

United States Department of the Interior
National Park Service

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.

1. Name of Property

Historic name: Stafford Springs Historic District

Other names/site number: _____

Name of related multiple property listing:

N/A

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

2. Location

Street & number: E Main St, Furnace Ave, Main St, Highland Ter, River Rd, Silver St, Spring St

City or town: Stafford State: Connecticut County: Tolland

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property _ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Applicable National Register Criteria:

___A ___B ___C ___D

_____ Signature of certifying official/Title:	_____ Date
_____ 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	

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
 determined eligible for the National Register
 determined not eligible for the National Register
 removed from the National Register
 other (explain:) _____

Signature of the Keeper

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>77</u>	<u>11</u>	buildings
<u>2</u>	<u> </u>	sites
<u>4</u>	<u> </u>	structures
<u>2</u>	<u> </u>	objects
<u>85</u>	<u>11</u>	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- DOMESTIC/single dwelling, multiple dwelling
- COMMERCE/TRADE/business, financial institution, specialty store
- GOVERNMENT/city hall, post office, courthouse
- EDUCATION/school
- RELIGION/religious facility
- RECREATION AND CULTURE/theater/monument/marker
- INDUSTRY/manufacturing facility
- LANDSCAPE/park
- TRANSPORTATION/rail-related/road-related

Current Functions

(Enter categories from instructions.)

- DOMESTIC/single dwelling, multiple dwelling
- COMMERCE/TRADE/business, financial institution
- GOVERNMENT/city hall, post office, courthouse
- RELIGION/religious facility
- RECREATION AND CULTURE/theater/monument/marker
- INDUSTRY/manufacturing facility
- LANDSCAPE/park/forest
- TRANSPORTATION/road-related

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7. Description

Architectural Classification

(Enter categories from instructions.)

MID-19TH CENTURY/Greek Revival

LATE VICTORIAN/Gothic, Italianate, Queen Anne, Stick/Eastlake, Romanesque,

LATE 19TH AND 20TH CENTURY REVIVALS/Colonial Revival/Tudor

Revival/Neoclassical

MODERN MOVEMENT/Art Deco

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

foundation: Stone, concrete, brick, cobblestone, concrete block

walls: Brick, stone, wood, metal, vinyl

roof: Asphalt, ceramic tile, sheet metal

other: Polished granite

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and non-contributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Stafford Springs Historic District is located in the Town of Stafford, Tolland County, Connecticut and comprises the town's historic commercial, civic, and industrial core at the village of Stafford Springs. The district includes 163¹ acres that encompass the village's half-mile-long downtown, three industrial mill complexes (one of which still produces woolen fabric in 2024), a nineteenth-century residential subdivision, and an endowed public park. A total of 85 contributing resources are categorized as contributing, including 77 buildings, four structures, two sites, and two objects along with 11 non-contributing buildings. The district stretches from East Main Street (at Willington Avenue) to Main Street, encompassing Haymarket Square and Warren Memorial Town Hall. It extends from 1 Main Street to the intersection of West Main Street and Tolland

¹ The total area inclusive of the forested portion of the parcel at 21 Hyde Park Road.

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Avenue. It is bounded by West Main Street (at No. 16), by Tolland Avenue (Main Street to Hyde Park Road), and by Spring Street, marking Hyde Park's eastern end. Furnace Avenue (Main Street to Silver Street) is part of the historic district, including a jog up High Street. Located along State Route 32 south of Main Street is the former industrial site at 2 River Road and the industrial building at 14 River Road. Also south of Main Street are Hyde Park Road and Highland Terrace in the vicinity of Hyde Park.² The district has had minimal infill and retains its appearance and feeling as a nineteenth through early twentieth century downtown.

Narrative Description

Setting and Overview

The Town of Stafford, located in Tolland County, Connecticut, encompasses around 60 square miles in the Eastern Uplands geographic region of the state. Its rural setting boasts rolling hills, forests, and farmland, with population centers stemming from water-powered manufacturing in the nineteenth and twentieth centuries, particularly evident in Stafford Springs, West Stafford, and Stafford Hollow/Staffordville. Among the town's seven villages, Stafford Springs stands out as the central hub, bordered by the Middle and Willimantic Rivers and featuring a railroad that passes through the village along the watercourses. It hosts the sole downtown core, forming the focus of the Stafford Springs Historic District. This district emphasizes the commercial, civic, and adjacent industrial areas, excluding the historical residential zones. The exception is the Highland Terrace, a nineteenth-century subdivision established by a former mill owner. Stafford Springs Historic District is a cohesive collection of properties that represents a continuous narrative of development in the period of significance, setting it apart from the other population centers and villages in the town. Stafford Springs was named for its natural mineral springs, which attracted indigenous people and settlers to the area. Resources extant in the district directly associated with commercial/tourist development of the springs during the nineteenth century are limited to the spring itself and the Mineral Springs Company office.

² The cardinal directions given are not precisely aligned with compass points but are simplified for easy understanding.

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Within the district, mills and industrial buildings characterize the areas along Furnace Avenue and the Middle River (Photo 10), while commercial and mixed-use buildings characterize the Main Street corridor (Photos 40 & 47). Immediately to the south of Main Street is the Middle River and Hyde Park, the latter forming a basin below the high-style residential development of Highland Terrace. The houses along Highland Terrace have a view of most of the commercial downtown area from its heights. The historic streetscapes vary in width, from over fifty feet wide on Main Street near Haymarket Square, to less than twenty feet wide along Highland Terrace and Hyde Park. The commercial properties along Main Street and the mills on Furnace Avenue are positioned at or relatively close to the street upon which they face, creating a close up and outward-facing presentation of the economic growth during the period of significance. One exception is the American Sleeve Bearing factory at 1 Spring Street, located below Main Street along the north bank of the Middle River. The residences in the district, particularly along Highland Terrace, have only slightly deeper setbacks, except for 14 and 20 Highland Terrace.

From east to west, the district boundary includes a portion of East Main Street from Willington Avenue west to Main Street and runs west along both sides of Main Street for roughly four blocks from 1 Main Street (Haymarket Square; Warren Memorial Town Hall) to where Main Street forks into West Main Street and Tolland Avenue.³ From north to south, the district is bounded by several streets: by West Main Street (from Main Street north to 16 West Main Street), by Tolland Avenue (between Main Street and Hyde Park Road), and by Spring Street, which demarcates the eastern end of Hyde Park. The district also includes Furnace Avenue from Main Street north to Silver Street, with a short jog to the west up High Street.

Outside of the district boundary, north of Main Street, the topography rises steeply to a densely developed residential neighborhood, creating a thematic and visual delineation from the commercial area below. To the north of the American Woolen Company's Warren Woolen mill complex, Furnace Avenue consists of residential houses that are either recently constructed or have experienced significant alterations. To the east of the district is another, more gradual, change in

³ Also referred to as Park Street in other sources. Tolland Avenue is used in the official real property records and therefore this document.

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topography and a more high-styled residential neighborhood, which is distinct from the commercial and civic downtown area in terms of density and building typology. It was not conceived of and promoted by one person as a focused residential development as Highland Terrace had been. To the south and west of the district are natural boundaries formed by large forested areas and portions of the Middle River.

Stafford Springs Village Historic District Data Table⁴

⁴ Building dates were determined using articles from *The Press* available through online repositories Newspapers.com and Chronclingamerica.loc.gov, records of the town of Stafford Clerk's Office, records of the Stafford Historical Society, and historic map review.

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Map No.	Parcel ID	Street No.	Street Name	Year Built	Name (Historic or Current)	Description	C/NC*	Photo No.
1	09013134-51/4	1	Silver Street	1860	N/A	One-and-one-half-story tenement house	1 C	3
2	09013134-50/28	29	Furnace Avenue	1862	Warren Woolen Company, aka American Woolen Co.	Mill complex of three distinct buildings	3 C	1, 2, 5
3	09013134-51/5	5	Silver Street	1860	N/A	Two-and-one-half-story tenement house	1 C	4
4	09013134-51/7	28	Furnace Avenue	N/A	N/A	Vacant Lot	0	5
5	09013134-51/10	22	Furnace Avenue	1929	N/A	Two-story duplex	1 C	7
6	09013134-51/14	18	Furnace Avenue	1890	N/A	Two-and-one-half-story tenement house	1 C	9
7	09013134-51/11	20	Furnace Avenue	1929	N/A	Two-story duplex	1 C	8
8	09013134-50/	-	Furnace Avenue	ca. 1855	Warren Upper Mill Pond, Dam & Raceway	A site consisting of two masonry dams, a reservoir and raceway channel	1 C (structure)	98
9	09013134-51/14	18	Furnace Avenue	N/A	N/A	Vacant Lot	0	N/A
10	09013134-51/116	21	Furnace Avenue	1922	American Woolen Company Middle Warehouse	One-story brick industrial building	1 C	11
11	09013134-51/38	8	Furnace Avenue	1841	Granite Cotton Mill Company, aka Central Woolen Company, aka Cyril Johnson Woolen Company, aka Loro Piana, American Woolen Company	Mill complex consists of four distinct buildings	4 C	15, 16, 17
12	09013134-51/115	17	Furnace Avenue	1922	Stafford Auto Company, aka Gary Transportation	One-story brick former automobile service building	1 C	12

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					Company, aka Connecticut Motor Transportation Company, aka Short Line Inc., aka Squire's Pontiac Company, aka Superior Ambulance			
13	09013134-51/114	13	Furnace Avenue	1893	Orchardworks, aka Kingsbury's Block, aka Tito's Restaurant, aka Inspiration Station	Two-story brick commercial building with an Art Nouveau facade	1 C	13
14	09013134-51/113	5-7	Furnace Avenue	1893	The Press Building	Two-story brick commercial building with a decorative brick cornice	1 C	14
15	09013134-51/117	30	East Main Street	1907	Stevens Hardware Company	Two-story Queen Anne-style commercial building	1 C	21
16	09013134-51/110+112	14	East Main Street	1966	Yost Building, aka United States Post Office	One-story brick Mid 20 th c. Modern building	1 C	20
17	09013134-51/109	2-8	East Main Street	1888	Johnson's Block, aka Tonon's Block	Two-story brick commercial block with Art Deco elements	1 C	19
18	09013134-51/39	2	Furnace Avenue	1928	Stafford Savings Bank	A two-story Neoclassical bank building	1 C	18
19	09013134-51/40	3	Main Street	1878	Stafford Springs Congregational Church	A one-story, cross-gable stone Gothic Revival-style church	1 C	52
20	09013134-51/107	13	East Main Street	N/A	N/A	Vacant Lot	0	N/A
21	09013134-51/108	1	East Main Street	N/A	N/A	Vacant Lot	0	N/A
22	09013134-70/36	8	Church Street	1866	First United Methodist Church	Two-story Italianate-style church	1 C	22
23	09013134-51/41	5	Main Street	1976	Parish house	One-story brick commercial building	1 NC	50

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24	09013134-51/41.1	7	Main Street	1895	Willington Financial Services	One-story brick Italianate commercial building	1 C	49
25	09013134-51/46	29	Main Street	1870	Ocean Asian, aka Marty's Hardware Store	Two-story wood commercial building	1 C	44
26	09013134-51/47	31	Main Street	N/A	Haymarket Common	Vacant Lot	0	41
27	09013134-51/44	21	Main Street	1908	Rustology, aka Stafford Fruit Company, aka Friedrich's Jewelry Store, aka McCormick Drug Company	A two-story brick commercial building	1 C	45
28	09013134-51/43+42	19	Main Street	1870; 1991	Stafford House of Pizza	A modern commercial building consisting of two volumes; a two-story and a one-and-one-half-story portion	1 NC	46
29	09013134-/-	-	Main Street	1894	Holt Memorial Fountain	An oval-shaped granite fountain	1 C (object)	53
30	09013134-51/49	39	Main Street	N/A	Haymarket Common	Vacant Lot	0	41
31	09013134-51/52	45	Main Street	N/A	Haymarket Common	Vacant Lot	0	41
32	09013134-51/53	49	Main Street	N/A	Haymarket Common	Vacant Lot	0	41
33	09013134-51/54	59	Main Street	N/A	Haymarket Common	Vacant Lot	0	41
34	09013134-51/103	1	Main Street	1922	Warren Memorial Town Hall	Three-story red brick Neoclassical building	1 C	54
35	09013134-51/55	63	Main Street	1841	Preston Parkess House, aka Spellman House	One-and-one-half-story Greek Revival-style house	1 C	38
36	09013134-70/46	75	Main Street	1900	Palace Theater	Three-story brick theater building	1 C	35
37	09013134-70/45	69	Main Street	1860	Speer's Capitol Confectionery	Brick commercial facade attached to a front gable house	1 C	36

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38	09013134-51/86	6-8	Main Street	1900	Ice Cream Depot	One-story commercial building	1 NC	48
39	09013134-70/47	81	Main Street	1910	Arizona Building, aka Arizona Restaurant, J&D Pizza, Pub & Grill	Three-story buff brick commercial building	1 C	33
40	09013134-51/87	2	Main Street	1893	Stafford Police and CT State Trooper Station, aka New London, Willimantic, & Palmer Railroad depot	One-story brick Richardsonian Romanesque-style railroad depot	1 C	51
41	09013134-51/86.1	24	Main Street	N/A	N/A	Vacant Lot	0	47
42	09013134-70/48	83	Main Street	1900	Garvais Building, aka Belanger's Shoe Store	Two-story, one-bay brick commercial building	1 C	33
43	09013134-51/102	1	Main Street	N/A	N/A	Vacant Lot	0	N/A
44	09013134-70/52	91	Main Street	1900	N/A	Two-story frame commercial building	1 C	28
45	09013134-70/53	95	Main Street	N/A	N/A	Vacant Lot	0	28
46	09013134-70/49	85	Main Street	1933	N/A	Two-story brick commercial building with modest Colonial Revival details	1 C	31
47	09013134-70/50	87	Main Street	1928	Worker's Cooperative Union Inc.	Two-story brick commercial building	1 C	29
48	09013134-70/54	99	Main Street	1880	N/A	Three-story gable roof apartment house	1 NC	27
49	09013134-70/51	89	Main Street	N/A	N/A	Vacant Lot	0	28
50	09013134-51/62	42-46	Main Street	1870	Warren Block, aka Stafford Coffee Company/Stafford Academy of Dance	Two-story Late Victorian Gothic-style brick commercial building	1 C	43

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51	09013134-70/25	10	West Main Street	1845	N/A	One-and-one-half-story Greek Revival-style house	1 C	23
52	09013134-70/57	103	Main Street	N/A	N/A	Vacant Lot	0	N/A
53	09013134-51/61	52-54	Main Street	1925	Happy Nails	One-story commercial building	1 C	42
54	09013134-51/60	58	Main Street	1890	ESP Pottery/Artisans at Middle River, aka Baker's New Brick Block	A one-story Italianate commercial building	1 C	39
55	09013134-51/88	1	River Road	1952	Yankee Upholstery	One-story storefront commercial building	1 NC	56
56	09013134-51/101	1	Main Street	N/A	N/A	Vacant Lot	0	N/A
57	09013134-51/59	64	Main Street	1890	N/A	One-story Italianate commercial building	1 C	39
58	09013134-51/58	68-70	Main Street	1915	Bidorini Building, aka Stafford Cidery, aka Local Vibe	Two-story brick commercial building	1 C	37
59	09013134-/-	-	Spring Street	1912	Christopher Allen bridge	Granite segmental arch bridge	1 C (structure)	80
60	09013134-51/57	76	Main Street	1860	Kaba House	Greek Revival-style house converted to mixed use	1 C	34
61	09013134-51/85	4	Spring Street	1930	Sunoco Gas Station	One-story brick gas station	1 NC	60
62	09013134-70/24	6	West Main Street	1845	N/A	One-and-one-half-story Greek Revival-style house	1 C	24
63	09013134-51/56	86	Main Street	1860	N/A	Two-story Greek Revival-style house with a one-story brick storefront and second-story porch addition	1 C	32
64	09013134-51/89	2	River Road	1897	B.P. Cooley Co. Plant and Die House	Brick industrial complex consisting of a building of two brick buildings	2 C	57

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65	09013134-70/58	90	Main Street	1915	Hudson Garage Company, aka McKinney Construction Company	One-story concrete automobile showroom	1 C	30
66	09013134-51/	-	Middle River	1845	Middle River Bulkhead	A continuous granite retaining wall along the Middle River as it passes through the village of Stafford Springs	1 C (structure)	59
67	09013134-70/23	1	Tolland Avenue	1868	N/A	A two-story Greek Revival-style house	1 C	26
68	09013134-51/63	5	Spring Street	1889	Stafford Historical Society Museum, aka Mineral Springs Company Office, aka Arba G. Hyde Memorial Library	A one-and-one-half-story brick Eclectic/Romanesque Revival-style building	1 C	61
69	09013134-51/63	-	Spring Street	18 th – 20 th c.	Mineral Springs	Natural spring covered by a hexagonal well structure ⁵	1 (site)	62
70	09013134-51/84	9	River Road	1880	Shamrock Coin & Laundry, aka Torrent Company Fire Department	Highly modified, two-story house	1 NC	94
71	09013134-51/90	10	River Road	N/A	N/A	Vacant Lot	0	N/A
72	09013134-51/64	7	Spring Street	1878	Grace Episcopal Church	One-story, wood Stick-style church	1 C	63
73	09013134-70/82	-	Hyde Park	1924	Soldiers' Monument	Granite Art Deco-style Civil War monument	1 C (object)	82
74	09013134-70/060+59+61	1	Spring Street	1916	Stafford Worsted Company, aka Linatex Corporation of America, aka American Sleeve Bearing	Three-story brick industrial building	1 C	83, 65
75	09013134-51/91	10	River Road	1990	N/A	One-story brick modern gas station/convenience store	1 NC	95

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⁵ The mineral spring below the well cover is a potential archaeological site.
Use dates to precolonial era.

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76	09013134-51/65+66	15	Highland Terrace	1893	R.S. Hicks House, aka Grace Episcopal Church rectory	Two-story modest Queen Anne-style house and freestanding garage	2 C	66
77	09013134-51/83	8	Spring street	1966	Hobbs Medical	A one-story vinyl-clad building	1 NC	96
78	09013134-51/82	14	Highland Terrace	1936	Cobble Knoll	A one-story Craftsman-style bungalow	1 C	64
79	09013134-51/93	0	River Road	N/A	N/A	Vacant Lot	0	N/A
80	09013134-70/060+59+61	-	Spring Street	1845	Chelsea Pond & Dam	Masonry dam, a reservoir and raceway channel	1 C (structure)	93
81	09013134-51/94	14	River Road	1930	Fabyan Brothers River Mill, aka Hyde Enterprises, LLC	One-story, long and narrow brick industrial building	1 C	96
82	09013134-51/80	20	Highland Terrace	1912	Faulkner House	One-story Craftsman-style house	1	67
83	09013134-70/82	-	Hyde Park	1872	Hyde Park Landscape	Designed landscape, featuring baseball diamonds, gravel paths, a paved roadway, forested areas, tennis courts, the Soldiers Monument, a sulfur spring well, and a steep uphill grade upon which sits the decommissioned Witt Intermediate School	1 C (site)	59, 65, 81, 84
84	09013134-51/79	28	Highland Terrace	1870	W.P. Bidwell House	Two-story Italianate house	1 C	68
85	09013134-70/81	5	Hyde Park Road	1899	N/A	One-and-one-half-story Queen Anne-style house	1 C	90
86	09013134-51/78	34	Highland Terrace	1881	N/A	Two-story Stick-style house and garage	2 C	69
87	09013134-70/81.1	7	Hyde Park Road	1959	N/A	Two-story rectangular building clad in vinyl	1 NC	91
88	09013134-51/77	38	Highland Terrace	1874	J.J. Ellis House	A two-story Italianate house and a carriage house	2 C	70

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89	09013134-51/76	42	Highland Terrace	1929	N/A	One-and-one-half-story Tudor Revival-style brick house; Stick-style carriage house	2 C	72
90	09013134-51/75	46-48	Highland Terrace	1884	N/A	Two-story, two-family Stick-style house	2 C	71
91	09013134-70/82	-	Hyde Park	1938	Stafford High School, aka Witt School	Two-story Art Deco-style school building	1 C	85, 88
92	09013134-51/74	52	Highland Terrace	1878	N/A	Two-story Italianate house	1 C	73
93	09013134-51/73	56	Highland Terrace	1878	N/A	One-and-one-half-story house updated with a faux truss	2 C	74
94	09013134-51/72	60	Highland Terrace	1879	N/A	One-and-one-half-story vernacular front-gable house	1 C	75
95	09013134-51/71	64	Highland Terrace	1879	N/A	One-and-one-half-story front-gable house with decorative vergeboard	1 C	76
96	09013134-67/12	21	Hyde Park Road	1885; 2000	Stafford Family Services	Two-story house is connected via a two-story hyphen to a two-and-one-half-story addition	1 C	86, 87
97	09013134-51/70	68	Highland Terrace	1879; 2012	N/A	One-and-one-half-story vernacular house	2 C	77
98	09013134-51/69	72	Highland Terrace	1892	N/A	One-and-one-half-story Stick-style house	1 C	78
99	09013134-51/68	78	Highland Terrace	1892	A.W. Walker House	Two-story, multi-gable Queen Anne-style house with modern garage	1 C 1 NC	79

*Contributing (C) properties are those that contribute to the historic significance of the district. Non-contributing (NC) properties do not contribute to the qualities of the district, which qualify it for National Register designation. Non-contributing properties may be outside the period of significance, substantially altered, or be unassociated with the historical themes identified as important for this nomination. All resources listed in the table are buildings, except where noted.

Contributing Buildings

Church Street

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8 Church Street

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**First United Methodist Church, 1866 (one contributing building), rear addition, ca. 2000;
steeple repair, 1958**

This two-story Italianate-style church consists of a main volume and a one-story rear addition and is clad in wood clapboard siding and some vinyl veneers (Photo 22). The façade (south elevation) features a monumental temple motif, with a central doorway, trabeated surround, full-height quoined pilasters, an entablature and denticulated cornice. The entrance consists of a pair of four-panel wood doors with a wide wood-paneled transom above. The classical door surrounds feature flat Doric pilasters and a flat bracketed cornice that also serves as the sill for the windows above. A pair of twelve-over-twelve, round arch windows are set within a classical surround topped by a circular window with six light divisions. The windows are paired by flat Doric pilasters. A semicircular arch springs from the pilaster capitals to complete the arched surround. This entire central bay projects slightly from the facade with pilasters at each corner. Above the entablature is a gable-on-hip roof from which the square bell tower rises. The bell tower features a stepped base and shaft, the latter featuring double arched louvered vents on each side. Simple brackets decorate the four-sided steeple above, which is topped by a copper ornament. The main church volume steps back further from the facade and features five bays on the east and west elevations. The south bay is located on the side of the facade projection, and features three six-over-six, double-hung segmental arched windows arranged vertically. On the sanctuary, fenestration includes single and paired six-over-six, double-hung windows on the first story with flat segmental arch surrounds, and tall, narrow pairs of 18/18, double, hung round arched windows on the second. The rear volume has four bays on each side and features similar six-over-six windows on the first story, and pairs of four-over-four windows on the second. A recessed first-story secondary entrance is located on the north elevation of this volume, along with a two-story cross gable featuring a nearly full-height round arch window with false muntins. The north elevation features three bays, and a recessed entry slightly below grade.

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East Main Street

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2-8 East Main Street (parcel address is 4 East Main Street)

Johnson's Block, aka Tonon's Block (one contributing building), 1888; renovated after fire, 1933

This two-story brick commercial block features Art Deco stylistic elements resulting from remodeling after a fire (Photo 19). The first-story façade (south elevation) features three storefront bays, bookended by small half-bays. At the west end, the bay is set at a slightly oblique angle. Storefronts consist of large display windows with metal muntins, recessed entrances, brick kick plates, and are topped by sign bands. A line of rowlock bricks delineates the first and second stories. On the west elevation are four bays separated by flat brick pilasters that taper into the wall above the first story. The brickwork on the first story is polychromatic, with painted black horizontal bands and a pattern of painted bricks in the segmental arched lintels. Fenestration consists of one-over-one, double-hung metal windows. First-story windows are set in arched openings with voussoir lintels and stone sills, while the second-story windows are in flat surrounds with soldier course lintels and stone sills. The flat roof line features floating Art Deco capitals between each bay. The building has metal coping.

