the Council.

Q9. What is the purpose of your testimony in this proceeding?

A9. I am submitting this testimony to convey both my personal position, as a directly impacted property owner, and my professional opinion, as a licensed architect and historical preservationist, regarding UI’s proposed 115-kV transmission line, which is the subject of this proceeding.

Q10. As a licensed architect and historical preservationist, do you regularly review viewshed reports and prepare architectural or visual renderings on behalf of your clients?

A10. Yes, David Scott Parker Architects, LLC regularly prepares architectural and visual renderings.

Q11. Have you reviewed the “Supplemental Viewshed Report” prepared by UI’s consultant, Heritage Consultants, dated February 2023?

A11. Yes, I have.

Q12. In your professional opinion, does Heritage Consultants’ Supplemental Viewshed Report accurately depict the visual impact of UI’s proposed project on the Southport Historic District?

A12. No, in my professional opinion it does not. Heritage Consultants purposefully selected vantage points which minimize the visual impact of UI's proposed transmission line project on the Southport Historic District and on individual historic and cultural resources listed on the National Register of Historic Places ("NRHP"), the State of Connecticut Register of Historic Places ("SRHP") or otherwise designated as historic by the Town of Fairfield Historic District Commission.

Q13. Have you prepared visual renderings of UI's proposed transmission line project?

A13. Yes, my staff at David Scott Parker Architects, LLC and I have prepared several visual renderings which accurately depict the adverse impact of UI's proposed transmission line project on historic and cultural resources in Southport. I am prepared to submit these renderings as Exhibits to my pre-filed testimony. Individual renderings will be identified and referenced throughout my pre-filed testimony.

Q14. Before proceeding to more substantive aspects of your testimony, can you please describe, in layman's terms, how you created your visual renderings of UI's proposed transmission line project. Specifically, how can you ensure that the visuals are accurate?

A14. To create the visual renderings, members of my staff at David Parker Architects, LLC modeled the monopoles, their placement, and the sag or bow of the high voltage transmission lines based upon information included in UI's Application and subsequent UI submissions to the Council. We modeled the buildings based upon measured drawings of the various structures and combined this information into a computer model that my architectural firm uses for 3D renderings. We then took existing photographs from specific station points and input those locations into the computer model. Using the existing photograph and 3D models, we were able to produce accurate photo-simulations illustrating the adverse visual impact of UI's proposed transmission line project on NRHP-listed, SRHP-listed and locally-listed historic and cultural resources.

Q15. How long have you been associated with the Town of Fairfield and the Village of Southport?

A15. I have been associated with Town of Fairfield and the Village of Southport for over forty years. I served on the Town's Historic District Commission, including a stint as its Chairman, been involved with various civic organizations and have contributed time and expertise to numerous historic preservation projects in the

Southport, Fairfield and Bridgeport areas. I purchased and restored 170 Pequot Avenue, Southport, Connecticut in June 1995.

Q16. Is 170 Pequot Avenue, Southport, Connecticut a historic property?

A16. Yes, 170 Pequot Avenue is listed on the State of Connecticut Register of Historic Places ("SRHP"). It is also locally recognized by the Town of Fairfield Historic District Commission as a historic property.

Q17. Please explain the historic significance of 170 Pequot Avenue.

A17. 170 Pequot Avenue is one of six historic residences located along the Pequot Avenue Extension known as the Bulkley-Alvord Northrop Houses. 170 Pequot Avenue was built in 1860 by George Elmore Northrop, a highly skilled craftsman whose firm, Northrop Brothers, was responsible for the full or partial construction of many of the most important buildings in Southport, Greens Farms and Westport, Connecticut. 170 Pequot Avenue is an extraordinarily well-preserved example of (i) George Elmore Northrop's work; and (ii) contemporary Queen Anne style architecture.

Q18. Is 170 Pequot Avenue, Southport, Connecticut eligible for inclusion in the National Register of Historic Places?

A18. 170 Pequot Avenue is potentially eligible and has been nominated for inclusion in the National Register of Historic Places ("NRHP").

Q19. Are the other Bulkley-Alvord Northrop Houses, referenced in your response to question 17, eligible for inclusion in the NRHP?

A19. Yes, all six of the Bulkley-Alvord Northrop Houses are potentially eligible and have been submitted for nomination to the NRHP. The Bulkley-Alvord Northrop Houses, located respectively at 92 Pequot Ave., 122 Pequot Ave., 132 Pequot Ave., 142 Pequot Ave., 156 Pequot Ave. and 170 Pequot Ave. are potentially eligible under Criterion A: as demonstrating development of the area from an isolated port hamlet to a prosperous village with important evolving transportation links including the railroad and Criterion C: as a representative collection of locally specific building types, namely Federal, Greek Revival, and variations on the Queen Anne Style. The properties' nomination is presently under review by the Connecticut State Historic Preservation Office ("SHPO"). A copy of the current NRHP nomination is attached hereto as **Exhibit Z**.

Q20. How close is 170 Pequot Avenue located to UI's proposed 115-kV transmission line project?

A20. My property, 170 Pequot Avenue, directly abuts the Connecticut Department of Transportation's ("CTDOT") railroad right-of-way to the south.

Q21. Based upon your review of UI's Application, will your property be directly impacted by the proposed 115-kV transmission line? If so, please explain how.

A21. Yes, my SRHP-listed property will be directly impacted by UI's proposed transmission line project. As demonstrated on Table 2-2 of UI's Application for a Certificate of Environmental Compatibility and Public Need ("Application") and on Sheet 2 of 7 of UI's Project Mapping and Drawings, both dated March 2023, UI is proposing a forty foot (40') permanent easement along the rear (i.e., the northern boundary) of my property, between proposed monopoles P664S (128'-11") and P665S (125'-9"). UI's easement will cut directly across my property, bisecting the rear twenty-five feet (25') of my building, and its high voltage transmission lines will be suspended over my property. Although UI's documentation is extraordinarily poor, my architectural firm was able to prepare a map and diagram, attached hereto as **Exhibit B**, which illustrates the direct impact of UI's proposed monopoles and permanent easement on my property, as well as the remaining Bulkley-Alvord Northrop Houses.

While the primary focus of my pre-filed testimony is historic preservation, as a directly impacted property owner, I have serious reservations regarding the need for this project, the potential impact of the project on my health and safety and that of my neighbors (i.e., transmission blowout and fire safety, exposure to EMF, and increased noise, light and particulate pollution) and, obviously, its detrimental impact on neighborhood property values.

Q22. Will the other Bulkley-Alvord Northrop Houses, referenced in your responses to questions 11 and 13, be directly impacted by UI's proposed project. If so, please explain how.

A22. Yes, in addition to 170 Pequot Ave., the remaining five Bulkley-Alvord Northrop Houses will be directly impacted by UI's proposed transmission project. As indicated on Table 2-2 of UI's Application and as illustrated on Sheet 2 of 7 of its Project Mapping and Drawings, both dated March 2023, UI is proposing to take a twenty to forty foot (20'-40') permanent easement, via eminent domain, along the rear (i.e., the northern boundaries) of 92 Pequot Avenue, 122 Pequot Avenue, 132 Pequot Avenue, 142 Pequot Avenue and 156 Pequot Avenue. As discussed more thoroughly in **Exhibit Z**, these five properties, though not presently SHRP or NHRP-listed, are remarkably well-preserved examples of contemporary

architectural styles (c. 1810-1888), including Federal, Greek Revival and Queen Anne. Collectively, the Bulkley-Alvord Northrop Houses present one of the defining streetscapes in Fairfield and serve as an important gateway to historic Southport Village from the Post Road (U.S. Route 1) and Interstate 95. Additionally, each of the five Bulkley-Alvord Northrop residences (six if you include my residence at 170 Pequot Ave.) is significant in terms of its social history. The residence at 92 Pequot Avenue may be one of the oldest houses in Southport and its central block could possibly predate the British burning of Fairfield in 1779. Its 95 year old owner, Ms. Jacquelyn Thunfor, has respectfully preserved the residence for the last 40 years. Additionally, 156 Pequot Avenue was the home of George Elmore Northrop, the prominent craftsman responsible for the construction of a majority of the distinguished residential structures in Southport, Westport and Greens Farms.

UI's permanent easement will require the clear cutting of trees and vegetation which presently screens the Bulkley-Alvord Northrop Houses from the CTDOT railroad corridor. The permanent easement will, as proposed, bisect the historic residence at 92 Pequot Ave. and render four of the six Bulkley-Alvord Northrop Houses (including my property) zoning noncompliant. **See Exhibit B.** Lastly, and most notably, UI is proposing the installation of a 125'-9" monopole (identified as P665S) immediately adjacent to 92 Pequot Avenue. These direct adverse impacts will be compounded by adverse visual impacts associated with the transmission line.

Q23. Have you produced visual renderings illustrating the direct and indirect impacts of UI's proposed transmission line project on 170 Pequot Avenue and the Bulkley-Alvord Northrop Houses?

A23. Yes, I have. Attached to my pre-filed testimony as **Exhibit C** is a photograph of the rear of the Bulkley-Alvord Northrop Houses taken from the southern side of the CTDOT railroad corridor looking northbound. **Exhibit C** shows current conditions.

Attached as **Exhibit D** is a rendering prepared by my architectural staff. **Exhibit D** is a photo-simulation, taken from the same vantage point as **Exhibit C**, which illustrates the adverse direct and indirect (i.e., visual) impacts of UI's proposed permanent easement on the Bulkley-Alvord Northrop Houses.

Attached as **Exhibit E** is a photograph taken from the side yard of 92 Pequot Avenue. The CTDOT railroad corridor is located behind the vegetative screening on the right side of the photograph. **Exhibit E** shows current conditions.

Exhibit F is a rendering prepared by my architectural staff. **Exhibit F** is a photo-simulation, taken from the same vantage point as **Exhibit E**, which illustrates the impact of UI's proposed permanent easement on 92 Pequot. The rendering cuts

off a portion of the existing residence. This is purposeful and intended to illustrate the extent to which UI's proposed permanent easement bisects the existing residence. It should be noted that UI's standard easement form expressly states that UI "reserve[s] the right, at any time and from time to time, to...remove any structures...without payment therefor [sic]."

Attached as **Exhibit G** is a photograph of the eastern approach to Southport Village from the Post Road under existing conditions. **Exhibit H** is a rendering prepared by my architectural staff. **Exhibit H** illustrates the direct and visual impacts associated with UI's proposed monopole P665S.

Q24. Have you reviewed the "Phase IA Cultural Resources Assessment" prepared by Heritage Consultants, dated September 2022?

A24. Yes, I have reviewed and am very familiar with the Phase IA Cultural Resources Assessment ("Phase IA") prepared by Heritage Consultants.

Q25. Does UI's Phase IA identify all historic and cultural resources located within half a mile of its project?

A25. No. UI's identification and cataloging of historic and cultural resources is woefully inadequate. Specifically, the Phase IA describes the Southport Historic District in a cursory and dismissive manner. It identifies only 21 NRHP-listed, SRHP-listed or locally-listed resources in Southport. A map of the Southport historic resources identified in UI's Phase IA is attached hereto as **Exhibit I**. Additionally, I have provided the street address and a photograph (taken by me) of each of the 21 NRHP-listed, SRHP-listed and locally-listed resources identified by UI, which is attached hereto as **Exhibit J**.

