

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: Essex Village Historic District

Other names/site number: Potapaug, Pettipaug

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: Vicinity of Main, N. Main, New City, Pratt, and Prospect St; West Ave; Essex Sq.

City or town: Essex State: CT County: Middlesex

Not For Publication: Vicinity: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

<p>_____ Signature of certifying official/Title:</p>	<p>_____ Date</p>
<p>_____ State or Federal agency/bureau or Tribal Government</p>	

<p>In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.</p>	
<p>_____ Signature of commenting official:</p>	<p>_____ Date</p>
<p>_____ Title : State or Federal agency/bureau or Tribal Government</p>	

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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>221</u>	<u>158</u>	buildings
<u>1</u>	<u>9</u>	sites
<u>1</u>	<u>1</u>	structures
<u>0</u>	<u>0</u>	objects
<u>223</u>	<u>168</u>	Total

Number of contributing resources previously listed in the National Register 3

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling, multiple dwelling, secondary structure
COMMERCE/TRADE/department store, specialty store, restaurant, professional
SOCIAL/meeting hall, clubhouse
GOVERNMENT/city hall, post office

EDUCATION/school, library
RELIGION/religious facility, church-related residence
FUNERARY/cemetery
RECREATION & CULTURE/theater
OTHER/boat-building, marina
INDUSTRY

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling, multiple dwelling, secondary structure
COMMERCE/TRADE/department store, specialty store, restaurant, professional
SOCIAL/clubhouse
GOVERNMENT/city hall, post office

EDUCATION/library
RELIGION/religious facility, church-related residence
RECREATION & CULTURE/museum
FUNERARY/cemetery
OTHER/boat-building, marina

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7. Description

Architectural Classification

(Enter categories from instructions.)

COLONIAL: Georgian

EARLY REPUBLIC: Early Classical Revival

MID-19TH CENTURY: Greek Revival, Exotic Revival (Egyptian Revival)

LATE VICTORIAN: Italianate, Second Empire, Queen Anne, Romanesque Revival

LATE 19TH/20TH CENTURY REVIVALS: Beaux Arts (Beaux Arts Classicism), Classical Revival (Neo-Classical Revival), Tudor Revival

LATE 19TH/20TH MOVEMENTS: Bungalow/Craftsman

Materials: (enter categories from instructions.)

Principal exterior materials of the property: WOOD:Weatherboard, Shingle; BRICK; STONE:Sandstone, Slate, Granite; METAL:Aluminum; STUCCO; SYNTHETICS:Vinyl

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing 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 Essex Village Historic District is centered on a peninsula on the west bank of the Connecticut River in the Town of Essex, Middlesex County, Connecticut. It extends north and west along two principal roads. The Georgian-style core of the village, particularly on Main Street is well-preserved, and is complemented by several nineteenth-century Cape Cod and Greek Revival-style homes, ranging from modest to high style. Vernacular late-nineteenth and early twentieth century buildings are common in the commercial area around Essex Square. Examples of the fashionable and distinctive building styles of the later nineteenth and early twentieth centuries are rare within the district. The most common building materials are wooden frames on granite foundations, though fieldstone, brownstone, brick, and concrete are also represented. The district includes multiple current or former church buildings, government buildings (town halls, schools, libraries, and post offices), and a distinctive private school building. The district retains its feeling as a Colonial settlement expanded through maritime activity and recreation, with few losses or interruptions to the streetscape. Buildings typically retain integrity of design and a portion of the historic materials.

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Narrative Description

Setting

The district’s natural landscape is defined by its relationship to the waters of the Connecticut River, which form North Cove (also known as Fall River Cove) on the north side of the peninsula and Middle Cove on its south side. From its earliest days to the present, frequent use of small boats led to the creation and maintenance of landing places at the waterside ends of most streets, now supplemented by numerous docks extending into the water. Both older and newer houses often face the water instead of the street. Its built landscape, in contrast, is currently dominated by a dense cluster of mixed-use buildings extending from Essex Square eastward along the narrow Pratt and Main Streets, containing contributing buildings dating from 1732 to the early twentieth century. The core of the district is Main Street, which is supplied with sidewalks along its entire length, while Pratt Street (once known as “New Street”) has sidewalks along only part of its length.

Immediately to the west of Essex Square and North Main Street, the land rises steeply. The Congregationalist First Church of Essex was sited at the southern end of this hill, which is historically known as Pound Hill. Prospect Street, with its multiple church buildings and homes dating to the nineteenth through early twentieth century, runs northward just below the crown of the hill. The rest of the district is generally level, and the public streets usually have sidewalks on at least one side. The density of housing decreases in areas further from the center, except for Little Point Street and New City Street, where historic maritime occupations encouraged earlier and more closely set development. There are eighteenth-century houses outside the core as well, also intermixed with later examples, including large mansions that took advantage of the land available outside the main peninsula. North of Little Point Street, the large and bucolic River View Cemetery, dating to the eighteenth century, occupies the south side of an indentation in the shore of North Cove. The extant architecture reflects the district’s long transition from agricultural and shipbuilding activities, to modest industrial development, to a recreation-based economy that attracted many more residents through the early twentieth century.

District Data Table

Resources within the district are inventoried below. Contributing resources (C) are those that contribute to the historic significance of the district. Non-contributing resources are located within the district boundaries but are altered or outside the period of significance and thus are not part of the district’s historic significance.

Address	Parcel ID	C/NC	Name	Build Date	Photo	Type*	Prior Surveys
3-5 Bank Ln [10 Main St]	47 079 B4	C	William Treat House	Early c19		B	39-211
4 Bank Ln	47 094	NC	Rear vacant lot	n/a		n/a	--
6 Bank Ln	47 093	NC	D. B. Knowles House	1847		B	39-210
7 Bank Ln	47 080	C	Jesse Murry House	c. 1838		B	39-214

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Address	Parcel ID	C/NC	Name	Build Date	Photo	Type*	Prior Surveys
10 Bank Ln	47 092	C	Charles Brewster House	1848		B	39-212
12 Bank Ln	47 091	C	12 Bank Lane House and Garage	c. 1908, c. 1930		B	39-213
8 Bank Ln	47 091-1	NC	Rear vacant lot	n/a		n/a	--
14 Bank Ln	47 082	NC	Conklin Spar Shop	1710		B	39-215
16 Bank Ln	47 081	NC	Conklin Spar Shop	1710		B	39-215
1 Bushnell St	31 020-02	C	Bushnell/Dickinson Barn	c. 1860		B	--
8 Bushnell St	47 003	C	8 Bushnell Street	c. 1908		B	39-181
10 Bushnell St	47 004	NC	10 Bushnell Street	c. 1925		B	--
12 Bushnell St	47 005	C	12 Bushnell Street	c. 1925		B	--
18 Bushnell St	47 007	C	Nelson Bushnell House	1899		B	39-182
20 Bushnell St	47 007-01	NC	Vacant lot	n/a		n/a	--
Champlin Sq	32 062	NC	Vacant lot/municipal park	n/a		n/a	--
1 Champlin Sq	32 063	C	Captain Henry L. Champlin House & Barn	1818, c 19 th		B	39-119*
2 Champlin Sq	32 061	C	Crawford G. Cheney House	1907		B	--
7 Champlin Sq	32 064-02	C	Captain John Rockwell House	1854		B	39-120
3 Cross Street	47 065	C	St. John's Episcopal Church	1897 & Mid- c19 th		B	39-224, I-001
3 Cross Street	47 065	C	St. John's Episcopal Church Parsonage	Mid- c19 th		B	39-265
4 Cross Street	47 109	C	Jacob Latimer/George Post House	1832		B	39-270
7 Dickinson Ln	31 019	C	E. E. Dickinson Carriage House	c. 1880		B	39-174
13 Dickinson Ln	31 013	C	Charles S. Hayden House	1851		B	39-175
1 Essex Sq	31 026	C	Essex Square Theater	1927	13	B	39-203
2 Essex Sq	47 088	NC	Chalker Building	1880		B	--

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Address	Parcel ID	C/NC	Name	Build Date	Photo	Type*	Prior Surveys
3 Essex Sq #A, B-2	31 028 A, B-2	C	Ingersoll Store	1877		B	39-202
5 Essex Sq	31 029	C	Alfred Miner Store/Odd Fellows Hall and Stable	c. 1874		B	39-201
6 Essex Sq	47 090	NC	6 Essex Square	c. 1910		B	--
Ferry St	47 016	NC	Dock and shed	n/a		B	--
Ferry St	47 047-01	NC	Part of house on 47-046 (4 Ferry St)	n/a		n/a	--
4 Ferry St	47 046	NC	4 Ferry Street	c. 1930		B	--
6 Ferry St	47 045	NC	6 Ferry Street	2007		B	--
9 Ferry St	47 017	NC	9 Ferry Street	1968		B	--
50 Grove St	27 048	C	Sally Hayden House	1828		B	--
8 Kings Ln	28 031	C	8 Kings Lane Barn	c. 1880		B	39-66
5 Little Point St	31 004	C	Harrington/Hill House	c. 1800		B	39-165
6 Little Point St	31 018	C	Tooker (Tucker) House	c. 1831		B	39-166
7 Little Point St	31 005	C	Elijah Worthington / George P. Hayden House	1804		B	39-167
9 Little Point St	31 006	C	Philip Tooker II house	1815		B	39-169
10 Little Point St	31 017	C	Charles R. Peck House and Garage	1915, c. 1935		B	--
11 Little Point St	31 007	C	Noah Scovill House	c. 1805		B	39-169
14 Little Point St	31 016	C	Tooker/Tucker House	c. 1806		B	39-168
16 Little Point St	31 015	NC	16 Little Point Street	1952		B	--
17 Little Point St	31 009	C	Williams House	c. 1750		B	31-171
18 Little Point St	31 014	C	Benjamin Williams Jr./Manwaring House	1813		B	39-170
19 Little Point St	31 010	C	19 Little Point Street	c. 1900		B	39-172
1 Main St	47 098-A-1,2,3	C	Whittemore/Shailer Retail Building	c. 1874		B	39-206