14 East Main Street

United States Post Office, aka Yost Building (one contributing building), 1966

The façade (south elevation) of this one-story brick Mid-Twentieth-Century Modern-style building features three bays consisting of a long central bay flanked by two projecting square wings (Photo 20). The east wing roof steps up at the halfway point above the central bay. Fenestration includes one-over-one, double-hung metal windows alone or in pairs set in flush brick surrounds with projecting rowlock sills, and a rectangular window of architectural glass block on the central bay. Two full glass door entrances are set next to fixed windows. Raised metal lettering is on the west wing with the words "United State Post Office Stafford Springs Connecticut 06076". The flat rooflines terminate in metal coping.

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Stevens Hardware Company (one contributing building), 1907

The façade (south elevation) of this two-story Queen Anne-style commercial building features a storefront with large display windows, a recessed entrance accessed by stone steps, and blind kick plates and is finished in a galvanized iron veneer (Photo 21). Fenestration consists of one-over-one, double-hung vinyl windows. A deeply recessed secondary entrance is located to the west. A wide frieze band ornamented with a swag and pinecone motif and side brackets separates the first from the second story. The second story features two three-sided oriel windows incorporated into friezes at the top and bottom. The oriel windows are topped by metal hipped roofs with gentle sweeps. A frieze runs across the top of the windows with brackets at each end of the wall. The roof cornice features another wide frieze with molding, and diamond designs in the spaces between brackets behind a high flat parapet. The side elevations are relatively unadorned, with the west elevation flush with the concrete bulkhead along the Furnace Brook below, and the east elevation featuring a second-story covered porch. Windows on the east elevation have wide concrete surrounds. The metal gable roof steps down slightly at the rear volume of the building.

Furnace Avenue

2 Furnace Avenue

Stafford Savings Bank (one contributing building), 1928

Architect: Thomas Marriot James Company

This two-story Neoclassical-style bank building is constructed of brick and Indiana limestone, and is set upon a polished granite foundation (Photo 18). The brick is set in a modified American bond, with full headers every fourth course. The façade (east elevation) features three bays within a shallow, full-height limestone temple portico, flanked by flat corner bays. The central bay of the first story consists of a pair of full glass double doors topped by a rectangular transom, set within a trabeated stone surround. The entrance is flanked by metal casement windows with six divided

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lights, with soldier course lintels and stone sills. The second story metal windows consist of tall arch windows with awning sash sections and stone keystones. This arrangement is set with the portico which features Ionic columns and square pilasters rising to the entablature. The words “Stafford Springs Savings Bank” are debossed on the frieze which is topped by the temple pediment. The corner bays are blank except for decorative rectangular stone relief panels at the second story level, featuring heraldry (shields or banners) and festooning (wreath or garland). The north and south elevations feature similar fenestration patterns and include a rear volume of two additional bays with six-over-six, double hung metal windows with flared stone lintels and stone sills. The cornice features full perimeter bracketing and denticulation, topped by a flat parapet.

5-7 Furnace Avenue

The Press Building (one contributing building), 1893; garage door installed, ca. 1920

This two-story brick commercial building, is set in an American, or common bond (Photo 14). Fenestration consists primarily of one-over-one, double-hung vinyl windows in flat wood surrounds. On the façade (west elevation) the windows and doors have rusticated, flat stone lintels and sills, while those on the north and south elevations have voussoir lintels in segmental arches. The facade features four bays on the first story, with an overhead door at the north bay. There are two entrances on the first story, consisting of slightly recessed panel doors accessed via stone steps, both flanking a partially infilled display window with wood paneling and a sliding sash window. The second story of the facade has five windows. Above the windows is a stone embossed with the words “The Press”. The cornice is decorated with sawtooth brickwork, and inverted triangle corbelling. Square brick turrets at each corner taper inward to the exterior wall and are topped with semicircular stone elements.

8 Furnace Avenue

Granite Cotton Mill Company, aka Central Woolen Company, aka Cyril Johnson Woolen Company, aka Loro Piana, American Woolen Company (four contributing buildings, one parcel), 1841; additions, 1900; weave mill, 1919; support buildings, 1989

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This mill complex consists of four distinct buildings, including two large mill buildings with additions and extensions, and two ancillary support buildings (Photo 10).

Original “Main” Mill

The main mill is a four-story mill loft constructed of granite block walls in coursed ashlar. Brick additions are attached to the east and west, each projecting from the southern end (Photo 16 & 17). A secondary two-story addition with a glass monitor roof extends south from the west addition. Fenestration is primarily six-over-six double-hung vinyl windows, although the fenestration of the third story on the façade (east elevation) is wood. There are metal sash windows on the south elevation of the stone building and the west addition. The stone building has a low-pitched side gable roof. The east addition faces the street to the east, and acts as a facade. Windows on this volume have segmental arch openings with voussoir brick lintels and stone sills. The east volume has six bays on each visible elevation. At the first story, a central entrance occupies two bays and features a recessed, full glass entrance, topped by a stone with the words “American Woolen Company” in raised metal letters. This volume terminates in a flat parapet with flared ends that taper into the wall. Raised brick bands form a wide frieze and the entire parapet has stone coping.

Weaving Mill

The weaving mill is a three-story, 20-bay-wide, pier-and-spandrel brick mill loft (Photo 15). Two-story gable roof buildings are attached at each end of the building. The façade (east elevation) has a set of double glass and metal doors at the southernmost bay, which serves as an entrance, and is topped by a slightly recessed spandrel within which is a small stone panel with the date “1919” debossed in it. The bay to the north features a tall loading bay door. At the tenth bay from the south is a secondary overhead door. Fenestration consists of large metal sash windows with central hoppers, soldier course lintels, and concrete sills. The two southernmost bays feature stepped roof lines. The building terminates in metal coping. Of the attached gable roof building attached to the main volume, the one to the north is part of an earlier addition to the original building but has been reduced in size. It features three bays on the facade with twelve-over-twelve, double-hung metal arched windows. The central bay on the first story consists of a pair of wooden loading doors.

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Similar fenestration repeats on the north elevation, with some infills, all with voussoir brick lintels and stone sills. The building to the south features similar fenestration on the first story, and has a concrete loading dock on the south elevation, connecting it to the 1841 volume. The second story is clad in vinyl siding, and features one-over-one, double-hung vinyl windows in flat vinyl surrounds.

Support buildings

The two support buildings at the rear of the complex consist of a one-story brick mechanical building on a concrete base, and a large metal pole barn.

13 Furnace Avenue

Orchardworks, aka Kingsbury's Block, aka Tito's Restaurant, aka Inspiration Station (one contributing building), 1893

The two-story brick commercial building (Photo 13) is set on a stone foundation and features an exuberantly detailed Art Nouveau-style metal façade (west elevation). The first story storefront consists of a recessed entrance at the center, accessed by stone steps, flanked by display windows with blind transoms and wood panel kick plates. One-story pilasters with decorative molding and festooning divide the entrance from the window bays. Each corner features full-height pilasters with the same decorative embellishments, stamped at the bottom with "Mesker Bros. of St. Louis". Above the storefront is a sign band with a molded cornice. The second story features three one-over-one, double-hung vinyl windows with transoms. Each window bay is divided by tapered pilasters with decorative capitals rising to an entablature which doubles as a veneer to a parapet. The entablature features multiple bands of molded cornices and has inverted triangle and cornucopia motifs. Each corner features full-height pilasters with the same decorative embellishments. The side elevations are plainly dressed with windows featuring soldier-course lintels and stone sills.

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Stafford Auto Company, aka Gary Transportation Company, aka Connecticut Motor Transportation Company, aka Short Line Inc., aka Squire's Pontiac Company, aka Superior Ambulance (one contributing building), 1922

This is a long and narrow, one-story, brick, former automobile service building (Photo 12). On the façade (west elevation) former display windows are filled with vinyl siding and fixed windows with false muntins. An arched doorway is located at the center of five bays. A recessed overhead door is at the southernmost bay. The north elevation features 18 bays separated by square brick pilasters. With the exception of the three bays closest to Furnace Avenue that are infilled with vinyl siding, each bay features a large fixed metal sash. Each opening on this elevation has soldier course lintels and concrete sills. The building terminates in a flat roof with metal coping.

18 Furnace Avenue

One contributing building, ca. 1890

The two-and-one-half-story tenement house clad in vinyl siding and a stone foundation is set back from the road behind 20 Furnace Avenue (Photo 9). The symmetrical façade (south elevation) features nine bays. Fenestration consists of one-over-one, double-hung vinyl windows in flat vinyl surrounds. The first story of the facade features a central entrance consisting of a composite replacement door in a simple surround, covered by a shed roof supported by decorative wood piers. The side elevations have three bays each, with two windows at each end of the gable roof. The roof is clad in asphalt shingles.

20 Furnace Avenue

One contributing building, ca. 1929

This two-story duplex on a stone foundation is clad in stucco (Photo 8). Fenestration consists of one-over-one, double-hung vinyl windows in sets of one, two, or three in molded surrounds. The façade (east elevation) is symmetrical. At the center a shed roof porch covers entrances to both

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apartments. Both doors are set in molded surrounds. The wood porch features lattice skirting, square railings and spindles, and tapered columns supporting the stone tile roof. The east slope of the side gable roof features hipped roof dormers clad in stone tiles on the roof and cheeks. The roof is clad in stone tile and interior brick chimneys rise from each end of the ridge.

21 Furnace Avenue

American Woolen Company Middle Warehouse (one contributing building), ca. 1922

Set into the slope of a hill, this one-story, brick, pier-and-spandrel warehouse rests on a concrete foundation (Photo 11). The building's exterior is relatively unadorned. The façade (west elevation) of the building has ten bays and the south elevation has six.. Each bay has one window. The facade has wood casement windows set behind metal security bars, while the south elevation has tall, fixed wood windows with four-light divisions. All windows are set in segmental arch openings with brick lintels and concrete sills. A pair of large wood doors open onto a concrete loading dock in the third bay from the north on the facade. The loading dock is covered by a sheet metal roof supported by metal poles. On the south elevation, a pair of large wood doors in a segmental opening on heavy iron hinges is in the second bay from Furnace Avenue. The door is on the basement level and is at grade due to the slope of the hill. The building terminates in a flat roof with metal coping.

Furnace Brook near Furnace Avenue

Warren Upper Mill Dam and Raceway (one contributing structure), circa 1855

This structure consists of two masonry dams, a reservoir and raceway channel (Photo 98). Both dams are constructed of granite. The upper dam, also known as Warren Pond Dam, and the lower dam, also known as Cyril Dam, each retain portions of Warren Pond. Granite bulkheads line Furnace Brook south of Cyril Dam. A narrow raceway channel leads from Warren Pond parallel to Furnace Avenue and into the mill complex at 29 Furnace Avenue.

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One contributing building, ca. 1929

This two-story duplex sits on a stone foundation is clad in stucco (Photo 7). Fenestration consists of one-over-one, double-hung vinyl windows in sets of one, two, or three in molded surrounds. The façade (east elevation) features mirrored sides. At the center, a shed roofed porch covers entrances to both sides. Both doors are set in molded surrounds. The wood porch has lattice skirting, square railings and spindles, and tapered columns supporting the roof. A three-sided oriel window is on the first story of the south elevation. The east slope of the side gable roof features hipped roof dormers clad in stone tiles on the cheeks. All roofs are clad in asphalt shingles. Brick chimneys rise from each end of the ridge.

29 Furnace Avenue

Warren Woolen Company, aka American Woolen Company (three contributing buildings, one parcel), 1862; office and Worsted Yarn Mill addition, 1883; connecting addition, ca. 1930

This property consists of a mill complex of three distinct buildings, including two large mill buildings connected by a later addition, and an ancillary support building.

Warren Woolen Mill

This four-story stone mill set in a random ashlar is the central volume of the complex, with additions and extensions attached to the north and south (Photos 1 & 2). The building features three visible bays facing Furnace Avenue at the gable end. Fenestration on this volume consists of groups of four wood casement windows set two over two in wide stone surrounds, and six-over-six, double-hung wood windows on either side with stone lintels. At the first story the central bay has a wood door at grade in a wide, flat stone surround. A double-hung attic window features sidelights. The roof has wide eaves and cornice returns.

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A one-story brick section extends from the north end of the stone mill building. It has six bays of twelve-over-twelve, double-hung segmental arch windows. A vertical extension is clad in tar paper and plywood and topped by a low-pitched gable.

Connected to the previous section to the north is a two-story stone building with a side gable roof. This building features three bays on the façade (west elevation). A central doorway in a wide stone surround is flanked by six-over-six, double-hung vinyl windows. All are set beneath a hipped pent roof clad in asphalt shingles. There are no windows on the second story of the facade. The north elevation features windows on each story and a second-story loft door. The gable end is clad in wood clapboards.

To the south of the main volume and connecting to the Worsted Yarn Mill is a three-story Art Deco-style concrete industrial building. A narrow vertical mass is attached to the south elevation of the main mill, with two bays on each side, while most of the massive structure is set back from the road and features five wide bays separated by flat pilasters. This volume features metal industrial windows on the two top stories, while the bottom has been filled by brick. An overhead door is at the first story in the central bay.

Worsted Yarn Mill

South of the Warren Woolen Mill is a three-story brick mill industrial building with some High Victorian gothic decorative elements set in a T-shaped plan (Photo 5). Fenestration consists of fixed industrial windows, twelve-over-twelve, double-hung wood windows, and small casement windows. The south elevation features a basement level entrance at grade due to the slope of the hill, flanked by three window bays on each side. The façade (north elevation) facing Furnace Avenue features 18 bays, with each window projecting voussoir lintels and stone sills. A concrete loading dock is located at the inside corner of the T plan. The roof line features projecting brick window caps that taper down to the wall surface separated by dog tooth patterns. At the north side of this volume is a four-story brick tower with a single bay on the facade. The first story has an overhead door and entrance. Above that is a limestone band. The second and third stories feature tall segmental arch sets of wood doors. The third and fourth stories are separated by a decoratively

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corbelled cornice from which a round arch window springs. Beneath the window is a side stone panel with the words "W.W. Co. 1883." debossed on it. The north elevation features a continuation of the fenestration pattern, and a round arch spandrel at the fourth story with a herringbone and dogtooth brick patterns.

Mill office

This is a one-story brick building with a hipped roof which is set in "front" (west) of the mill complex close to the street (Photo 2). Fenestration consists of pairs of one-over-one, double-hung wood windows with soldier course lintels and stone surrounds. The façade (west elevation) has three bays, with an entrance at the north bay. The entrance is a multilight door in a trabeated wood surround with fluted pilasters and a transom light. The hipped roof features clipped gable dormers with Queen Anne windows and is clad in stone tiles.

Highland Terrace

14 Highland Terrace

Cobble Knoll (one contributing building), ca. 1936

Architect: Frederick H. Gowing

This one-story Craftsman-style bungalow is clad in wood shingles on a foundation dressed with cobblestone (Photo 64). The house is set upon a rise in topography back from the street, and is reached by a long set of stone steps behind retaining walls. Fenestration primarily includes quartets of ten-light casement windows in wood surrounds. The façade (northwest elevation) is symmetrical, and features a distinctive central semicircular patio flanked by front gable wings and covered by an open trellis of exposed joists. The outer sill of the trellis is supported by Doric columns resting on cobblestone bases. The stone patio is reached by a set of stone steps. Inside the patio are a group of French doors in wide wood surrounds. A gable dormer above the patio features a pair of diamond pattern, double-hung windows in a wood surround. The roof is clad in asphalt shingles.

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15 Highland Terrace

R.S. Hicks House, aka Grace Episcopal Church rectory (two contributing buildings), 1893

This is a two-story modest Queen Anne-style house on a concrete block foundation, clad in vinyl siding (Photo 66). Fenestration consists of one-over-one, double-hung wood windows, and also includes single-pane casement windows and small fixed windows. With the exception of the attic windows, all are set in vinyl surrounds. The first story of the three-bay façade (southeast elevation) features a covered porch deck with square wood beams supporting a hipped roof. The porch roof is clad in asphalt shingles and features a clipped gable above the steps. A set of double doors is located beneath the porch roof. A secondary entrance on the southwest elevation is covered by a shed roof with short hips on each side, clad in asphalt shingles. The rear of the house has an exposed basement level due to the steep grade of the hill. The second story facade features a covered porch accessed by a multi-light wood door, set above the first-story entrance. The second story flares out just above the first. The multi-gable roof features clipped gable or jerkinhead dormers with decorative wood siding and wood surrounds for the paired windows. The roof is clad in slate tiles. A one-story, one-bay wood **garage (contributing building)** is sided with clapboards and located to the southwest.

20 Highland Terrace

Faulkner House (one contributing building), 1912

Architect: Frederick H. Gowing

The large one-story Craftsman-style house features a sweeping hipped roof covering a veranda on three sides and is set on a foundation dressed with cobblestone (Photo 67). The house is set upon a rise in topography and the property features several cobblestone landscape features. The plan is rectangular, with seven bays on the façade (northwest elevation), and an eighth stepped back bay to the southwest. The veranda features cobblestone bases topped by Doric columns alone, in pairs, or groups of four which support the roof. Square railings and spindles run between the cobblestone bases. The entrance is located at the center bay of the facade, and is set in a flat wood surround

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with sidelights and panels. Fenestration includes double-hung windows with twelve-over-twelve or diamond pattern sashes. The southeast elevation features a hipped roof port cochere. The asphalt shingle-clad roof features a paired hipped dormer on the facade and large hipped dormers on the side slopes. A cobblestone chimney rises from the southwest slope of the roof. A detached one-and-one-half-story garage is located off the south corner of the house. Landscape features include a round cobblestone planter, and a round cobblestone guardhouse with a conical roof.

28 Highland Terrace

W.P. Bidwell House (one contributing building), ca. 1870

This two-story Italianate house features clapboard siding on a stone foundation. Fenestration consists of one-over-one, double-hung vinyl windows in flat surrounds (Photo 68). The façade (northwest elevation) is symmetrical and is three bays wide and features corner boards at each outside corner. The central bay projects slightly forward and is topped by a cross gable. The first story features a full-width porch with wood railings and spindles, and with Doric columns rising to a wide frieze and a hipped roof clad in asphalt shingles. The entrance features two separate, slightly recessed doors within a single wide and flat wood surround. Each remaining facade bay features two windows. A pair of infilled arch windows is set in the facade gable. The roofline features wide eaves, wood brackets, and cornice returns. Semihexagonal bay windows with flat roofs are on each of the side elevations. Paired attic windows on the northeast elevation are arched, while those on the opposite elevation are flat. The southwest elevation features a one-story, flat-roof addition on the first story, near the rear of the house. The roof is clad in asphalt shingles. Two brick chimneys rise from the ridge of the roof, halfway equidistant from the center.

34 Highland Terrace

One contributing building, 1881

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This two-story Stick-style house features a three-story engaged tower and an enclosed sun porch (Photo 69). The house has a gridwork trim pattern within which the house is clad in clapboard siding and scallop shingles. Fenestration consists of one-over-one, double-hung wood windows, some with wood shutters. A one-story enclosed sun porch on the façade (northwest elevation) features tripartite windows and transom lights around the perimeter. The attic windows feature triangular arches. The cross-gable roofline features decorative turned spindles in the gable screens and Eastlake-inspired patterns in the fascia. The three-story tower is engaged with the north corner of the house, and rises to a pyramidal roof with wide eaves. All roofs are clad in asphalt shingles.

38 Highland Terrace

J.J. Ellis House (two contributing building), 1874

This two-story Italianate house features a cross-gable roof, rests on a stone foundation, and is covered in clapboard siding, with some scallop shingles located on the second-floor skirting beneath bay windows and porches and in the gable ends (Photo 70). Fenestration consists primarily of one-over-one double-hung wood windows, but includes examples of two-over-two arch attic windows, cottage-style windows with Queen Anne top sashes, and eight-pane casement windows. The first-story façade (northwest elevation) features a wraparound porch covered on the facade and enclosed on the southwest elevation, covered by a hipped roof clad in asphalt shingles. The covered porch features a segmental arch above the front entrance, within which is decorative woodwork in a sunburst pattern, top and bottom banisters, and turned wood spindles and porch supports. The enclosed section features single casement windows on the facade portion and pairs along the southwest elevation. Windows are set within flat wood surrounds. The front door consists of a set of wood double doors in a wood surround. Both side elevations feature full-height, three-sided bay windows topped by balconies with short, square banisters. A one-bay enclosed porch on the second story is located above the entrance and features decorative banisters and supports and is covered by a gable roof. The roofline is characterized by wide eaves, wood brackets and cornice returns. The roof is clad in asphalt shingles and features three brick chimneys. A one-and-one-half-story **carriage house (contributing building)** featuring a clipped gable roof and a square cupola is located off the south corner of the house.

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42 Highland Terrace

Two contributing buildings, 1929, carriage barn, 1890

This one-and-one-half-story Tudor Revival-style brick house features half timbering on the upper half-story and attic (Photo 71). Fenestration consists of double-hung vinyl windows with four-over-four and six-over-six divisions of false muntins. Windows are set within flush brick surrounds on the first story, with soldier course lintels and rowlock sills, and flat surrounds incorporated into the half-timbering on the upper half-story and attic. The façade (northwest elevation) features a one-story entrance vestibule projecting slightly from the house with a steep gabled roof matching the upper roof's slope. The entrance is set in an arch doorway with a surround of rusticated stone voussoirs. A rectangular vent is located above the doorway. A one-bay, hipped roof projection on the southwest elevation features a sliding sash window and matches the building's overall brick and half-timbering motif. An engaged brick chimney rises from the west inside corner of the house. The cross-gable roof features a jerkinhead at the southwest gable and a shed roof dormer on the northeast slope. A one-and-one-half-story, two-bay **carriage barn (contributing building)** featuring a gable roof, trim that creates the impression of half-timbering, clapboard siding, and scallop shingles is located southeast of the house. The house and barn are listed in the State Register of Historic Places.

46-48 Highland Terrace

Two contributing buildings, ca. 1884

The two-story, two-family Stick-style house has clapboard siding, and a multi-gable roof on a stone foundation (Photo 72). The façade (northwest elevation) is symmetrical, featuring a central projecting bay of two stories topped by a shed roof, inside corner entrances covered by second-story porches, and a grid-like trim pattern. The fenestration consists of double-hung wood windows of either one-over-one or two-over-two divisions and varying sizes, all set within flat wood surrounds with wood sills. The first- and second-story porches feature decorative wood supports, brackets, and an entablature between the stories. Gable ends feature scallop shingles. The roof is

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clad in asphalt shingles and features three brick chimneys rising from the ridge line. A **garage (contributing building)** is located east of the house.

52 Highland Terrace

Two contributing buildings, ca. 1870

This two-story Italianate house is set in an L-plan with clapboard siding and corner boards. The house features a cross gable roof and is set on an L-plan (Photo 73). The fenestration consists of one-over-one, double-hung wood windows in flat wood surrounds. The façade (northwest elevation) features a one-story covered porch that wraps the inside corner of the L-plan featuring Doric columns supporting a bracketed frieze, lattice skirting, and a roof clad in asphalt shingles. The porch roof includes a gable above the concrete steps on an oblique corner of the porch. The main entrance is located on the north bay of the three-bay facade and is set in a wide wood surround. Pairs of arched windows are located in the facade attic gable and on the second story of the northeast end of the cross gable. The roof line features wide eaves, double brackets, and cornice returns. The roof is clad in asphalt shingles and features two brick chimneys. A one-and-one-half-story, two-bay **garage (contributing building)** is located southeast of the house.

56 Highland Terrace

Two contributing buildings, 1878

This one-and-one-half-story house is set on a stone foundation and is clad in clapboard siding (Photo 74). A covered porch wraps two sides of the first story under a hipped roof which is incorporated into the slope of the gable roof above. The porch is accessed by a set of concrete steps on the façade (northwest elevation) and features a blind balustrade clad in wood shingles, a flat molded railing and tapered square piers. Fenestration consists of one-over-one, double-hung vinyl windows set in flat wood surrounds. The facade features three bays on the first story. The entrance is located on the south bay of the facade and has a flat wood surround. The upper half-story gable window is recessed behind a faux truss, comprised of a wood screen with an arch with a subtle gothic point, clapboard spandrels, and circular details. The asphalt shingle-clad roof features a

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gable dormer on the northeast slope and a wide, shed roof dormer with brackets in the eaves on the southwest slope. A one-story, two-bay detached **garage (contributing building)** with a clipped gable roof and a small vented cupola is located to the rear of the house.