Q26. Are there additional NRHP-listed, SRHP-listed or locally-listed historic and cultural resources, located within half a mile of UI's project in Southport, which UI's Phase IA failed or neglected to identify?

A26. Yes. Heritage Consultants' Phase IA omits, either purposefully or through neglect, 174 NRHP-listed, SRHP-listed or locally-listed historic and cultural resources located within half a mile of UI's project in Southport. A map of the Southport historic resources omitted from the Phase IA is attached hereto as **Exhibit K**. Additionally, attached hereto as **Exhibit L** is list of each of the 174 NRHP-listed, SRHP-listed or locally-listed properties omitted from UI's Phase IA analysis. **Exhibit L** provides the street address of each as well as a photograph of said resource (taken by me).

Q27. In your professional opinion, will UI's transmission project impact, directly or indirectly, any of the 174 NRHP-listed, SRHP-listed or locally-listed historic and cultural resources omitted from the Phase IA?

A27. Yes, it is probable that UI's transmission project will adversely impact each of the 174 omitted resources.

Q28. Please explain how.

A28. All 174 omitted resources are located within 0.5 miles of UI's proposed transmission project. Given the height of the monopoles, at minimum, UI's project will have adverse visual impacts seasonally on the NRHP-listed, SRHP-listed and locally-listed resources.

That said, UI's Phase IA omits several notable NRHP-listed properties which abut the CTDOT right-of-way. The Phase IA inexplicably fails to identify Trinity Church (c. 1854) and its Rectory (c. 1831) and the Southport Congregational Church (c. 1874) and its Rectory (c. 1825). The iconic steeples of these two churches have defined the Southport skyline for 150 years. As illustrated on Sheet 1 of 7 of UI's Project Mapping and Drawings, dated March 2023, UI is proposing to take a permanent easement along the rear (i.e., northern boundaries) of both Southport Congregational's and Trinity Church's properties. Both properties will lose vegetative screening and a 105' monopole, identified as P656S, will be installed within feet of the Trinity Church Rectory. Attached hereto as **Exhibit M** is a map and diagram illustrating the adverse impact of UI's proposed easement on the Pequot Library, the Trinity Rectory and 275 Center Street.

Q29. Have you produced visual renderings illustrating the direct and indirect impacts of UI's proposed transmission line project on Southport Congregational Church and the Pequot Library?

A29. Yes, I have. Attached as **Exhibit N** are before and after photographic renderings which illustrate the adverse impact of UI's proposed transmission line project on the Southport Congregational Church.

Exhibit O and **Exhibit P** illustrate the adverse impacts of UI's proposed transmission line project on the Pequot Library, which has been recognized as the institutional heart of Southport Village since its establishment and its building's construction in 1887. **Exhibits O** is a "before" photograph depicting the current driveway approach to the Library. **Exhibit P** is a rendering of the same view under UI's proposed conditions (i.e., once vegetative screening has been removed and the 115' monopole). UI's claim that the Pequot Library will not be visually impacted is clearly false.

Q30. In your professional opinion, has UI fully and properly characterized the direct and indirect impacts of its proposed transmission line project on the NRHP-listed, SRHP-listed and locally-listed resources identified in its Phase IA?

A30. No, it has not. The Phase IA and Supplemental Viewshed Report, both prepared by Heritage Consultants, fail to provide credible assessments of the physical and visual damage resulting from the proposed project.

Q31. Have you prepared additional visual renderings to illustrate these impact of UI's project on the Southport Historic District and individual historic and cultural resources?

A31. Yes, I have. Attached as **Exhibit Q** is a photograph of the existing view from the platform of Southport's westbound Train Station (which UI's Phase IA states will incur no visual impacts). This view looks southwest in the direction of the Pequot Library and Trinity Church.

Exhibit R is a rendering prepared by my architectural staff which provides the "after" view of **Exhibit Q**. Under UI's proposed conditions, the view from the westbound platform will be impacted by a 105' monopole. Due to the clear cutting of vegetative screening, Trinity Church and its parking lot will be exposed to the railroad corridor. The historic Pomeroy Residence (c. 1868), Pomeroy Carriage House (c. 1867) and the Pequot Library, and its adjacent Cottage (c. approx. 1850) will likewise be exposed to the railroad corridors and UI's monopoles, identified as P656S and P657S, which range from 105' to 115' in height.

Q32. Will UI's project impact the view of Southport Village from Sasco Hill?

A32. Yes, the view of Southport from across its historic harbor is one of the District's most iconic views. The steeples of Trinity Church and Southport Congregational have defined the Village's skyline profile for approximately 150 years. This iconic vista, shown on **Exhibit S** attached hereto, was cited as a major contributing factor when Southport Village was nominated to the NRHP.

Attached hereto as **Exhibit T** is a rendering which illustrates how this iconic view of Southport Village will be adversely impacted by UI's project. UI's monopoles, which are up to fourteen stories in height, far exceed the height of the historic resources identified in this pre-filed testimony, as well as the height of any other building or structure in the area. UI's project is clearly out of scale with the historic and cultural resources in Southport and incompatible with the District's character. If approved, the project which bisects the District, will severely and irreparably damage its historic integrity.

Q33. Are there additional Historic or Cultural Resources located outside of the Southport Historic District which UI failed to properly identify, characterize or assess?

- A33. Yes, specifically I am concerned by UI's mischaracterization of the Connecticut Audubon Society's Birdcraft Museum and Sanctuary ("Birdcraft") located at 314 Unquowa Road, Fairfield. Birdcraft is (i) the oldest private songbird sanctuary in the United States; (ii) a *protected* bird sanctuary; and (iii) listed on the NHRP and designated as a National Historic Landmark District. Birdcraft is one of only 560 National Historic Landmark Districts in the United States. UI's Project Drawings and Mapping identify Birdcraft as a State Register resource, but does not identify it as a "*Cultural Resource*." Instead it is referred to as "*recreational/open space*." Accordingly, it appears that Birdcraft was not properly considered for its historic significance or its unique habitat.

The fact that Birdcraft is *located within approximately 500'* of UI's Project Corridor is significant. Furthermore, UI's report incorrectly states: "*The Project area does not cross over and is not located in the immediate vicinity of any national wildlife refuges or parks, state parks, forests, wildlife management areas or greenways...*" Attached hereto as **Exhibit U** is a rendering illustrating the proximity of UI's project corridor to Birdcraft.

In addition to Birdcraft, I have concerns regarding a series of historically significant residences located between 1950 and 2058 King's Highway in Fairfield and 89 to 228 Ardmore Street in Fairfield. Several of these residential structures date to approximately 1900 and will be directly impacted by the proposed permanent easement. As illustrated on **Exhibits V and W**, approximately twelve of these properties will lose land while gaining views of monopoles ranging in height from 100' to 125'. Furthermore, as illustrated by **Exhibit V and Exhibit W**, nine of the properties will be rendered zoning noncompliant by UI's proposal.

Q34. Are there additional properties in Bridgeport that will be adversely impacted by UI's proposed transmission line project?

- A34. Yes there are two historic properties, in particular, that deserve special attention given recent changes that post-date UI's Phase IA Cultural Resource Assessment.

The first is the Mary and Eliza Freeman Houses located at 352-4 and 358-60 Main Street. A photograph of the Mary and Eliza Freeman Houses is attached hereto as **Exhibit X**. Built in 1848, the Freeman Houses are the oldest remaining houses in Connecticut built by African Americans and are extremely significant. They were recognized on the National Trust for Historic Preservation's "*List of the 11 Most Endangered Places in America*" in 2018 and, as a result, were saved

from demolition. They received significant Federal funding for their preservation and restoration on September 22, 2023. UI is proposing to put a 125' high monopole in the direct viewshed, within 320', of the front of these historic structures.

The second property is the Barnum Museum located at 820 Main Street, Bridgeport. On August 24, 2023, the Barnum Museum was designated as a **National Historic Landmark**--the highest level of designation available from the National Park's Service. National Historic Landmark status requires an elevated level of scrutiny. As a result, the Barnum Museum should be reevaluated for potential adverse impacts. The Museum is located less than 500' from a proposed 195' monopole. A photograph of the recently designated Barnum Museum is attached hereto as **Exhibit Y**.

Q35. Are there project alternatives that would sufficiently mitigate the adverse impacts to NRHP-listed, SRHP-listed and locally-listed resources? Please explain.

A35. Yes, if feasible rebuilding the transmission lines below ground, within the existing public right of way, would avoid most, if not all, of the direct and indirect adverse impacts to NRHP-listed, SRHP-listed and locally-listed historic and cultural resources associated with UI's project. Undergrounding the transmission lines will maintain the visual setting of historic properties in and adjacent to the project area, thus helping to protect their integrity. Undergrounding would additionally avoid the direct impacts identified in this pre-filed testimony. Specifically, rebuilding underground would eliminate the need for taking easements from historic resources, including the Pequot Library, Trinity Church, Southport Congregational, my property, 170 Pequot Avenue, and the remaining Bulkley-Alvord Northrop Houses.

Q36. Did you attend the UI Transmission Line Town Hall Meeting held on Wednesday, October 4, 2023 at Fairfield Warde High School?

A36. Yes, I attended the UI Transmission Line Town Hall Meeting.

Q37. During the Town Hall meeting, did you ask UI's Environmental Permitting and Compliance Officer, Correne Auer, a question? If so, what did you ask?

A37. Yes, during the Town Hall Meeting I asked Ms. Auer "are you aware of any 'Direct Impacts' on historic properties in Southport, Fairfield or Bridgeport?"

Q38. How did Correne Auer respond to your question?

A38. Mr. Auer replied, and I quote, "No—No Direct, just indirect." A recording of my question and Ms. Auer's response can be accessed by [clicking here](#).

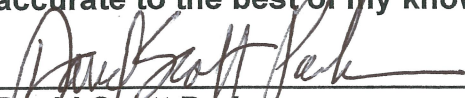
Q39. Did Ms. Auer provide an accurate or truthful response to your question?

A39. No, Ms. Auer's response during the public Town Hall Meeting was, and is, demonstrably false.

Q40. Does this conclude your testimony?

A40. Yes. However, I reserve the right to submit supplemental pre-filed testimony and exhibits, as needed, in response to any new information or late-filed exhibits produced or disclosed by UI or Heritage Consultants after November 2, 2023.

I, DAVID SCOTT PARKER, duly sworn, hereby verify that this statement was prepared by me or under my direct supervision and is believed to be true and accurate to the best of my knowledge and belief.



David Scott Parker

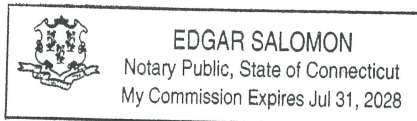
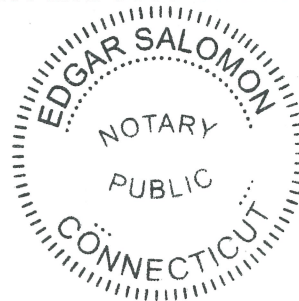
11/2/23

Date

The above signed, DAVID SCOTT PARKER, personally appeared before me and verified that the above pre-file testimony for the Connecticut Siting Council is true and accurate and that he adopted it by his free act and deed on this 2nd day of November, 2023.