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Address	Parcel ID	C/NC	Name	Build Date	Photo	Type*	Prior Surveys
2-4 Main St	47 089	C	Hunt Building	1894		B	39-205
3-5 Main St	47 098 B,C	C	3-5 Main Street	c. 1930		B	--
6 Main St	47 096	NC	Converted gas station	1970		B	--
7 Main St	47 100	C	Second Saybrook Bank Building	1873		B	39-207
8 Main St	47 095	C	Elias F. Parmalee House	1844		B	39-209
9 Main St	47 101	C	Essex Savings Bank Building	1924		B	39-208
10 Main St	47 079 B1	C	First National Grocery Store	1940		B	--
10 Main St	47 079 B2	C	Treat's Shop [14-16 Main Street]	c. 1850		B	39-216
11 Main St	47 103	C	11 Main Street	c. 1874		B	--
12 Main St	47 078	C	Old Town Hall and Post Office	1918		B	39-229, I-003
13 Main St	47 104	C	Stevens & Chapman Store/Franklin Market	19 th cent.		B	39-217, I-004
14 Main St	47 072	C	Essex Town Green Park	20 th cent.		Site	--
15 Main St	47 105 B1	C	15 Main Street West	c. 1874		B	39-217, I-005
15 Main St	47 105 B1	C	McDermott Shop/Former Movie Theater (15 Main Street East)	c19 th , /c. 1920		B	39-217, I-005
17 Main St	47 106	C	Mack-Burrows General Store	1881		B	39-218, I-006
19 & 19A Main St	47 107-01	C	Pendleton/Doane House and Ferranti Store	1819		B	39-219, I-007
20 Main St	47 068	C	Gamaliel Conklin House	c. 1803		B	39-225, I-008
21 Main St	47 108 B2	C	Old Post Office	c. 1831		B	39-222, I-009
22 Main St	47 067	C	Murray/Lord House	1805		B	39-226, I-010
23 Main St	47 108 B1	C	Frederick H. Beebe Commercial Building	1896		B	39-223, I-011
24 Main St	47 052	C	Uriah Hayden III House	1847		B	39-231, I-012
25 Main St	47 066	C	Clark/Stevens House	c. 1827		B	39-227 I-013
26 Main St	47 051 B1	C	Asahel Pratt House	c. 1803		B	39-232

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Address	Parcel ID	C/NC	Name	Build Date	Photo	Type*	Prior Surveys
26 Main St	47 051 B2	C	Former Boathouse/Carpenter's Shop	c. 1850		B	39-232
27 Main St	47 060	C	Gamaliel Conklin Jr. House	1839		B	39-229
28 Main St	47 053	C	Noah Pratt / Uriah Hayden II House	1803		B	39-233, I-015
29 Main St	47 059	C	Mortimer Mather House	1870		B	39-230, I-016
30 Main St	47 049	C	James Phelps House	1845		B	39-237, I-017
32 Main St	47 043	C	Grover L'Hommideau House			B	39-241, I-108
33 Main St	47 057	NC	33 Main Street	1840		B	--
35 Main St	47 054	C	Nathaniel Wilson House	c. 1770		B	39-234, I-019
36 Main St	47 042, B1	C	Original Griswold Inn	1801		B	39-245, I-020
36 Main St	47 042, B2	C	Amasa Hayden House	1801		B	39-244
36 Main St	47 042, B4	C	Converted Sheds	Late 19 th		B	--
37 Main St	47 055	C	Dr. Ezra Mather House	1815		B	39-235, I-021
38 Main St	47 029	C	John G. Hayden House	c. 1799		B	39-248, I-022
39 Main St	47 048	C	Thomas Millard House II/Samuel Ingham House	1803		B	39-236, I-023
40 Main St	47 028	C	Richard Hayden House / Episcopal Parsonage	1806		B	39-253, I-024
41 Main St	47 047	C	James Phelps / Thomas Coulter Office	c. 1874		B	39-242, I-025
42 Main St	47 027	C	Noah Tooker House	c. 1733		B	39-254, I-026
45 Main St	47 044	C	Ephraim Bound / Timothy Starkey House	1801		B	39-243, I-027
46 Main St	47 026 B1	C	Ebenezer Hayden II House	1795- 1800		B	39-257, I-038
47 Main St	47 018 B1	C	Timothy Starkey Jr. House	1800		B	39-246, I-029
48 Main St	47 025 B3	C	Samuel Lay Barn	c. 1750, c. 1861		B	I-002
48 Main St	47 025	C	Hayden-Starkey Store	c. 1801		B	39-258, I-030

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Address	Parcel ID	C/NC	Name	Build Date	Photo	Type*	Prior Surveys
51 Main St	47 019	C	Thomas Millard House I / Felix Starkey House	1802		B	39-247, I-031
52 Main St	47 024	C	Uriah Hayden Tavern / Dauntless Club	c. 1765		B	39-259, I-032
53 Main St [55 Main St]	47 020	NC	53 Main Street	1720		B	--
54 Main St	47 023	C	E. E. Dickinson Boathouse	c. 1920		B	I-034
57 Main St	47 021 B1	C	Samuel Lay / William S. & Phoebe Hayden House and Outbuilding	1732		B	29-255, I-036
63 Main St	47 021 01	NC	63 Main Street	2018		B	--
67 Main St	47 022 B1	C	Steamboat Dock Building	1878		B	39-260, I-039
67 Main St	47 022 B2	C	Hayden Chandlery	1813		B	39-261, I-039
Main St	48 001	NC	Town Dock	Unknown		Str	--
6 Meigs Ln	47 069	NC	6 Meigs Lane	1940		B	--
10 Meigs Ln	47 071	C	Elihu / Benjamin H. Meigs House	c. 1801		B	39-228
6 Methodist Hill	32 055	C	First Congregational Church of Essex	1853	14	B	39-145
3 New City St	28 069	C	Sala Post House	c. 1800		B	39-76
4 New City St	28 064	NC	4 New City Street	1961		B	---
5 New City St	28 068	C	Levi Post House	c. 1800		B	39-75
6 New City St	28 065	NC	6 New City Street	1960		B	---
7 New City St	28 067	C	Reuben Post House	1798		B	39-74
10 New City St	28 066	C	William A. Comstock House	1891		B	39-73
12 New City St	28 051	NC	Joseph W. Pieretti House	1949		B	--
15 New City St	28 050	C	Ward Post House	c. 1806		B	39-71
16 New City St	28 051 01	C	Charles Waterhouse House	1899		B	39-70
17 New City St	28 048	C	Reuben Buckingham House	1803		B	39-69

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Address	Parcel ID	C/NC	Name	Build Date	Photo	Type*	Prior Surveys
19 New City St	28 047	C	19 New City Street	1900		B	39-68
21 New City St	28 046	C	Joseph H. King House	1856		B	39-67
25 New City St	28 044	C	Johnson Pratt House	1808		B	39-62
29 New City St	28 042	C	Judea S. and Charles Pratt House	1799		B	39-61
1-3 North Main St	47 116	C	Arkin Commercial Building	1921		B	--
5 North Main St	47 117	C	Farnham Parmelee / Selden & Mary Dension House	1818		B	39-185
6 North Main St	31 024	C	Thomas Coulter House	1926		B	--
7 North Main St	47 118	NC	7 North Main Street	c. 1900		B	--
8 North Main St	31 025	C	Henry & Eunice Braddick House	1811		B	39-186
9 North Main St	47 002	C	9 North Main Street	c. 1900		B	39-184
10 North Main St	31 023	C	Seventh (Riverview) District Schoolhouse	c. 1870		B	39-183
11 North Main St	47 001	NC	11 North Main Street	c. 1880		B	--
14 North Main St	31 022	C	Lemuel Dickinson / Harry Barnes House	1819, 1922		B	39-180
16 North Main St	31 021	C	16 North Main Street	1920		B	--
17 North Main St	31 020-01	C	Samuel and Keturah Lay / Bushnell House	c. 1765, 1849		B	39-178
20 North Main St	31 039	C	Samuel Morley House	c. 1825, c. 1849		B	39-179
21 North Main St	31 019-01	C	Charles W. Smith / E. E. Dickinson House (Hazelhurst)	1841, 1927	12	B	39-174
22 North Main St	31 040	C	Mugford Williams House & Garage	1850, c. 1925		B	39-177
26 North Main St	31 042	C	Wolcott Pratt House	c. 1795		B	39-176
27 North Main St	31 019-02	C	Jesse Braddock House (Condos)	1833	12	B	39-164
28 North Main St	31 043	C	Walled municipal park	Early c20 th		Str	--
31 North Main St	31 003	C	E. E. Dickinson Co. Office	1925	12	B	39-163

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33 North Main St	31 003-01	C	River View Cemetery / E. E. Dickinson Garage	c. 1925	25	B	39-163
41 North Main St	31 002	C	Gurdon L. Tooker House	1831		B	39-112
43 North Main St	31 001	C	Sylvanus Tyler House	1869		B	39-110
44 North Main St	27 065	C	Jesse W. Halliday House	1907		B	39-109
45 North Main St	26 056	C	Alpheus Spencer House	1847		B	39-108
48 North Main St	27 064	C	Theodore Pratt Homestead / Halliday House	1837		B	39-106
49 North Main St	28 058	C	Niles H. Tooker House	c. 1850		B	39-107
50 North Main St	27 063	C	William Bushnell House and Barn	1837, c. 19th		B	39-103
51 North Main St	28 059	C	Samuel J. Tripp House	1852		B	39-105
54 North Main St	27 062	C	Clifford Jones House and barn/garage	1899, 1920		B	39-102
55 North Main St	28 060	C	Louis P. Parker House	1890		B	39-104
56 North Main St	27 061	C	Daniel Dickinson House & Barn/Garage	1837		B	39-101
58 North Main St	27 060	C	Ansel Pratt/Ambrose Post House	1810		B	39-99
59 North Main St	28 061	C	Maria Post	1851		B	39-100
60 North Main St	27 059	NC	60 North Main Street	1965		B	--
61 North Main St	28 062	C	Harriet Manwaring	1927		B	--
62 North Main St [PO #64]	27 058	C	Samuel B. Hunt House	c. 1847		B	39-98
63 North Main St	28 063	NC	Vacant lot	n/a		n/a	--
66 North Main St	27 047	C	Enoch Tucker House	c. 1802, 1889		B	39-80
67 North Main St	28 070	C	Obadiah Spencer House/Store	1850		B	39-77
North Main St	31 008	C	River View Cemetery	c18 th		B	--
1 Nott Ln (10 Main St)	47 079 B3	C	1 Nott Lane	c. 1925		B	--