60 Highland Terrace

One contributing building, 1879

This one-and-one-half-story vernacular house is clad in vinyl siding and features a gable roof (Photo 75). Fenestration consists primarily of one-over-one, double-hung vinyl windows. A tripartite picture window is located on the northeast elevation on a one-bay projection. All windows and doors are set in flat vinyl surrounds. The façade (southwest elevation) features an enclosed sun porch and a recessed entrance porch covered by a pent roof clad in asphalt shingles. The upper gable window is partially cut into the pent roof. The entry porch features a single tapered support rising from a side pony wall and is accessed via stone steps. The steep gable roof features a wide shed roof dormer on the northeast slope and is clad in asphalt shingles.

64 Highland Terrace

One contributing building, 1879

This one-and-one-half-story house is clad in vinyl siding, including vinyl imitating scallop shingles in the gables (Photo 76). Fenestration consists primarily of one-over-one, double-hung vinyl windows. The façade (northwest elevation) features a partially open porch that wraps around the northern corner. The porch is accessed via stone steps and features vinyl and wood banister and bracketed supports that rise to the pent roof above. The northeast elevation features a one-bay projection. The upper gable window is partially cut into the pent roof. The steep gable roof features decorative vergeboard common during the late 19th century, along the facade eaves and a wide shed roof dormer on the northeast slope and is clad in asphalt shingles.

68 Highland Terrace

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One contributing building, 1879; porch rebuilt, ca. 2012

This is a one-and-one-half-story vernacular house (Photo 77) clad in vinyl siding, including vinyl imitating shingles on the first story's façade (northwest elevation). Fenestration consists primarily of 6/1, double-hung vinyl windows with false muntins. All windows and doors are set in flat vinyl surrounds. The facade features a full-width porch accessed by concrete steps and which features square supports with decorative veneers that rise to the pent roof above. The upper gable window is partially cut into the pent roof. The steep gable roof features a gable roof dormer on the northeast slope and is clad in asphalt shingles. An **outbuilding (contributing building)** is located to the east of the house.

72 Highland Terrace

One contributing building, 1879

This one-and-one-half-story Stick-style house is clad in vinyl siding (Photo 78). Fenestration consists primarily of one-over-one, double-hung vinyl windows. All windows and doors are set in flat vinyl surrounds. The façade (southwest elevation) features a partially enclosed porch that wraps the facade and northeast elevation. The enclosed portion of the porch features sliding sash windows. The open section of the porch is accessed via concrete steps and features square vinyl-wrapped piers rising from a pony wall to the pent roof above. The upper gable window is partially cut into the pent roof. The steep gable roof features a gable roof dormer on the northeast slope and is clad in asphalt shingles.

78 Highland Terrace

A.W. Walker House (two contributing buildings), ca. 1892

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This two-story, multi-gable Queen Anne-style house features a three-story engaged hexagonal tower (Photo 79). The house is perched on a rise at the top of a hill overlooking the residences of Highland Terrace. The house rests on a stone foundation and is covered in clapboard siding and scallop shingles on the tower, beneath bay windows and porches, and in the gable ends. A covered porch with a hipped roof wraps the façade (northeast elevation) and northwest elevation. The porch features lattice skirting, and decorative top and bottom banisters and bracketed supports. A gable projection above the porch steps features a waffle pattern in the gable. A two-story, three-sided bay window is located on the northwest elevation. Fenestration consists of one-over-one and 1/2 double-hung wood windows, the latter having geometric patterns in the upper sash. A single-pane rectangular window is located in the facade gable. The roof line features a molded cornice and eaves. The roofs on the porch, tower, and house are all clad in asphalt shingles. The tower is topped with a metal lightning rod. A **garage (non-contributing building)** is located southeast of the house.

Hyde Park

Hyde Park (one contributing site), ca. 1872; converted from a privately owned estate to a public park, 1911; band shell, 2018

This public park encompasses approximately 157.8 acres, the majority of which is a heavily forested area to the south and includes extensive hiking trails (Photos 59, 65, 81, 84, 89, 92). About 8.8 acres of the property, clearly visible from the downtown area, is a designed landscape, featuring baseball diamonds, gravel paths, a paved roadway, forested areas, tennis courts, the Soldiers Monument, a sulfur spring well, and a steep uphill grade upon which sits the decommissioned Witt Intermediate School. This hill affords sweeping views of the village core. The park is roughly triangular in shape, with its main entrance to the east at the Christopher Allen Bridge. A paved one-way road (Hyde Park Road) runs downhill from the school to the bridge beneath a steep, narrow strip of parkland that abuts the Highland Terrace residential neighborhood. This roadway is lined by low stone retaining walls and vintage-style street lamps. Along the northern boundary

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is the Middle River and its historic stone bulkhead. Behind the school is a spring-fed duck pond retained by a stone bulkhead.

Soldiers' Monument (one contributing object), 1924

Architect: McGovern Granite Company

Statue design: Frederick Wellington Ruckstull

This large granite Art Deco-style Civil War monument consists of a truncated obelisk topped with a globe surmounted by a bronze eagle (Photos 81 & 82). The obelisk is set upon a stepped and molded pedestal. On the east elevation a secondary pedestal is topped by a bronze figure of a mourning woman in a shroud, carrying a laurel wreath and flowers. The top of the obelisk features engaged torch motifs on each plane, and festooned urns at each corner. The globe rises from the top of the obelisk, with three-quarters exposed and a wide band around its equator. Surmounting the globe is a small, upwardly fluted pedestal above with a smaller bronze globe and eagle are perched.

20 Hyde Park Road

Stafford High School, aka Earl M. Witt Intermediate School (one contributing building), 1938

Architect: Golden, Storrs and Company

The two-story Art Deco-style school building is faced with brick with stone veneers and accents (Photos 85 & 88). The building form is symmetrical and consists of a central pavilion and wings. Each wing projects to the rear (west) of the building. The ground slopes away to the west, so that the basement of the north wing is at grade on the west elevation. Fenestration consists of tripartite

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groups of six-over-six, double-hung wood windows, all set in brick surrounds with soldier course lintels and stone sills. Stairwell and gymnasium windows are metal and have multiple divisions. The façade (east elevation) features a flat stone entablature that includes flat fluted pilasters that rise to carved Art Deco-style carved panel “capitals”. In between the pilasters, the spandrels between the first and second stories consist of dark clinkers. Above the second-story windows, the words “Stafford High School” are set in relief in a sans serif font. Each wing features three bays of windows and slightly projecting pavilions at each end. A stone water table acts as the sill for the first-story windows. Projections on each of the end pavilions feature a vertical corbelled band up the center and are capped with stone below the flat roofline. The north, south, and west elevations are less decorative. However, the west elevation features a basement entrance at grade due to the slope of the hill to the west, and this entrance features evenly spaced, vertical corbelled bands and a stepped parapet roof. The building has metal coping around the perimeter.

5 Hyde Park Road

One contributing building, ca. 1899

This one-and-one-half-story Queen Anne-style house is set upon a small hillock above a stone retaining wall and features an engaged octagonal turret (Photo 90). The house features a stone foundation and is clad in vinyl siding. Fenestration consists of one-over-one, double-hung vinyl windows in flat vinyl surrounds, some with vinyl faux shutters. The façade (east elevation) features a one-story covered porch on the first story. The porch roof is supported by turned wood piers with modestly decorated brackets, and features a slide sweep to its slope and a central gable above the porch steps. A central doorway beneath the porch roof is set in a simple vinyl surround. To the north of the door is a three-sided bay window, and to the south is a pair of windows on a flat plane. Above the porch roof is a multi-gabled roof featuring a dormer with a gable and a flat roof portion. Three sides of the hexagonal turret feature windows. The turret’s steeple roof is clad in asphalt shingles. A large cross gable on the facade features a single window with faux vinyl shutters. The

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north elevation is relatively modest, with one window per bay and a slightly flared wall projection above the first story. The south elevation features a three-sided bay window and a sun porch on the first floor.

7 Hyde Park Road

One non-contributing building, 1959

This is a two-story building clad in vinyl set upon a concrete foundation (Photo 91). Fenestration consists of one-over-one, double-hung vinyl windows in flat vinyl surrounds. The building is rectangular in form and lacks much architectural decoration. From north to south on the first-story façade (east elevation) is an overhead garage door, a pair of double doors, and an entrance all beneath a pent roof. The south elevation features a one-story enclosed porch with groups of windows and a secondary entrance with a low hipped roof. The second story features three bays along the north and south elevations and two bays on the facade. The gable peak is punctured by a square awning window. All the roofs are clad in asphalt shingles.

21 Hyde Park Road

Stafford Family Services (one contributing building), ca. 1885; rear addition, 1994

This two-story house is connected via a two-story hyphen to a two-and-one-half-story addition and is clad in wood clapboards (Photos 86 & 87). The original volume of the house features a rear (west) cross gable and is built into a steep grade so that the basement level is at grade. Fenestration on this volume consists of two-over-two, double-hung wood windows set in modestly molded wood surrounds and covered by bracketed wood awnings. Fenestration on the remaining portions of the building includes one-over-one, double-hung vinyl windows. The façade (east elevation) is symmetrical, the first story featuring a central doorway set in a rectangular, molded surround with sidelights and side panels flanked by windows. The second story features a projecting central bay,

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supported by decorative brackets and covered by a gable roof decorated with Eastlake woodwork. The single-bay north and south elevations feature similar decorative work in the gables. The rear projection features two bays on the first and basement-level stories on the south elevation, and off-center stairway windows on the north. It is connected via a two-story hyphen to the rear addition. On the north and south elevations, the hyphen features recessed entrances with glass panel doors and sidelights, the north side covered by a three-quarter arch. The second story of the hyphen features a three-bay oriel window on the north elevation and a tripartite picture window on the south. The rear addition is largely symmetrical, with two bays on the east elevation flanking the hyphen. A single bay projection on the second story of the south elevation is covered by a shed roof. The roof is clad in asphalt shingles.

Main Street

Holt Memorial Fountain (one contributing object), 1894; reconstructed, 1998

This oval-shaped granite fountain (Photo 53) is located in the center of the roundabout intersection of Main and East Main streets, Furnace Avenue, and River Road (traditionally called Haymarket Square). The fountain rests on a granite planter filled with topsoil and vegetation, and consists of a stadium base with exaggerated semi-circle ends, upon which stand four polished stone columns on tall stone pedestals. The columns are topped with decoratively carved capitals featuring flowers and other vegetation in the Norman style, and support an oval table with a frieze and exaggerated cornice. A water fountain is located at the center of the four columns. Two large and round planters are situated between the columns on the east and west sides. The table is surmounted by a stone eagle perched atop a globe set in an urn with emerging acanthus leaves.

1 Main Street

Warren Memorial Town Hall (one contributing building), 1922

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Architect: E. C. & G. C. Gardner

Warren Memorial Town Hall is a three-story red brick Neoclassical building with a rectangular form with slightly projecting pavilions at each narrow end (Photo 54). The building is largely characterized by decorative elements on the façade (west elevation) and south elevations while being relatively unadorned on the north and east elevations. The building features a raised limestone foundation and water table along the two decorative sides. The facade is three bays wide and symmetrical, featuring a central entrance consisting of glass doors and transoms set within a stone Neoclassical surround with a segmental arch pediment upon which the date of construction is debossed in Roman numerals. The surround is additionally decorated with denticulation, festooning, and brackets. Above the doorway is a two-story arched window with a 16/16, double-hung sash at the center, multi-divided sidelights and arched transom. The bays are separated by full height flat brick pilasters that rise to capitals with floral medallions and egg-and-dart motifs. The central bay is flanked by pairs of one-over-one, double-hung wood windows on the first and second stories, and banks of six six-paned casement windows on the third, all set in wood surrounds. The window motif continues on the north and south elevations at the western bays, and on the easternmost bay of the south elevation only. Above the pilasters is a flat stone frieze topped by flat stone triglyphs with dentils and brick infill. The spandrels are decorated with stone swag, or festooning. The roof line features a stone cornice with a shouldered trefoil center. Between the central pilasters is a stone sign band with the words "Warren Memorial Town Hall" debossed in a serif font. The north and south elevations feature five central bays. The south elevation features two-and-one-half-story rounded arch windows with stone keystones. The north elevation features rounded arch windows in a similar pattern, but the fenestration is more varied, including 3/3, and six-over-six double-hung segmented arch wood windows and rectangular one-over-one windows. All windows feature stone sills and brick lintels. The frieze is continued from the facade as a pair of flat stone bands with festooned stone spandrels above each window. The roof line features molded stone coping on the facade and rear volumes, and flat stone coping on the north and south elevations. A one-story windowless addition is located on the south elevation. A square chimney rises up the north elevation.

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Stafford Police and CT State Trooper Station, aka New London, Willimantic, & Palmer Railroad depot (one contributing building), 1893

This one-story brick Richardsonian Romanesque-style railroad depot building features a long, narrow rectangular plan (Photo 51). Fenestration consists of one-over-one double-hung Queen Anne windows with stone sills and lintels in flush brick surrounds. The façade (north elevation) features a central entrance recessed within an arched vestibule. The metal door is set within a molded wood surround. The overall rectangular plan is accented at the southeast corner by a semicircular bay. The hipped, asphalt shingle-clad roof features wide, overhanging eaves supported by curved brackets. A brick chimney rises from the south slope of the roof.

3-5 Main Street (Two buildings on one parcel)

Stafford Springs Congregational Church (one contributing building), 1878

Architect: Lawrence B. Valk

The Stafford Springs Congregational Church is a one-story, cross-gable stone Gothic Revival-style church featuring an engaged bell tower, a semi hexagonal gable end, and a lower rear cross gable volume (Photo 52). The construction is primarily rough-faced granite with a smooth-faced water table, and accented by horizontal red brick bands. Fenestration consists primarily of stained-glass lancet windows in various groups. The façade (east elevation) and south-facing gable ends feature grouped lancet windows within a larger lancet shaped surrounds above which are smaller arched windows. Horizontal groups of four lancet windows are located on each side of the three-sided cross gable end projecting south. The bell tower is engaged at the inside of the southeast corner and features stepped buttresses on each corner, an open belfry topped with a steep, two-tiered pyramidal roof clad in asphalt shingles. Minarets are located at each corner of the roof and are capped with copper spires. The two tiers are interrupted by a clock with roman numerals facing all

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four directions, and set within a molded surround. The top of the bell tower roof is capped with a copper spire surmounted by a small globe.

Parish House (one non-contributing building), 1976

This one-story brick commercial building features a symmetrical façade (south elevation) with a central entrance consisting of a metal door in a flat metal surround flanked by three recessed bays on each side (Photo 50). Each recessed bay features a one-over-one, double-hung vinyl window set in a partially in-filled opening and concrete sill. The tops of the recessions feature stepped corbelling. The flat roof line features concrete coping. A secondary entrance is located on the east elevation. The remainder of the building is unadorned.

6-8 Main Street

Ice Cream Depot (one non-contributing building), ca. 1940; moved, 1953

This one-story commercial building is clad in aluminum faux-stone siding (Photo 48). The building plan tapers parallel to the adjacent railroad tracks such that the east wall is more than twice as wide as the west wall. The façade (north elevation) is quasi-symmetrical, with a recessed entrance vestibule at the center flanked by two volumes, each of which have recessed central bays. The east volume has a recessed doorway flanked by pairs of flat pilasters and narrow in-filled windows. The west volume features a similar recession in which the doorway has been in-filled by a service window. Each recessed entry is flanked by windows. Fenestration varies across the building, consisting of fixed sash, sliding sash, and one-over-one, double-hung vinyl windows with concrete sills. The building terminates in a metal faux-mansard roof.

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Willington Financial Services (one contributing building), ca. 1895

The façade (south elevation) of this one-story brick Italianate commercial building features two nearly symmetrical historic storefronts featuring recessed entrances, kick plates, display windows, a sign band, and a fully articulated cornice with bracket and molding (Photos 49 & 50). Of the four large window openings along the facade, three have been partially in-filled with wood. The interior cheeks of each entrance feature octagonal windows. The entrances also feature replacement doors topped by square transoms. Flat square pilasters are located at each corner and at the center between the storefronts. The east and west elevations are unadorned brick with no openings.

19 Main Street

Stafford House of Pizza (one non-contributing building), ca. 1870; addition built, 1991

This modern commercial building consists of two volumes; a two-story, one-bay portion with a hip-on-gable roof and a one-and-one-half-story portion with a side gable and gable dormers (Photo 46). The two-story portion to the west features a brick first story with a recessed entry beneath a draped arch with a round peak. A pair of square fixed sash windows are to the east of the entrance and have brick sills. The second story is clad in vinyl and features a sliding sash vinyl window topped by a semicircular light. The hipped roof is clad in asphalt shingles and has a flat top, from which a gable peak rises. This portion is connected to the neighboring building at 21 Main Street via a two-story hyphen, also clad in brick on the first story and vinyl on the second. The hyphen features a secondary entrance of a metal door in a flush surround, and a porch on the second story enclosed with latticework. The volume to the east features two bays, one slightly projecting forward at the east end. Fenestration on the brick-clad first story consists of fixed sash windows with brick lintels and sills. The roof is clad in asphalt shingles and features three gabled dormers with cornice returns, each with a one-over-one, double-hung metal window. A six-panel skylight is located at the west end of the street-facing slope of the roof.

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Rustology, aka Stafford Fruit Company, aka Friedrich's Jewelry Store, aka McCormick Drug Company (one contributing building), 1908

The façade (south elevation) of this two-story brick commercial building features three wood storefronts; one fully intact, one partially in-filled, and one fully in-filled with wood panels (Photo 45). The intact storefront to the east features a recessed entry with a square transom, display windows and paneled kick plates. The partially in-filled storefront to the west features a recessed entry and a fixed sash rectangular window. A secondary entrance is located between storefronts. Each storefront is separated by decorative square pilasters, and the entire collection is topped by a flat and narrow sign band. The second-story features one-over-one, double-hung vinyl windows with flat stone lintels and sills. At the center of the facade above the second story is a stone with the date "1908" embossed. The building features a corbelled cornice with inverted triangles under a frieze band. The building terminates in a flat roof with stone coping. The side elevations are featureless.

29 Main Street

Ocean Asian, aka Marty's Hardware Store (one contributing building), ca. 1870

The two-story wood commercial building features two intact storefronts on the first story with recessed entrances, blind transoms, brick kick plates, display windows, and an articulated cornice with small brackets (Photo 44). A secondary entrance is located to the west. The first story is covered by a narrow asphalt-clad pent roof. The second story features six-over-six, double-hung wood windows in modest wood surrounds and has wood clapboards siding and corner boards. The cornice at the roof line features wood brackets, a Yankee gutter system and a wide paneled sign band that obscures the side gable roof. In addition, a one-story enclosed addition to the building on the west elevation features a stockade fence wall. Additional fenestration on the west elevation includes six-pane casement and one-over-one, double-hung vinyl windows.

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42-46 Main Street

Warren Block, aka Stafford Coffee Company/Stafford Academy of Dance (one contributing building), 1884

The Warren Block is a two-story Late Victorian Gothic-style brick commercial building that is rectangular in plan and situated immediately adjacent to the railroad tracks (Photo 43). Overall, the building fenestration is one-over-one, double-hung metal windows with stone sills, and all windows and doorways are characterized by segmented arches and stone sills. The façade (north elevation) features four intact storefronts on the first story which feature display windows, recessed entrances, paneled kick plates, fluted pilasters, and a molded cornice covered by canvas awnings. The second story features highly decorative brickwork, including square pilasters with corbelled capitals between each window bay, with dog tooth and checkerboard patterns in the spandrels. The cornice is articulated by inverted triangle shapes. The east elevation features a recessed basement entrance and barred basement windows. The first-story features pairs of windows and a slightly projecting lintel with some corbelled brickwork. The south elevation is less exuberant in its brickwork and presents a raised basement level due to the slope of the hill, and all basement level windows are in-filled. The roofline is flat and has metal coping. Eleven brick chimneys rise from the roof.

52-54 Main Street

Happy Nails (one contributing building), ca. 1925

The façade (north elevation) of this one-story commercial building features three storefronts; one long portion with an off-center doorway flanked by two smaller units with centrally-located entrances (Photo 42). The smaller storefronts feature large display windows. The eastern unit has a full transom while the western unit does not. The long, central storefront features slender fluted

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wood pilasters between window panes, as well as a full sign band, and a transom vent above the doorway. The brick kick plates feature rectangular vents. Above the storefronts are surface mounted electrical conduits and lights, and four-square vents above the central storefront. The flat roof has metal coping. The south elevation adjacent to the railroad tracks presents a raised basement level due to the slope of the hill, and most basement level windows are in-filled. Fenestration on this elevation consists of one-over-one, double-hung vinyl windows, some with segmented arch lintels and some with flat lintels, all brick.

58-60 Main Street

ESP Pottery/Artisans at Middle River, aka Baker's New Brick Block (one contributing building), 1885

The façade (north elevation) of this one-story Italianate commercial building features two nearly identical storefronts separated by a flat brick pier (Photo 39). Each wood storefront consists of a recessed entrance, display windows, transom lights, and decorative wood pilasters. The storefronts feature granite stoops and sills. Above a molded cornice the facade features highly decorative brick corbelling, which includes tapered pilasters and recessed spandrels. The cornice is accented by checkerboard, sawtooth and dog tooth patterns. The building terminates in metal coping.

64 Main Street

One contributing building, ca. 1890

This one-story Italianate commercial building is of similar construction to its neighbor at 58 Main Street, but with a different storefront outlay (Photo 40). The façade (north elevation) features a single storefront featuring a recessed central entrance, display windows and transom lights and wood panel kick plates. The storefronts feature granite stoops and sills. It features decorative wood pilasters and square brick piers that rise to a plain wood frieze topped by a narrow pent roof. Above

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the pent roof is highly decorative brick corbelling, which includes tapered pilasters and recessed spandrels. The cornice is accented by checkerboard, sawtooth and dog tooth patterns. The south elevation adjacent to the railroad tracks presents a raised basement level due to the slope of the hill. Fenestration on this elevation consists of one-over-one, double-hung vinyl windows in segmented arches with stone sills. The building terminates in metal coping.

63 Main Street

Preston Parkess House, aka Spellman House (one contributing building), 1841

The Parkess/Spellman House is a one-and-one-half-story Greek Revival-style house with wood clapboard siding built into a steep grade (Photo 38). A one-bay volume extends to the east. Fenestration consists of double-hung wood windows of various light divisions; twelve-over-twelve on the basement level, six-over-six on the first story, and two-over-two on the upper half-story. The façade (south elevation) is three bays wide and features a covered first-story porch on a raised stone basement. The street-level basement facade has a central doorway flanked by twelve-over-twelve windows set in flat wood surrounds. The first-story facade features a wood panel doorway and a six-over-six window to the south. The porch features square wood columns, spindles and railings and is covered by a low hipped roof. The side gable roof features cornice returns and is clad in asphalt shingles.

68-70 Main Street

Bidorini Building, aka Stafford Cidery, aka Local Vibe (one contributing building), 1915

The façade (north elevation) of this two-story brick commercial building features four bays and is clad in a pressed concrete block veneer with a molded cornice running the width of the facade (Photo 37). From east to west the bays consist of a bank of four display windows above a wood kick plate, a storefront entrance reached by a set of concrete steps, a pair of double doors beneath

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a rectangular four-light transom on a concrete stoop, and another storefront entrance. Each storefront entrance features a recessed entrance, wood kick plates, and a canvas awning. The second story features one-over-one double-hung metal windows alone or in groups of two, three, and four, all set in flat wood surrounds on concrete sills. A limestone band across the facade doubles as the lintel for the windows. Above the windows is a brick and concrete entablature featuring the date "19 Bidorini 15" in raised concrete letters, inverted brick triangular brickwork and a concrete molded cornice decorated with an egg-and-dart motif. The east elevation is partially obscured by the connecting neighboring building, and the west elevation features irregular fenestration, including a large in-filled window on the second story. The building terminates with metal coping.

69 Main Street (Two buildings, one parcel)

Speer's Capitol Confectionery (one contributing building), ca. 1860; storefront added, 1936

The three-story building consists of a brick commercial storefront facade and a rear portion of a front gable house built into the steep slope of a hill (Photo 36). The façade (south elevation), which is faced in red brick, features a storefront on the ground level with large display windows, a recessed entry, and brick kick plates. The two stories above are faced in a buff brick and feature two bays of tripartite one-over-one, double-hung vinyl windows in flat wood surround with soldier course lintels and concrete sills. The roof line of this portion features a stamped metal cornice decorated by paired brackets and square parapets, the center of which has the date "1936" in raised numbers. The facade motif continues for one bay on the east elevation.