Commissioner of Superior Court
Notary Public/
My Commission expires



**RESPECTFULLY SUBMITTED BY:
DAVID SCOTT PARKER**

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Their Attorneys

CERTIFICATE OF SERVICE

This is to certify that a true copy of the foregoing was electronically mailed and/or deposited in the United States mail, first-class, postage pre-paid this 2nd day of November, 2023 to the individuals on the Service List for this Docket, as of November 2, 2023.

/s/ Mario F. Coppola
Mario F. Coppola, Esq.

DAVID SCOTT PARKER, FAIA *Principal*

Current Professional Experience

DAVID SCOTT PARKER ARCHITECTS, LLC
Southport, CT

1989 - Present

David Scott Parker is a practicing preservation architect with broad experience saving and continuing the useful life of countless significant historic buildings and sites across the nation. Since founding his eponymous firm in 1989, he has led efforts to preserve, restore, and adaptively reuse many National Historic Landmarks including the U. S. Treasury in Washington, D. C., the Mark Twain House in Hartford, and Lockwood-Mathews Mansion Museum in Norwalk. Other institutional projects include Berklee College of Music's acclaimed new facility in New York City, Greenwich Historical Society's Museum in Cos Cob, CT, The Explorers Club in Manhattan, and Williamsburgh Savings Bank in Brooklyn, as well as the design of the National Museum of Industrial History in Bethlehem, PA, an affiliate of the Smithsonian Institution.

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For additional projects, refer to portfolio and annotated list of relevant works.

Citations/Awards

- 2023 SARA NY Design Award of Merit
- 2022 New York Landmark Conservancy Moses Preservation Award
- 2021 AIA College of Fellows Inductee
- 2021 New England Home Design Hall of Fame Inductee
- 2021 Palladio Award for Commercial Restoration and Renovation
- 2021 ICAA Bulfinch Award
- 2021 SARA NY Honor Award
- 2021 AIA CT Elizabeth Mills Brown Awards
- 2021 AIA CT Alice Washburn Awards
- 2020 SARA National Honor Award
- 2020 SARA NY Honor Award
- 2020 National Trust for Historic Preservation Trustee Emeritus Award
- 2020 AIA CT Elizabeth Mills Brown Award
- 2020 AIA CT Design Award
- 2020 Palladio Award for Adaptive Reuse/Sympathetic Addition
- 2020 Preservation CT Award of Merit
- 2019 AIA CT Design Award
- 2019 AIA CT Elizabeth Mills Brown Award
- 2019 SARA NY Design Award
- 2018 Connecticut Trust for Historic Preservation Award
- 2018 American Institute of Architects New York Design Award
- 2018 Associated General Contractors BuildCT Award
- 2017 American Institute of Architects Quad Design Award
- 2017 AIA CT Built-Preservation Honor Award
- 2017 Newport Restoration Foundation Doris Duke Preservation Award
- 2016 Connecticut Trust for Historic Preservation Merit Award
- 2015 Palladio Award for Adaptive Reuse
- 2014 The National Trust for Historic Preservation's Tony Goldman Award
- 2014 Institute of Classical Architecture & Art Stanford White Award
- 2014 Novogradac Journal of Tax Credits, Historic Rehabilitation Award
- 2014 Preservation League of New York State Excellence in Historic Preservation Award
- 2014 Brooklyn Chamber of Commerce Building Brooklyn Historic Preservation Award
- 2014 New York Landmarks Conservancy Moses Preservation Award
- 2013 New York Landmark Conservancy Moses Preservation Award
- 2012 Institute of Classical Architecture & Art Stanford White Award
- 2010 Palladio Award Special Award
- 2010 AIA CT Alice Washburn Award
- 2009 AIA CT Design Award
- 2009 AIA New England People's Choice Award
- 2008 Sun Inn Preservation Association Historic Preservation Award
- 1998 Fairfield Historical Society Preservation Award
- 1994 Southport Conservancy Distinguished Achievement Award
- 1993 National Interiors Exposition for Historic Buildings II, Washington, DC, First Prize
- 1992 American Society of Interior Designers Project Awards, Honorable Mention
- 1992 Institute of Business Designers, Connecticut Chapter, Project Awards

Appointments

Fellow American Institute of Architects
 National Trust for Historic Preservation Board of Trustees
 Merritt Parkway Conservancy Board of Directors
 Lyndhurst Advisory Board
Harvard Design Magazine Practitioner's Advisory Board
 Harvard Graduate School of Design Alumni Council
 Southport Conservancy Board of Directors and President
 Fairfield Historical Society Board of Directors
 Fairfield Historic District Commissioner and Chairman
 Sasquanaug Association Board of Directors
 Historic Bethlehem Incorporated Board of Directors
 Moravian Archives of Bethlehem Board of Directors
 Marcella Sembrich Memorial Association Board of Directors

Previous Professional Experience

SCHWARZ, PARKER & ASSOCIATES Southport, CT	1988 - 1989
 RICHARD MEIER & PARTNERS, ARCHITECTS New York, NY and Los Angeles, CA	 1985 - 1988

Education

HARVARD GRADUATE SCHOOL OF DESIGN Cambridge, MA <i>Master of Architecture Degree, Studies in Architecture and Theory</i>	1982 - 1985
 UNIVERSITY OF VIRGINIA Charlottesville, VA <i>Bachelor of Science Degree, Major in Architecture</i> <i>Studies in Architecture and Architectural History</i>	 1978 - 1982
 UNIVERSITY OF VIRGINIA, VENICE PROGRAM Venice, Italy <i>Program in architecture, history, and urban design</i>	 1982
 UNIVERSITY OF VIRGINIA, VICENZA PROGRAM Vicenza, Italy <i>Studies in History and Design</i>	 1981

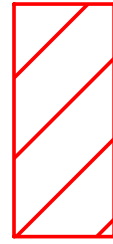
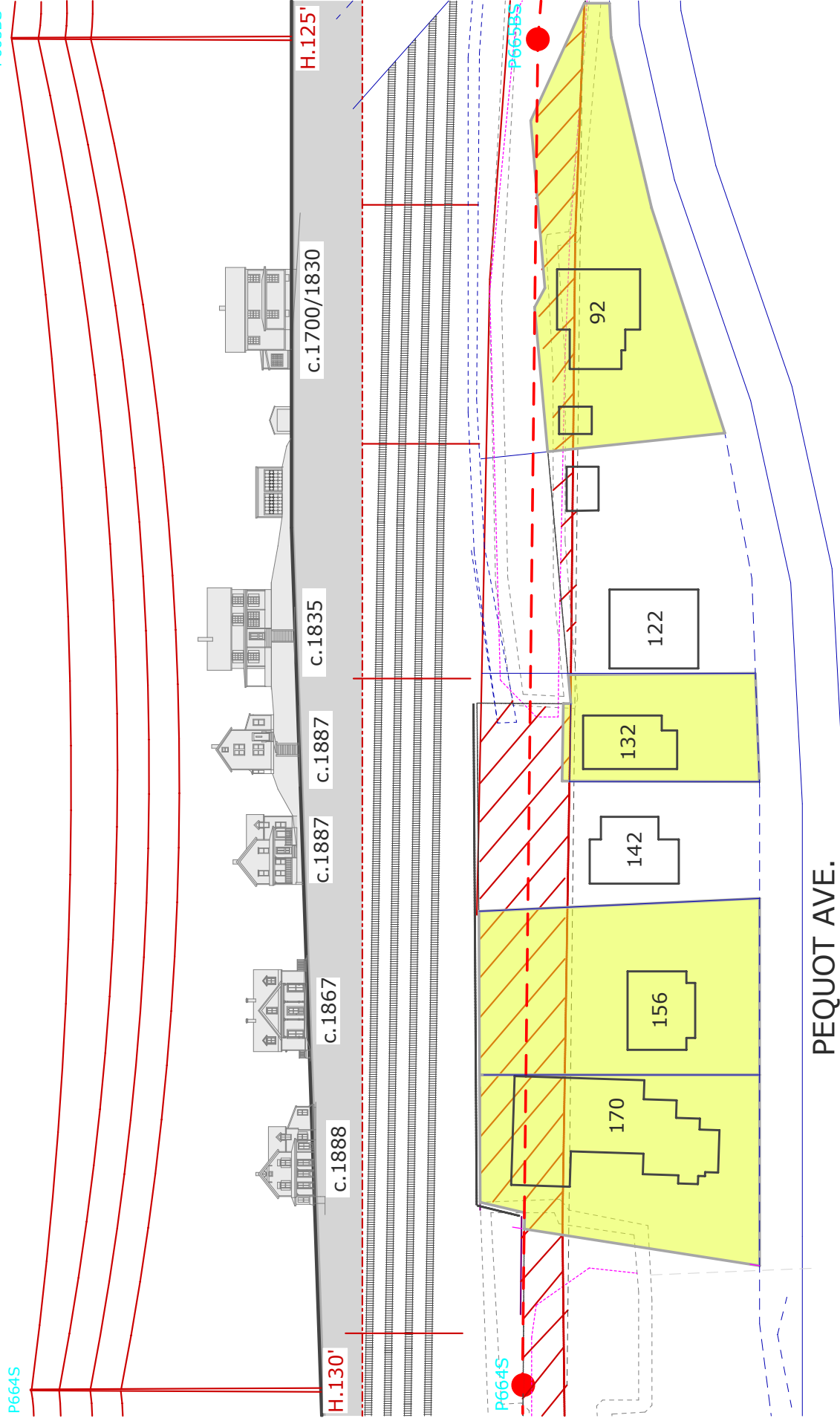
Registrations

REGISTERED ARCHITECT
 State of California (#C33341)
 State of Colorado (#ARC.00407682)
 State of Connecticut (#4515)
 State of Florida (#AR17369)
 Commonwealth of Massachusetts (#30934)
 State of New Jersey (#12436)
 State of New York (#024200)
 Commonwealth of Pennsylvania (#RA012709-B)
 State of Rhode Island and Providence Plantations (#3467)

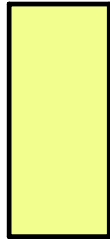
 NCARB Registration No. 63,016

92 - 170 PEQUOT AVENUE, SOUTHPORT

P665BS



= PROPERTY TAKEN BY UI EASEMENT



= PROPERTIES RENDERED NON-CONFORMING OR ADDITIONALLY
= NON-CONFORMING AND THEREBY SUBJECT TO COMPLETE TAKING.