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Address	Parcel ID	C/NC	Name	Build Date	Photo	Type*	Prior Surveys
13-21 Nott Ln	47 074 B1	NC	13 Nott Lane	Unknown		B	--
13-21 Nott Ln #A-1	47 074 B2, A-1, A-2, A-3	NC	15-21 Nott Lane (condos)	Late c19th		B	--
15 Nott Ln	47 077	NC	15 Nott Lane	1965		B	--
1 Novelty Ln [46 Main St]	47 026 B2	C	1 Novelty Lane	c. 1935		B	--
7 Novelty Ln	50 002	NC	Frederick Scholes / Ferry House	1905		B	39-256
8 Novelty Ln	47 032-01	C	8 Novelty Lane	c. 1900		B	--
9-11 Novelty Ln	50 004	C	Yacht Club Group	1926, 1936, 1940	7	B	--
10 Novelty Ln	47 034	NC	10 Novelty Lane	1966		B	--
12 Novelty Ln	47 035	NC	12 Novelty Lane	2000		B	--
15 Novelty Ln	50 005-01	C	15 Novelty Lane	1935		B	--
6 Parker Ln	47 050	NC	6 Parker Lane House	1750		B	--
7 Parker Ln	47 041 B-1	C	7 Parker Lane Building 1	c. 1920		B	39-239
7 Parker Ln	47 041 B-2	C	Joseph/Maria Collins House	c. 1850		B	39-240
3 Pratt St	47 115	NC	Site of Champlin Lamphier / William Gladwin House and Barn	1838, late c19th		n/a	39-278
7 Pratt St	47 114	C	Captain James Hurlbut House / Congregational Parsonage (Condos)	Mid-c19th		B	39-277
7 Pratt St	47 114	C	Two early c20th cottages (Condos)	c. 1935		B	--
7 Pratt St	47 114	NC	Two-unit apartment building (Condos)	1967		B	--
9 Pratt St	47 113	C	Gurdon / Gurdon L. Smith House	1834		B	39-276
11-13 Pratt St	47 112	C	Gurdon Smith House	c. 1834		B	39-274
12 Pratt St	47 102	C	Sylvester Munger House	1836		B	39-275
14-16 Pratt St [15 Main St]	47 105 B2	C	David Mack Tenement	1892		B	39-272
15-17 Pratt St	47 111	C	Gurdon Smith / Asel & Lucinda Arnold House	1818		B	39-273

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Address	Parcel ID	C/NC	Name	Build Date	Photo	Type*	Prior Surveys
15-17 Pratt St	47 111	NC	6 unit apartment building	1967		B	--
19 Pratt St	47 110	C	George Harrington House	c. 1815		B	39-273
22 Pratt St	47 107	C	Jared Pratt /Isaiah Pratt House	c. 1803, c. 1870		B	39-271
25 Pratt St	47 008	NC	Site of Justin Loomis House	1818		B	39-269
26 Pratt St & 5 Cross St	47 063	C	William Latimer House	1835		B	39-264
27 Pratt St	47 009	C	Niles Gladding Tenement I	1901		B	39-268
28 Pratt St	47 062	C	Captain Ezra Denison Post House and Barn	1844, c. 1890		B	39-263
29 Pratt St	47 010	C	Niles Gladding Tenement II	1898		B	39-267
31 Pratt St	47 011	C	Gurdon Smith / Hayden House	1833		B	39-266
34 Pratt St	47 061 A&B	C	Obadiah Spencer House	1826		B	39-262
36 Pratt St	47 058	NC	36 Pratt Street	Unknown		B	--
Pratt St	47 056	NC	Vacant lot	n/a		n/a	--
37 Pratt St	47 012 B1	C	37 Pratt Street	1890		B	--
37 Pratt St	47 012 B3	C	Dauntless Shipyard Building	1918		B	--
37 Pratt St	47 012 B2,B4	NC	37 Pratt Street Commercial Buildings	1974, 1975		B	--
41 Pratt St	47 015	NC	41 Pratt Street Commercial Buildings	1960, 2007		B	--
2 Prospect St	27 068	C	Joy Post Jr. / Thomas Newton Dickinson House	c. 1837		B	39-160
4 Prospect St	27 069	C	Charles Pratt House and Garage / Workshop	1837, c. 1920		B	39-159
7 Prospect St	31 041	C	Mulford H. Williams House	1852		B	39-158
8 Prospect St	32 039	C	Baptist Parsonage	c. 1850		B	39-156
9 Prospect St	31 038	C	9 Prospect Street	c. 1920		B	--
12 Prospect St	32 040	C	First Baptist Church and Cemetery	1846	20	B	39-155

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Address	Parcel ID	C/NC	Name	Build Date	Photo	Type*	Prior Surveys
15 Prospect St	31 037	NC	Public or Assembly Hall	1888		B	39-157
21-23 Prospect St	31 035, 036	NC	Washington / Essex Fire Engine Co. No. 1	Mid-c19th		B	39-151
22 Prospect St	32 042	C	Hill's Academy	1832		B	39-152
24 Prospect St	32 043	NC	24 Prospect Street	c. 1920		B	--
25 Prospect St	31 034	NC	Methodist Church / Town Hall	Mid-c19th		B	39-150
25A Prospect St	31 033	C	25A Prospect Street	c. 1920		B	--
26 Prospect St	32 044	NC	Bela Comstock House	1852		B	39-160
27 Prospect St	31 032	NC	Essex Christian Science Church	1947		B	39-149
29 Prospect St	31 030	C	Albert Miner House	1873		B	39-147
30 Prospect St	32 049	C	William H. & Helen Pond House	1924		B	--
33 Prospect St	31 031	C	Methodist Church	1849		B	39-146
34 Prospect St	32 050	C	Episcopal / Roman Catholic Parsonage	1882		B	39-143
35 Prospect St	32 054	C	Samuel W. Ingersoll House / Congregational Parsonage	1874		B	39-144
38 Prospect St	32 048	C	38 Prospect Street	c. 1900		B	39-142
39 Prospect St	32 052	NC	39 Prospect Street	c. 1940		B	--
40 Prospect St	32 047	C	Captain Post House	1835	19	B	39-142
41 Prospect St	32 051	NC	41 Prospect Street	c19th		B	--
42 Prospect St	32 046	C	Elias Pratt Smithy	1848		B	39-141
1 Riverview St	28 040	C	1 Riverview Street	1912		B	39-60
8 Riverview St	28 041	NC	8 Riverview Street	c. 1950, 2025		B	--
10 Riverview St	28 034	C	10 Riverview Street	1905		B	39-59
3 Scholes Ln	47 030	NC	3 Scholes Lane	1995		B	--

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Address	Parcel ID	C/NC	Name	Build Date	Photo	Type*	Prior Surveys
5 Scholes Ln	47 031	C	5 Scholes Lane	1929		B	--
6 Scholes Ln	47 040	NC	6 Scholes Lane	1941		B	39-249
7 Scholes Ln	47 032	C	7 Scholes Lane	1926		B	--
8 Scholes Ln	47 039	C	Ann Marie Scholes House	1890		B	39-250
12 Scholes Ln	47 038	C	James Hurlbutt House and Shed	Late c19th		B	39-251
15 Scholes Ln	47 033	C	15 Scholes Lane	1925		B	--
16 Scholes Ln	47 037	N	16 Scholes Lane	1928		B	--
17 Scholes Ln	47 036	C	Hayden-Woodsworth House	1781, 1840		B	39-252
South Main St	32 057	NC	Vacant lot at road intersection	n/a		n/a	--
2 South Main St	32 056	C	Pound Hill School	c. 1870		B	39-200
3 South Main St	47 087	C	Essex Public Library	1898		B	39-199
5 South Main St	47 086	C	Dr. Charles Davis Office	1924		B	39-198
9 South Main St	47 085	C	Nathaniel Pratt House / Osage Inn	c. 1735, 1937		B	39-197
11 South Main St	47 083	NC	11 South Main Street Houses	1998, 1940		B	39-189
13 South Main St [15 South Main St]	47 084 B2	C	13 South Main Street	c. 1900		B	39-190
15 South Main St	47 084 B1	C	15 South Main Street	c. 1870		B	39-190
17 South Main St	46 008	NC	17 South Main Street	1908		B	39-190
19 South Main St	46 007	C	19 South Main Street	c. 1870		B	--
27 South Main St	46-009-01 to 02	C	Christopher Brockway Tenement	1850s		B	39-187
27 South Main St	46-009-11 to 14	NC	27 South Main Street	Unknown		B	39-188
1 Spinnaker Ln	28 049-1	NC	1 Spinnaker Ln	1880		B	39-72

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6 West Ave	32 058	C	6 West Avenue	c. 1900		B	39-196
8 West Ave	32 059	NC	8 West Avenue	2021		B	39-195
10 West Ave	32 060	NC	Niles Gladding House	1889, 2022		B	39-193
11 West Ave	32 053	C	The Hill Store	1815		B	39-194
17 West Ave	32 034	C	Edward W. Pratt House	1858		B	39-118
19 West Ave	32 033	C	John Pratt II / Pratt House	1732		B	39-117
20 West Ave	32 063-01	NC	20 West Avenue	c20th		B	--
22 West Ave	32 065	NC	22 West Avenue	1953, 1972		B	---
23 West Ave	32 032	C	23 West Avenue	1940		B	---
27 West Ave	32 031	C	David Williams / Long Yellow House and Barn	1766		B	39-116
29 West Ave	32 030	C	Pratt High School (Town Hall)	1892		B	39-114
30 West Ave	32 066-02	C	Captain Joseph Post / Charles Uriah Hayden House	1780, 1819		B	39-115
32 West Ave	32 066-01	C	Stein's Stable	c. 1880		B	39-113
33 West Ave	32 021	NC	Essex Public Library	1980		B	39-86
34 West Ave	32 067	C	George Ives Stevens House	1873		B	39-88
36 West Ave	32 068	C	36 West Avenue	c. 1900		B	39-89
38 West Ave	32 069	C	Edwin Pratt House?	1760?		B	39-90
39 West Ave	32 020, 020-1	C	Joseph Hayden House	1820		B	39-93
42 West Ave	32 070-01	C	42 West Avenue	1916		B	39-92
43 West Ave	32 017	C	Captain Benjamin Pratt/ Captain Gideon Parker House	c. 1740		B	39-94
49 West Ave	32 016	C	John L. Parker House	1852		B	39-96

*B = Building, Str = Structure

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Property Descriptions

Bank Lane (Photograph 1)

This is a narrow residential street that extends southward from the western end of Main Street, being the first of six such streets running between the street and the shore of Middle Cove. It has no sidewalks and, in the present day, only extends to the 16 Bank Lane property (Parcel 47 081) instead of to the water's edge. The 1853 map indicates that it was the route from the G. Conklin & Co. Ship Yard to the street; the 1859 map only showed a shipyard there, while the 1874 map showed the road ending at the property of the Conklin & Co. Block & Spar Factory (Figures 8, 9, and 10). None of these maps offered a name for the road. The fire insurance maps from 1908 to 1925 labeled it Bank Street and as an arbitrary way, each of these showing it as ending at a stable or boathouse near the water's edge (Figure 17).¹ Its course and designation as Bank Lane must have been formalized some time after 1925. Of the nine lots with addresses on this street, four contain contributing resources. The buildings are a mix of early nineteenth century and early twentieth century structures.