The rear portion presents a two-story house due to the steep grade and consists of a front gabled house with two volumes; a taller volume with four bays, and a shorter volume with two, facing east. Fenestration consists of one-over-one, double-hung vinyl windows in flat vinyl surrounds and faux shutters. The foundation is of pargeted stone and cinder block. Two entrances are located on the first story and are accessed via a side porch. The south end of the porch is covered by a pent roof that continues into the projecting split-level of the rear portion. The porch features composite

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materials, 4x4 wood supports and square wood spindles and railings. Windows on the rear volume are paired on the east elevation's second story. The roof is clad in asphalt shingles.

One non-contributing building, ca. 1940; renovated, date unknown

(Street address is 6 Fiske Avenue)

This two-story building is clad in asbestos shingles and has a two-car garage on the first story (Photo 36). An attached one-story, three-car garage is attached to the east on the level of the building's second story due to the steep grade of Fiske Avenue. The fenestration consists of one-over-one, double-hung vinyl windows, paired on the façade (south elevation), and nine-pane fixed sash windows on the three-car garage, all with wood surrounds. Doors are metal. A pent roof covers the garage bays on the facade. All roofs are clad in asphalt shingles.

75 Main Street

Palace Theater (one contributing building), ca. 1900

The façade (south elevation) of this three-story brick theater building has relatively few architectural features (Photo 35). Fenestration consists of one-over-one, double-hung vinyl windows with brick soldier course lintels and stone sills. The first story is dominated by the central recessed entrance that features four metal doors with glass panels topped by a plastic marquee. The entrance is flanked by ornate metal lamps and in-filled secondary entrances recessed in wood panel infills. Above the entrance is another marquee with the word "Palace" in vinyl letters. A soldier course runs along the top of the first story. The second story window consists of four pairs of windows with a single window at each end. Far above the second-story windows are the third-story windows. The third-story windows are half the size of those on the second story, and consist of a pair in the center flanked by single windows. The building terminates in a flat roof line with a central stepped parapet and stone coping.

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Kaba House (one non-contributing building), ca. 1860; renovated, 2015

The extensively-altered, two-story Greek Revival-style house is clad in vinyl siding, featuring flat vinyl trim at the corners and rooflines (Photo 34). Fenestration consists of six-over-six, double-hung vinyl windows with false muntins in flat vinyl surrounds. The façade (north elevation) features three bays on the first story, consisting of a central full glass door flanked by shallow hipped roof projections with large picture windows. A rectangular sign above the entrance is hung from a wide, flat vinyl frieze that separates the first and second stories. Narrow molding runs through the middle of the frieze over the side bays. The second story facade features five windows. The west elevation features a single window on the second story. The east elevation features windows of varying sizes, and a secondary entrance covered by a gable portico roof. All the roofs are clad in asphalt shingles. Brick chimneys rise from each end of the roof ridge.

81 Main Street

Arizona Building, aka Arizona Restaurant, J&D Pizza, Pub & Grill (one contributing building), 1910; facade improvement, 1922

The façade (south elevation) of this three-story buff brick commercial building features three main bays (Photo 99). There are storefronts in each bay on the first story featuring recessed entrances, display windows and full glass doors. The central and west storefronts are partially in-filled with brick, while the east storefront appears original with clapboard kick plates. A secondary entrance is located between the west and central bays, flanked by a flat fluted pilaster on the east. Fenestration on the upper stories consists of pairs of one-over-one, double-hung vinyl windows with soldier course lintels and concrete sills set in flat metal surrounds. Each bay is separated by pairs of vertical lines and varied brickwork that give the impression of flat, flush pilasters and spandrels. The words “19 - Arizona - 22” in raised metal lettering are located at the center of the

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facade between the second and third stories. The building terminates in a flat roof with metal-capped stone coping. Concrete pedestals are located above each of the “pilasters”.

83 Main Street

Garvais Building, aka Belanger’s Shoe Store (one contributing building), ca. 1900

The Garvais Building is a two-story, one-bay brick commercial building (Photo 33). The façade (south elevation) features a single storefront on the first story featuring a storefront with a recessed entrance flanked by full-height, one-over-one, double-hung wood windows set beneath a steel beam. The remaining fenestration consists of one-over-one, double-hung vinyl windows in flat vinyl surrounds. The second story features three windows with stone lintels and sills. Above the third-story windows is the name “L.H. Garvais” debossed in a stone. The building terminates in a flat parapet with a corbelled cornice and metal coping. Windows on the west elevation have arched brick lintels.

85 Main Street

One contributing building, 1933

This two-story brick commercial building has some modest Colonial Revival details (Photo 31). The façade (south elevation) is two bays wide and features identical metal storefronts on the first story. The storefronts have recessed entries and feature transoms above each display window and the full glass doors. Soldier course bricks act as lintels above the storefronts. Fenestration is primarily found on the second story and consists of pairs of one-over-one, double-hung wood or vinyl windows in flat vinyl surrounds. Windows have soldier course lintels and slightly projecting rowlocks for sills. Two single windows are located on the east elevation toward the rear of the building, above a secondary entrance. A pressed concrete block above the second story windows features the embossed date, “1933”, and a “Green Man”. The building facade terminates in a gently

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curved parapet that arcs at the center, and has copper coping. Decorative pressed concrete urns are on pedestals at each corner.

86 Main Street

One contributing building, ca. 1860; storefront added 1920

This two-story Greek Revival-style house features a one-story brick storefront and second-story porch addition (Photo 32). The façade (north elevation) is dominated by the early-twentieth century buff brick storefront addition to the pre-existing house. There are three distinct storefronts, all featuring deeply recessed entries, display windows set in wood panel surrounds above clapboard siding. Storefronts are separated by flat and flush brick pillars that rise past the first story to the second story porch roof above. Soldier course bricks act as lintels to the storefronts, and the impressions of spandrels are made through varied brickwork. The storefront to the east extends past the wall of the house, and terminates in a flat roof with concrete coping. The addition extends beyond the west wall of the house as well and includes a second story. A secondary entrance is located here, with an Ichthus symbol in the transom. The second story features an open porch covered by a hipped roof clad in asphalt shingles. Fenestration consists of one-over-one, double-hung, wood windows. The house facade is clad in vinyl and features a central doorway flanked by two windows at each side. A second doorway is at the west end of the porch in the brick addition. Above the porch roof, two attic windows are located in the gable, which features cornice returns. The roof is clad in asphalt shingles. An exterior brick chimney rises up the east elevation.

87 Main Street

Worker's Cooperative Union Inc. (one contributing building), 1928

The façade (south elevation) of this two-story brick commercial building features a full-width storefront on the first story, featuring a recessed entry with double doors, pairs of multi-divided

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display windows with row lock sills, brick kick plates, and a wide sign band in clapboard siding (Photo 29). A soldier course acts as a lintel across the top of the store front, and an empty awning rod spans the storefront width. The second story features three pairs of one-over-one double-hung wood windows with metal storms, set within flat wood surrounds with soldier course lintels and rowlock sills. The building transitions to a vinyl-clad gable above the second story. Two small vinyl windows are located in the gable. Windows along the west elevation are set in arched openings. The roof is clad in asphalt shingles.

90 Main Street

Hudson Garage Company, aka McKinney Construction Company (one contributing building), 1915

This one-story concrete building with a hip-on-flat roof was constructed as an automobile showroom (Photo 30). The north elevation features nine equal bays separated by flat pilasters. Each bay is clad in vertical wood sheathing with upper- and lower-blind panels. A glass and metal storefront occupies the easternmost bay. The second bay from the east features a fixed, multi-divided window in a wood surround. The fourth and seventh bays from the east have overhead garage doors. The west elevation is three bays wide. The two bays closest to the street have overhead garage doors, while the third is hidden behind a brick wall that extends approximately 140 feet to the west. The wall carries forward the pilaster and bay motif from the main building, and features a central bay, slightly taller than the rest, with a door and two one-over-one, double hung wood windows, flanked by six bays on each side decorated with murals featuring historic properties of Stafford Springs. The south elevation, facing Middle River, features a raised basement due to the grade of the hill, and features large industrial metal windows in each bay at the first story, infilled at the basement level. The roofline features a modest flat cornice. The hip roof rises slightly back from the roof line and is clad in slate tiles.

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One contributing building, ca. 1900

This two-story frame commercial building has a long rectangular footprint and a storefront façade (south elevation) addition, and is clad in vinyl siding (Photo 28). The symmetrical facade features a first story storefront flanked by secondary doors. The storefront has a recessed entry accessed via concrete steps and full-height display windows with slightly projecting rowlock sills. The first-story is clad in a brick veneer with some brickwork accents, such as alternating soldier course blocks above the doorways. A vinyl marquee is located above the storefront. Fenestration consists of one-over-one, double-hung vinyl windows in wood surrounds. The facade's second story features three bays of paired windows. The facade projection has a molded cornice and the low hipped roof is clad in metal sheeting. The larger rear volume of the house features wood shingle siding on the first story and vinyl on the second. The east elevation has four windows with recessed surrounds and a secondary entrance. A covered staircase leads to the rear of the building which is built into the grade of a hill. The second story features six windows. The west elevation is unadorned and fully clad in vinyl, with six windows on the second story. The roof features a temple front gable with molded cornices, and is clad in asphalt shingles.

99 Main Street

One non-contributing building, ca. 1880

This three-story gable roof apartment house has a two-story extension clad in vinyl siding (Photo 27). Fenestration consists primarily of one-over-one, double-hung vinyl windows, with sliding sash vinyl windows on the first story façade (south elevation). All facade windows have vinyl faux shutters. The main three-story volume is three bays wide. The first story features composite panel doors paired with sliding sash windows in each bay, and windows in the upper stories. The two-story volume to the east features a two-story, three-sided bay window projection. The east elevation has a one-story rear entrance with a shed roof that slopes back to the rear of the building.

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A doorway opening onto a wood deck and steps is on the west elevation. A stone retaining wall bounds the lawn. The gable roof has cornice returns and is clad in asphalt shingles.

River Road

1 River Road

Yankee Upholstery (one non-contributing building), 1952

This one-story storefront commercial building is situated in a paved lot (Photo 56). The building plan is polygonal, being mostly square with a diagonal south elevation running parallel to the alignment of the Middle River. The façade (east elevation) is clad in a brick veneer in a common bond. A glass panel door at the center of the facade serves as the entrance and is flanked by large display windows; two to the south and three to the north. Above the facade is a faux-mansard roof clad in asphalt shingles, adorned by a rectangular metal sign. The remaining elevations are mostly unadorned. The south elevation is clad in vinyl siding, and the north elevation is clad in vertical wood paneling. A single one-over-one, double-hung vinyl window is located in the middle of the south elevation. A secondary entrance and a one-over-one, double-hung vinyl window are located toward the rear of the north elevation.

2 River Road

B.P. William Smith & Co., aka Smith & Cooley Co., aka B.P. Cooley Co. Plant and Dye House (two contributing buildings), ca. 1897; main building consolidated and expanded, ca. 1920; dye house built, ca. 1900; colonnaded porch added, date unknown

This is a brick industrial complex consisting of a building of three volumes situated tightly parallel along the New England Central Railroad tracks and a separate two-story brick building, the Dye House, with a Neoclassical facade treatment on the same parcel (Photo 58).

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B.P. Cooley Co. Plant

The façade (west elevation) of the two-and-one-half-story volume fronting River Road is largely unadorned and features four bays on the first story (Photo 55). Fenestration consists primarily of six-over-six, double-hung vinyl windows, with an assortment of other window styles on the first story. The windows feature flat stone sills and lintels on the volume fronting River Road, while the rear two volumes are arched and feature brick sills and lintels. The foundation is below grade. A central entrance is accessed via stone steps to a raised brick portico with stone accents. The portico has a metal shed roof. The entrance doorway is topped by a rectangular transom. To the north of the entrance are two pairs of narrow windows in flat surrounds. To the south of the entrance is what appears to be an in-filled doorway consisting of a pair of windows and a lower blind transom. The north and south elevations feature eight bays on each story. Two loading bays on the north elevation's first story face the railroad tracks. The first story of the south elevation features a brick ramp behind a pony wall leading to an entrance on the center volume. The ramp is covered by an asphalt-clad pent roof supported by wood Doric columns on tall brick pedestals. The front-gable roof of this volume is clad in asphalt shingles and features five offset skylights on each slope.

To the east is a connected three-story volume built into a slope so that only two stories are visible on the north elevation. Two bays are visible on the west elevation where the street-fronting volume is connected. The north elevation features eleven bays, with a three-story stairwell tower rising from the westernmost bay. A concrete loading dock is accessed by two sets of doors on the first story on this elevation, including a set of wood double doors topped by a large rectangular transom, and a set of wood doors set within a wide, corbelled brick surround. On the south elevation there is a one-story wood storefront projection with a large display window and covered entrance supported by a wood column. To its east is a set of glass and metal double doors covered by a canvas awning. The easternmost bay features a two-story arch of decorative brickwork above a recessed storefront entrance. The flat roof is decorated by a wood balustrade punctuated by short, square wood piers with hipped steeple roofs clad in asphalt shingles.

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The easternmost, rear volume is four stories tall and largely unadorned. Only three stories are visible on the north elevation due to the grade. It features seven bays on the north and south elevations and six on the eastern elevation. Secondary entrances are on the north and south ground levels, with the north elevation entrance accessed by a small patio.

Dye House

Set back from the road approximately 100 feet in a paved lot south of the aforementioned buildings is a two-story brick industrial building (Photo 57). The building footprint is square on roughly three sides with the south elevation set at a diagonal line running parallel with the Middle River. Fenestration consists of six-over-six or eight-over-eight, double-hung vinyl windows, pairs of multi-pane sliding windows, and fixed windows of a variety of sizes with brick lintels and either stone or brick sills. The façade (west elevation) features a two-story Neoclassical porch treatment clad in vinyl siding flanked by strips of exposed brick at each corner. The second story siding resembles scalloped shingles. Four narrow wood Doric columns on brick pedestals rise to a gable pediment punctured by a central ocular window. A central entrance on the first story consists of a glass panel doorway flanked by large display windows in flat wood surrounds. The second story features a set of wide sliding doors flanked on each side by a double-hung window and a small, square fixed window. The north elevation features five bays, with a secondary door on the first story, and two small balconies on the second story featuring iron balustrades. The south elevation features three bays. A one-story bay projects out over the Middle River on the first story and is topped by a wood patio accessed by a second-story door. The roof has a low-pitched side gable and is clad in asphalt shingles.

9 River Road

Shamrock Coin & Laundry, aka Torrent Company Fire Department, aka Borough Meeting Hall (one non-contributing building), ca. 1880

This highly-modified, two-story house is clad in asbestos shingles, wood clapboard and paneling (Photo 94). Fenestration is varied and includes one-over-over, double-hung vinyl windows, rectangular and square fixed windows. The façade (east elevation) features several in-fills,

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including a glass and metal storefront consisting of a set of four head-height fixed windows and a blind kickplate flanked by glass doors, and a wood panel in-fill with four tall, narrow fixed windows. This is set beneath a shallow hipped roof. The second story of the facade features four double-hung windows. The south elevation features an enclosed porch on the first and second story, with the second story porch set back slightly. There are four tall, narrow fixed windows on the first story and two on the second facing east. Facing south, the first story features none of these windows, and two on the second, off-centered to the east. A brick chimney rises up the exterior wall, enclosed by the porches. On the north elevation are four double-hung windows on the second story. Double-hung windows with arched louvered transoms puncture each attic gable. The west elevation features eight bays of five windows and three entrances on the first story with a nearly full-width wood porch. A small balcony on the second story has no access and holds mechanical equipment. The gable roof is clad in asphalt shingles, and a square remnant of a bell tower is located near the northern edge of the ridgeline.

10 River Road

One non-contributing building, ca. 1990

This is a one-story brick modern gas station/convenience store with a flat roof (Photo 95). The rectangular form is set within a paved lot. There is a centrally located entrance of two glass doors on the facade (north elevation), and a ribbon of tall fixed windows in metal surrounds that wrap the west elevation. A wide, flat, projecting sign band wraps the building perimeter at the roof line.

14 River Road

Fabyan Brothers River Mill (one contributing building), 1930

This one-story, long and narrow brick industrial building features four bays on the facade (north elevation) and 18 bays along the east and west elevations (Photo 97). Fenestration consists mainly of large metal industrial windows with concrete sills and lintels with partial wood panel infills at the bottom, which feature sliding sash windows in wood surrounds. From east to west, the facade features an overhead door, a window, an entrance consisting of a panel door and rectangular

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transom beneath a window, and a former entrance infilled with wood paneling featuring a three-sided oriel window with a metal roof beneath a rectangular transom. Extant concrete lintels indicate the former placement of windows and doors. An overhead door entrance is located in the central bay along the west elevation. The south elevation features four bays, but two bays project forward along River Road, visually obscuring the other two bays, and consists of windows and loading dock bay. A tapered brick chimney rises up the exterior wall. The low-slung asphalt-clad gable roof features brick parapets that cross the ridgeline and bracketed eaves.

Silver Street

1 Silver Street

One contributing building, ca. 1860

This one-and-one-half-story tenement house is clad in vinyl siding and features mostly replacement materials (Photo 3). The façade (east elevation) is symmetrical, featuring a central doorway consisting of a panel door with sidelights flanked by secondary entrance and windows. Fenestration consists of six-over-six, double-hung vinyl windows with false muntins in molded vinyl surrounds. The upper half-story features a central flat-roof dormer flanked by half-sized windows. The side gable roof is clad in asphalt shingles and features cornice returns.

5 Silver Street

One contributing building, ca. 1860

The symmetrical façade (east elevation) of this two-and-one-half-story tenement house features eight bays (Photo 4). The house is clad in wood clapboards. Fenestration consists primarily of six-over-six, double-hung wood windows, with a few one-over-one, vinyl replacements. The upper half story features three bays of three-over-three wood windows. The facade entrance portico occupies two bays on the first story and features a single door covered by a shed roof. The wall beneath the portico roof is clad in wood shingles, while the roof is supported by two square pillars.

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There is an open porch on the south elevation on the second story. The side gable roof features cornice returns and is clad in asphalt shingles. A small shed built in the style of a Gothic Revival-style cottage is located on the property.

Spring Street

1 Spring Street

Stafford Worsted Company, aka Linatex Corporation of America, aka American Sleeve Bearing (one contributing building), 1916

The Stafford Worsted Company is a three-story brick industrial building with a rectangular form (Photo 65 & 83). The first and second stories feature 18 bays along its (north and south) long side, and 10 bays on each (east and west) end and the building is topped by the full-length monitor-style third story. On the first two stories, each bay consists of large metal factory windows with flat brick spandrels, separated by full height flat brick pilasters. The third story features four bays at each end, with a continuous glass wall on the long sides. The low-slung gable of the metal roof features wide eaves and brackets. One- and two-story brick additions are found on the east and west ends and feature fixed windows, tall, six-over-six/, double-hung metal windows, and overhead garage doors.

4 Spring Street

Sunoco Gas Station (one non-contributing building), ca. 1930, altered ca. 1970

This is a one-story brick modern gas station with a flat roof (Photo 60). The rectangular form is set within a paved lot on the south bank of the Middle River. The building features an entrance located slightly off center on the façade (south elevation), consisting of a glass panel door, rectangular transom, and two picture windows above a brick sill. The remaining exterior is

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unadorned. A shed-roofed rear extension features a secondary entrance near the rear of the east elevation. A wide, flat, projecting sign band wraps the building perimeter at the roof line. A metal canopy supported by metal piers extends from the roofline above the entrance to the south above the gas pumps.

5 Spring Street

Stafford Historical Society Museum, aka Arba G. Hyde Memorial Library, aka Mineral Springs Company Office (one contributing building), 1889; converted to public library, 1896

The Stafford Historical Society Museum is a one-and-one-half-story brick Eclectic/Romanesque Revival-style house on a stone foundation (Photo 61). The house is built into the steeply sloping hill of Spring Street so that the basement level is at grade on the north and west elevations. Wood doors are featured along the ground floor on the west and north elevations. The building features a cross gable form, with the northern gable continuing over a hexagonal pavilion. Fenestration is varied, and includes fixed pane, stained-glass and cottage windows, as well as double-hung windows of different light divisions. The ground level features two-over-two, the first story, rear volume feature Queen Anne windows, and one-over-one windows are at the attic level. Windows on the main volume are tall and feature rounded arches with stone keystones, while the rear volume windows have flat stone lintels and sills. The façade (east elevation) is three bays wide and features an entrance on a projecting cross gable volume, reached by an accessibility ramp with a composite deck and metal railing. The entrance consists of two glass doors and a stained-glass transom set within a segmented arch. Perched above the entrance is a highly decorative covered balcony supported by elaborately carved brackets. The porch features turned spindles and posts and is covered by a shed roof clad in slate tiles. The slate tile-clad roof features gabled dormers and clipped gables at each end. Corbelled brick chimneys rise from the roof ridges.

7 Spring Street

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Grace Episcopal Church (one contributing building), 1878

Builder: Capt. Timothy Duck (T. D.) Johnson

Grace Episcopal Church is a one-story wood Stick-style church on a rusticated stone foundation (Photo 63). The main volume of the church features a large, steep gable roof and features horizontal clapboards on the north and south elevations, and vertical clapboards on the façade (east elevation). Pairs of triangular arched double-hung windows featuring diamond pattern lights are on this volume. The gable end features a round stained-glass window containing a six-pointed star design, and a highly decorative screen at the peak. The roof line features carved brackets. The facade features two one-story enclosed porches and a tall bell tower, engaged and off-center. The enclosed porches feature fixed triangular arched windows with diamond pattern lights, in pairs or singles, and hipped roofs clad in slate tile. The entrance is located at the base of the belltower and is covered by a highly elaborated hood with a cross gable on a shed roof, and supported by brackets. The bell tower above features a belvedere with a pyramidal roof with flush dormers featuring highly-stylized screens. The pyramidal roof is split by an open belfry just below the steeple, which is topped by a copper cross.

8 Spring Street

Hobbs Medical (one non-contributing building), 1966

This one-story vinyl-clad building features very little architectural ornamentation (Photo 96). It has a seven-bay symmetrical facade (north elevation) and a wide gable roof, clad in asphalt shingles. Fenestration consists of large, square fixed windows with false muntins. A glass door is located at the central bay of the facade, flanked by three windows. The gable features vinyl signage for Hobbs Medical, Inc. A side entrance porch toward the rear of the west elevation extends one bay outward from the building. A doorway is on the north elevation here, and three windows are on the west elevation. The rear, or south elevation, is visible from River Road and features a concrete block construction and a loading bay. four small windows are located high above grade.

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Spring Street Bridge over Middle River

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Christopher Allen Bridge (one contributing structure), 1912

Architect: E. C. & G. C. Gardner

This granite segmental arch bridge is built of rusticated stone and engaged with the bulkhead at either end with quarter-circular patios (Photo 80). The arch of the bridge is repeated along the stone railing. Historic electric light fixtures manufactured by J. L. Mott Iron Works are perched atop stone plinths at each corner of the bridge at the bulkhead. The bridge was previously determined to be S/NR-eligible in the *1991 Connecticut Historic Bridge Inventory*.⁶

Middle River Bulkhead (one contributing structure), 1845

This is a continuous granite retaining wall along the Middle River as it passes through the village of Stafford Springs (Photo 59).

Mineral Springs (one contributing site), 1770, cover added, 1895; well house rebuilt in 2019

Set back approximately 30 feet from the street is a hexagonal well structure located between 5 and 7 Spring Street (Photo 62). The well cover consists of a rusticated stone foundation and is covered with a six-sided wood shaft with louvered vents on each side and topped by a steeple roof, clad in asphalt shingles. This marks the site of the mineral springs, associated with the Mineral Springs Manufacturing Company during the nineteenth century.

⁶ Clouette, B and Markus Roth, *Connecticut Historic Bridge Inventory* (Hartford, CT: Connecticut Department of Transportation), 1991. Confirmed in 2012 update.

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Tolland Avenue

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1 Tolland Avenue (one non-contributing building), ca. 1868

This two-story Greek Revival-style house is clad in wood shingles and has a rear extension (Photo 26). The façade (east elevation) features four bays with an off-center entrance. The entrance consists of a single door in a flat surround which opens onto a covered concrete patio with a shed roof. The roof is supported by square wood piers. A secondary entrance on the south elevation also has a covered patio after the same design. The roofline features a molded cornice and cornice returns. All roofs are clad in asphalt shingles. A brick chimney rises from their ridgeline near the south gable.