CURRENT CONDITION
Rear View of Bulkley-Alvord-Northrop Houses
#92-170 Pequot Avenue, Southport

(compare with next image)



P664S

P665S

CONSEQUENCE OF EASEMENT
Bulkley-Alvord-Northrop Houses
#92-170-Pequot Avenue, Southport

ALL PROPERTIES WILL SUFFER BOTH DIRECT AND VISUAL IMPACTS

(compare with previous image)



Ms. Jacquelyn Thunfor, 95 yr-old homeowner²
gesturing toward her historic residence

CURRENT CONDITION

Bulkley [Thunfor] Residence
#92 Pequot Avenue, Southport

(compare with next image)

EXHIBIT F



CONSEQUENCE OF EASEMENT
Bulkley [Thunfor] Residence
#92 Pequot Avenue, Southport

(compare with previous image)



CURRENT CONDITION
Eastern Approach to Southport Village from Post Rd
at #92 Pequot Avenue, Southport

(compare with next image)



CONSEQUENCE OF EASEMENT
Eastern Approach to Southport Village from Post Rd
at #92 Pequot Avenue, Southport

(compare with previous image)

EXHIBIT "I"

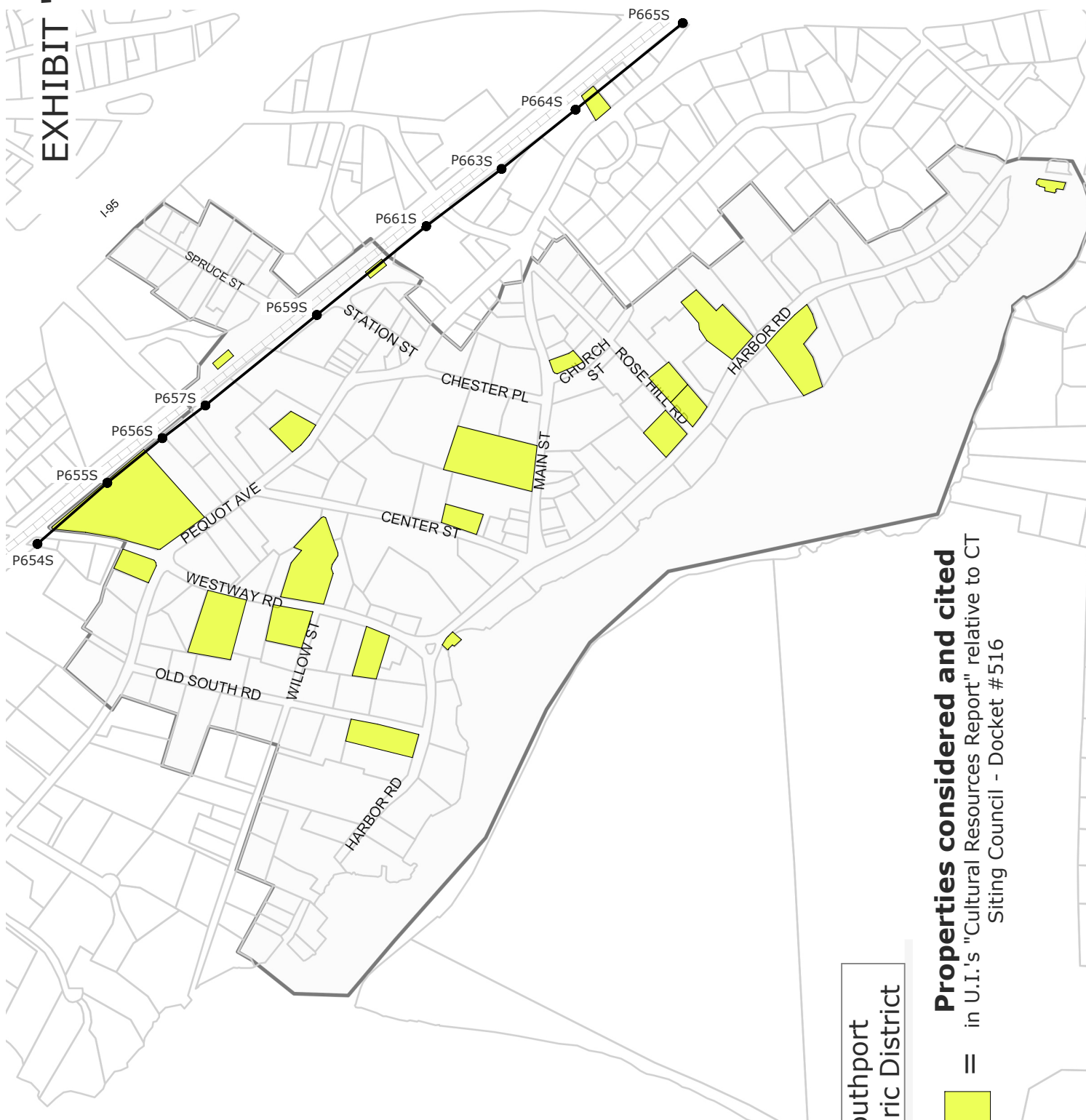


EXHIBIT J



560 Pequot Avenue



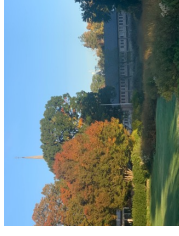
720 Pequot Avenue



100 Center Street [220 Station Street]



96 Station Street



14 Westway Road



114 Westway Road



155 Rose Hill Road



176 Main Street



187 Westway Road



385 Harbor Road



418 Harbor Road



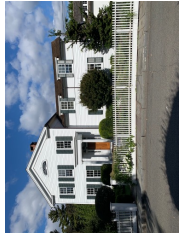
45 Westway Road



494 Harbor Road



534 Harbor Road



62 Center Street



720 Pequot Avenue (Rear)



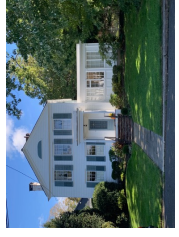
789 Harbor Road



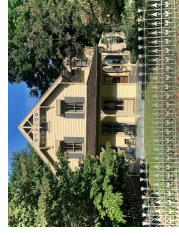
892 Harbor Road



95 Harbor Road



95 Main Street

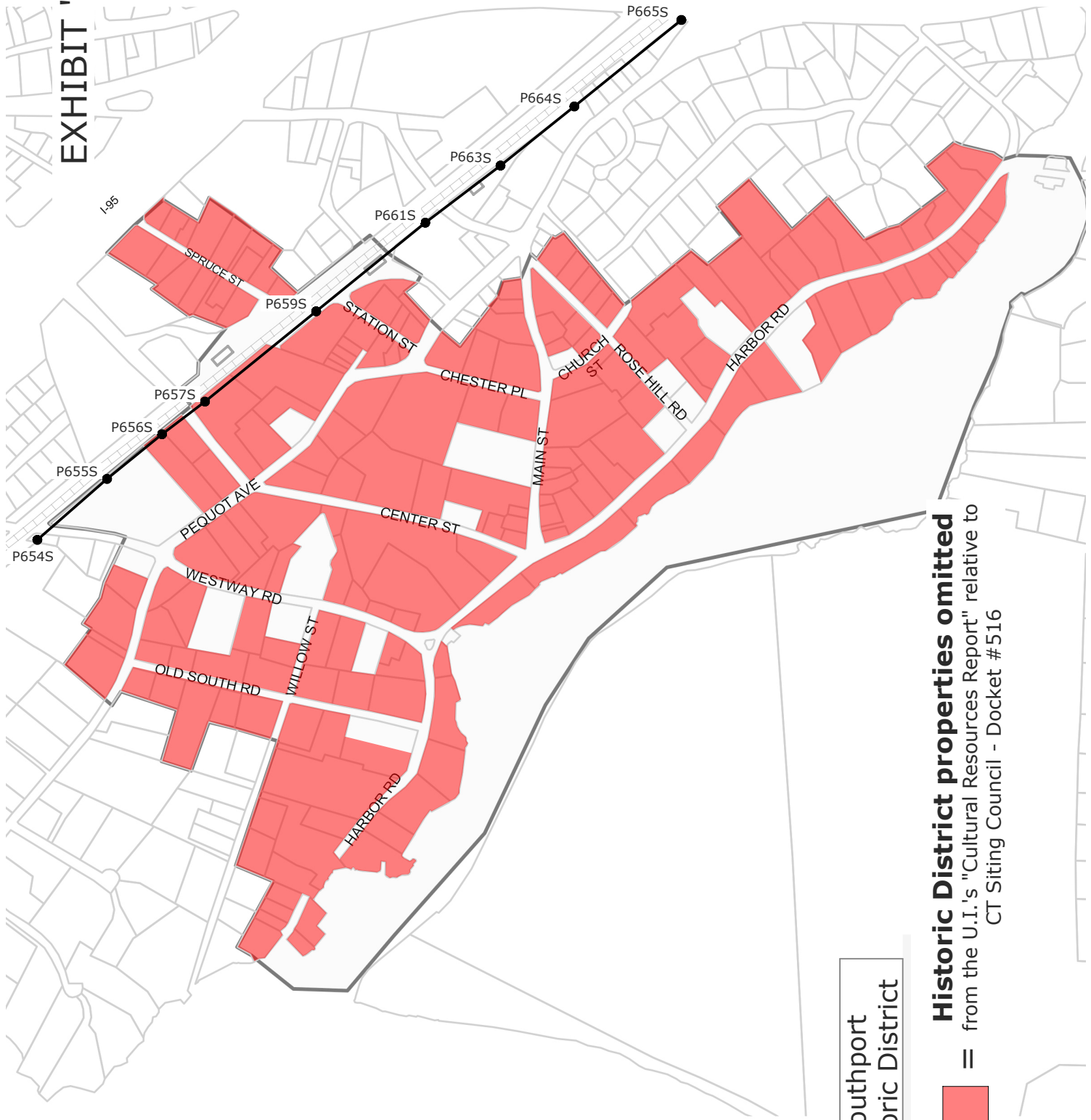


170 Pequot Avenue

National/State and Local Historic District Southport Properties within 0.5 Miles of Project Corridor
Cited and Listed in Docket #516 Cultural Resources Report



EXHIBIT "K"



Southport
Historic District

 = Historic District properties omitted from the U.I.'s "Cultural Resources Report" relative to CT Siting Council - Docket #516

 = Historic District properties omitted from the U.I.'s "Cultural Resources Report" relative to CT Siting Council - Docket #516

EXHIBIT L-1



144 Harbor Road



160 Harbor Road



163 Harbor Road



187 Harbor Road



204 Harbor Road



211 Harbor Road



221 Harbor Road



233 Harbor Road



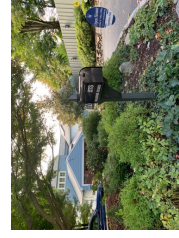
240 Harbor Road



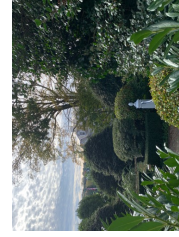
241 Harbor Road



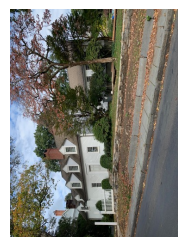
260 Harbor Road



273 Harbor Road



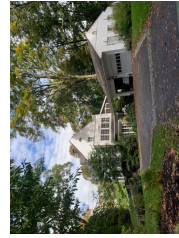
297 Harbor Road



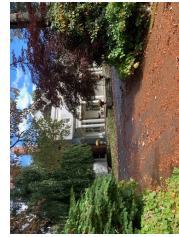
298 Harbor Road



319 Harbor Road



320 Harbor Road



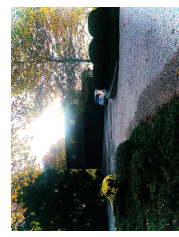
322 Harbor Road



324 Harbor Road



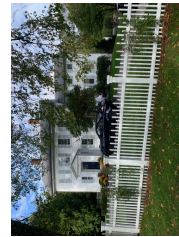
330 Harbor Road



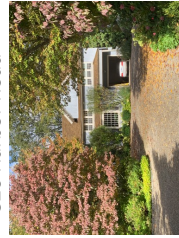
331 Harbor Road



350 Harbor Road



390 Harbor Road



406 Harbor Road



411 Harbor Road



450 Harbor Road



457 Harbor Road



478 Harbor Road



523 Harbor Road



564 Harbor Road



575 Harbor Road



580 Harbor Road



608 Harbor Road



647 Harbor Road
























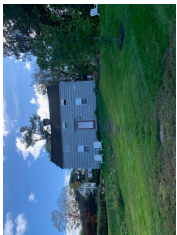












648 Harbor Road



656 Harbor Road

National/State and Local Historic District Southport Properties within 0.5 Miles of Project Corridor
Omitted and Not Considered in Docket #516 Cultural Resources Report