3-5 Bank Lane (Parcel 47 079 B4, 10 Main Street), William Treat House

This two-story house is located on the eastern line of the street, with a walkway and a single parking space in front of the north elevation, a slightly larger parking and utility area behind the south elevation, and a shared side yard extending eastward to Nott Lane from the east elevation. It is a hip-roofed structure clad in clapboards, with a fieldstone foundation and asphalt shingles on the roof. The front (north) elevation is a three-bay, Late Georgian house, probably dating to the first three or four decades after the Revolution. The front door, located on the left (east) side of the façade and set one step above ground level, is flanked by wide square pilasters with deep, square central grooves and simple decorative capitals. The very tall entablature is also plain except for a narrow denticulated course and the projecting cornice. The windows on the façade retain wooden double-hung sashes divided into six lights, have plain jambs, sills, and weatherboards, and have decorative shutters. Most, but not all, of the other windows on the structure retain their historic appearance. There are narrow corner boards and a wide frieze under slightly projecting eaves all around, while the water tables are visually almost indistinguishable from the clapboards (Photograph 1).

Inspection of the entire building indicates that it is composed of two separate, approximately square houses that were attached to one another at some unknown point in their history. The rear house (approximately 20 x 26 feet) is slightly smaller than the front house (approximately 24 x 30 feet), and features a single, slightly projecting horizontal board running between the first and second stories on all three of its sides. In addition, although each half of the building has three attic dormers, a characteristic of the Georgian style, they are noticeably different. Those on the front half are taller and contain smaller-than-standard, six-light double-hung windows, while those on the rear half are sized to hold one, horizontally-oriented six-light window. Narrow corbelled brick chimneys are centrally located near the rear of each half of the building.

¹ Sanborn Map Company, *Essex, Middlesex Co., Connecticut, February 1908* (New York: Sanborn Map Company, 1908); Sanborn Map Company, *Essex, Middlesex County, Connecticut, February 1914* (New York: Sanborn Map Company, 1914); Sanborn Map Company, *Essex, Middlesex County, Connecticut, June 1925* (New York: Sanborn Map Company, 1925).

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The house was built in the early nineteenth century. A newspaper article from 1939 reported that this building was moved from the southeastern corner of the Main Street/Bank Lane intersection “without disturbing the tenants,” to make room for the commercial building that presently stands there.² This means that this is the building that formerly stood at that corner in the various historic maps. In 1853 and 1859, it was labeled with the name William Treat, providing its historic name. By the time of the 1874 map, ownership had changed to J. G. H. Post (Figures 8, 9, and 10). This structure, once fronting on Main Street, is an important contributing asset of the district.

4 Bank Lane (Parcel 47 094)

This is a landlocked vacant lot behind 6 and 10 Bank Lane.

6 Bank Lane (Parcel 47 093), D. B. Knowles House

This mid-nineteenth century house was built in 1847 by or for David B. Knowles, a block maker.³ It was a simple open gable, clapboarded vernacular house with a Greek Revival reproduction door surround, wide frieze, and a divided light, horizontal rectangular attic window. Recently, however, the house was remodeled with vinyl siding, all new windows, a new door surround, no frieze to speak of, and return cornices on the gable end. The changes have removed all its distinguishing historic features, rendering it a non-contributing structure.

7 Bank Lane (Parcel 47 080), Jesse Murry House, c. 1838

This early nineteenth-century Georgian center-chimney house is located a little less than halfway down a long, narrow lot situated between Bank Lane on the east and Nott Lane on the west, and which extends southward to or near the waterline of Middle Cove. The house itself, including a newer garage and connecting passage on the east elevation, is nearly as wide as the lot. It is a gable-roofed structure clad in clapboards, with a cut granite foundation and wood shingles on the roof. A large modern, non-contributing garage stands to the north of the house, and a modern manufactured shed stands to its south. At the time of the present survey, access to the house was limited by fencing and hedges.

The 1830s portion of the building is a small (approximately 25 by 31 feet) building consisting of one story and an attic and has a cut granite foundation. The original front doorway is still present on the south elevation, facing the water, and is the central of five bays. The doorway itself is recessed and has a four-light transom, but the door itself, if still present, is covered with shutters and no longer used. The current front entrance is on the north elevation, in the newer garage passageway; on this side, the original house has three evenly-spaced windows. Unlike the others on the house, these three windows have decorative lintels and projecting waterboards. All of the visible windows have double-hung sashes with six lights. The house has only a slight roof overhang all around. There is a wide frieze on the north and south elevations, and a somewhat narrower water table on the north and east elevations. The wide corner boards have simple decorative capitals (Photograph 2).

² E. M. Libby, “Essex: Contract for \$20,000 Brick Building in Main St. Signed,” *The Day (New London)*, Monday, December 18, 1939, p. 14 (Newspapers.com).

³ United States Census, Seventh Census, Schedule 1, 1850:M432:44:223a.

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The house has been identified as the Jesse Murry House, built c. 1838, after builder Jesse Murray lost his previous house. A partner in the Conklin & Murray spar shop, formerly located at the southern end of Bank Street, Murray had moved to the village from Guilford before 1800. After his death in 1856, his wife Sally remained there until her death in 1883. The house then passed through the hands of several nonresident owners through the mid-twentieth century.⁴ This house was present in the 1853 and 1859 maps, labeled with the name J. Murry, and in the 1874 map with the name Mrs. Murry (Figures 8, 9, and 10). The additions on the east elevation were built some time after 1934 (Figure 19). It is a contributing structure based on both its architecture and its association with people active in one of the village's historic maritime industries.

8 Bank Lane (Parcel 47 091-01), Charles Brewster House

This is a landlocked vacant lot behind 12 Bank Lane.

10 Bank Lane (Parcel 47 092), Charles Brewster House

This simple, vernacular Victorian-era house is located on a small, level lot and is set a short distance back from the west side of Bank Lane. It is a gable-roofed structure clad in clapboards, with a cut granite foundation and asphalt shingles on the roof. A modern, non-contributing garage to the south of the house is attached to it by a roofed, latticework breezeway. The main portion of this two-story house has a rectangular brick chimney placed slightly to the west of the center of its roof peak. Its current footprint is approximately 24 by 35 feet. The three-bay gabled end faces the street and features a narrow pair of attic windows sharing a single arched lintel. The front door is on the left side of the front (west) elevation, and is surrounded by simple, wide molding and topped by a narrow entablature. The first and second-story windows are six-over-six, double-hung sash windows with plain frames and sills and are covered by modern storm windows. The roof overhang is slight, and there is a wide frieze board with a line of molding at its top, and there are boxed cornices on the west elevation's gable ends. The corner boards are narrower than both the frieze and the water tables (Photograph 3). There is a narrow two-story addition at the rear (perhaps corresponding to a former porch area), and a one-story addition behind that. On the south elevation, both of the windows on the two-story addition have been replaced since 1980.

The house has been identified as the Charles Brewster House, constructed in 1848. The maps published in 1853, 1859, and 1874 labeled this house with the name C. Brewster (Figures 8, 9, and 10). Charles Brewster (1823-1901) was a captain of packet ships to England and, later, of a schooner named *Francis King*.⁵ Thus, the house contributes to the district both for its modest residential architecture and its association with a participant in the village's historic maritime industries.

12 Bank Lane (Parcel 47 091)

This simple, two-story, early twentieth century vernacular house is set further back from the west side of Bank Lane than other houses on the street. It is a gable-roofed structure clad in clapboards, with a cut granite foundation and asphalt shingles on the roof. The house's open gable end faces the street. A porch with a flat roof supported by three turned posts, and no railing, extends

⁴ Don Malcarne, *Houses of Essex*, Volume 2 (Ivoryton, Connecticut: Ivoryton Library Association, 2007): 68.

⁵ *Hartford Courant*, "Recent Deaths: Charles Brewster," Saturday, April 27, p. 12 (downloaded 09/11/2025, Newspapers.com).

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across the east (front) elevation. The attic window in the gable contains a single double-hung window with vertical paired lights, which is somewhat smaller than standard size. The other windows are similar and standard-sized, with wide board frames and minimal sills. The front door, located to the left (south end) of the façade also has a plain board frame (see Photograph 4). The main, approximately 19 by 27 foot section of the house has a narrow, central brick chimney. A 13-foot wide, single-story addition extends the full depth of the house and apparently has a flat roof. As discussed below, the addition does not appear to be new.

In addition to the house, the parcel contains a one-bay combination garage and shed dating to the late 1920s or early 1930s, located to the north of the house and shown in Photograph 5. It is a gable-roofed structure with a concrete foundation and wood shingles on the roof. The car entry door is made of vertical boards pieced together, and to its south there is a double-hung, six-over-six sash window such as might be found on a house. The roof is cut short to leave room for the car entry door. A door is located near the southeast corner, and a second, newer window is also present on the south elevation.

In the historic map series, it first appeared in the 1908 fire insurance map, providing its estimated construction date, and through the 1925 edition (Figure 17).⁶ In that map and those through 1925, the house was accompanied by a variety of storage buildings, sheds, and a large henhouse (Figure 17). The contributing garage is present in the 1934 aerial photograph, which allows it to be dated to c. 1930 (Figure 19). The house contributes to the historic character of the district as a well-preserved example of vernacular residential housing of the early twentieth century. The garage is rare surviving evidence of the beginnings of vernacular car culture, and so is also considered a contributing building.

14 Bank Lane (Parcel 47 082), Conklin Spar Shop

The base of this structure is a rigging loft that was part of the historic Conklin Spar Shop, reportedly constructed in 1710. The building was divided into two pieces (the other is 16 Bank Lane) and adapted for residential use before 1900. This half of the original building had a second structure added to one side during the twentieth century and has been altered to the point that it is indistinguishable from any vernacular house structure and is non-contributing.