Middle River near Tolland Avenue

Chelsea Pond and Dam, aka Duty Pond, aka Springs Pond Dam (one contributing structure), circa 1845

This resource consists of a masonry dam, a reservoir and raceway channel (Photo 93). The dam and bulkheads are constructed of granite. A narrow raceway channel leads from Chelsea Pond and runs beneath Tolland Avenue and into the mill complex at 1 Spring Street.

West Main Street

6 West Main Street (one contributing building), ca. 1845

This one-and-one-half-story Greek Revival-style house is clad in clapboard siding and features some later Eastlake accents (Photo 24). The façade (east elevation) features a five-bay volume, and a stepped back one-bay extension. In addition, there is a one-story extension off the south elevation and an attached garage extending to the west from the rear of the house. A one-story covered porch with decorative Eastlake spindles supports a flat roof. Fenestration consists of double-hung vinyl windows with one-over-one, six-over-six, or twelve-over-twelve sashes set

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within molded wood surrounds. The central bay of the main volume features a four-panel door. A secondary door of the same type is located on the south extension of the facade. A replacement door on the stepped back volume is covered by a low hipped roof clad in asphalt shingles and supported by a square post. The facade features an entablature with rectangular frieze windows, corner pilasters and a molded cornice. The side gable roof is clad in asphalt shingles. A brick chimney rises from the center of the ridge line. Additional roof gables are located on rear additions.

10 West Main Street (one contributing building), ca. 1845

This one-and-one-half-story Greek Revival-style house consists of a main volume with five bays on the façade (east elevation), and a stepped back two-bay extension off the north elevation (Photo 23). Fenestration throughout consists of one-over-one, double-hung vinyl windows in flat vinyl surrounds with faux vinyl shutters, with the exception of the fixed frieze windows. The entrance is located in the center bay of the main volume, and features a replacement door in a fully trabeated surround. This volume features corner pilasters, an entablature with rectangular frieze windows, and cornice returns. The stepped back volume has a secondary entrance in a flat vinyl surround with a covered porch. The porch features a wood banister with square spindles, and turned wood porch supports. The low hipped porch roof and the gable roofs are clad in asphalt shingles. A brick chimney rises from the center of the roof ridge.

Integrity Statement

The district, as a whole, has not undergone extensive alterations over time. Masonry mill complexes that include the dams and reservoirs established in the nineteenth century still loom over Furnace Avenue and the Middle River, exhibiting very little modern alterations and still characterizing the geography and setting of the district's natural landscape, along with the large public space of Hyde Park. The commercial thoroughfare of Main Street is an historic collection of connected storefronts and free-standing buildings exhibiting early-twentieth-century stylistic details. The high-style residences along Highland Terrace have been preserved with a high level

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of care. The district retains several former tenement houses erected to support adjacent mills, which exhibit varying levels of material integrity, but each retains sufficient integrity of form, location, setting, design, feeling, and association to be considered contributing properties. These properties provide clear visual examples of worker housing of the past that are relevant to the historic development of the district.

Modifications made outside the period of significance typically include replacement of siding and windows with new materials. The historic district retains its integrity of location, design, setting, material, workmanship, feeling, and association. Floods and fires intermittently resulted in the loss of certain buildings in the historic district, but widespread demolition has not occurred, and major new construction falls outside the district boundaries. The district also retains integrity of setting and feeling due to the overall organization of spatial elements that compose the visual corridors along Main Street, Furnace Avenue, and Highland Terrace. Visible from nearly every vantage point within the historic district, the buildings of the district convey the industrial, commercial, and residential story of the historic village during the period of significance, 1841-1966.

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8. Statement of Significance

Applicable National Register Criteria

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

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- 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

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT
INDUSTRY

Period of Significance

1841-1966

Significant Dates

1841: Earliest building constructed

1877: Flood

1911: Hyde Park established

1929: Woodlawn burned

1938: Hurricane

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Converse, Albert E.

Gardner, E. C. & G. C. (Eugene Clarence Gardner, George C. Gardner)

F. W. S. (Frank Wesley Stetson) King

Gowing, Frederick H.

Golden, Storrs and Co.

Graves, Washington D.

James, Thomas Marriott Co.

Johnson, Timothy D.

Lord, John K.

McGovern Granite Co.

Ruckstull, Frederick Wellington (sculptor)

Tinker, Clifford Albion

Valk, Lawrence B.

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Stafford Springs Village Historic District is significant at the local level under Criteria A and C in the categories of Community Development, Industry, and Architecture as the town's historic downtown, which developed in response to the presence of natural springs and the growth of local textile mills. Under Criterion A in the category of Industry, the district is associated with Connecticut's textile industry, with its mills producing over 1,500,000 yards of cloth and employing hundreds of people in Stafford by 1850.⁷ The district meets Criterion A in the category of Community Planning and Development for its association with related commercial growth; the downtown formed as businesses emerged near the textile mills, catering to workers and remained the town's primary commercial and community core through the late twentieth century. The period of significance begins in 1841, the construction date of the earliest extant building in the district (the Granite Mill, 8 Furnace Avenue, and the Parkess/Spellman House at 63 Main St.) and ends with the last significant construction within the district (the Yost Building, 14 East Main St.). This period reflects the industrial prowess of textile entrepreneurs, and the growing population of mill workers and merchants within close proximity.

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

Criterion A: Industry

The district meets Criterion A in the category of Industry for its association with Connecticut's water-powered textile industry during the nineteenth and early twentieth centuries, which fueled the local economy. Previously, the popularity of mineral springs, arising in the eighteenth century, especially among urban elites seeking health retreats, led to tourism and economic growth in what would become the community of Stafford Springs, culminating in the establishment of

⁷ McDermott, William P., *Stafford, Connecticut; 1719-1870 From Farm to Factory* (Tolland, CT: Kerleen Press), 2010, 211.

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accommodations like taverns and bathhouses. Stafford also had a small iron industry dating to the early eighteenth century, but the depletion of local iron resources and the construction of woolen mills by Darius Alden in 1810 and Nathaniel Hyde in 1812, marked the future of the town's industrial sector.⁸ By 1815, two small cotton textile factories in Stafford sold cloth to local customers and to distributors.⁹ The local rise of the textile industry during a period of growing tensions with the British Empire followed a broader trend of burgeoning American economic independence, since “making cloth was both symbolic and an exceptionally practical method of disconnecting from England.”¹⁰ In this way, Stafford blossomed into a bustling industrial center, contributing directly to American economic self-sufficiency and to lifestyle changes caused by the American Industrial Revolution.

As the mills and factories located near the confluence of Middle River and Furnace Brook gained their footing, Stafford Springs emerged as the economic center of town, shifting the locus away from Stafford Hollow. The process would take some time, however, as economic troubles created a lull in the textile industry from 1815 until the late 1830s. In Stafford Springs, the event that helped reverse this economic slowdown was the establishment of the Stafford Manufacturing Company in 1839 by brothers Solva and Parley Converse along the north bank of the Middle River.¹¹ Satinet, a cotton and wool blend, was produced here, and was a lower-quality woolen product, and therefore available to a wider domestic market.¹² Throughout the 1840s, many of the local industrialists either expanded or replaced their mills due to growth.

In 1841, a large granite mill was constructed for Ephraim H. Hyde¹³ at 8 Furnace Avenue (Figure 3) and shortly thereafter was taken over by the Granite Mill Company, a joint stock holding company led by Andrew W. Porter. Porter was a protege of Samuel Slater, considered the “father

⁸ McDermott, 175. McDermott gives Alden’s construction as 1810, “or early 1811”.

⁹ McDermott, 178, 182.

¹⁰ McDermott, 143.

¹¹ *Biographical Record of Tolland and Windham Counties* (Chicago, IL: J.H. Beers & Co, 1903), 46.

¹² Spencer, Linda, *Historic Preservation In Connecticut Volume II: Eastern Uplands: Historical and Architectural Overview and Management Guide* (Hartford, CT: Connecticut Historical Commission), 1993, 43.

¹³ Lieutenant Governor of Connecticut from 1867-1869.

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of American textile manufacturers.”¹⁴ Slater is attributed with introducing the concept of the manufacturing village, an idea that Porter also followed that deeply influenced the growth of the village. Tenements and a store were erected nearby for the mill workers, which were among the few non-industrial buildings in the village at the time. Porter became a director of the New London and Willimantic Railroad shortly before the railroad was extended through Stafford Springs in 1849, and by 1854, the *Hartford Courant* reported that “stockholders of the Stafford Bank have voted to locate the Bank at Stafford Springs” and chose Porter to be president.¹⁵ Porter was also responsible for the first worker dwellings in the village, which helped to establish Stafford Springs as a community in its own right.¹⁶ By this time, a few small Greek Revival–style homes had been built, including 63 Main Street, which was completed by Preston Parkess on March 4, 1841.¹⁷

The textile industry accelerated further after the New London, Willimantic & Palmer Railroad reached Stafford Springs in 1850, connecting it to Albany, New York and Boston, Massachusetts.¹⁸ Prior to this, Hartford or Palmer, the nearest shipping points, were only reachable by overland hauling. As a result of the railroad, local businesses could now engage in commerce with a much larger and wealthier market. The subsequent growth of the local economy catalyzed the development of the town’s built environment, as numerous commercial and industrial buildings sprang up alongside the tracks where they passed through Stafford Springs. In 1850, when the railroad was constructed through town, William Cooley established a mill between the tracks and the Middle River at 2 River Road. In the following years, the south side of Main Street west of Spring Street was occupied by rows of commercial blocks. The railroad station and freight depot were constructed directly east of these shops, and various industrial buildings followed the curve of the tracks east of River Road. In 1853, Parley Converse left his partnership with his brother Solva and established the Converseville Mills at 29 Furnace Avenue.¹⁹ Over half of Stafford’s factory workers lived near the town’s four largest mills in the village of Stafford Springs in 1857,

¹⁴ McDermott, 203.

¹⁵ “Stafford Bank”, *Hartford Courant* (Hartford, CT: Hartford Courant), November 3, 1854, 2.

¹⁶ *Stafford Anniversary*, 27; McDermott, 204.

¹⁷ *The Press* (Stafford Springs, CT: 28 Feb 1889), 3.

¹⁸ *Stafford Anniversary*, 38.

¹⁹ *Ibid*, 30.

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many of them in tenements located outside the district boundaries scattered around the village.²⁰

By 1860, the Granite Cotton Mill Company employed 90 workers to run its 5,000 spindles and 138 looms.²¹

The onset of the Civil War intensified the economic growth of Stafford Springs's textile industry. While cotton manufacturers suffered acutely during the Civil War, a greatly increased demand for woolen textiles led to an equally great demand for labor, which attracted a wave of immigrants, mostly from Ireland and Québec. The influx of people who needed to be close to the factories, as well as the surge of wealth dumped into the local economy, led to a housing and commercial boom in Stafford Springs throughout the 1860s. By 1871, about 350 workers lived within three-quarters of a mile of the railroad station in the middle of Stafford Springs.²² A mere 20 years after the Civil War, foreign workers made up nearly 80 percent of the labor force in the mills.²³ By 1900, only 40 percent of Connecticut's population claimed American-born parentage.²⁴

The Warren Woolen Company was established in 1879 and produced worsteds, a kind of all-wool fabric that was combed rather than carded. At the mill, this product was used to make high-quality suits.²⁵ When the Warren Woolen Company's weavers went on strike in 1885, the Stafford Springs-based *Press* attempted to link the prevalence of striking and workers' demands with unrestricted immigration and revealed nativist sentiment. A *Boston Advertiser* editorial republished in *The Press* described it this way:

The facts are simple enough. Laborers, speaking foreign languages and wholly unacquainted with our laws or principles, are dissatisfied with their wages. They strike, force others to stop work, seize the property of the capitalist, and then, when the court and its ordinary servants are powerless, and the local army is called in, they fight.²⁶

²⁰ Ibid., 246.

²¹ Roth, et al, 230.

²² McDermott, 246.

²³ "Fruits of Protection", *The Press* (Stafford Springs, CT: The Press), February 26, 1885, 1. [the formatting of Press citations should be reviewed for consistency]

²⁴ Roth, Matthew, et al., *Connecticut: An Inventory of Historic Engineering and Industrial Sites* (Washington DC: Society for Industrial Archeology), 1981, xxv.

²⁵ Spencer, 65.

²⁶ *Boston Advertiser* op-ed, *The Press* (Stafford Springs, CT: The Press), May 14, 1885, 2.

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This strike precipitated the founding of a local lodge of the Knights of Labor on November 16 of that year.²⁷ Yet foreign principles were not as destructive as the newspapers indirectly inferred. In 1911, the Italian Cooperative and Social Club (ICSC) was organized in Stafford Springs by 28 working men to provide food at wholesale prices to be sold among its members. The organization structure was based on grocery stores in Italy that were managed by customers. Following World War One, a local chapter of the Amalgamated Textile Workers Union was established in the village in 1919. The ICSC offered to hand over operations to the latter, and in 1920, the Workers Cooperative Union was established from the merger with no racial, national, or religious restrictions. Over the next few decades, the cooperative flourished and opened a meeting hall, a gas station, and even a pharmacy.²⁸

The turn of the twentieth century in Stafford Springs experienced corporate reorganizations at the mills. For example, in 1887, the Granite Cotton Mills property at 8 Furnace Avenue was sold to the Riverside Mill Company, which was reorganized the following year as the Central Woolen Company. This reorganized company was led by Cyril Johnson, William Corbin, and Merrick A. Marcy. Johnson, a native of West Stafford and an experienced mill superintendent in Tolland County, was also on the board of directors at the First National Bank of Stafford Springs, and at the Warren Woolen Company just up the road from the Central Woolen Company.²⁹ Meanwhile, Corbin served as a building and loan commissioner for the state of Connecticut³⁰ and, later, as the state tax commissioner.³¹ Additions were made to the Central Woolen Company complex in 1890 and 1902. After the death of Julius Converse, the Mineral Springs Manufacturing plant was sold to the Middle River Woolen Company, and the building at 1 Spring Street was leased to Frederick Faulkner and Company and used to make dress goods.³²

²⁷ "Stafford", *The Press* (Stafford Springs, CT: The Press), November 25, 1885, 3.

²⁸ *Stafford Anniversary*, 70.

²⁹ *Biographical Record*, 123-124.

³⁰ "Finish is near at Hartford", *The Meridian Morning Record* (Meridian, CT: Meridian Record), July 19, 1907, 5.

³¹ "Circular to the Board of Trade", *The Day* (New London, CT: the Day), January 13, 1910, 8.

³² *Stafford Anniversary*, 25.

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Faulkner occupied the plant until a fire destroyed it in 1913, leading to closure. In 1916, the Stafford Worsted Company built a new factory on the site. Originally established by Walter and Alfred Scott in 1897, Stafford Worsted initially operated in the Furnace Street complex. Despite facing failure in 1910, the company resumed operations in Stafford, producing worsted wool yarn until 1957. Later, the property was acquired by Linatex Corporation, and eventually by American Sleeve Bearing, which currently employs around 30 workers.³³ In 1920, the Consolidated Warp Co building at 14 River Road was completed. The company confined their operations exclusively to making warps for the Fabyan Woolen Co., only, and required the use of considerable machinery but did not necessitate a large number of workers to operate the plant.³⁴

Criterion A: Community Development

Stafford Springs Historic District is locally significant under the category of Community Planning and Development as the town's historic commercial core, from the mid-nineteenth through late twentieth century. At the close of the 1850s, Stafford Springs had grown from a remote, rural health and recreation destination into a village with a grocery store, dry goods dealer, physician, furniture builder, carpenter, blacksmith, wagonmaker, jeweler, tailor, butcher, bank, school, and church.³⁵ In 1858, the *Stafford News Letter* was established by Gordon Fisk and Benjamin Goff, the publishers of the *Palmer Journal* in Palmer, Massachusetts. In 1862, the *News Letter* was purchased by James McLaughlin, an Upstate New York native. In partnership with his brother H. C. McLaughlin, the paper was renamed the *Tolland County Free Press* (later shortened to *The Press*). It remained in business well into the 20th century and the Press Building at 5–7 Furnace Avenue was constructed in 1893.³⁶

In 1873, Stafford Springs received legislative approval to become a borough with a separate governing body, an acknowledgment of the community's recent decades of economic success and population growth. By the mid-1870s, almost one-third of Stafford's population lived in this new

³³ Karmazinas, Lucas, "Stafford Worsted Co., Inc", *Making Places of Connecticut* (Hartford, CT: Preservation Connecticut), 2015. Available at <https://connecticutmills.org/find/details/stafford-worsted-co.-inc>.

³⁴ "Home news", *The Press* (Stafford Springs, CT: The Press), January 20, 1921, 3.

³⁵ Kraussmann, 9.

³⁶ Young, William, ed., *Stafford Illustrated: A Descriptive and Historical Sketch of Stafford, Connecticut* (Stafford Springs, CT: Young & Cady), 1895, 63.

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borough.³⁷ During this period, the village began to invest in infrastructure improvements and community amenities. For example, the first municipal budget report (1874) contained a line item of \$1,456.72 for the “grading, curbing, paving, etc. of Main Street...”³⁸ William Smith expanded his business on River Road, partnering with his son and son-in-law, William Cooley.³⁹ Civic organizations were established as well. The Stafford Library and Reading Room Association was founded by a group of young people in 1875, adopting by-laws and a constitution the following year—though it did not yet have a permanent home.⁴⁰

Perhaps no one in Stafford epitomized the flamboyance and outsized confidence of nineteenth century industrialists more than Julius Converse (1827-1892), whose pursuits left an indelible influence on the village. He was the son of mill owner Solva Converse (1790-1877), and his wife Esther Blodgett (1790-1880). In the political sphere, the younger Converse served as a Connecticut State legislator, as a Republican Presidential elector, (casting his vote for U.S. Grant), as a State senator, and as the first warden of the Stafford Springs borough.⁴¹ Converse also served as the first president of the Stafford Savings Bank from 1872 to 1874⁴² and thereafter as president of the Stafford National Bank until 1878.⁴³ During the 1860s and 1870s, Converse gradually transformed “an unsightly alder swamp” on the south bank of the Middle River into acres of managed landscape, where in 1872 he erected his mansion, “Woodlawn,” atop a hill overlooking the village’s central commercial district (Figure 4).⁴⁴ *The Press* lauded his annual improvements, most done within sight of Main Street.

Adding to his array of responsibilities, in 1885 Converse became sole proprietor of his father’s Mineral Springs Manufacturing Company, which was across the Middle River from Woodlawn.

³⁷ *Ibid.*, 258.

³⁸ *Ibid.*, 41.

³⁹ *Ibid.*, 46.

⁴⁰ *Stafford Anniversary*, 93.

⁴¹ *Biographical Record*, 46.

⁴² *Stafford Anniversary*, 89.

⁴³ *Biographical Record*, 46.

⁴⁴ *Ibid.*, 47.

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Converse established a speculative tract⁴⁵ of homes along Highland Terrace, contiguous to the eastern entrance of his Woodlawn estate; five new houses built there between 1878 and 1879.⁴⁶ His 1886 purchase of the Springs House Hotel property marked an important turning point in the history of the village. Converse envisioned replacing the previous hotel with a grander one, which was achieved by others after his death. In 1895, a new Springs House Hotel was erected that was four stories tall and had 55 rooms. As natural springs became less popular as travel destinations among the middle and upper classes, Converse recognized that bottling the water could be profitable. In 1901, the Converse Company began marketing a line of soda and soft drinks made with the spring water under the name of the Stafford Springs Mineral Soda Company.⁴⁷ The company had its offices in the building at 5 Spring Street that Converse paid for in 1889. Upon Julius's death in 1892, the hotel passed hands several times until it was demolished in 1959 after a catastrophic fire. The beverage company continued to sell its products under different names and ownership until 2003, when it was the Stafford Springs Soda Company.

Amidst this steady growth, a disastrous flood hit Stafford Springs on March 26, 1877, which in about two minutes destroyed a substantial portion of the borough's then-existing buildings along Furnace Avenue and Main Street. Destroyed buildings included eight tenements of the Converseville Company, a wing of the Granite Cotton Mill Company and some of its tenements, the Congregational Church, the Stafford National Bank building that also housed the Stafford Savings Bank, warehouses and livery stables, the flock shop and warehouse of William Smith & Co., the Heald & Baker block that included W. W. Burwell's jewelry store, a newsroom, a druggist/clothing store, a coal yard, a lumber yard, the freight depot, and the borough's meeting hall at 9 River Road that also housed the fire engine house. One-quarter-mile of railroad track and 15 freight cars (some loaded with Mineral Springs Manufacturing Company wool) were swept away, as were most bridges and dams along the 5-mile journey of the mounting flood waters heading south to Stafford Springs. The roiling, dirty waters reached as far as the basement of the

⁴⁵ "Stafford", *The Press* (Stafford Springs, CT: The Press), July 20, 1893, 3. Such probate notices after Converse's death note the remaining lots on Highland Terrace being passed to his heirs.

⁴⁶ Bartlett, David, *Highland Terrace Summary Sheets* (Stafford Springs, CT: self-published), 2023, 11-15.

⁴⁷ *Biographical Record*, 18.

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Warren block at the corner of Spring and Main streets.⁴⁸ The far western reaches of Main Street that were at higher elevation escaped serious damage at this time, though years later some of the ornate wooden commercial buildings burned and were replaced with brick and stone structures such as the Warren block (42-46 Main Street) and 58-60 Main Street, both of which burned in 1883.⁴⁹ Other structures were rebuilt in the early-twentieth century.

In 1904, an eyewitness to the 20-foot-high wave of flood water rushing swiftly behind the Converseville buildings (29 Furnace Ave.) said that the 1877 flood “has become the standard from which all events are reckoned. ...Nearly all the destruction was wrought in the space of two minutes.”⁵⁰ But, by some quirk of fate, only the two men who took refuge on the steps of the Congregational Church lost their lives. Perhaps this fact alone sparked a determination to rebuild. The mill structures in “the Springs” remained intact, and the stockholders had capital and were up to the challenge. The Smith-Cooley plant at 2 River Road was immediately rebuilt and, amidst other initial rebuilding efforts, the reconstruction of the Congregational Church of Stafford Springs took place in 1878. The stone steps from the original wooden church were incorporated into the present-day stone church, built on the same site (3-5 Main Street)⁵¹ The same year, the distinctive Grace Episcopal Church was erected at 7 Spring Street with a Stick-style design that embodied the latest high-style aesthetic and conveyed an optimistic sense of a new beginning in Stafford Springs.

Modern utilities began to arrive in the village during this period. The first telephones came into use in Stafford Springs in 1882, prompting the formation of the Southern New England Telephone Company. Growth in usage was slow, however, and by 1906 there were still only 66 telephone owners in the town.⁵² On July 4, 1892, electricity was brought to Stafford Springs with the illumination of 14 light poles on Main Street.⁵³ Holt Memorial Fountain was constructed in Haymarket Square in 1894 to commemorate Charles Holt, who owned the local Phoenix Woolen

⁴⁸ *Stafford Anniversary*, 9; “Great Disaster in Stafford,” *Hartford Daily Courant*, Mar. 28, 1877, 2; F.H. Spellman, “The Flood of 1877,” *The Press*, Mar. 24, 1904.

⁴⁹ “Warren’s Block Burned,” *The Press*, Sept. 20, 1883, 3; “Another fire on Main St.,” *The Press*, Nov. 15, 1883, 3.

⁵⁰ “The Flood of 1877,” *The Press*, Mar. 24, 1904, 1.

⁵¹ *Stafford Anniversary*, 47

⁵² *Ibid*, 124.

⁵³ *Ibid.*, 125

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Company. The fountain was sculpted at the Flynt Quarry in Monson, Massachusetts.⁵⁴ After the death of Julius Converse, his office at 5 Spring Street was purchased by Cyril and Julia Johnson for the purpose of donating the building to the Stafford Library Association, which occurred in 1896.⁵⁵ It functioned as the public library until 2001, when a new library opened on Levinthal Run.