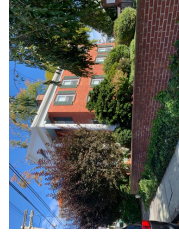



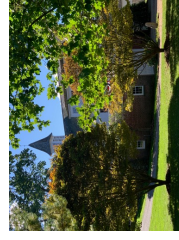






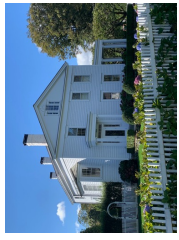






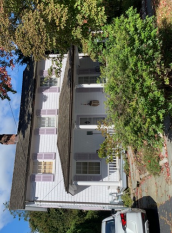







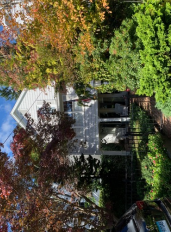





EXHIBIT L-2

						
701 Harbor Road	712 Harbor Road	750 Harbor Road	780 Harbor Road	824 Harbor Road	825 Harbor Road	850 Harbor Road
						
883 Harbor Road	911 Harbor Road	920 Harbor Road	935 Harbor Road	968 Harbor Road	977 Harbor Road	985 Harbor Road
						
1000 Harbor Road	1036 Harbor Road	1060 Harbor Road	1074 Harbor Road	1088 Harbor Road	1100 Harbor Road	1110 Harbor Road
						
26 Main Street	33 Main Street	40 Main Street	52 Main Street	69 Main Street	81 Main Street	104 Main Street
						
115 Main Street	139 Main Street	142 Main Street	179 Main Street	182 Main Street	191 Main Street	207 Main Street

National/State and Local Historic District Southport Properties within 0.5 Miles of Project Corridor

Omitted and Not Considered in Docket #516 Cultural Resources Report

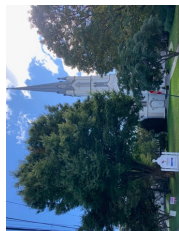








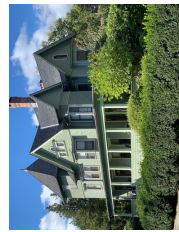









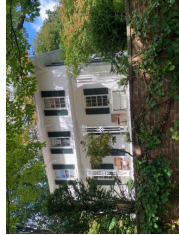





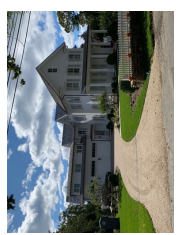

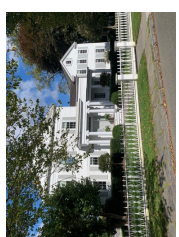

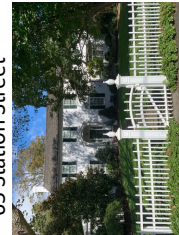





EXHIBIT L-3

						
214 Main Street	219 Main Street	226 Main Street	227 Main Street	236/8/40/42/44 Main Street	251 Main Street	252 Main Street
						
33 Chester Place	60 Chester Place	75 Chester Place	95 Chester Place	25 Westway Road	30 Westway Road	67 Westway Road
						
89 Westway Road	144 Westway Road	155 Westway Road	158 Westway Road	211 Westway Road	231 Westway Road	271 Westway Road
						
416 Pequot Avenue	425/31/35/41 Pequot Avenue	428 Pequot Avenue	448 Pequot Avenue	470 Pequot Avenue	488 Pequot Avenue	490 Pequot Avenue
						
494 Pequot Avenue	500 Pequot Avenue	504 Pequot Avenue	524 Pequot Avenue	561 Pequot Avenue	581 Pequot Avenue	612 Pequot Avenue

National/State and Local Historic District Southport Properties within 0.5 Miles of Project Corridor

Omitted and Not Considered in Docket #516 Cultural Resources Report

EXHIBIT L-4

						
651 Pequot Avenue	658 Pequot Avenue	665 Pequot Avenue	678 Pequot Avenue	683 Pequot Avenue	715 Pequot Avenue	776 Pequot Avenue
						
807 Pequot Avenue	808 Pequot Avenue	860 Pequot Avenue	14 Willow Street	46 Willow Street	72 Willow Street	96 Willow Street
						
130 Willow Street	153 Willow Street	181 Willow Street	221 Willow Street	28 Station Street	46 Station Street	49 Station Street
						
62 Station Street	65 Station Street	29 Prospect Lane	66 Old South Road	75 Old South Road	101 Old South Road	104 Old South Road
						
171 Old South Road	174 Old South Road	195 Old South Road	216 Old South Road	225 Old South Road	246 Old South Road	249 Old South Road

National/State and Local Historic District Southport Properties within 0.5 Miles of Project Corridor

Omitted and Not Considered in Docket #516 Cultural Resources Report

EXHIBIT L-5



10 Spruce Street



26 Spruce Street



33 Spruce Street



44 Spruce Street



46 Spruce Street



51 Spruce Street



53 Spruce Street



62 Spruce Street



71 Spruce Street



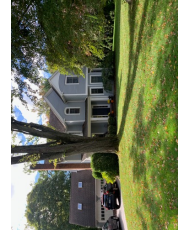
80 Spruce Street



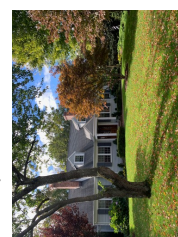
83 Spruce Street



100 Spruce Street



101 Spruce Street



115 Spruce Street



28 Center Street



92 Center Street



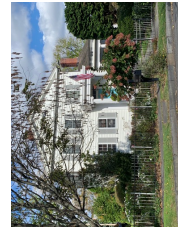
134 Center Street



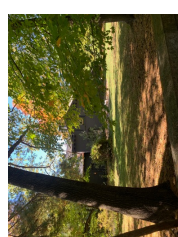
165 Center Street



172 Center Street



212 Center Street



275 Center Street



288 Center Street



17 Rose Hill Road



35 Rose Hill Road



53 Rose Hill Road



69 Rose Hill Road



72 Rose Hill Road



137 Rose Hill Road



140 Rose Hill Road



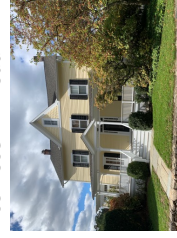
160 Rose Hill Road



1 Church Street



16 Church Street



38 Church Street



45 Church Street

National/State and Local Historic District Southport Properties within 0.5 Miles of Project Corridor
Omitted and Not Considered in Docket #516 Cultural Resources Report

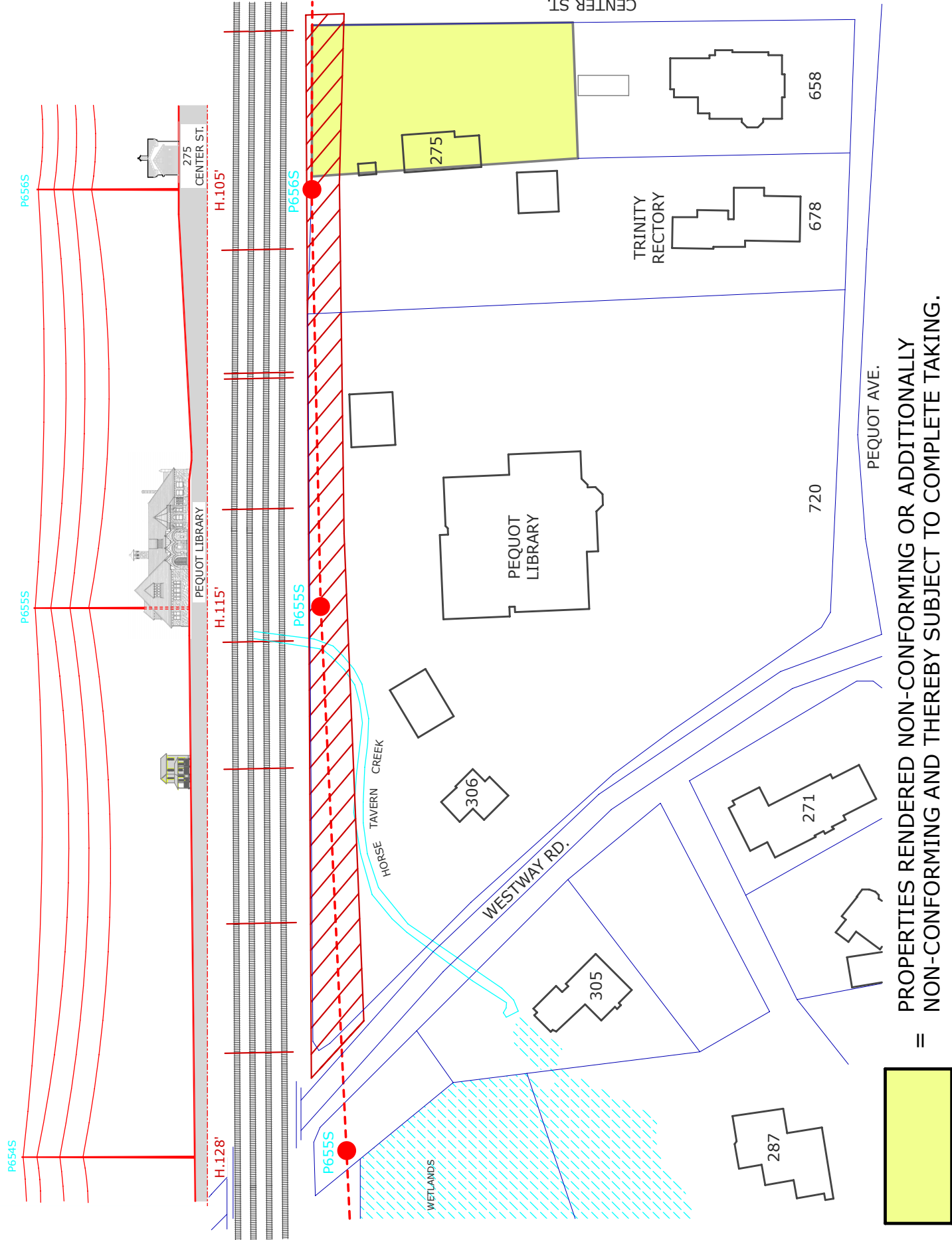
SOUTHPORT HISTORIC DISTRICT

- Properties referenced by and listed in U.I. *Cultural Resources Report* = **21**
- Properties **omitted and not considered** in U.I. *Cultural Resources Report* = **174**

The UI Cultural Resources consultant individually notes only 4 Visual Impacts in the entire village of Southport and, at a recorded public community meeting in Fairfield on October 4, 2023, Correne Auer, UI's Environmental Permitting & Compliance Officer, **claimed** that there were NO Direct Impacts in either Southport, Fairfield, or Bridgeport. *(A video clip from this October 4th meeting is appended and available.)*

National/State and Local Historic District Southport Properties within 0.5 Miles of Project Corridor
Omitted and Not Considered in Docket #516 Cultural Resources Report

PEQUOT LIBRARY, TRINITY RECTORY & 275 CENTER ST., SOUTHPORT EXHIBIT "M"



PROPERTIES RENDERED NON-CONFORMING OR ADDITIONALLY
= NON-CONFORMING AND THEREBY SUBJECT TO COMPLETE TAKING.