16 Bank Lane (Parcel 47 081), Conklin Spar Shop

The base of this structure is a rigging loft that was part of the historic Conklin Spar Shop, reportedly constructed in 1710. The building was divided into two pieces (the other is 14 Bank Lane) and adapted for residential use before 1900. It has had a full second story added, altering it to the point that it is no longer a contributing structure.

Bushnell Street (Photograph 2)

At present, this street is a fairly wide public way with no sidewalks, extending eastward from North Main Street to the waterside property of the HMS Dauntless Co. A new, mostly unpaved water access road has been created on the Town's Parcel 31 020-2A, turning northerly from the street and then easterly around private property and thus reaching North Cove. It is the first east-running street located to the north of Essex Square and is a strictly residential road. There is a total

⁶ Sanborn 1908; Sanborn 1914; Sanborn 1925.

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of six lots with addresses on this road that are included in the district, five of which contain contributing structures, representing a mix of nineteenth and early twentieth century buildings.

The 1853 historic map identified this road as Washington Street and depicted it running almost straight to the water's edge, ending in a pier extending into the cove. The 1859 map omitted the pier and did not give its name. In the 1874 map, the road was also unnamed and ended short of a manufacturer's waterside property. The 1881 birdseye view, on the other hand, suggested that the unnamed road ran in a straight line to the water's edge; and perhaps it did pass informally over the company's property (Figures 8, 9, and 10). The fire insurance map series began including part of the road in the 1889 edition, designating it "Street (Not Opened)" at North Main Street, which was repeated in the 1895 edition. In the 1901 edition, the western end of the road was simply called "Street." In the 1908 edition, the shortened road was designated "Falls (Arbitrary)," which was carried forward in the 1914 and 1925 editions (Figures 12 and 17).⁷ It is not clear when the name Bushnell Street was applied to this road, though it seems clear that it was named in honor of the family that owned the land on its northerly side during at least the latter half of the nineteenth century.

1 Bushnell Street (Parcel 31 020-02), Bushnell/Dickinson Barn

This two-story residence, converted from a barn, is situated on a large lot on the northerly side of Bushnell Street and the easterly side North Main Street. It is a gable-roofed structure clad in vertical boards, with a foundation partially of cut granite and partly of concrete, and asphalt shingles on the roof. It is set very far back from both roads, in the northeasterly corner of the parcel, fronted by a wide lawn that is defined on the street sides by a picket fence. A driveway approaches it from Bushnell Street near the easterly property line.

The main section of the current structure measures approximately 36 feet wide by 26 feet deep, while the ell measures approximately 28 feet wide by 11 feet. The basement-level ell was most likely a workshop of some kind. Although the western elevation has a large modern entry, probably corresponding to the original barn doors, the active entry is on the southerly elevation, through the basement story, to which the driveway runs from Bushnell Street. Close to the barn and along the driveway, there is a retaining wall built to expose the basement for ease of access. This was a common late nineteenth and early twentieth century component of barn design, allowing livestock manure and other rubbish to be pushed down to the basement and dealt with at leisure.

On the southerly elevation, three square, multipaned windows and a door open into the basement, and a group of four similar windows and a double door open into the former workshop. Similar modern windows have been added to the two stories of the barn proper, and three chimneys encased with vertical boards have been added to three corners of the barn. A ventilation device, possibly dating to the early twentieth century, is attached to the center of the roof ridgeline. Despite the adaptations necessary to make suitable for residential use, this vernacular structure is well-preserved, likely more so than it would have been if it remained a barn, and contributes to the

⁷ Sanborn Map & Publishing Co. Limited, *Essex, Middlesex Co., Conn., Aug. 1889*, Sheets 1 and 3 (New York: Sanborn Map & Publishing Co. Limited, 1889); Sanborn-Perris Map Co., Limited, *Essex, Middlesex Co., Conn., Aug. 1895* (New York: Sanborn-Perris Map Co., Limited., 1895); Sanborn-Perris Map Co., Limited, *Essex, Middlesex Co., Conn., Jan. 1901* (New York: Sanborn-Perris Map Co., Limited, 1901); Sanborn 1908, 1914, and 1925.

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district both in terms of vernacular architecture and through its connections to a prominent local family and the village's agricultural past.

The barn is believed to have been constructed c. 1881 and was converted to residential use in 1985. The lot was historically part of the large S. Bushnell farm, lying between North Main Street, Bushnell Street, and Dickinson Street (see 17 North Main Street for family details). Bushnell's property passed to his heirs in 1870 and was eventually sold to E. E. Dickinson (see 21 North Main Street) in 1923; in 1929, the town assessor's records recorded that the barn measured 25 by 35 feet, with an attached lean-to stable, and that the interior had been plastered. It stayed in the Dickinson family until 1984.⁸ The 1874 map of Essex showed no buildings in this area (Figure 10). The fire insurance maps between 1901 and 1914 showed a stable or barn within the area of this lot; the small wing on the eastern elevation appeared in the 1925 edition, which designated it a basement story with a sump pump (Figures 12 and 17).⁹ A photograph taken in approximately 1905 recorded an ordinary barn with single windows on its southerly and westerly elevations. The quality of the image makes it difficult to perceive the size and location of its doors.¹⁰

8 Bushnell Street (Parcel 47 003)

This 1.5-story residence, converted from an early twentieth century vernacular utility building, is situated on a small lot on the southerly side of the residential Bushnell Street, accessed via a shared driveway running south along the easterly line of the lot. It is a gable-roofed structure clad in clapboards, with asphalt shingles on the roof. It is located close to the westerly line of the lot, leaving a narrow front yard along its easterly elevation and a side yard beside the road.

The gable end of this long, narrow building (approximately 24 by 59 feet) faces the street, while the current main entrance is on the easterly elevation; there is also a separate patio entrance on this elevation, near the southerly end of the structure. There are three first-floor windows facing the street in the gable end, and a standard window in the attic gable. There is a moderate roof overhang all around and a very narrow frieze and corner boards. The windows along the easterly elevation include sidelights flanking the doorway, patio-sized doors, and two standard windows. A long, shed-roofed dormer has been added to the easterly elevation, featuring two pairs of square windows and two separate square windows. A two-bay garage is attached to the southerly elevation (Photograph 7). The overall footprint of the building has largely been preserved, despite the modifications necessary to make a former utility structure into living space. As with several others in this district, this building showcases the combined desire to preserve older structures and to increase the number of available residences.

The older maps did not depict any buildings on this lot, although they did make it clear that it was part of the yard to the north of the rope walk (Figures 8, 9, and 10). The first historic map to show a building at this location was the 1908 edition of the fire insurance maps, in which a narrow one-story building divided into "Storage" and "Wagon Shed" was depicted. These uses were continued in the 1914 edition. The 1925 edition, however, showed a 1½ story stable with a one-

⁸ Malcarne 2007: 82.

⁹ Sanborn-Perris 1901; Sanborn 1908, 1914, and 1925.

¹⁰ Town of Essex, "Circa 1905 Photo of Alden Reynolds Driving His Carriage with Son Hayden Next to Him—Wife Mary Louise Whiting Just Behind—Last Person Is Unidentified—Location Is Bushnell Street with Dickinson Barn in Center Background—Current Teal Lane Area and North Cove May Be Seen in Background," in *Essex Village* (Accessed April 12, 2024. <https://www.essexct.gov/home/slideshows/essex-village>).

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story structure labeled “A” attached to the southerly end (Figure 17).¹¹ The 1934 aerial photograph showed a similar structure in this location (Figure 19). When the structure was converted to residential use is not known.

10 Bushnell Street (Parcel 47 004)

This was a one-story, early twentieth century vernacular utility building converted to residential use, situated on a small flag lot on the south side of Bushnell Street, sharing its driveway with 8 Bushnell Street. Originally a gable-roofed structure clad in wood shingles, with a metal roof, set close to the westerly line of the lot, it had an unimproved parking area and yard in front. Unlike other utility-to-residential conversions in the district, this one had left the building with a far closer resemblance to its original barn or garage appearance and seemed rather haphazard.

It is not easily visible from the street, and access to the building was limited by its distance from the road. A remnant roofline and a slanting shelter over the front door could be seen, as well as a standard six-over-six sash window in the attic of the gable end. The photograph in the town assessor’s records indicated that it had a modern garage door near its center, a mostly blank wall towards its northerly end, and a trio of residential type windows near the southerly end. The roofline on the building’s easterly elevation (the façade) had been altered so that it extends over a narrow one-story addition at a more oblique angle than the roof on the opposite, giving a two-story or one-and-a-half story appearance to the westerly side of the building. Although it is not a photogenic structure, it contributes to the district as a remnant of utility buildings of the early twentieth century, some of which have been converted to residential use.

The fire insurance maps indicate that the building dated to c. 1925, which showed a single large, 1.5-story rectangular building marked “A” (Figure 17). As of early 2026, renovations of the building were in progress that had vastly altered the building into something that looks more like a residence than the original utility building, and as a result it was no longer a contributing structure.

12 Bushnell Street (Parcel 47 005)

This 1.75-story bungalow is situated on an L-shaped lot on the south side of Bushnell Street. A partly gravel driveway runs along the westerly line of the lot, leading into the long end of the L and to a large, modern garage/workshop. The house is a gable-roofed structure clad in clapboards, with a partly fieldstone and partly concrete foundation and wood shingles on the roof.

The house is set with its roofline parallel to and well back from the street, and measures approximately 30 feet wide by 26 feet. It has a steeply pitched roof with deep overhangs and simple decorative brackets at the corners. The symmetry of the roofline is maintained by tucking the open front porch beneath it. This porch features large square tapering posts supporting its roof, with paneled bases and simple vertical railings between them. The house has a three-bay arrangement with a central doorway and flanking triplets of windows, one standard and two narrow apiece. The upper story is made more usable by the inclusion of a tall, shed-roofed dormer across most of the width of the house, its three-bay window arrangement symmetrical with that of the first floor. An exterior chimney on the westerly elevation is made of rounded fieldstones embedded in concrete and extends through the ridgeline of the roof overhang (Photograph 9).

¹¹ Sanborn 1908, 1914, 1925.

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The older maps did not depict any buildings on this lot, although they did make it clear that it was part of the yard to the north of the rope walk (Figures 8, 9, and 10). The first historic map to show this building is the 1925 edition of the fire insurance map, which depicted a 1.5-story dwelling house, with open porch across the front (Figure 17). A large addition on its rear was added after 1934, based on the aerial photograph (Figure 19). This style of building began to be popular after 1900 and is a familiar sight in many neighborhoods that were developed in the first half of the twentieth century.¹² As such, it contributes to the historic character of the district as part of its rising residential/tourist development during that period. The large garage behind the house is not a contributing structure.