Perhaps the most significant gift to the townspeople of Stafford Springs was Hyde Park, which had been the Julius Converse 157-acre “Woodlawn” estate. Thanks to a generous bequest from Stafford-born businessman Isaac Perkins Hyde, the Town of Stafford purchased the estate in 1911 and converted it into a public park as Hyde had instructed in his will.⁵⁶ To provide a proper entrance to the new park, local businessman Christopher Allen, who at one time had been partners in the mill business with both Cyril Johnson and Charles Holt, funded in 1912 the construction of the flood-proof granite bridge outfitted with electric street lights that bears his name and is a contributing structure in the district.⁵⁷ In 1920, Colonel Charles Warren, a local businessman and Civil War veteran, left money to the town for a new town hall, which was built facing Haymarket Square in 1923 on the site of the Baker Block that had burned down in another major fire in 1917.⁵⁸ Warren had also given his name to a distinctive brick commercial block at the corner of Spring and Main streets, which replaced a previous wood structure destroyed by fire in 1883.⁵⁹ Another gift to the town from Warren was the Soldiers Monument near the entrance of Hyde Park, designed by F. Wellington Ruckstull and dedicated in 1924.⁶⁰

After the 1877 flood, a series of concentrated fires over the next forty years helped complete the transformation of the commercial strip of Main Street from timber to brick. The Faulkner Mill at 1 Spring Street, formerly Mineral Springs Manufacturing Company, burned in 1913, and a new modern industrial building was erected in its place three years later.⁶¹ A trolley service that ran

⁵⁴ Gibbs, James, *Historic and Architectural Resources Survey of the Town of Stafford* (Mystic, CT: Mystic Environmental Design), 1992, 107.

⁵⁵ *Stafford Anniversary*, 94.

⁵⁶ Gibbs, 23.

⁵⁷ *Ibid.*, 88.

⁵⁸ *Ibid.*, 104.

⁵⁹ *Biographical Record*, 195.

⁶⁰ Gibbs, 26.

⁶¹ *Stafford Anniversary*, 26.

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through Main Street to Furnace Avenue from 1908 to 1928 helped keep the local businesses vital (Figure 5). The continued economic success led to the construction of various commercial buildings in the center of downtown, such as the Bidorini Building at 68-70 Main Street, which was erected by Alfredo “Alfred” Bidorini in 1915. Bidorini was born in Italy around 1880 and came to the United States in 1905 during the high point of European immigration.⁶² Bidorini began a small grocery business out of a horse-drawn cart, eventually expanding into operating a bakery and then ventured into real estate with the erection of his two-story building at 68–70 Main Street. Another example was the eponymous “Sena” block at 81 Main Street, erected for John Sena, another Italian immigrant who arrived in 1895,⁶³ by the Corsella Company of Three Rivers, Massachusetts in 1910.⁶⁴ The building was purchased by Frank Ricci of Jermoe, Arizona in 1921, who made \$10,000 worth of improvements to the facade and bestowed the property’s current name, “Arizona”, on the edifice.⁶⁵ Civic architecture began to take its present shape as well, with the aforementioned Warren Memorial Town Hall in 1923 and the Stafford Savings Bank at 2 Furnace Avenue in 1928.

In 1929, the formerly splendid Converse mansion atop the hill in Hyde Park was auctioned off for the value of its lumber, and within hours after the auction, was mostly consumed by fire. Around the same time, the town school district’s enrollment was expanding at an alarming rate—nearly 150% between 1920 and 1933.⁶⁶ The school superintendent, Earl M. Witt, began planning for a new high school building to be constructed using Public Works Administration (PWA) funding, then at 45% of the building cost.⁶⁷ By 1936, the PWA funding split was only available in cases when a building was declared “hazardous” and needed replacement. Witt lobbied the PWA inspectors to evaluate the town’s first high school (built in 1883), which they declared to be unfit. The Town of Stafford supplied a \$100,000 bond, and the PWA matched \$78,000⁶⁸ for the erection

⁶² Ancestry.com, *1910 United States Federal Census* [database on-line] (Lehi, UT: Ancestry.com Operations Inc), 2006.

⁶³ *Ibid.*

⁶⁴ “Stafford Springs”, *The Press* (Stafford Springs, CT: The Press), August 10, 1910, 3.

⁶⁵ “Stafford Springs”, *The Press* (Stafford Springs, CT: The Press), December 8, 1921, 3.

⁶⁶ *Stafford Anniversary*, 58.

⁶⁷ Witt, Earl, M. *A History of the Schools of Stafford, Connecticut* (Stafford, CT: The Press Publishing Co.), 1946, 94.

⁶⁸ An additional \$5,195 grant was given later by the PWA.

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of the new Art Deco-style high school on the former site of the Woodlawn mansion in 1938, with classes beginning the following January (Figure 6).⁶⁹

The gradual shift of the textile industry to the southern United States during the early to mid-twentieth century led to the steady decline of mills in Stafford around 1950.⁷⁰ The mill at 1 Spring Street closed in 1957 due to the declining textile market. Many of these mills, as well as various businesses in the support industries, closed over the next couple of decades, and Stafford became a bedroom community as locals were forced to seek employment in surrounding towns. Since 1960, the business district has moved from Main Street to Route 190 and the Shopper's Plaza in West Stafford.⁷¹ Nevertheless, Main Street has remained a home to many small businesses and a center for arts and entertainment. In 1968, a new high school building was constructed on Orcuttville Road. Consequently, the 1938 building was designated a middle school. In 1985, the building was renamed the Earl M. Witt Intermediate School in honor of the longtime educator's service to the community.

Criterion C: Architecture

The district possesses significance under Criterion C for its uninterrupted collection of historic architecture, which includes the work of local designer-builders, regional vernacular forms, and high style expressions of popular historic styles. The district also encompasses the largest collection of historic commercial architecture distinguishing it from the seven other villages in the town, along with examples of masonry industrial construction common in Connecticut during the late nineteenth and early twentieth century. Collectively, the historic architecture of the downtown, the cohesive row of storefronts along Main Street, industrial complexes set along the watercourses, and terrace residences overlooking Hyde Park, form a visually distinct place expressive of the town's mid-nineteenth through early-twentieth century development. Most of the extant buildings in the district maintain the same function for which they were built or improved.

⁶⁹ Ibid., 95-96.

⁷⁰ Kraussmann, 41.

⁷¹ Ibid., 8.

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Examples of popular architectural styles such as Greek Revival, Italianate, Gothic, Neoclassical, Richardsonian Romanesque, Art Deco, Stick, Classical Revival, Tudor Revival, and Queen Anne, are extant in the downtown. Many other buildings in the district with exhibit vernacular or regional forms, often with decorative features available in material catalogs, or modest use of stylistic expressions. Prominent styles found in the district are the Stick and Italianate styles.

The Stick Style rose to prominence in the 1860s and 1870s as a transition from the Gothic Revival style. A character-defining feature of the style was the “exterior arrangement of diagonal, horizontal, and vertical wood board to expose the building’s framing system”.⁷² These exposed framing members were often not structural but cosmetic. King-post trusses and gable screens were also frequently used for visual affect. The Grace Episcopal Church (Photo 63) at 7 Spring Street and the residence at 34 Highland Terrace (Photo 69) are excellent examples of the style.

The Italianate style became popular in the United States in the 1850s, spread across the country through popular publications such as Andrew Jackson Downing’s *The Architecture of Country Houses* (1850). The Italianate villa designs published by Downing and others were adapted to American tastes, budgets, and locale. Expressions of the style ranged from highly elaborate sprawling towered villas to simple residences, characterized by low angled or nearly flat roofs, decorative brackets in the eaves and porches, asymmetrical floor plans, and round arched windows. More substantial buildings included verandas and cupolas.⁷³ Examples in the district date to the 1870s and include the 28 Highland Terrace (W.P. Bidwell House; Photo 68), and 52 Highland Terrace (Photo 73). Select features such as the cornice on the commercial building at 52-54 (Photo 36) are reminiscent of the style.

In the Eastern Uplands geographic region of Connecticut, as in many other places, the Greek Revival was characterized by visual allusions to Greek temples, and the use of street-facing gables, columns or pilasters rising to boxed cornices, such as those found at 8 Church Street. A version of the Greek Revival-style residence was commonly characterized by small windows in the frieze of one-story homes, like those at 6 and 10 West Main Street (Photo 24 and 23), respectively.

⁷² Spencer, 76.

⁷³ McAlester, Virginia Savage, *A Field Guide to American Houses* (New York: Alfred A. Knopf), 2015, 302.

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. Several properties in the district reflect the influence of both pattern books and the skill of the local builders without academic architectural training in Stafford Springs. There were no professional or academically trained architects working in Stafford Springs until comparatively late in the nineteenth century. In the early years of the district, buildings were erected by builders and carpenters with ownership or connection to planing mills or lumber yards, while experienced mill owners brought knowledge of industrial construction from outside to erect the large masonry buildings. One of the most prolific was Captain Timothy Duck (“T.D.”) Johnson (1828-1907), who lived in Stafford for most of his life. His wife Philena was the daughter of Jasper Hyde, one-time owner and expander of the original Stafford Springs Mineral Hotel. Johnson was the chief builder for a number of early buildings in Stafford, including the Italianate-style United Methodist Church at 8 Church Street (Photo 22).⁷⁴ Johnson taught the building trade to a member of another locally prominent family, Alfred E. Converse, (1851-1907) a carpenter who opened his own shop in 1885.⁷⁵ Converse was the builder of the Queen Anne-style 78 Highland Terrace in 1892 (Photo 79).⁷⁶ Local builder John K. Lord, who was the father-in-law of Julius Converse, built the five cottages at 56, 60, 64, 68, and 72 Highland Terrace, (Photos 74-78), which each have an identical, one-and-one-half-story front gable form with deep overhanging eaves and a full-width front porch.⁷⁷ Another builder active on Highland Terrace was Washington D. Graves, who built the Stick Style “double cottage” at 46–48 Highland Terrace (Photo 72) and several others.

The layout of Stafford Springs's central commercial district that emerged in the late nineteenth century is essentially what remains today, consisting primarily of three- and four-story brick commercial buildings built between the 1880s and 1920s along Main Street between Furnace Avenue and West Main Street, an area dominated by two-part commercial blocks⁷⁸. These two-

⁷⁴ *The Press* (Stafford Springs), October 5, 1904, 1.

⁷⁵ Young, 101.

⁷⁶ Bartlett, 16.

⁷⁷ Minor alterations have been made to some of the cottages, such as enclosure of the porch and installation of shed dormers.

⁷⁸ From Richard Longstreth's *Buildings of Main Street: A Guide to American Commercial Architecture* (Washington, DC: National Trust for Historic Preservation), 1997. In architecture, a "two-part commercial block" usually refers to a building horizontally divided into two distinct sections, often with separate functions or occupants. For example, the ground floor might house retail shops, restaurants, or other businesses, and the upper floors can be dedicated to offices, apartments, or other types of commercial or residential spaces.

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part commercial blocks reflect the need to accommodate multiple uses, with retail space on the ground floor, usually with a flat front or a recessed entrance, and more private rooms on the floors above. Some of the buildings were constructed with meeting halls on the upper stories. In some instances, additions were made to historic buildings that themselves have accrued significance and stand as a testament to the time in which the changes were made. The building at 86 Main Street (Photo 32) was originally constructed in the nineteenth century as a front-gabled house. In the early twentieth century, in response to the growing commercial activity within the district, a triple storefront addition was constructed across the facade. Automotive support and maintenance buildings are found in the district as well, a type dedicated to a singular historic use, from an early example of an automotive fueling and service station (4 Spring Street; Photo 60) to an automotive warehouse and service garage (90 Main Street; Photo 30). These types of buildings help convey the sense of an adapting but cohesive zone of commercial activity during the period of significance.

These commercial properties feature primarily vernacular forms with some stylization indicative of the late nineteenth to early twentieth century. For example, ornate brickwork is expressed on the Warren Block at 42–46 Main Street (Photo 43), while a curved parapet with urns is found at 85 Main Street (Photo 31). The metal storefront on the Art Nouveau-style building at 13 Furnace Avenue (Photo 13) was manufactured by the well-known Mesker brothers. Mesker Brothers Iron Works and George L. Mesker & Company were prominent manufacturers of ornate metal storefronts from the 1880s to the 1910s, offering a wide range of components and designs. Identified by cast-iron nameplates and distinct motifs like the morning glory and fleur-de-lis, Mesker façades often featured stamped columns, cornice bracket ornaments, window hoods, and ornamental sheet metal panels. Catalogs from both companies facilitated easy customization for store owners across the United States.⁷⁹

By the early twentieth century, regionally known architects were hired to erect high-style homes as well as civic and commercial buildings. Frederick H. Gowing operated out of an office in Boston but provided designs for a number of homes in New England. Among them were the houses at 14 and 20 Highland Terrace (Photos 64 and 67, respectively). These houses are distinct for their deep

⁷⁹ Feiser, Hallie A. “At the Forefront of Storefronts: A Look at the Legacy of Mesker Brothers Iron Works and George L. Mesker & Company” (Cape Girardeau, MO: South Missouri State University), 2009, 2-14.

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setbacks and stylization, each displaying high levels of sophistication. Eugene Clarence (“E.C.”) Gardner (1836-1915) was an architect and author from Springfield, Massachusetts who designed the 1895 Stafford Springs House under the partnership of Gardner, Pyne, and Gardner (built by Alfred E. Converse).⁸⁰ Gardner was most known for his role in the development of the Stick Style in the United States,⁸¹ as evidenced in his 1875 book *Illustrated Homes*, which features numerous house designs resembling the Stafford Historical Society building at 5 Spring Street.⁸² After Gardner died in 1915, his son George C. Gardner worked frequently in Tolland County, partnering with F. W. S. King and doing business as “E. C. & G. C. Gardner”. This firm designed the Christopher Allen Bridge⁸³ (Photo 80) and the Warren Memorial Town Hall (Photo 54), a representative example of the Neoclassical style.⁸⁴

Lawrence B. Valk (1838-1924) was a Protestant church architect who designed numerous religious buildings all over the United States. Valk established his firm in 1859 specializing in church design, and, in the wake of the 1877 flood, served as the architect for the reconstruction of the Stafford Springs Congregational Church at 3 Main Street (Photo 52), a notable example of the Gothic Revival-style in the district.⁸⁵ The architect Thomas Marriott James (1875–1942) worked in several different styles, from Neoclassical to Spanish Renaissance Revival, and was known for his bank buildings. The Stafford Savings Bank (Photo 18) also exhibits the Neoclassical elements popular during the 1920s as the United States emerged from World War I as a strong global power with a robust economy. This architectural style was often used to project confidence and power, with its monumentality and symbolic references to the Classical and Renaissance past.⁸⁶ Architect

⁸⁰ *Real Estate Record and Builders Guide* 55, no. 1410 (New York, NY: New York City Publication Office), March 23, 1895, 460.

⁸¹ Scully Jr., Vincent, "Romantic Rationalism and the Expression of Structure in Wood: Downing, Wheeler, Gardner, and the 'Stick Style,' 1840-1876," *Art Bulletin* 35, no. 2 (New York, NY: The College Art Association), June 1953, 121-142.

⁸² Gardner, Eugene Clarence, *Illustrated homes: a series of papers describing real houses and real people* (Boston, MA: J. R. Osgood and Company), 1875.

⁸³ *Municipal Journal and Public Works* (New York, NY: Municipal Journal and Engineer, Incorporated), 1912, 103.

⁸⁴ *Engineering News-record* (New York, NY: McGraw-Hill), 1922, 147.

⁸⁵ Bishir, Catherine W., “L.B. Valk & Son”, *North Carolina Architects and Builders* (website). Accessed on September 4, 2023. Available at <https://ncarchitects.lib.ncsu.edu/people/P000603>. Accessed September 2023.

⁸⁶ Reed, Roger, “Hill & James Beaux Arts Splendor in a Suburban Setting”, *The Architects of Winchester, Massachusetts* No. 1 (Winchester Historical Society), 1994. Available online at <https://www.winchesterhistoricalsociety.org/publications/architects-of-winchester>.

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Clifford Albion Tinker (1877-1927) led a diverse life as an engineer, architect, naval officer, and influential writer, contributing to the early aviation industry and architectural landscape. His insightful articles in publications like McClure's and National Geographic anticipated aviation developments and touched on emerging technologies. Tinker's architectural projects ranged from residential buildings to industrial designs, notably in Stafford Springs where he designed the cross atop the Grace Episcopal Church (Photo 63).⁸⁷ Despite his significant contributions, Tinker's life remains relatively obscure, but his impact on aviation and architecture endured, making him a hidden but vital figure in American history.

The Stafford High School (renamed the Earl M. Witt Intermediate School; Photos 85 and 88) was designed by the firm of Golden, Storrs and Company. The firm was founded by Maurice Golden, a Russian Jewish émigré from Odessa who worked primarily in Hartford, Connecticut.⁸⁸ Throughout his extant works, Golden displayed an ability to apply Art Deco aesthetics to a variety of building functions. His designs for the Witt School, the Connecticut State Police Headquarters, and the Adath Israel Synagogue in Middletown exhibit the hallmarks of the style, each adapted to the use of the particular buildings. The Stafford High School exemplifies the history and impact of the Public Works Administration (PWA) in rural communities and is a representative example of an Art Deco-style school from the period. While the PWA's main focus was on improving the country's physical infrastructure and creating jobs, its influence on the modernization of school buildings, not only in mechanical function and equipment, but stylistically as well, was indirect but significant. Art Deco was a prominent architectural and design style that emerged in the 1920s and reached its peak of popularity during the 1930s, symbolizing progress, innovation, and modernity. It is characterized by its sleek, geometric forms, use of bold colors, and decorative elements influenced by various artistic movements, including Cubism and Futurism. These design elements gave the schools a modern and sophisticated appearance at the time. Art Deco buildings were commonly constructed with materials like concrete, glass, steel, and polished stone. These materials allowed for the creation of smooth surfaces and bold contrasts, which were characteristic of the style. In school construction, these materials were often used to create visually striking facades and interiors.

⁸⁷ Fritz, James, *Clifford Albion Tinker: Architect, Author, and Aviation Pioneer* (Stafford Springs, CT: James Fritz), manuscript, 2023, 2-6.

⁸⁸ "Maurice Golden Dies; was Architect", *Hartford Courant* (Hartford, CT), May 20, 1976, 6.

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The district also features landscapes, monuments, and substantial pieces of engineering that played a major role in the village's history and communicate the intersection between the mill industry and village life. The stone arch Christopher Allen Bridge over the Middle River incorporated benches, niches, and distinctive light poles by J. L. Mott Iron Works (extant). The bulkhead along the Middle River (Photo 59) was constructed starting in the 1840s in order to exert control over the river. Over time, the bulkhead itself has become part of the setting and feel of the district, acting as an extension of the historic industrial properties into the manicured parkland setting of Hyde Park (Photos 81, 84, 89, 92).

Hyde Park serves as a social gathering space, communicating its civic function with the inclusion of the Witt School on the hill overlooking the park and the village. The Holt Memorial Fountain was constructed in 1894 of stone harvested from the Flynt Quarries in Monson, Massachusetts, and originally served as a watering place for horses and people (Photo 53).⁸⁹ Heavily damaged as the result of a collision with a tractor trailer in 1998, the fountain was meticulously recreated by Hartford Stone Works of Vernon using original and reconstructed stone pieces.⁹⁰ The statue on the Soldiers Monument (Photo 82) was designed by Frederick Wellington Ruckstull, (1853-1942) winner of the grand prize in sculpture at the World's Columbian Exposition in 1893.⁹¹ Ruckstull was one of the leading monument sculptors in America, creating the statue of Senator John C. Calhoun in the U.S. Capitol Statuary Hall and "Phoenicia" on the U.S. Customs House in New York City. The Soldiers Monument is also significant as Ruckstull's last public artwork.⁹²

Industrial engineering has played a significant role in the development of the district by quite literally shaping the landscape that guided future growth. The granite dams (Photos 93 and 98) and bulkheads (Photo 59) constructed along the Furnace Brook and Middle River created the large mill

⁸⁹ Gibbs, [insert a page number?]

⁹⁰ Chamberlain, Claudia G. "The View From/Stafford; It Has Been Bumped, Bruised and Broken, but Fountain Survives", *The New York Times* (New York, NY; New York Times), August 29, 1999. Available at <https://www.nytimes.com/1999/08/29/nyregion/the-view-fromstafford-it-has-been-bumped-bruised-and-broken-but.html>.

⁹¹ Ruckstull, F. W., *Great Works of Art and What Makes Them Great* (Garden City, NY: Garden City Publishing Company), 1925, 545.

⁹² *Ibid.*, Fig. X.

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ponds characteristic of the landscape. These engineering works also involved the digging of raceways alongside the rivers to feed waterpower through the mill complexes. A segment of a stone culvert was discovered under an island at the intersection of East Main Street and Furnace Avenue in 2024; the function is unknown at the present time but it may be related to the nearby Cyril Johnson Woolen Company complex.⁹³ The shaping and reinforcement of these waterways, well into the twentieth century with the creation of the concrete channel in which Furnace Brook flows through downtown, adds to the historic setting and feel of the district as an historic mill town. The district features industrial building types that center around wool manufacturing, specifically mills, described as “industrial lofts.”⁹⁴ These complexes feature multistory buildings constructed of a heavy interior wood frame and brick or stone walls with large open floors to accommodate weaving, carding, and spinning of wool materials. Other buildings on site included machine shops, such as the stone building at the north end of the complex at 28 Furnace Avenue (Photo 1). This building type was typically separated from the loft and housed machinery, as its name suggests.⁹⁵ Administrative offices, such as the one near the street at the complex (Photo 2), were often made of brick and could be more high style than the adjacent mill structures, although in the case of the Warren Woolen Company, the office is stylistically aligned with the 1883 addition.

Within the Stafford Springs Historic District, these mills, while maintaining their characteristic massing and scale, often exhibit popular architectural styles that visually illustrate the successive additions over time. These changes in style came hand in hand with changes in the materials used. While certainly better than wood, stone was not ideal for fire resistance. Granite proved highly vulnerable in fires; the water employed to quell flames would permeate the stone's intermolecular gaps, leading to vaporization and subsequent disintegration.⁹⁶ Therefore, brick emerged as the predominant masonry material due to its flexibility in mill design and improved fire resistance. The shift to brick also enabled larger windows, enhancing interior lighting. Despite the introduction of gas and electric lighting, mill engineers and owners prioritized natural daylight,

⁹³ “RFI-14, Unforeseen Culvert at Flag Pole” (Memo dated June 3, 2024, shared with CT SHPO from DOT).

⁹⁴ Bradley, Betsy, *The works: The Industrial Architecture of the United States* (New York, NY: Oxford university Press), 1999, 30.

⁹⁵ *Ibid.*, 44.

⁹⁶ *Ibid.*, 135.

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considering it the "cheapest possible illuminant."⁹⁷ For example, the Warren Woolen Company property features the original utilitarian granite mill building (Photo 2) with its small double-hung windows, a brick Romanesque Revival–style expansion (Photo 5) with larger arched and industrial windows, and a concrete Art Deco–inspired addition that connects the two former volumes (Photo 2) that features long window ribbons for maximizing natural light. The American Woolen Company mill buildings that are located along the west side of Furnace Avenue and closer to East Main Street follow a similar pattern (Photos 15, 16 and 17).

⁹⁷ Ibid., 162.

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

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

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Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 163

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|-------------------------|----------------------|
| 1. Latitude: -72.180061 | Longitude: 41.573741 |
| 2. Latitude: -72.175741 | Longitude: 41.573730 |
| 3. Latitude: -72.181301 | Longitude: 41.570364 |
| 4. Latitude: -72.183087 | Longitude: 41.562652 |
| 5. Latitude: -72.183087 | Longitude: 41.562652 |
| 6. Latitude: -72.184652 | Longitude: 41.564631 |
| 7. Latitude: -72.184581 | Longitude: 41.570492 |
| 8. Latitude: -72.183320 | Longitude: 41.571514 |
| 9. Latitude: -72.181030 | Longitude: 41.572596 |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

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- | | | |
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| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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

The district boundary is shown on Figure 2. It extends from East Main Street (at Willington Avenue) to Main Street, encompassing Haymarket Square and Warren Memorial Town Hall. It extends from 1 Main Street to the intersection of West Main Street and Tolland Avenue. It is bounded by West Main Street (at No. 16), by Tolland Avenue (Main Street to Hyde Park Road), and by Spring Street, marking Hyde Park's eastern end. Furnace Avenue (Main Street to Silver Street) is part of the historic district, including a jog up High Street. Located along State Route 32 south of Main Street is the former industrial site at 2 River Road and the industrial building at 14 River Road. Also south of Main Street are Hyde Park Road and Highland Terrace in the vicinity of Hyde Park.

Boundary Justification (Explain why the boundaries were selected.)

The district boundary is drawn to encompass the historic downtown core of Stafford Springs and is focused on the commercial establishments, community facilities and industrial resources forming the town center. Adjacent neighborhoods of historic housing are excluded, with the exception of one small subdivision overlooking Hyde Park and a few instances of worker housing that are mixed into the downtown. The district is separated from the residential areas to the immediate north and east by dramatic changes in elevation. To the west and south, extensive forested areas provide natural boundaries. Additional industrial properties are separated by development as well as natural boundaries such as the Willimantic River.