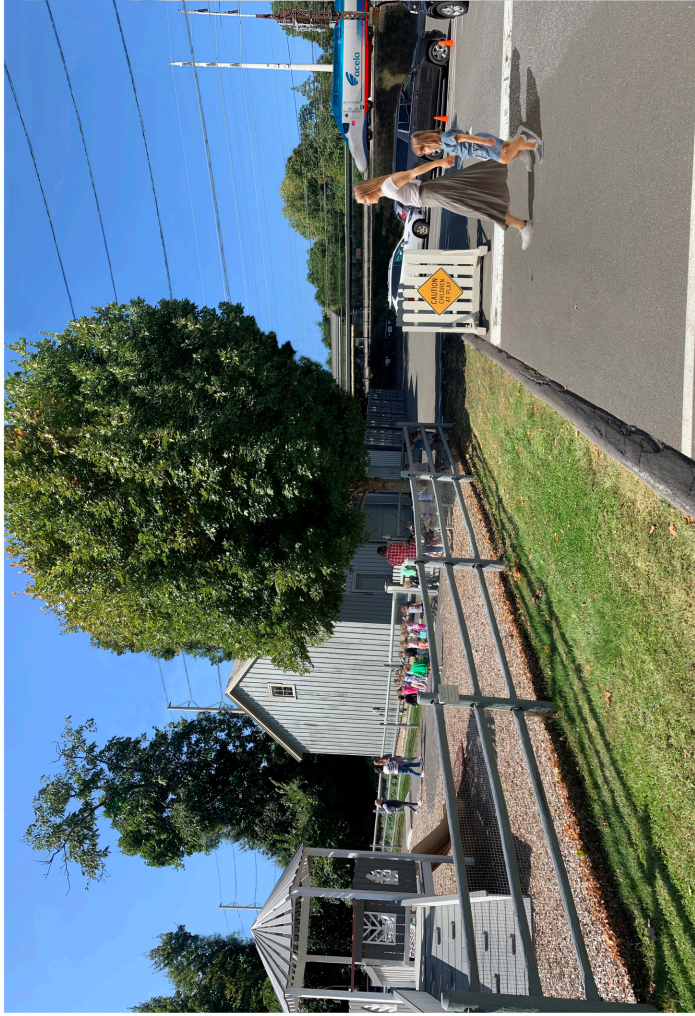
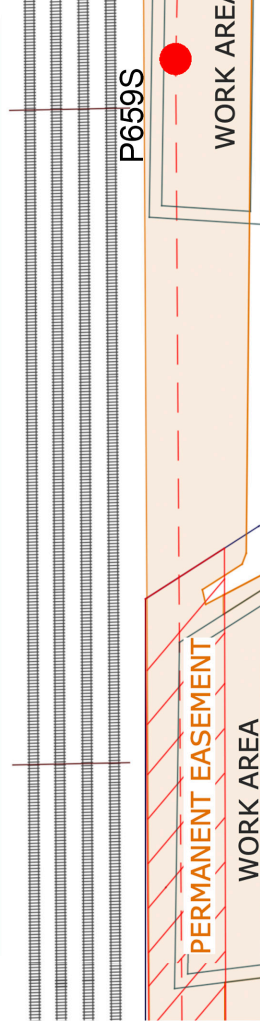
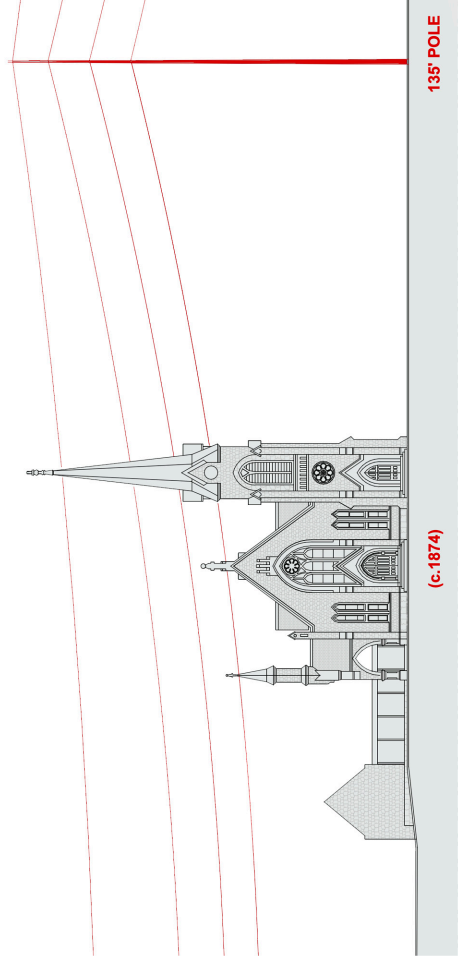


EXHIBIT N



SOUTHPORT CONGREGATIONAL CHURCH (c. 1874) is one of the most significant historic structures in Southport. Although it immediately abuts the UI Project Corridor and **will suffer both *Direct and Visual Impacts*** by virtue of their 33' easement taking, this highly important property **was completely omitted** from UI's Cultural Resource listing which did not discuss or mention any effects upon it. Additionally, the Church operates a nursery school and UI's proposed construction access easement will create a hazardous condition for the children walking to the playground.

**Direct and visual impact to Congregational Church
524 Pequot Avenue**



CURRENT CONDITION
Driveway Approach to Historic Pequot Library
720 Pequot Avenue, Southport

(compare with next image)



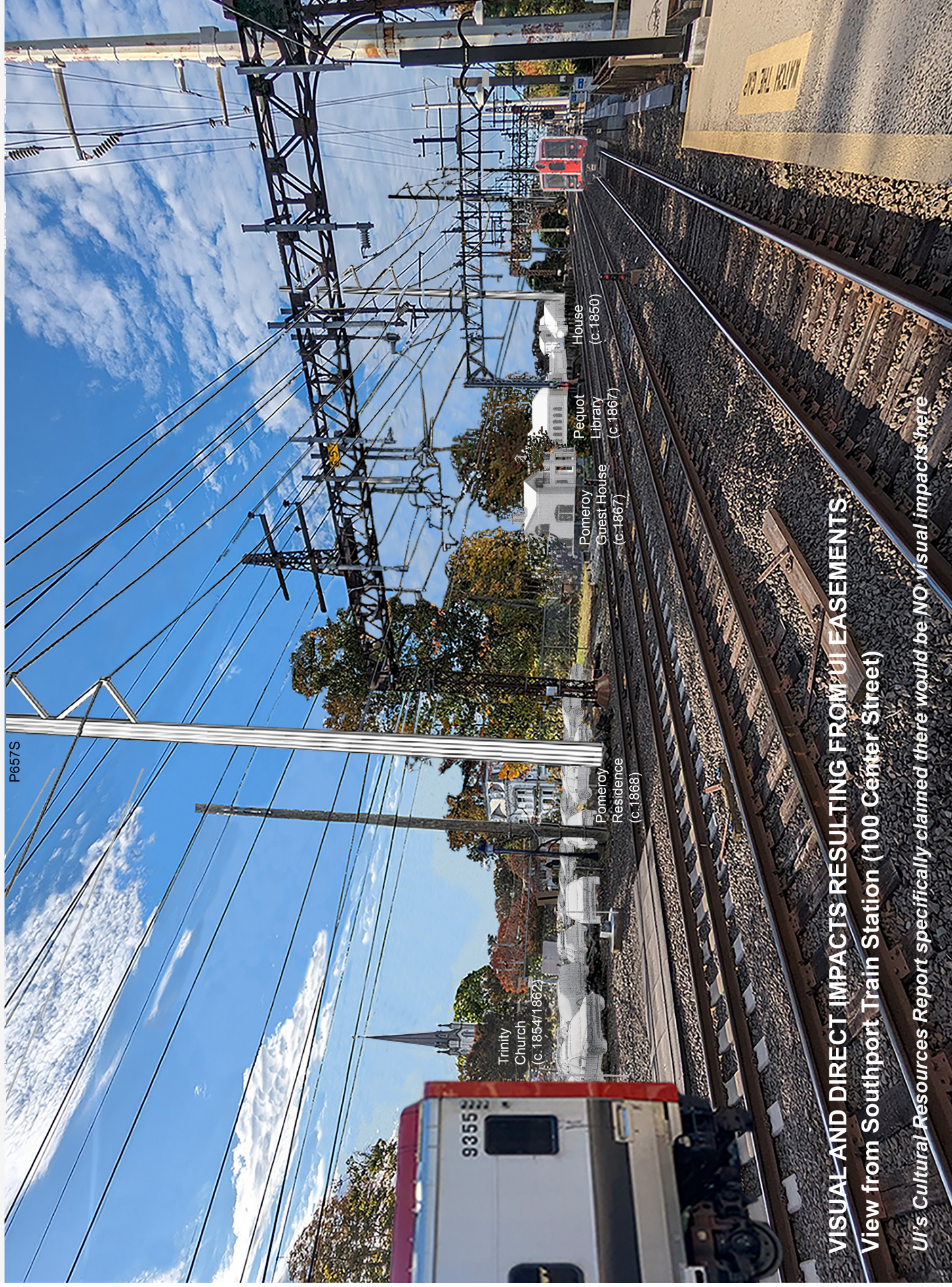
UI's Cultural Resources Report
specifically claimed there would be
NO visual impacts to Pequot Library
(compare with previous image)



SOUTHPORT HISTORIC DISTRICT CURRENTLY SHIELDED FROM RR TRACKS

View from Southport Train Station (100 Center Street)

(compare with next image)



VISUAL AND DIRECT IMPACTS RESULTING FROM UI EASEMENTS

View from Southport Train Station (100 Center Street)

UI's Cultural Resources Report specifically claimed there would be NO visual impacts here

(compare with previous image)

EXHIBIT S



Current Panorama Showing Skyline
View Looking Across Southport Harbor

(compare with next image)

EXHIBIT T



Impact of UI's Proposed Project on Southport's Skyline

View Looking Across Southport Harbor

Transmission lines will dominate Southport's skyline rather than its historic steeples