18 Bushnell Street (Parcel 47 007), Nelson Bushnell House

This two-story residence is situated on a moderately-sized, level lot on the south side of Bushnell Street and at the eastern end of the street, adjacent to the present shipyard and with a theoretical view of North Cove. It is a gable-roofed structure clad in clapboards, with a cut granite foundation and asphalt shingles on the roof. Its driveway runs along the lot's westerly edge to a large, new garage near the back of the lot. The location of the house allows for wide front, rear, and easterly yards.

The house is a large, vernacular gable-and-ell cottage with a full transept set perpendicular to the narrower front section. Taken as a whole, the original two sections are approximately 26 feet wide and 33 feet deep. Each gable end contains a pair of standard or slightly smaller windows and has wide bargeboards along the moderately deep eaves and a triangular decorative element at the peak. Sections of wide frieze at the roofline lead to a section of vertical boards in the peak of the roof, the only variation in exterior siding. Entry to the house is via the eastern side of the porch, where three steps lead up from the driveway. The windows are all two-over-two wooden sashes typical of the early twentieth century (Photograph 10). As a whole, the house is a well-preserved example of middle or upper class housing of its period.

In recent decades, the front porch has been extended to include a three-quarters of a circle section at the eastern end, with new patio doors leading out to it from the front room. The turned posts and scrollwork brackets of the original porch have been matched on the new section, and the railings are reproduction turned spindles. Finally, an octagonal belvedere has been installed on the roof. Only the belvedere and the patio doors truly impact the building's stylistic integrity.

The older maps did not depict any buildings on this lot, although they did make it clear that it was part of the yard to the north of the rope walk (Figures 8, 9, and 10). The fire insurance maps from 1908 to 1925 showed an irregularly shaped, two-story dwelling with a one-story open porch wrapping around part of the western elevation and across the northern elevation, and a narrower one-story open porch at the rear. There was a bay window on the easterly elevation, and a separate small shed was near the southwestern corner of the lot (Figure 17).¹³ Nelson Bushnell had the house built in 1899, having purchased the remains of the rope walk and its associated property. After his death in 1918, his widow Margaret sold it to Charles W. Harrison in 1921, who kept ownership for the next 51 years.¹⁴ Nelson Bushnell was both a farmer and a man with an

¹² Herbert Gottfried and Jan Jennings, *American Vernacular: Buildings and Interiors, 1870-1960* (New York: W. W. Norton & Company, 2009): 196-198.

¹³ Sanborn 1908, 1914, 1925.

¹⁴ Malcarne 2007: 92.

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independent income in 1900 and 1910. Harrison owned a yacht-building yard.¹⁵ The house contributes to the historic character of the district for its architecture and its associations with the locally prominent Bushnell family and the district's maritime history. There is a large, non-contributing garage/workshop behind the house.

20 Bushnell Street (Parcel 47 007-01)

This is a small vacant lot at the rear of the Dauntless Shipyard (37 Pratt Street).

Champlin Square

This short residential street passes along the west side of a small triangular park (Parcel 32 062), which was created by the complexity of an intersection of three roads. It extends southward down a shallow slope, going from a short distance to the south of West Avenue's intersection with Prospect Street, to just after the point where it intersects with South Main Street's sharp turn to the south. Only the east-side segment of the road along the edge of 2 Champlin Square has a sidewalk, a narrow concrete example that appears old enough to perhaps be considered a contributing element of the district. The historic maps from 1853, 1859, and 1874 recorded only a large, empty intersection with no particular street name attached to it (Figures 8, 9, and 10). As of the 1895 edition of the fire insurance maps, formal street layouts seem to have properly defined the triangle of public land, labeling its west side as South Street rather than Champlin Square. The 1914 and 1925 editions applied the same name (Figure 16).¹⁶ There are only four parcels with addresses on Champlin Square within the district, one of which is the small, noncontributing park; the other three contain contributing resources. The buildings are a mix of nineteenth and early twentieth century structures.

Champlin Square (Parcel 32 062)

This is a small, well-kept municipal park created by early twentieth century improvements to the intersection of West Avenue and Champlin Square, as reflected in the 1934 aerial photograph (Figure 19).

1 Champlin Square (Parcel 32 063), Captain Henry L. Champlin House

This two-story residence is situated on large lot, above the west side of Champlin Square and on the south side of West Avenue. It is a partly gable-roofed and partly hip-roofed structure clad in clapboards, with a cut granite foundation and asphalt shingles on the roof. It is set back a moderate distance from Champlin Square with a short cut stone and concrete retaining wall between it and the street line, and much further back from West Avenue. To its rear, not far from the western property line, there is a second, two-story contributing structure (described in the next entry). The driveway approaches the northern elevation of the house from West Avenue, leading to a substantial parking area behind a low cobble and concrete stone wall.

¹⁵ United States Census, Twelfth Census of the United States, [1900], Schedule No. 1 - Population, Ancestry.com (Provo, Utah: Ancestry.com), T623:141:1; United States Census, Thirteenth Census, 1910, T624:135:1a; United States Census, Fourteenth Census of the United States, 1920 - Population, Ancestry.com (Provo, Utah: Ancestry.com), T625:187:7b.

¹⁶ Sanborn-Perris 1895; Sanborn 1914, 1925.

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The underlying structure of a five-bay, central hall Georgian house can still be perceived beneath Greek Revival and Italianate alterations. The front section, measuring approximately 40 feet wide by 35 feet, has a hip roof with a single gable-roofed dormer on each of the northerly, easterly, and southerly elevations. Its small side additions appear to have gable roofs as well. On the first story, the central front door is flanked by very wide, fluted pilasters with simple capitals topped by a course of denticulated molding, and tall paneled bases. Above the door there is a half-round, basket-weave divided light transom, topped by a keystone decoration and more denticulated molding. The first floor windows have simple molded frames and, in the Italianate mode, rise from the floor to near the ceiling; they are divided into three pairs topped by one pair of lights (Photograph 11).

The flat-roofed open porch, possibly added during the Italianate phase of the house, wraps around to the side additions and is reached by five very wide brownstone steps. The porch's railings, topped by a molded railing and with square spindles, are unusually short. The roof supports are an unusual design: slightly tapering fluted pillars rise from square bases to fluted lotus capitals with carved, rounded petals descending from the square cornices. At the porch's roofline there is a row of brackets giving the appearance of large denticulated molding, which matches the brackets at the second-story roofline. Four of the second-story windows on the façade are plain six-over-six double-hung sash types. The central bay is occupied by a similar window that is flanked by two narrow, four-light windows. Four smooth, columnar pilasters separate the windows, rising to what appear to be ionic capitals. A moderate entablature above the central windows rises to just above the roofline's wide, molded frieze and has a course of denticulated molding at the top. The two front corner boards of the main house and the front corner boards of the southerly side wing take the form of wide, fluted pilasters with three levels of fluted cornices. The attic dormer has short return cornices with flat pilasters below, and the single window had a half-round top section with six lights and a rectangular bottom section with six lights. There are two large, square brick chimneys set behind the slope of the hip roof, which appear to have been rebuilt to modern standards (Photograph 11).

The rear, gable-roofed extension (measuring approximately 30 feet wide by 39 feet) has two similar dormers with half-round windows on the northerly elevation, but otherwise lacks the decoration of the façade, except that a new entrance and bay addition have been added, allowing easy access from the large driveway and parking area in front of it (extending south from West Avenue). Its overall appearance seeks to follow the style of the façade. A newer attached garage has also been added at the rear.

The Captain Henry Lay Champlin house was built in 1818. His name appears in the 1853, 1859, and 1874 historic maps, though in the last it belonged to his heirs (Figures 8, 9, and 10). In the 1850 census, Henry L. Champlin, age 66, was duly listed as a captain, though his ownership of \$10,000 in real estate and the inclusion in his 13-person household of a young farmer named Parker indicates that he had a large sideline in farming.¹⁷ Champlin was one of the captains who lost his ship in the 1814 British raid on Essex, but he recovered well, marrying an heiress of the Hayden family and continuing his maritime career.¹⁸ A 1904 photograph of the building showed that the porch was then enclosed in floor-to-ceiling multi-pane glass windows set behind a low

¹⁷ United States Census, Seventh Census, Schedule 1, 1850:M432:44:228b.

¹⁸ Wick Griswold and Ruth Major, *Connecticut River Shipbuilding* (Charleston, SC: The History Press, 2020): 58-63.

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railing, while as noted above, the porch is now open.¹⁹ The house is one of several contributing structures in the district that demonstrates the decorative and structural flexibility of house owners over multiple generations, and is also closely associated with the district's maritime history.

1 Champlin Square (Parcel 32 063), Champlin Barn

The second of two contributing structures on this parcel is a two-story outbuilding near the rear of the lot, shown as present in the 1925 fire insurance map (Figure 19). It is a gambrel-roofed structure with wood shingles on the roof. The lower story is constructed of brick-shaped cut granite blocks. It has two six-over-six windows on the northerly elevation's first story, and two dormers with six-over-six windows above. The easterly elevation of the first floor ends with a central doorway flanked by two windows, all with granite lintels and sills, opening onto a granite porch with no railings. The second story projects over the porch; the roof supports are four newly installed, plain round columns. There are two windows in the second story, with a half-round divided light window above them (Photograph 12). The 1925 fire insurance map showed this structure as a small outbuilding partly colored blue to indicate a stone first story and a wooden upper story, and a possible open wooden porch in front. Based on the property line drawn on the map, the lot also included four other outbuildings at that time (Figure 16). This former barn, now put to some use consistent with residential rather than farm activity, is distinctive and contributes to the historic character of the district.

2 Champlin Square (Parcel 32 061), Crawford G. Cheney Homestead

This large two-story, Colonial Revival-style cottage is situated towards the northerly side of a moderately-sized lot. It is a hip-roofed structure clad in wood shingles, with a cut granite foundation and asphalt shingles on the roof. The lot is surrounded on three sides by roads, which are an unnamed, one-way road that connects Champlin Square with West Avenue; a short stretch of West Avenue; Champlin Square; and South Main Street. The lot has a narrow concrete sidewalk on the northerly and easterly sides, possibly installed near the time of the house's construction. There is a low dry-laid stone retaining wall along its southerly line, and a short section of concrete and stone wall with a similar corner-marking pillar at the southwestern corner. The driveway runs along the lot's eastern boundary, from West Avenue to a parking area and non-contributing garage. A rear yard and narrower side and front yards, are lined by a privet hedge. Outside of the lot, there are narrow concrete sidewalks whose appearance suggests they were installed in the early twentieth century.