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11. Form Prepared By

name/title: Andrew Roblee, President and Brytton Burnside, Assistant Architectural Historian

organization: Roblee Historic Preservation, LLC

street & number: 2 South Street, Suite 406

city or town: Auburn state: NY zip code: 13021

e-mail: andrew@robleeHP.com

telephone: 315-224-6344

date: April 2024

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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GRAPHICS

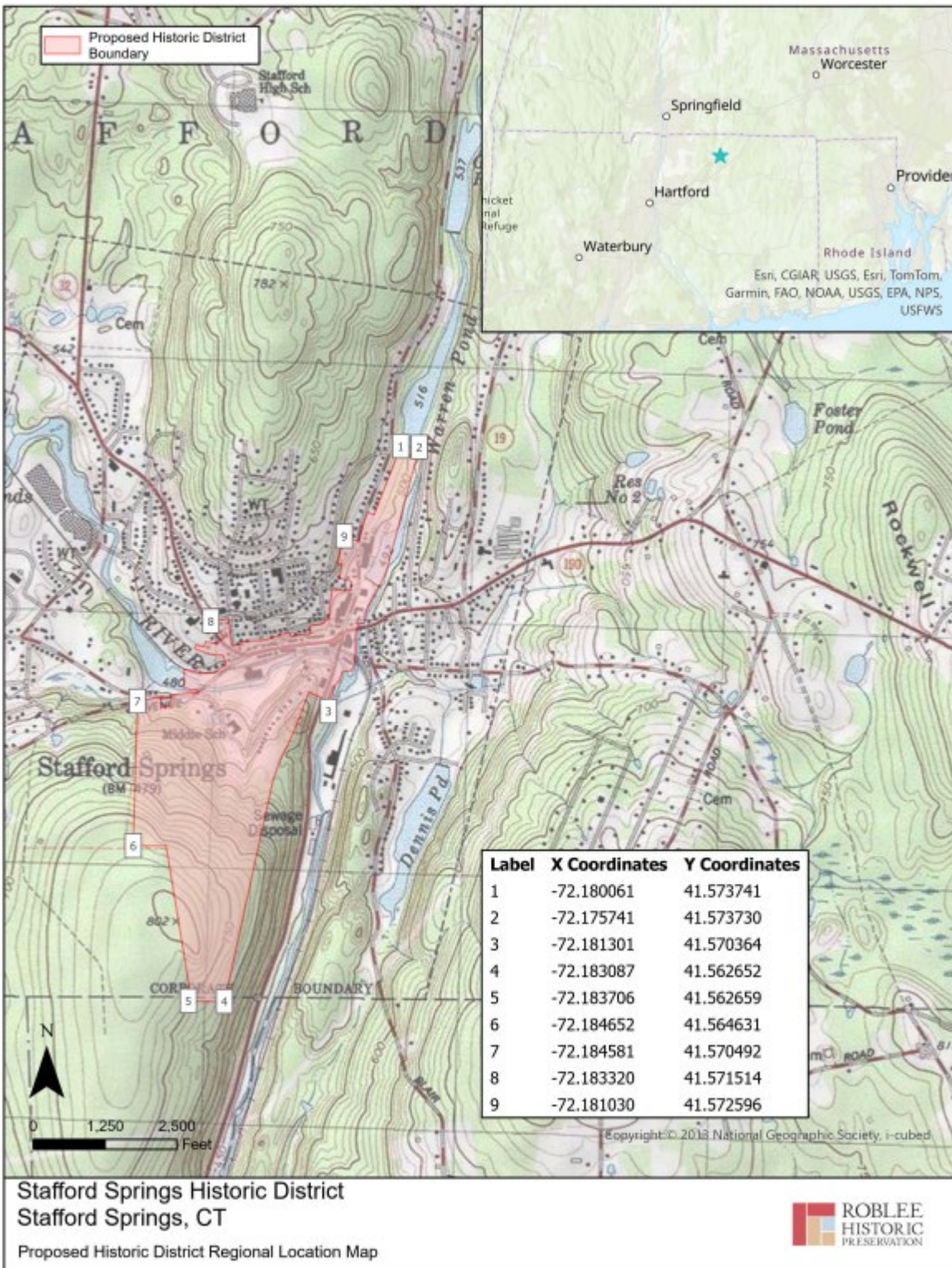


Figure 1. Location of the Stafford Springs Village Historic District.

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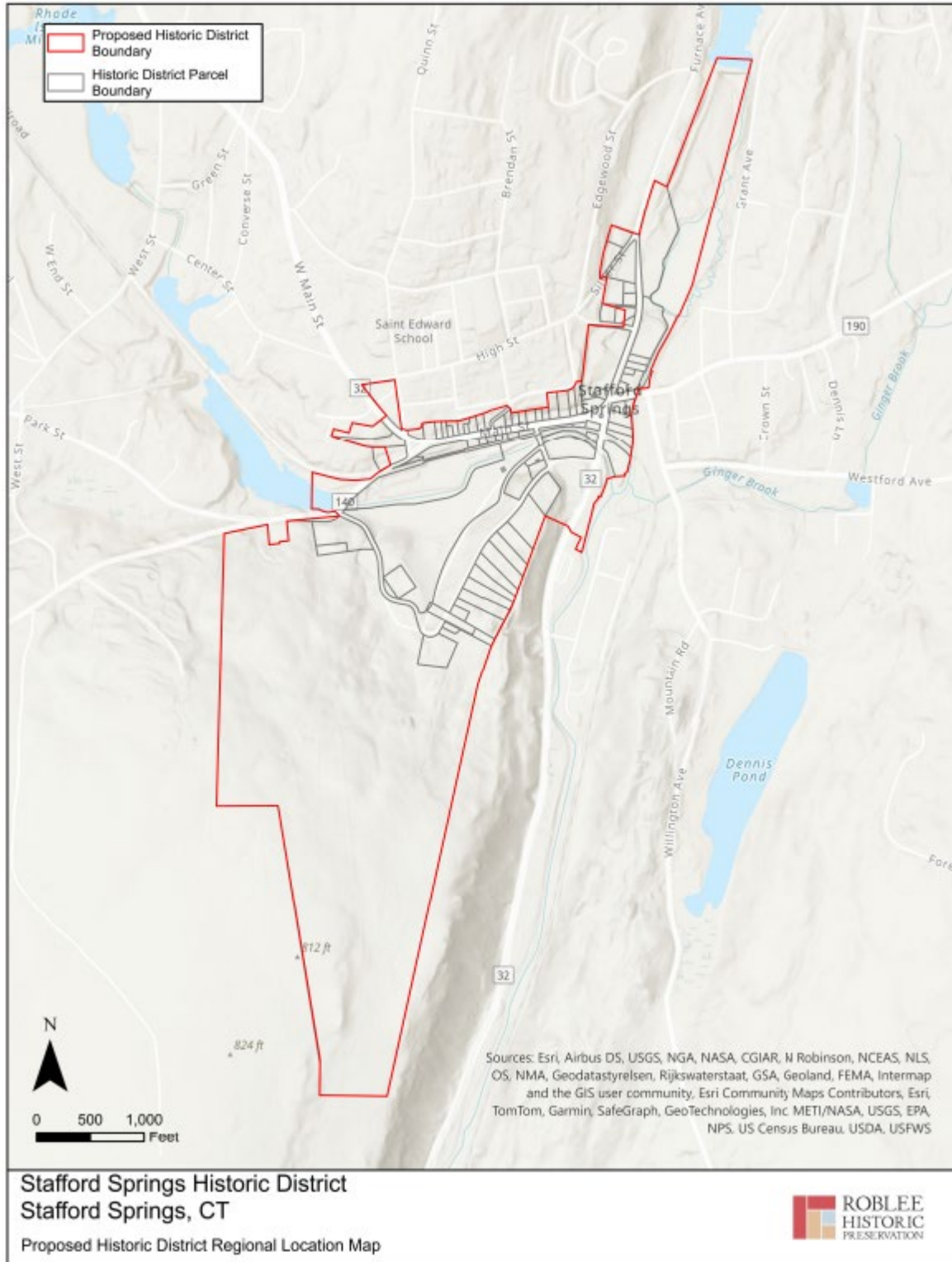


Figure 2. Stafford Springs Village Historic District Boundary Map, shown with property parcel outlines.

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Figure 3. Photograph circa 1890 of the 1841 Granite Cotton Mill Company at 8 Furnace Avenue (Courtesy of the Stafford Historical Society).



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Figure 4. Photograph circa 1886 of Julius Converse's Woodlawn estate, which became Hyde Park in 1911. The view is from the north bank of the Middle River near Main Street. At left, stone curbing awaits placement (Courtesy of the Stafford Historical Society).



Figure 5. View to the east along Main Street illustrating the streetcar in service in the midst of social and economic activities. On the right is the Warren Block (42-46 Main St.), rebuilt in 1885 and extant in 2024 (Courtesy of the Stafford Historical Society).

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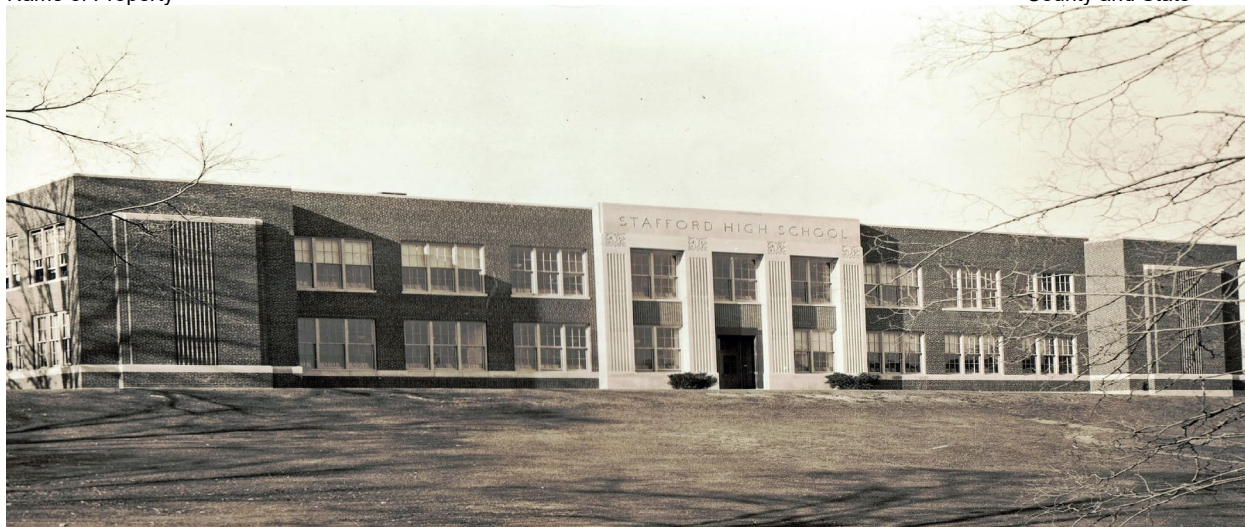


Figure 6. View of the Stafford High School circa 1940 (Courtesy of the Stafford Historical Society).

Photographs

Submit clear and descriptive photographs. The size of each Figure must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Stafford Springs Historic District

City or Vicinity: Stafford

County: Tolland State: Connecticut

Photographer: Andrew Roblee

Date Photographed: March 1, 2023

Description of Photograph(s) and number, include description of view indicating direction of camera:

- Photo 1 of 99. View of 29 Furnace Avenue, looking southeast.
- Photo 2 of 99. View of 29 Furnace Avenue, looking east-southeast.
- Photo 3 of 99. View of 1 Silver Street, looking west.
- Photo 4 of 99. View of 5 Silver Street, looking west.
- Photo 5 of 99. View of 29 Furnace Avenue, looking east.

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- Photo 6 of 99. View across the vacant lot at 28 Furnace Avenue, looking west-northwest.
- Photo 7 of 99. View of 22 Furnace Avenue, looking southwest.
- Photo 8 of 99. View of 20 Furnace Avenue, looking southwest.
- Photo 9 of 99. View of 18 Furnace Avenue, looking northwest.
- Photo 10 of 99. Streetscape view along Furnace Avenue, south-southeast.
- Photo 11 of 99. View of 21 Furnace Avenue, looking northeast.
- Photo 12 of 99. View of 17 Furnace Avenue, looking southeast.
- Photo 13 of 99. View of 13 Furnace Avenue, looking southeast.
- Photo 14 of 99. View of 5-7 Furnace Avenue, looking southeast.
- Photo 15 of 99. View of 8 Furnace Avenue (Weave Mill), looking northwest.
- Photo 16 of 99. View of 8 Furnace Avenue (Original "Main" Mill), looking west.
- Photo 17 of 99. View of 8 Furnace Avenue (east addition), northwest.
- Photo 18 of 99. View of 2 Furnace Avenue, looking east.
- Photo 19 of 99. View of 2-8 East Main Street, looking north-northwest.
- Photo 20 of 99. View of 14 East Main Street, looking north-northeast.
- Photo 21 of 99. View of 30 East Main Street, looking north-northwest.
- Photo 22 of 99. View of 8 Church Street, looking northwest.
- Photo 23 of 99. View of 10 West Main Street, looking west.
- Photo 24 of 99. View of 6 West Main Street, looking west-southwest.
- Photo 25 of 99. Streetscape view along West Main Street, looking southeast.
- Photo 26 of 99. View of 1 Tolland Avenue, looking northwest.
- Photo 27 of 99. View of 99 Main Street, looking north-northwest.
- Photo 28 of 99. View of 91 Main Street, looking northwest.
- Photo 29 of 99. View of 87 Main Street, looking north-northeast.
- Photo 30 of 99. View of 90 Main Street, looking southeast.
- Photo 31 of 99. View of 85 Main Street, looking northwest.
- Photo 32 of 99. View of 86 Main Street, looking southeast.
- Photo 33 of 99. View of 81-83 Main Street, looking north-northeast.
- Photo 34 of 99. View of 76 Main Street, looking southeast.
- Photo 35 of 99. View of 75 Main Street, looking northwest.
- Photo 36 of 99. View of 69 Main Street, looking northwest.
- Photo 37 of 99. View of 68-70 Main Street, looking southwest.
- Photo 38 of 99. View of 63 Main Street, looking northeast.
- Photo 39 of 99. View of 58 and 64 Main Street, looking southwest.
- Photo 40 of 99. View of 64 Main Street, looking southeast.
- Photo 41 of 99. View of the park at 31-59 Main Street, looking northeast.
- Photo 42 of 99. View of 52-54 Main Street, looking southwest.
- Photo 43 of 99. View of 42-46 Main Street, looking southwest.
- Photo 44 of 99. View of 29 Main Street, looking northeast.
- Photo 45 of 99. View of 21 Main Street, looking northwest.
- Photo 46 of 99. View of 19 Main Street, looking northwest.
- Photo 47 of 99. Streetscape along Main Street toward Hyde Park, looking west-southwest.
- Photo 48 of 99. View of 6-8 Main Street, looking southeast.
- Photo 49 of 99. View of 7 Main Street, looking north-northwest.
- Photo 50 of 99. View of 5 and 7 Main Street, looking northwest.

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- Photo 51 of 99. View of 2 Main Street, looking south-southeast.
Photo 52 of 99. View of 3 Main Street, looking northwest.
Photo 53 of 99. View of the Holt Memorial Fountain, looking north.
Photo 54 of 99. View of 1 Main Street, looking northeast.
Photo 55 of 99. View of 2 River Road, looking east-southeast.
Photo 56 of 99. View of 1 River Road, looking northwest.
Photo 57 of 99. View of 2 River Road, looking west.
Photo 58 of 99. View of the complex at 2 River Road, looking north-northeast.
Photo 59 of 99. View along the Middle River, looking west.
Photo 60 of 99. View of 4 Spring Street, looking northeast.
Photo 61 of 99. View of 5 Spring Street, looking southwest.
Photo 62 of 99. View of the mineral spring well on Spring Street, looking west-southwest.
Photo 63 of 99. View of 7 Spring Street, looking west-southwest.
Photo 64 of 99. View of 14 Highland Terrace, looking south-southeast.
Photo 65 of 99. View across Hyde Park from Highland Terrace, looking west.
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Photo 84 of 99. View along Hyde Park Road, looking northeast.
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Photo 94 of 99. View of 9 River Road, looking southwest.
Photo 95 of 99. View of 10 River Road, looking south-southeast.

Stafford Springs Historic District
Name of Property

Tolland County, CT
County and State



Photo 96 of 99. View of 8 Spring Street, looking south-southeast.
Photo 97 of 99. View of 14 River Road, looking south-southeast.
Photo 98 of 99. View Warren Dam and Pond, looking northeast.
Photo 99 of 99. View of 81 Main Street, looking northwest.

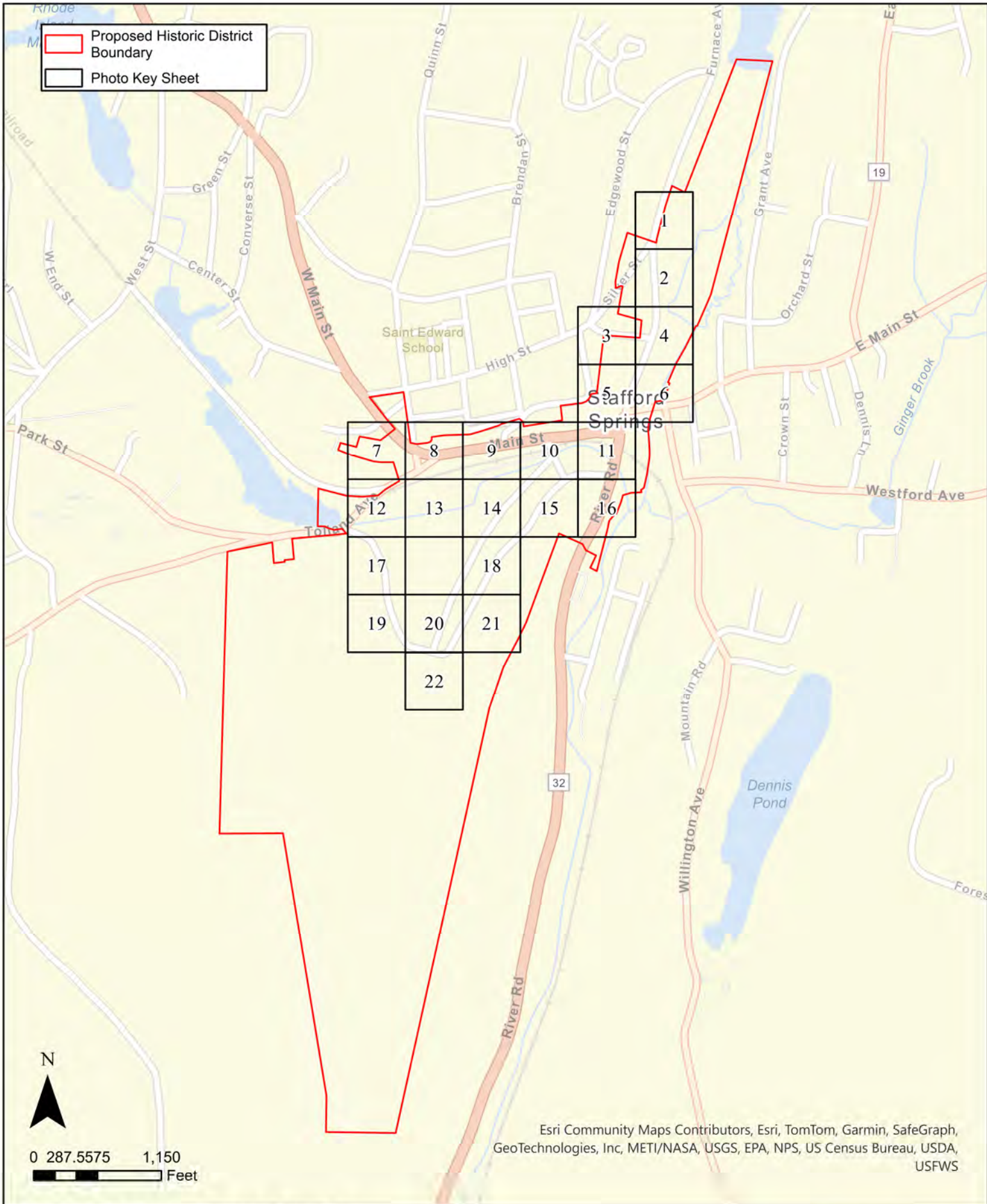
Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

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 Proposed Historic District Boundary
 Photo Key Sheet



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Stafford Springs Historic District
Stafford springs, CT
 Proposed Historic District - Photo Key Index



- Proposed Historic District Boundary
- Photograph Location
- Historic Property



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Stafford Springs Historic District
Stafford springs, CT

Proposed Historic District - Photo Key Map Sheet 1 of 22



- Proposed Historic District Boundary
- Photograph Location
- Historic Property



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- Proposed Historic District Boundary
- Photograph Location
- Historic Property



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Stafford Springs Historic District Stafford springs, CT

Proposed Historic District - Photo Key Map Sheet 3 of 22



- Proposed Historic District Boundary
- Photograph Location
- Historic Property



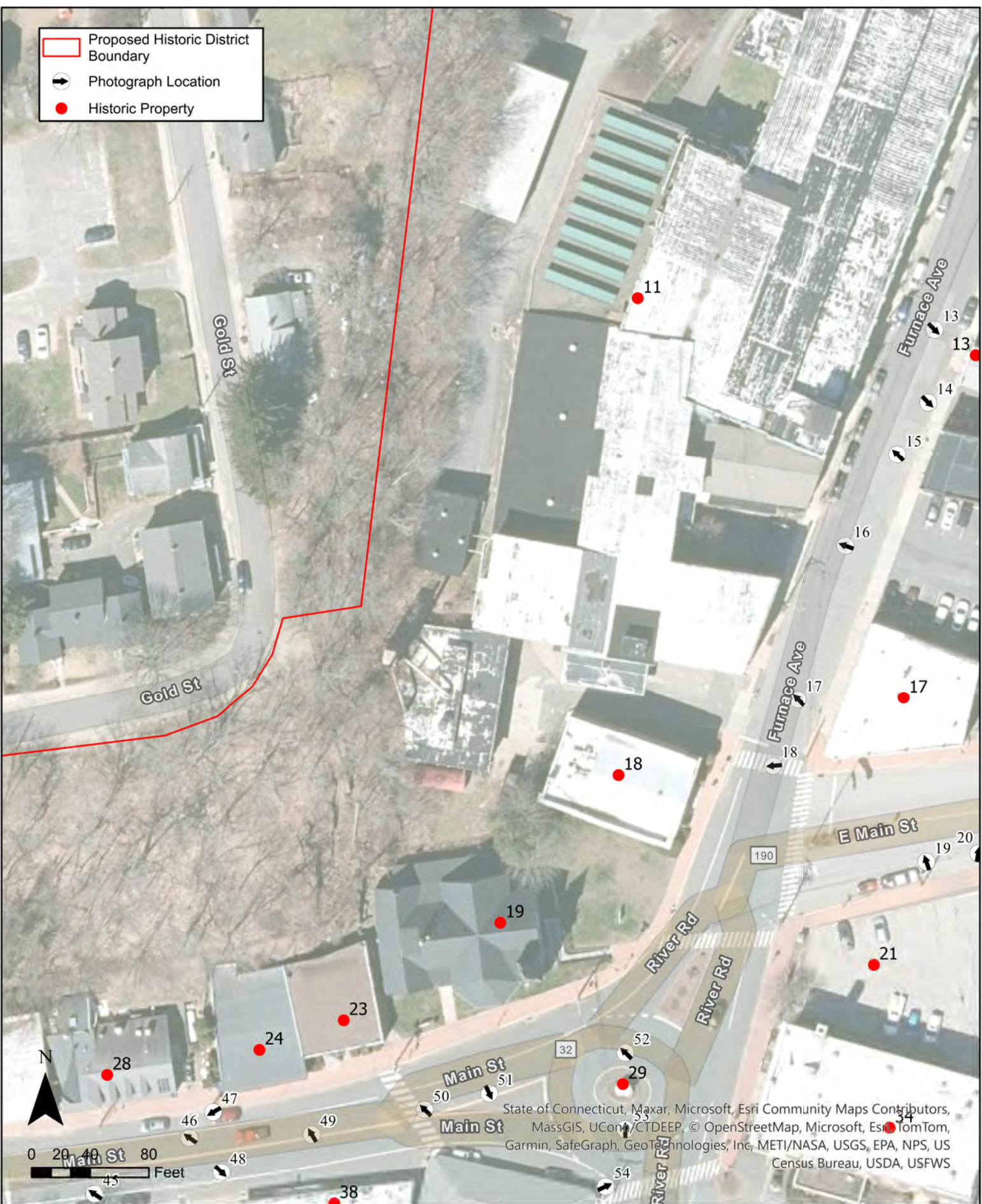
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Stafford Springs Historic District
Stafford springs, CT