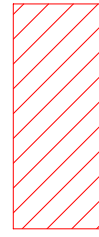
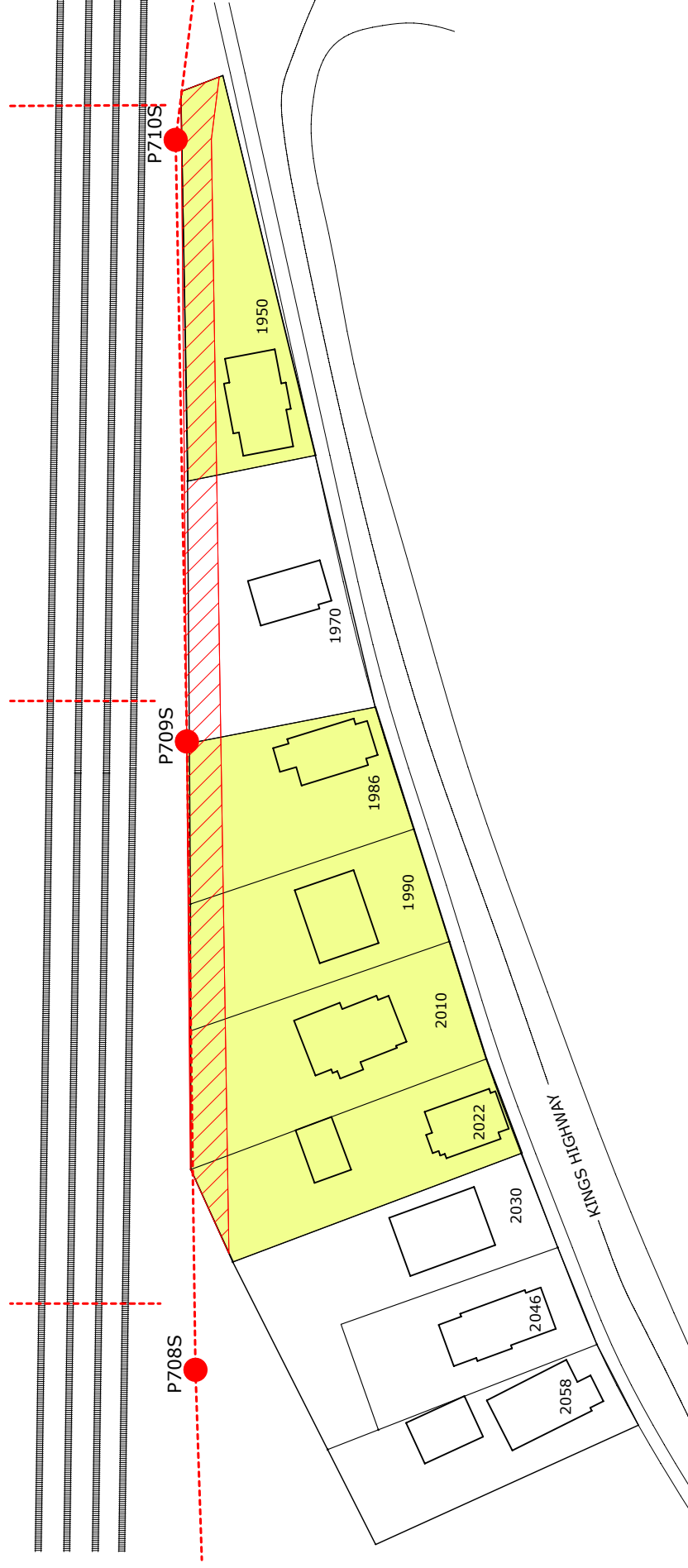
(compare with previous image)

EXHIBIT "U"

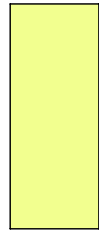


AERIAL VIEW LOOKING OVER BIRDCRAFT MUSEUM & SANCTUARY
314 UNQUOWA ROAD, FAIRFIELD, CT

1950 - 2058 KINGS HIGHWAY, FAIRFIELD, CT

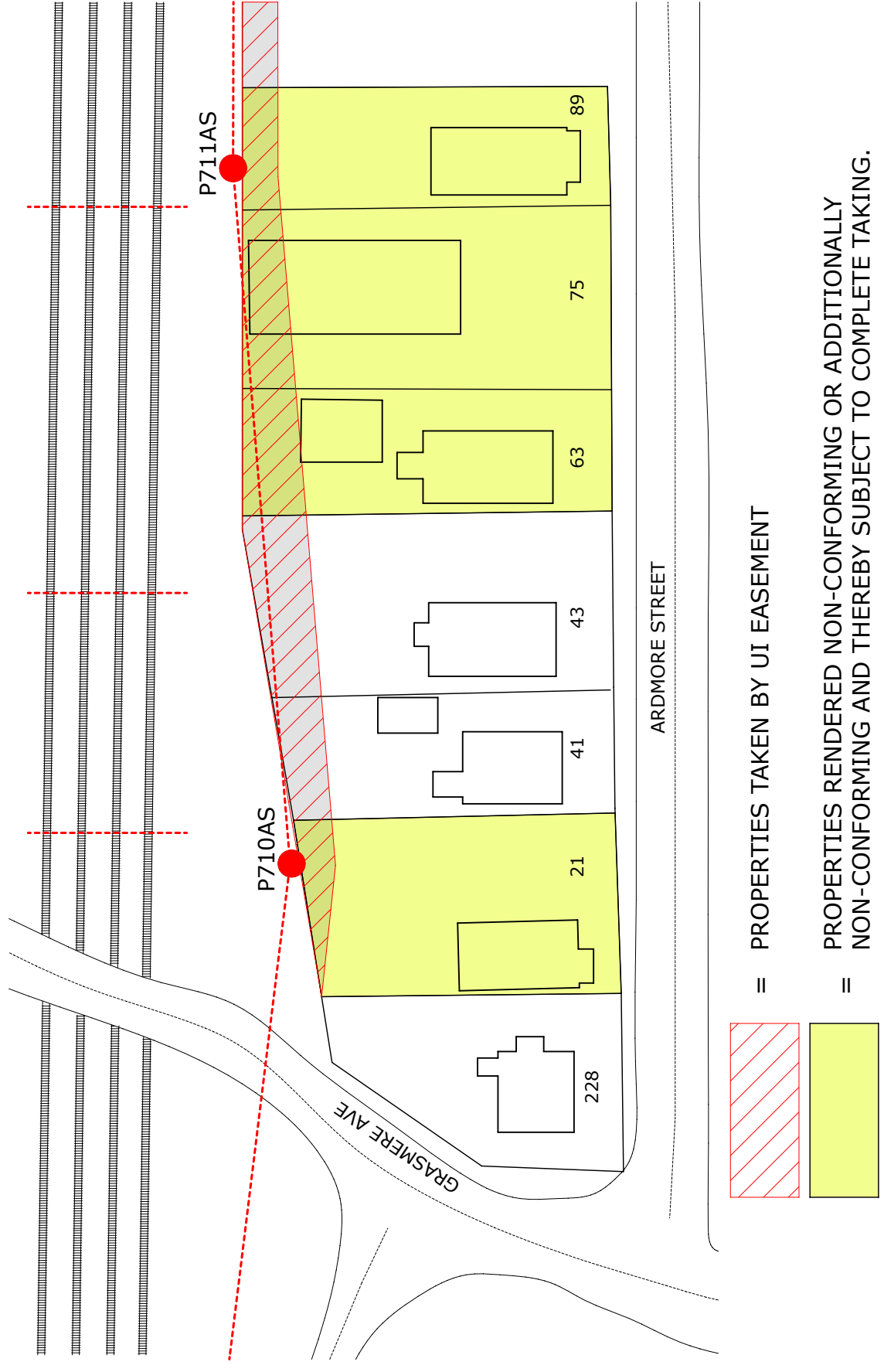


= PROPERTY TAKEN BY UI EASEMENT



= PROPERTIES RENDERED NON-CONFORMING OR ADDITIONALLY
NON-CONFORMING AND THEREBY SUBJECT TO COMPLETE TAKING.

89 - 228 ARDMORE STREET, FAIRFIELD, CT





Mary and Eliza Freeman Houses, located at 352-4 and 358-60 Main Street, and the second is the Barnum Museum at 820 Main Street. Built in 1848, the Freeman Houses are the oldest remaining houses in Connecticut built by African Americans and are extremely significant. They were on the National Trust for Historic Preservation's "*List of the 11 Most Endangered Places in America*" in 2018, were miraculously saved, and ***received significant Federal funding for their preservation and restoration on September 22, 2023***. U.I. is proposing to put a 125'-high monopole in the direct viewshed within 320' of the front to these historic structures.



The **Barnum Museum** was just designated a National Historic Landmark—the highest level of designation available from the National Parks Service—on **August 24, 2023**. National Historic Landmark status requires a different level of scrutiny and potential impacts and thus the Barnum should be re-evaluated now since the Museum is less than 500' from a 195'-high pole that U.I. proposes to install near it.

The Bulkley-Alvord-Northrop Houses

This group of six houses were built between ca. 1810 and 1888 and may be eligible for inclusion in the National Register of Historic Places under both Criterion A: as demonstrating development of the area from an isolated port hamlet to a prosperous village with important evolving transportation links including the railroad; and Criterion C: as a representative collection of locally specific building types, namely Federal, Greek Revival, and variations on the Queen Anne Style. The two northernmost residences were owned, built, and/or restyled by the Bulkleys and the four others were constructed by and for prominent local builders Northrop Brothers, whose owner George Elmore Northrop resided here. Extensive family connections between all the various properties further relate and associate the houses with one another.



All six homes are on land that originally belonged to the oldest residence located at #92 Pequot. The formal façade of that historic house faces north where it fronted on the Boston Post Road before Pequot Avenue cut through the hillside immediately to its east in 1835, and prior to construction of the railroad parallel to that and immediately to its west in 1849. The placement of these transportation thoroughfares in many ways corresponds to the evolution of Southport from its modest origins as a shallow port in the 18th century to a place of bustling trade throughout the 19th century. Southport's harbor channel was dredged in 1799. Boston Post Road--the major connection between New York and Boston—essentially then bypassed what is now the commercial core of Southport village prior to the laborious hillside excavation that

enabled Pequot Avenue to become the “loop” from it into the seaside community. The addition of the New York & New Haven rail line completed the matrix that made the village a nexus of local trade and commerce with farmers from inland areas to the north bringing their produce consisting primarily of onions to either the harbor or the train traveling past this now segregated strip of land formerly part of 20 undeveloped acres known as “*Rampasture*”. The creation of new roadways and the imposition of the railroad prompted subdivision of this formerly agrarian land as affordable building lots. The relatively small yet handsome houses constructed here along the railroad corridor accommodated the craftsmen and carpenters who created the exceptional mid-to late-19th century residences, churches and community facilities that distinguish Southport and the region.

#92 Pequot Avenue and the property behind it passed down by descent from its earliest recorded owner, James Dennie (1702/3-1759), to his widow Sarah (Thompson) Dennie (1724-1796) for her life and then to his daughter Sarah (Dennie) Sayre (1757-1797), thence to his grandson, James Sayre (1795-1821). The current owner of this property purchased the home in 1985, did extensive work to preserve the residence including removal of layers of composite siding. She also engaged historian Charles Brilvitch to research the house and he deduced that its central block dates much earlier than the home’s external Greek Revival appearance. Though much of his earliest research is gone, Brilvitch deduced that it is possible this building was constructed prior to the burning of Fairfield in 1779. Further research would be necessary in order to establish this theory.