The true shape of the building is a two-story rectangle with a very short extension that makes the five-bay northerly elevation of the façade approximately 44 feet wide, the western elevation approximately 26 feet deep, and the eastern elevation approximately 39 feet deep. The southwestern corner has a one-story indented section, allowing for a side entry and for the hip-roofed side porch to extend across the entire westerly elevation in a straight line. This elevation also features a large exterior brick chimney that projects through the porch roof and the eaves of the roof. The façade's central entry door is supplied with a hip-roofed porch measuring approximately 12 feet wide by eight feet. Both porches have enclosed railings and round pillars with Tuscan bases and capitals to support the roofs. The front door is flanked by diamond-shaped

¹⁹ Malcarne 2004: 51.

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sidelights. The symmetry of the façade is broken by a first-floor bay window on the left (easterly) side, which contains four six-light vertical windows, and the fact that the other side of the lower level has only one window. The upper story does have five bays, with the outer windows having twelve-over-one sash windows. The central bay contains a pair of small diamond light windows. There is a wide roof overhang all around on the porches, upper roofline, and dormers, all supported by long, thin curved brackets. The hip-roofed dormer located on the southerly elevation has a pair of small six-over-six sash windows, while those on the northerly and easterly elevations have been replaced with louvres. In addition to the external chimney, there is a second square brick chimney within the house's northeastern quarter (Photograph 13).

The house is a 1907 remodeling or replacement, by Crawford Cheney, of a 1778 or 1779 house built by Abner Parker Williams, best known for making the first map of the lower Connecticut River for navigation. He soon sold it to Joseph Hill Hayden, who sold it to Nathan Pratt in 1826. It came into the hands of Lucretia Phelps, wife of William Phelps, in 1869, and in 1904 she sold it to Cheney with the promise that she could live there for life. Cheney's father was a founder of Comstock, Cheney & Co., and he worked for that company himself.²⁰ The names N. Pratt and W. H. Phelps appear on the 1853, 1859, and 1874 historic maps (Figures 8, 9, and 10). The house's current style was popular in the early twentieth century, though it seems much larger than usual for the type.²¹ The house is a contributing structure as an example of the architecture of the period, when the district's housing options were expanding to include more and more well-off residents.

7 Champlin Square (Parcel 32 064-2), Captain John Rockwell House

This two-story residence is set well back from the westerly side of Champlin Square, behind a low drystone retaining wall, a row of evergreen trees, and a tall hedge. It is a gable-roofed structure clad in clapboards, with a cut granite foundation and asphalt shingles on the roof. The large lot has a driveway near its northerly boundary that leads to both a new garage addition at the house's northwesterly corner and to an oval drive that approaches the northeasterly corner of the house. This three-bay, open gable farmhouse features the wide roof overhangs, wide frieze with decorative carved brackets, and irregular massing typical of the Italianate style. The house is built into a slope, such that the porch stands on a tall stone wall. The main section measures approximately 26 feet wide by 33 feet deep. There are at least three tall, elaborately corbelled brick chimneys, two on the main section and one on the two-story ell projecting from the northern elevation. The upper story of this ell, which is shorter than the main section of the house, only has decorative brackets over the partly open and partly enclosed porch. Lacking the deep roof overhang, this ell, which measures approximately 25 feet wide by 18 feet, suggests that the main house could have been modified to the Italianate mode or built new some time after the 1850s (Photograph 14).

The two-story wing on the southerly elevation, in contrast, shares the Italianate eaves and a greater height, and also has a second-story bay window projecting from its southerly elevation. This wing is approximately 10 feet wide by 17 feet. The flat-roofed porch features square chamfered posts with elaborate bracketed cornices. The main entrance is on the right (northerly) side of the façade and is an unusual double door arrangement with a three-light transom above, all surrounded by plain molding. The rest of the façade's first-story window space is taken up by a

²⁰ Malcarne 2007:95.

²¹ Gottfried and Jennings 2009: 175-177.

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large modern bow window. The second story of the façade contains three standard six-over-six windows. The attic window is tucked close to the peak of the gable and consists of a pair of one-over-one lights with a joint, shallow arched top. On the northerly ell, the open section of the porch also contains a large, modern bay window, while the other windows are standard six-over-six types (Photograph 14). A large new attached garage has also been added at the rear.

The house was built by John Rockwell, captain of the European trading ship *Peter Hattrick*, in 1854. In 1861 it was purchased by George A. Cheney, who was a partner in the ivory products company Comstock, Cheney & Co. After his 1901 death and that of his wife Sarah in 1905, his daughter Maude Cheney Seeley bought out her brothers and kept it until 1920, after which it went to her son George C. Seeley. He sold it in 1946 to Helen Hewes Davis, wife of an executive at the successor company of Comstock, Cheney & Co., which was called Pratt, Read & Co. In addition, Kelso Davis served as an Essex First Selectman.²²

Consistent with this history, the 1859 historic map showed a building labeled with the name J. B. Rockwell situated where the current house stands; the 1874 map also showed a building in the correct area, labeled with the name G. A. Cheney (Figures 9 and 10). The house seems likely to have had its Italianate details added after an original vernacular-style construction. It is a contributing structure reflecting the changing styles of the nineteenth century, and its ownership follows Essex's transition from a maritime to a manufacturing community.

Cross Street (Photograph 3)

This is a short, narrow, one-way street connecting a commercial section of Main Street with the residential Pratt Street, running in a north-south direction. It has no public sidewalks, although some property owners have established private sidewalks. It was shown without a name in the 1853 and 1859 historic maps, but the 1874 map identified it as Cross Street (Figures 8, 9, and 10). The earlier fire insurance maps omitted the street name. In the 1908 and later editions, the street was designated "St. John (Arbitrary)," after the church on the corner. (Figures 11, 13, and 17). It is not known when it was reverted to the older name of Cross Street. One residence and the Episcopal church and parsonage have town assessor's addresses on this road, and both are contributing resources.

3 Cross Street, Building 1 (Parcel 47 065), St. John's Episcopal Church

This religious institutional building, an Episcopal church from the time of its 1897 construction, is situated on the north side of Main Street and the east side of Cross Street, at the eastern edge of the village's main commercial district. It was not designed with parking needs in mind and has a small public garden in the southeastern corner of the lot, adjoining the sidewalk. Its style is Romanesque Revival, and it was designed by architect Joseph Northrop of Bridgeport, Connecticut, who designed residential, commercial, and ecclesiastical buildings of the period.

The modestly-sized, gable-roofed church building (approximately 45 feet wide by 66 feet in its main body) is built of cut granite with brownstone trim, all of it rough-faced rather than smooth. The visible foundation is rough brownstone, although the main foundation is expected to be granite, as sandstone is not a good material for underground foundations. The roof is clad in slate. Three faux buttresses, one at the western end of the nave and two flanking the sides of the tower,

²² Malcarne 2007: 69.

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are capped with smooth brownstone. The nave is on the west side, and features three tall Roman-arched stained glass windows, a small round window in the peak of the gable end, and a small stained-glass window in the northwestern corner. According to the 2011 survey, the stained-glass windows were re-used from an older building.

The roofline of the nave's gable end is capped with brownstone, stepped at the western end and then smooth, with a brownstone cross finial at the peak. The front entrance is in the base of the bell tower, consisting of an arched double entry door with decorative strap hinges, approached by a flight of six brownstone steps. The square bell tower is approximately three stories tall, with a pair of small windows partway up its face and a pair of louvered windows just below its roofline. The area around the base of the windows has the appearance of slant-topped faux buttresses, while the roofline is capped with the brownstone had has a course of brownstone shaped in square reverse crenellations. The pyramidal roof of the bell tower looks like red Mediterranean clay tile, with flat red shingles and a row of curved Mission tiles along each corner seam of the pyramid, all topped with a copper cross finial. The eastern elevation has two Roman-arched stained glass windows that extend above the roofline, requiring gable-roofed wall dormers. At the rear of this elevation, there is an ell (or, arguably, an overextended transept) built of the same materials as the main building and extending approximately 45 feet. The slate shingles of the roofs of the nave and the ell have a scalloped imbrication pattern and are not uniform in color (Photograph 15).

On the western elevation, facing Cross Street, there are, in order from the front (southern) elevation, a small three-quarter-round apse with a Roman-arched stained glass window and conical roof transforming into a gable at its rear, three gable-roofed wall dormers holding Roman-arched stained glass windows, and a short transept. The transept has two small rectangular windows on the main level and a smaller one in the gable peak. Unlike the nave, the transept's gable end has a stepped semi-parapet, its risers capped with brownstone, and the whole topped with a brownstone cross finial. This contributing structure reflects the late nineteenth and early twentieth century prosperity of the district's Episcopalian residents and is an example of one of the less common but still popular religious and commercial styles of the period.

The historic maps show that prior to its construction, the site was occupied by the Episcopal parsonage; originally, the Episcopal church itself was located at the corner of Prospect Street and West Street (now occupied by the 34 Prospect Street house) (Figures 8, 9, and 10). The 1884 through 1895 fire insurance maps recorded that the actual parsonage building was once a two-story dwelling at the southeastern corner of the lot, where the garden is now. The 1901 edition showed that even after the new church building was constructed, the parsonage dwelling remained in place, and was not removed until some point between the 1914 and 1925 editions. Prior to the new church's construction, it appears that its portion of the lot remained vacant (Figures 11, 13, and 17).²³ This Episcopal congregation was established near the railroad station in Centerbrook before 1800, then moved to the hill in Essex Village. This newer building was financed by bequests from members of the Hayden family.²⁴

3 Cross Street, Building 2 (Parcel 47 065), St. John's Episcopal Church Parsonage

This two-story vernacular residential building is situated immediately north of the Episcopal Church, on the east side of, and set back only a few feet from, Cross Street. It is a gable-roofed

²³ Sanborn 1884, 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

²⁴ Malcarne 2004: 69.

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structure clad in vinyl siding, with a cut granite foundation and asphalt shingles on the roof. A small driveway/parking area is present in the angle between the original house and a new addition extending from its southeastern corner.