Proposed Historic District - Photo Key Map Sheet 4 of 22



- Proposed Historic District Boundary
- Photograph Location
- Historic Property

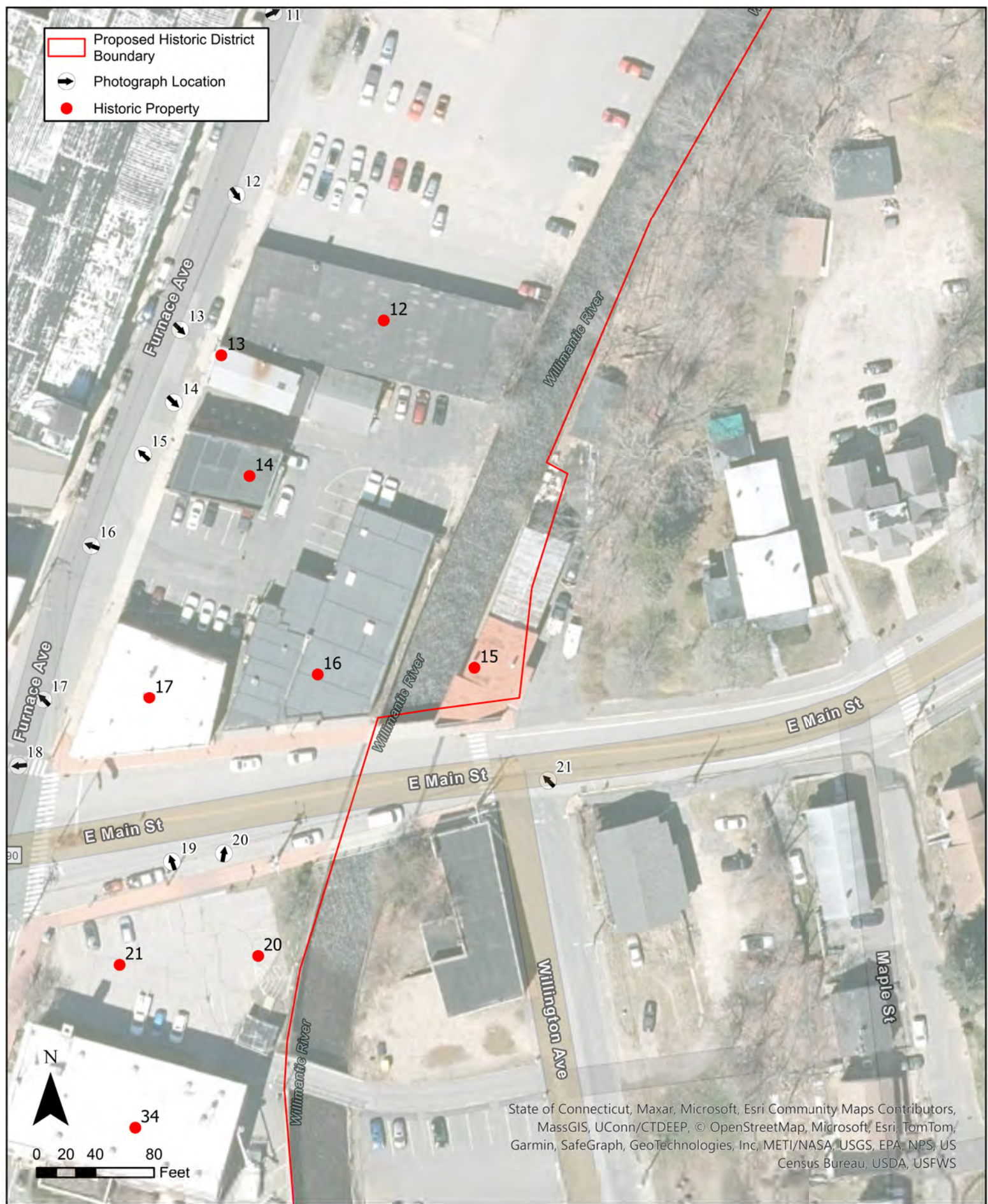


Stafford Springs Historic District
Stafford springs, CT

Proposed Historic District - Photo Key Map Sheet 5 of 22



- Proposed Historic District Boundary
- Photograph Location
- Historic Property



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Stafford Springs Historic District Stafford springs, CT

Proposed Historic District - Photo Key Map Sheet 6 of 22



- Proposed Historic District Boundary
- Photograph Location
- Historic Property



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Stafford Springs Historic District Stafford springs, CT

Proposed Historic District - Photo Key Map Sheet 7 of 22



- Proposed Historic District Boundary
- Photograph Location
- Historic Property

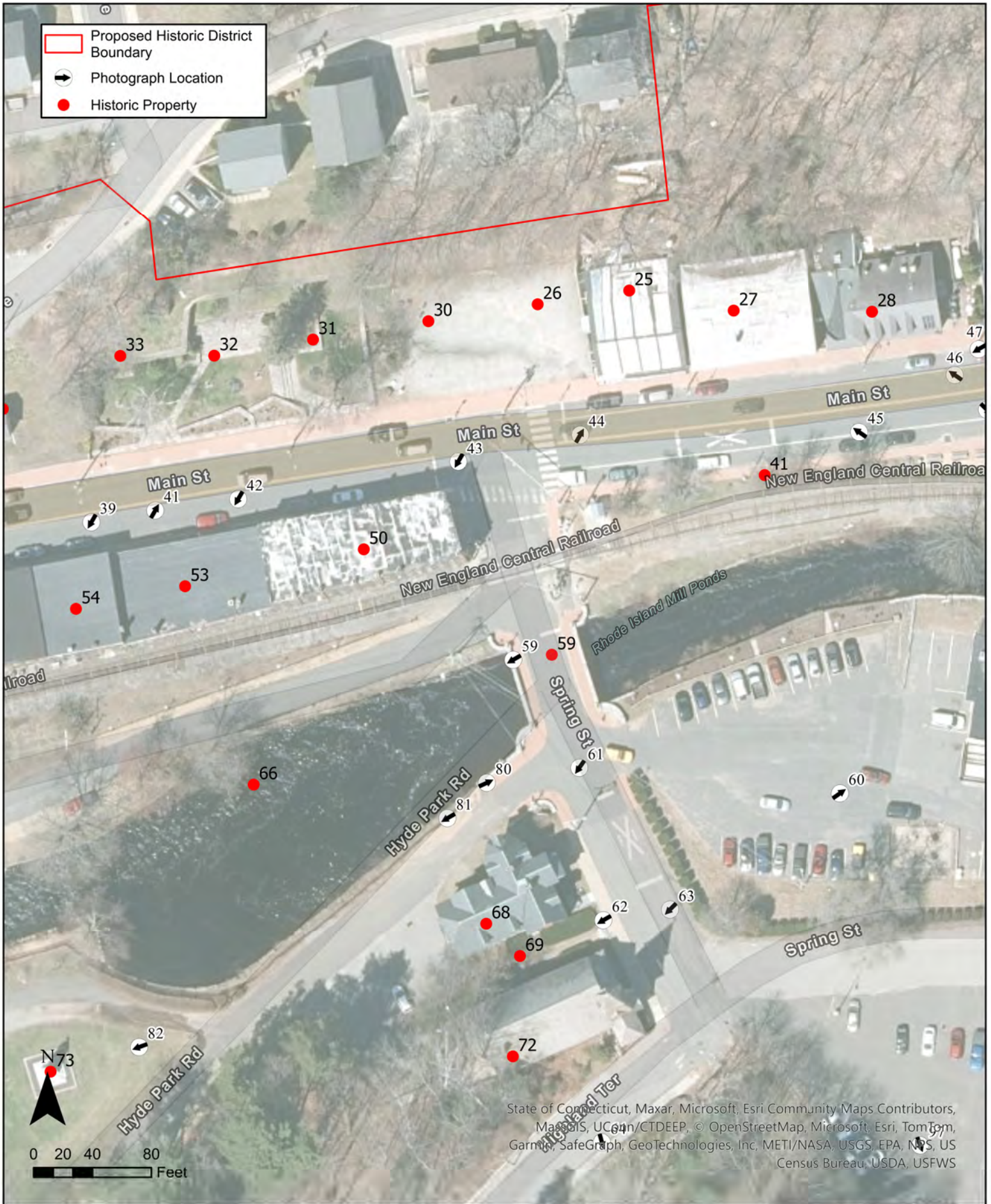


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- Proposed Historic District Boundary
- Photograph Location
- Historic Property





Stafford Springs Historic District
Stafford springs, CT

Proposed Historic District - Photo Key Map Sheet 10 of 22



- Proposed Historic District Boundary
- Photograph Location
- Historic Property



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- Proposed Historic District Boundary
- Photograph Location
- Historic Property



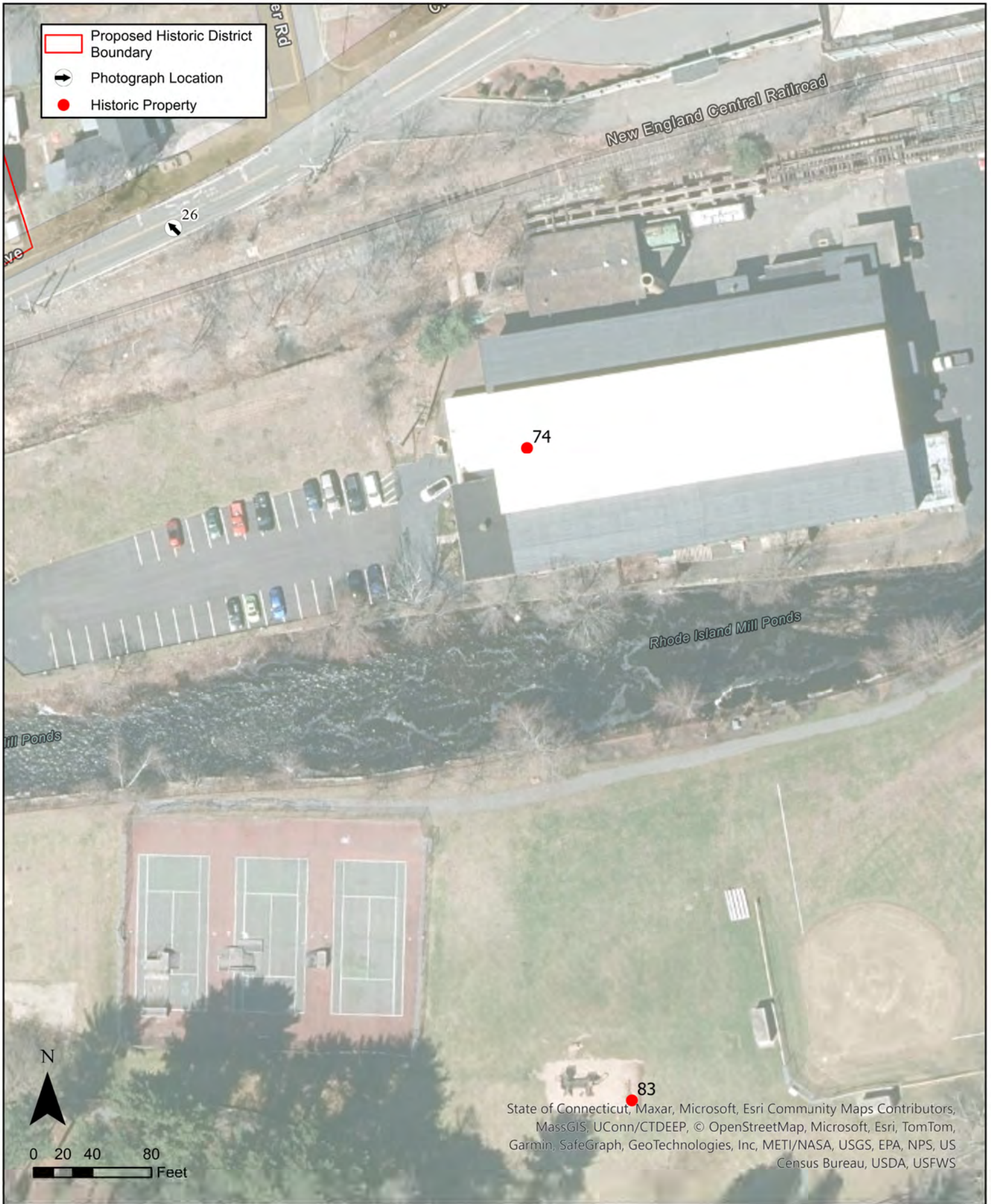
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Stafford Springs Historic District Stafford springs, CT

Proposed Historic District - Photo Key Map Sheet 12 of 22



- Proposed Historic District Boundary
- Photograph Location
- Historic Property



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Stafford Springs Historic District Stafford springs, CT

Proposed Historic District - Photo Key Map Sheet 13 of 22



- Proposed Historic District Boundary
- Photograph Location
- Historic Property



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- Proposed Historic District Boundary
- Photograph Location
- Historic Property

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Stafford Springs Historic District Stafford springs, CT

Proposed Historic District - Photo Key Map Sheet 16 of 22






- Proposed Historic District Boundary
- Photograph Location
- Historic Property



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-  Proposed Historic District Boundary
-  Photograph Location
-  Historic Property



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- Proposed Historic District Boundary
- Photograph Location
- Historic Property

Hyde Park Rd

91

87

96

Hyde Park Rd



0 20 40 80
Feet

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Stafford Springs Historic District

Stafford springs, CT

Proposed Historic District - Photo Key Map Sheet 19 of 22



Proposed Historic District Boundary
 Photograph Location
● Historic Property






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Stafford Springs Historic District
Stafford springs, CT

Proposed Historic District - Photo Key Map Sheet 20 of 22



-  Proposed Historic District Boundary
-  Photograph Location
-  Historic Property






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Stafford Springs Historic District
Stafford springs, CT

Proposed Historic District - Photo Key Map Sheet 21 of 22



-  Proposed Historic District Boundary
-  Photograph Location
-  Historic Property



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Stafford Springs Historic District
Stafford springs, CT

Proposed Historic District - Photo Key Map Sheet 22 of 22





Photo 1 of 99. View of 29 Furnace Avenue, looking southeast.



Photo 2 of 99. View of 29 Furnace Avenue, looking east-southeast.



Photo 3 of 99. View of 1 Silver Street, looking west.



Photo 4 of 99. View of 5 Silver Street, looking west.



Photo 5 of 99. View of 29 Furnace Avenue, looking east.



Photo 6 of 99. View across the vacant lot at 28 Furnace Avenue, looking west-north-west.



Photo 7 of 99. View of 22 Furnace Avenue, looking southwest.



Photo 8 of 99. View of 20 Furnace Avenue, looking southwest.



Photo 9 of 99. View of 18 Furnace Avenue, looking northwest.



Photo 10 of 99. Streetscape view along Furnace Avenue, south-southeast.



Photo 11 of 99. View of 21 Furnace Avenue, looking northeast.



Photo 12 of 99. View of 17 Furnace Avenue, looking southeast.



Photo 13 of 99. View of 13 Furnace Avenue, looking southeast.



Photo 14 of 99. View of 5-7 Furnace Avenue, looking southeast.



Photo 15 of 99. View of 8 Furnace Avenue (Weave Mill), looking northwest.



Photo 16 of 99. View of 8 Furnace Avenue (Original "Main" Mill), looking west.



Photo 17 of 99. View of 8 Furnace Avenue (east addition), northwest.



Photo 18 of 99. View of 2 Furnace Avenue, looking east.



Photo 19 of 99. View of 2-8 East Main Street, looking north-northwest.



Photo 20 of 99. View of 14 East Main Street, looking north-northeast.



Photo 21 of 99. View of 30 East Main Street, looking north-northwest.



Photo 22 of 99. View of 8 Church Street, looking northwest.



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Photo 28 of 99. View of 91 Main Street, looking northwest.



Photo 29 of 99. View of 87 Main Street, looking north-northeast.



Photo 30 of 99. View of 90 Main Street, looking southeast.



Photo 31 of 99. View of 85 Main Street, looking northwest.



Photo 32 of 99. View of 86 Main Street, looking southeast.



Photo 33 of 99. View of 81-83 Main Street, looking north-northeast.



Photo 34 of 99. View of 76 Main Street, looking southeast.



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Photo 36 of 99. View of 69 Main Street, looking northwest.



Photo 37 of 99. View of 68-70 Main Street, looking southwest.



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Photo 40 of 99. View of 64 Main Street, looking southeast.



Photo 41 of 99. View of the park at 31-59 Main Street, looking northeast.



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Photo 43 of 99. View of 42-46 Main Street, looking southwest.



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Photo 45 of 99. View of 21 Main Street, looking northwest.



Photo 46 of 99. View of 19 Main Street, looking northwest.



Photo 47 of 99. Streetscape along Main Street toward Hyde Park, looking west-southwest.



Photo 48 of 99. View of 6-8 Main Street, looking southeast.



Photo 49 of 99. View of 7 Main Street, looking north-northwest.



Photo 50 of 99. View of 5 and 7 Main Street, looking northwest.



Photo 51 of 99. View of 2 Main Street, looking south-southeast.



Photo 52 of 99. View of 3 Main Street, looking northwest.



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Photo 54 of 99. View of 1 Main Street, looking northeast.



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Photo 57 of 99. View of 2 River Road, looking west.



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Photo 59 of 99. View along the Middle River, looking west.



Photo 60 of 99. View of 4 Spring Street, looking northeast.



Photo 61 of 99. View of 5 Spring Street, looking southwest.



Photo 62 of 99. View of the mineral spring well on Spring Street, looking west-southwest.



Photo 63 of 99. View of 7 Spring Street, looking west-southwest.



Photo 64 of 99. View of 14 Highland Terrace, looking south-southeast.



Photo 65 of 99. View across Hyde Park from Highland Terrace, looking west.



Photo 66 of 99. View of 15 Highland Terrace, looking northwest.



Photo 67 of 99. View of 20 Highland Terrace, looking south-southwest.



Photo 68 of 99. View of 28 Highland Terrace, looking east.



Photo 69 of 99. View of 34 Highland Terrace, looking east-southeast.



Photo 70 of 99. View of 38 Highland Terrace, looking east-southeast.



Photo 71 of 99. View of 42 Highland Terrace, looking east-southeast.



Photo 72 of 99. View of 46-48 Highland Terrace, looking east-southeast.



Photo 73 of 99. View of 52 Highland Terrace, looking east.



Photo 74 of 99. View of 56 Highland Terrace, looking east.



Photo 75 of 99. View of 60 Highland Terrace, looking east-southeast.



Photo 76 of 99. View of 64 Highland Terrace, looking southeast.



Photo 77 of 99. View of 68 Highland Terrace, looking southeast.



Photo 78 of 99. View of 72 Highland Terrace, looking east.



Photo 79 of 99. View of 78 Highland Terrace, looking south.

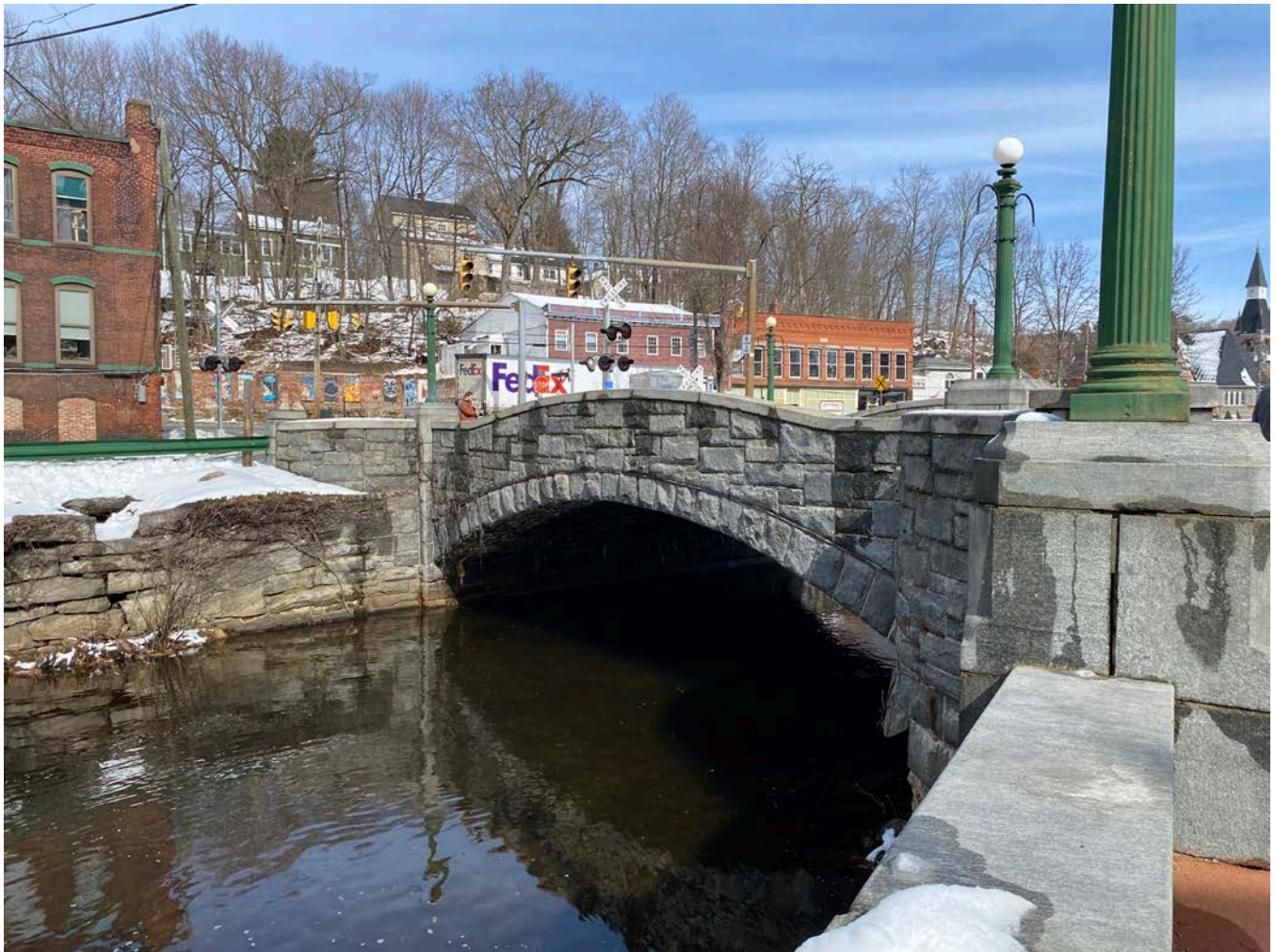


Photo 80 of 99. View of the Christopher Allen Bridge, looking northeast.



Photo 81 of 99. View along Hyde Park Road, looking southwest.



Photo 82 of 99. View of the Soldiers' Monument, looking west-southwest.



Photo 83 of 99. View of 1 Spring Street, looking north-northwest.



Photo 84 of 99. View along Hyde Park Road, looking northeast.



Photo 85 of 99. View of the Earl M. Witt School, looking west.



Photo 86 of 99. View of 21 Hyde Park, looking west-southwest.



Photo 87 of 99. View of 21 Hyde Park, looking south.



Photo 88 of 99. View of the Earl M. Witt School, looking east-northeast.



Photo 89 of 99. View of Hyde Park Duck Pond, looking southwest.



Photo 90 of 99. View of 5 Hyde Park Road, looking west.



Photo 91 of 99. View of 7 Hyde Park Road, looking west.



Photo 92 of 99. View along Hyde Park Road, looking southeast.



Photo 93 of 99. View of the Chelsea Dam and Pond, looking northwest.



Photo 94 of 99. View of 9 River Road, looking southwest.



Photo 95 of 99. View of 10 River Road, looking south-southeast.



Photo 96 of 99. View of 8 Spring Street, looking south-southeast.



Photo 97 of 99. View of 14 River Road, looking south-southeast.



Photo 98 of 99. View Warren Dam and Pond, looking northeast.



Photo 99 of 99. View of 81 Main Street, looking northwest.