James Sayre subdivides the property in 1816, selling the home at #92 along with 1 ¼ acre of land (then called the “*Point Lot*”) to William Burr Dimon (1773-1818), while simultaneously conveying the 3-acre parcel behind (*which today includes #156 and part of #170*) to Nehemiah Banks Alvord (1787-1875). We know from probate records and inventory that Dimon’s ownership is brief, as his widow, Temperance (1784-1870), sells #92 to Walter Bulkley (1797-1851) in 1822. Federal modifications to the residence were likely made by Dimon, however the significant expansion and extensive, still well-preserved Greek Revival restyling of its exterior were done by Bulkley, whose family’s ownership and occupancy here through the 19th century corresponds to the major period of significance for this and the neighboring properties included in this submission. Walter Bulkley and his wife Betsey (Smith) had several children (some adopted) with a total of ten people residing at the commodious residence in 1830. Walter Bulkley came from an established, well-to-do Fairfield family that owned farms in the area, and thus it is perhaps not surprising that the 1850 census describes his occupation as “*none*”.

Bulkley appears to have constructed the vernacular house immediately behind his at **#122 Pequot** sometime between 1835 and 1840 as a home for his mother-in-law, Mary Smith (*b. 1780*), whose name appears here on the 1840 census. By 1850, Mary Smith’s son, Walter Smith (*b. 1798*) and his wife also named Mary (*b. 1802*) were residing in the home with her. Walter Smith’s occupation is described therein as “*Farmer*” and on the 1860 census as “*Farm Laborer*”. It is possible and quite likely that Walter Smith worked tending farmlands owned by his wealthier brother-in-law, neighbor and landlord, Walter Bulkley. The Smith name appears at this location on the Clark Map of 1859 and the Beer’s Map of 1867.

After the other Bulkley children were grown and following the death of Walter Bulkley in 1851, daughter Sarah Elizabeth Bulkley (1833-1866) and her Yale educated son-in-law, Edward Jesup Alvord (1831-1868) move in with Walter's widow Betsey. Sarah and Edward—a lawyer who served in the Connecticut State Legislature in 1862--had three children, none of whom lived beyond the age of five. Eliza Alvord--a sister to Sarah—also reside at #92 along with a young Irish domestic servant named Catherine Newel. Betsey Bulkley outlives her daughter, Sarah, and son-in-law, Edward Alvord, both of whom die within two years of one another—at ages 33 and 37.

Following the death of his wife, Walter Smith moves in with his sister Betsey Bulkley at #92 Pequot sometime between 1867 and 1870. (All of Betsey's children predecease her including three who were lost at sea). A different domestic servant named Sarah F. "Flora" Burr (1849-1896) also resides in the home at this time. Flora obviously was a dedicated assistant to the elder Betsey Burr, who transfers ownership of the home and its contents to Flora in 1877, with the proviso that Betsey "*absolutely reserving to myself the use of sd (sic) property during the term of my natural life.*" The name "Burr" appears on the 1896 Palmer map of Southport, the year of Flora's death, after which the home had various residents including railway workmen as boarders.

The houses located at #132, #142, #156 and #170 were all constructed and owned by George Elmore Northrop (1844-1906), a self-taught but highly skilled craftsman whose firm—first under the name *Jelliff & Northrop*, then in partnership with his brother William F. Northrop, as *Northrop Brothers*—was responsible for the full or partial construction of many of the most important buildings in Southport, Greens Farms and Westport. Northrop's great granddaughter, Beth Northrop—whose father grew up at #156 Pequot--has considerable documentation of these four Pequot Avenue houses and has also compiled an impressive list of structures built by him which can be found here:

<http://www.damnedcomputer.com/genealogy/northropbrothers.htm> This online research is based primarily on HABS documentation reports. George and his brother William also ran a successful lumber and coal business next to the nearby railroad depot along with their sons depicted below, which still stands next to the Eastbound Southport Railroad Station.

Northrop Brothers Lumber and Coal Yard
adjacent to Southport RR Station

(Photo courtesy of Pequot Library)



#156 Pequot was the first of these four residences to be built by George Northrop c. 1867 following his return from the Civil War and marriage to Margaret E. Hannigan (1845-1923). Their house was erected on land he acquired from his great uncle, the aforementioned Nehemiah Banks Alvord. Externally, the house features symmetrical massing and a steeply gabled porch, doghouse dormers, many of its original windows and both of its original exterior doors with their distinctive arched paned windows. Internally, the home retains its original staircase, plaster, woodwork, doors and floors, and is a handsome example of Northrop's craftsmanship. (*Note: this structure was previously submitted to SHPO for National Register listing by Maura Fritz Garych.*)



George Elmore Northrop Residence (*Photo c. 1900 courtesy of Beth Northrop*)

Attesting to his success and reflecting a business need, **#132 and #142 Pequot** were built simultaneously in 1887 by George Northrop as homes for his construction company foremen. Erected on adjacent land he had previously purchased from his neighbor, Betsey Bulkley in 1876, they are documented in two *Southport Advertiser* newspaper articles (25 Nov 1887 and 2 Dec 1887). In order to have enough space to build yet another foreman's home, Northrop purchased a strip of land 20' wide to west of his home in early 1888 from his cousins Mary Banks Alvord and Sarah Wakeman Alvord (who had inherited the property from their father Nehemiah). This residence at **#170 Pequot** is mentioned in a subsequent *Southport Advertiser* article from March 23, 1888, which states: "*In addition to the two buildings now approaching completion, a third house is planned to the west of Mr. Geo. Northrop. The house when completed will be occupied we understand by Mr. J. A. Wakeman.*" Wakeman was an employee of the Northrop firm.

Both #142 and #170 are identical in their massing, floor plan and retain their original “L” shaped porches with turned posts and decorative brackets featuring Northrop’s signature “*star*” pattern cutout. These houses also retain their original dormers, as well as their original staircases and most of their original interior woodwork. #170 still features original decorative fretwork and window hoods on gabled front, while #142 retains its original front doors with colored glass perimeter panes. The house at #142 Pequot is and always was the simplest of the four Northrop houses with a straightforward floor plan and setback side shed wing.

The houses at #132, #142, #156 and #170 are also linked by a substantial rusticated brownstone wall that measures 240 feet in length and up to 10 feet in height that runs behind them. It was built in 1891 along the back edge of George Northrop’s property by the “Consolidated” (NY, NH & H RR). According to a *Newtown Bee* article from that same year, the wall was constructed to save the expense and delay of a “*suit for condemnation land along 240 feet of Northrop’s property.*”

Innumerable period newspaper articles extol the virtues of Northrop’s construction projects, which are reiterated by architectural historians and preservationists today. A HABS report for one of their nearby residences states: “*Northrop Brothers, a prominent Southport lumber and building firm received many of the contracts for the finest and most elegant commissions in town. Their works included Trinity Church, Southport Congregational Church, Southport Savings Bank and the Charles Gilman House...*” among countless others in the region.

A community leader, George Northrop was notable as founder of the Southport Fire Department following the devastating fire that destroyed a commercial block in 1895. He also served as the first Fire Chief. The Sasquanaug Village Improvement Society was founded in 1887 by various women in the Northrop, Alvord and Bulkley families, including Margaret (Mrs. George E.) Northrop who signed its papers of incorporation. Among the Society’s many accomplishments were the installation of bluestone sidewalks and gas lamps throughout the village. The Sasquanaug Village Improvement Society has consistently sought to preserve and maintain the character, scale and green space of the community, including its subsequent stewardship of Southport Park, a bucolic 10+ acre battlefield site (behind Mrs. Northrop’s house) where much of the Pequot Swamp fight occurred in 1637.

Preservation and Significance of the Bulkley-Alvord-Northrop Properties

Architecturally, the houses along this section of Pequot Avenue form an impressive grouping that in combination express the changing taste and evolution of Southport from the early to late 19th century. Flanked to the north by Boston Post Road, to the east by the 1835 extension of Pequot Avenue, and to the west by the imposition of the New York & New Haven Railroad in 1849, these transportation changes prompted subdivision of land between for affordable homes to accommodate the craftsmen tasked with building a majority of Southport’s most important structures. Precariously sited at the nexus of commerce and transportation, it is remarkable that these dwellings survive, as they continue to serve as entryway to the Village of Southport and its renowned architecture.



The image above, taken in September 2023, shows the current condition of the house at 92 Pequot.



92 Pequot Avenue – Photos provided by the current owner show removal of the exterior cladding ca. 1985.

92 PEQUOT AVENUE FIREPLACES



92 Pequot Avenue – Current image of Greek Revival-style mantle in first story parlor. Added by Bulkley's c. 1830.



92 Pequot Avenue – Earlier Federal mantle, which is still in place. *(Photo from owner)* Probably installed by Wm. Dimon c. 1816.



92 Pequot Avenue, original hearth with bake oven and wood storage behind paneling. *(Photos from owner)*



122 Pequot Avenue, built c. 1835 as home for Walter Bulkley's mother-in-law, Mary Smith.

Original fireplaces inside include parlor (above right) and former kitchen with bake oven (below right).

(Photos by David Parker)

132 Pequot (*right*) and 142 Pequot (*below*)
were both erected in 1887 by George
Northrop to accommodate craftsmen for
his successful construction firm.

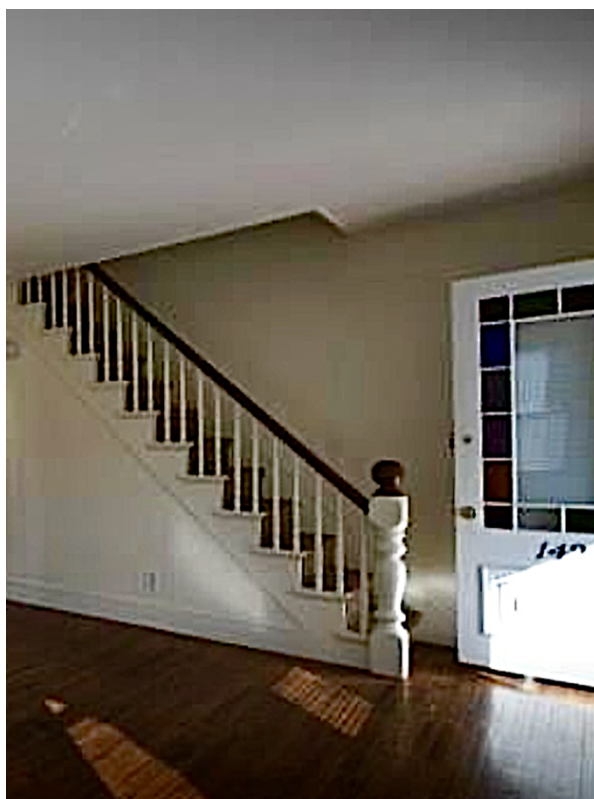
(Photos by David Parker)





156 Pequot Avenue. Built c. 1867 by Northrop Brothers as home for George Elmore and Margaret Northrop. House retains its original and exterior doors, woodwork, and staircase.





Both 142 and 170 Pequot have similar Queen Anne massing and details, including their “L-shaped” porches with Northrop’s signature “star” brackets. Note decorative colored glass border on the front door (*left*) and dormer (*right*) and their identical staircases.



Pequot Avenue streetscape (above) depicts George Northrop's c. 1867 dwelling, flanked by homes constructed for his craftsmen and their families—the artisans responsible for a majority of Southport's most significant structures.

Contemporary newspaper accounts document the Queen Anne residence at #170 Pequot (*photo right*) as the home of Northrop's foreman, J. A. Wakeman.