The three-bay open gable end of the house has an entry door at its right (southern) side, flanked by broad, smooth pilasters with simple capitals and a tall projecting cornice topping the plain entablature. The main body of the house measures approximately 21 feet wide by 32 feet deep, with a one-story porch and extension approximately 6 feet wide along the southern elevation. A side door, also facing westward towards the street, is accessible via the side porch and had very plain framing. The windows of the first and second stories are six-over-six double-hung sash types. In the gable, a pair of narrow, round-topped attic windows have eight lights each and have been surrounded by new, square vinyl framing and covered with storm windows. The roof overhang is relatively deep all around, and a narrow, corbeled brick chimney is present near the center of the building (Photograph 16).

The 1853 historic map suggests that there was a house here that was owned or occupied by Reverend Nash, though his name was also attached to the nearby Episcopal parsonage, on the lot that now contains St. John's Episcopal Church (3 Cross Street, Building 1). The 1859 map suggests, with uncertain reliability, that the name C. R. Doane was attached to this building. In the 1874 map, the name is only partly legible, appearing to reference the sons of someone with a given name beginning with G (Figures 8, 9, and 10). It also appeared, with the basic present form, in the fire insurance maps from 1884 through 1925 (Figures 11, 13, and 17).²⁵ Although the modifications to the siding and the attic windows are undesirable, this is a contributing structure as an example of later nineteenth century residential architecture, and because of its association with an important local religious institution.

4 Cross Street, Building 1 (Parcel 47 109) – Jacob Latimer/George Post House

This two-story residential structure is situated on the west side of Cross Street and the south side of Pratt Street. It is a gable-roofed structure clad in clapboards, with a cut granite foundation and wood shingles on the roof. There are narrow strips of yard on the eastern and northern sides, and a substantial yard on the southern side, containing a driveway and a new, non-contributing garage; the current main entrance of the house is thought to be here.

The original building, measuring approximately 23 feet wide by 32 feet deep, has both a two-story rear addition and a one-story addition beside it (to the south), as well as an open porch along most of the southern elevation. The three-bay, fully pedimented gable end has the original front doorway at its left (southern) end; it is flanked by wide, smooth, slightly tapering pilasters with prominent capitals, and a double-height entablature with projecting cornice above. The windows are twelve-over-twelve double-hung sash types, including the single attic window in the gable end. The first-story windows on the eastern and northern elevations, and the attic window, have projecting cornices, while the tops of the second-story windows interrupt the building's narrow frieze. There are narrow corner boards and a slightly wider water table. The large, rectangular, corbelled brick chimney on the original structure is located slightly to the west of its center; there is also a much taller, square chimney with more elaborate corbelling attached to the southerly of the rear additions (Photograph 17). It is possible that the house was originally Georgian in style,

²⁵ Sanborn 1884, 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

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as suggested by the central chimney, the building's proportions, and the positioning of the second-story windows, but there is no other evidence to confirm that.

The 1853 and 1959 maps labeled the house with variations on the name Captain George Post. In the 1874 map, the label was changed to Mrs. H. C. (Figures 8, 9, and 10). The house was built in 1832 by Jacob Latimer, who was married to Sarah, daughter of George Harrington, who was much involved in the subdivision of the Lay family property. Latimer sold the property in 1833 to George Post. After that, its owners were Post's daughter Melissa Conklin (from 1872) and Leroy and Mary Babcock (until 1946). Post built a commercial building containing a post office to the south of the house, which is no longer extant, and served as postmaster for a time, as well as working as a sailor and gardener.²⁶ Leroy Babcock, born in Connecticut, reported being a plumber and the owner a stove and furnace store.²⁷ Thus, both the Post and Babcock families were part of the expansion of the district's economy to encompass a greater variety of services and occupations during the later nineteenth and early twentieth centuries, as new housing construction and leisure-related populations came to Essex. Their house is a contributing structure in a good state of preservation.

Dickinson Lane

Although this road is marked as a private way, the town assessor's data offers no information about who owns it. The narrow street has no sidewalks, begins at North Main Street, and runs eastwardly to its end at a short distance from the water's edge. The granite boundary markers from the old Bushnell farm are set nearly ten feet to the north of the road's northerly edge. The street appeared in the 1853, and 1859, and 1874 maps with no name, and at those times it extended to the water's edge (Figures 8, 9, and 10). The 1914 fire insurance map included the western end of this road, stating that it was not named. In the 1925 edition, a slightly longer section was included; the map called it Laura Place and noted that its route was arbitrary (Figure 15).²⁸ When the current name was applied to this road is not known. It is presently a quiet, residential street. There are two lots with addresses on this street included in the district, both of which contain contributing structures.

7 Dickinson Lane (Parcel 031 019), E. E. Dickinson Carriage House

This two-story converted carriage house is situated on a large lot on the north side of Dickinson Lane. It is a flat-roofed structure clad in wood shingles, with asphalt shingles on the roof. The house is set to the west of the approximate center line of the lot, with a driveway running directly to it from Dickinson Lane. The lot slopes gently before that halfway point, then more steeply towards the eastern end, as an expansive lawn.

The carriage house that is now 7 Dickinson Lane is of a style consistent with the now-observed high Italianate remodel of the 21 North Main Street house, with a flat roof and large roof overhang.

²⁶ Malcarne 2007: 42; United States Census, Seventh Census, Schedule 1, 1850:M432:44:224b; *United States Census, Eighth Census [1860], Schedule 1* (Ancestry.com, Provo, Utah: Ancestry.com):M653:83:122; United States Census, *Ninth Census of the United States [1870], Schedule 1 - Inhabitants* (Ancestry.com, Provo, Utah: Ancestry.com):M593:107:151A.

²⁷ United States Census, Twelfth Census, 1900:T623:141:2; United States Census, Thirteenth Census, 1910:T624:135:3a.

²⁸ Sanborn 1914, 1925.

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The original carriage doors, with Roman-arched double windows with three horizontally divided lights, have been retained but rendered inoperable. They are centered in the original façade and flanked by wide pilasters with simple capitals, supporting a tall, molded entablature with a projecting cornice. Although the entablature is placed only over the doors, molding of the same simple style extends left and right across the remaining width of the building. On each side of these original doors, pairs of modern patio doors have been installed. The second story of the façade is symmetrical with the first story, including paired two-over-two double-hung sash windows above the paired doors and similar flanking pilasters, though these are smaller; above, there is only the frieze board and the roof overhang. Single two-over-two windows are located on either end of the façade. These windows are more typical of the early twentieth century than the late nineteenth. A large three-bay, one-story garage has been attached to the southwest corner of the original building, and a neoclassical half-round porch has been added to the eastern elevation (Photograph 18).

The 1934 aerial photograph showed this building surrounded by gardens and paths that are no longer present (Figure 19). Refer to the 21 North Main Street entry for details on the Dickinson family. Despite the additions, the original elaborate façade of the carriage house has been carefully preserved, making it an example of the Italianate style that is rare in this district. It is also closely associated with the locally important Dickinson family and their industrial activities.

13 Dickinson Lane (Parcel 31 013), Charles S. Hayden House

This two-story residence is situated on a narrow, relatively deep lot on the north side of Dickinson Lane and near the road's easterly end. It is a gable-roofed structure clad in vinyl siding, with a cut granite foundation and asphalt shingles on the roof. The lot slopes steeply down towards the water, exposing the foundation of the house's eastern elevation, although the driveway along the eastern edge of the lot has been leveled and leads to a modern garage at the rear of the lot. Retaining walls shape the modest front yard, and there is a large rear yard as well.

This is a four-bay Georgian structure with its front door located in the third bay from the left (western) end of the façade (south elevation). The doorway is flanked by wide, smooth pilasters without capitals, with a divided entablature above that features denticulated molding and a projecting cornice. The vinyl siding replicates a wide frieze beneath a moderate roof overhang, and also narrow corner boards. There are short return cornices on the gable ends, which feature square divided light attic windows. The windows are six-over-six double-hung sash types, except for the one at the eastern end of the façade, which has been replaced with a modern 20-light picture window. The narrow, corbelled brick chimney appears to be newer than the house. The exposure of the foundation shows that only the front side of the foundation is made of granite, while the eastern elevation is made of brick (Photograph 19). The original main house measures approximately 26 feet wide by 21 feet, and multiple rear additions have been added since 1934.

The 1853 and 1859 historic maps recorded a building labeled with the name Charles Hayden and C. Hayden, respectively, and the 1874 map labeled the lot and house with the name C. S. Hayden (Figures 8, 9, and 10). The 1934 aerial photograph likewise recorded the presence of the house (Figure 19). Charles Stokes Hayden was a descendant of the Hayden shipbuilders, though he himself went to sea. He purchased the land from a member of the Williams family, who owned a large part of the area around Little Point Street at the time. His daughter Mary Hayden took over the property in 1884, then retained a life occupancy when she turned it over to her brother Henry Stokes Hayden in 1906, who was a resident of New York City. The occupants of the house since

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1937 have included local interior decorator Suzanne Porter and a prominent furniture-maker named Arthur Hamilton.²⁹ The house is a generally well-preserved structure that provides another example of the Georgian style that is common in this district and is associated with the locally prominent Hayden family and the maritime history of the district.

Essex Square

This is an open area and traffic circle at the intersection of North Main Street, Pratt Street, Main Street, South Main Street, and Methodist Hill. Some of these intersecting streets have been part of the district's fabric since close to the beginning of the settlement, forming a zone of ambiguous ownership that is presently town property. The 1853 historic map indicates that it was formerly part of a larger area defined by the Methodist Church and Prospect Street on the west, and the beginning of Main Street on the east. There was a mix of commercial properties (including the Union House Hotel, no longer extant), residences, and three churches around the intersection. In the less detailed 1859 map, the course of the present Methodist Hill street had been established, and there was a similar mix of residential and non-residential uses. The ground slopes up steeply from the western side of the square and is level in the other directions. There are sidewalks on the eastern and southern parts of the square. Only five of the buildings facing it have Essex Square addresses, while the others have addresses on the intersecting streets; four of the structures are contributing resources, dating to the mid to late nineteenth century. For a short period of time near the turn of the nineteenth century, there was a poorly documented trolley line stop here. At present, the buildings are primarily commercial, though some also have upper-story residences.

1 Essex Square (Parcel 31 026), Essex Square Theatre (Photograph 13)

This large, 1.5-story commercial building is situated on a moderately sized lot on the west side of North Main Street, facing the north side of Essex Square. It is a gable-roofed structure clad in wood shingles, with a concrete foundation and asphalt shingles on the roof. To its west, on the slope, there is a modest paved parking lot. No public sidewalk has been constructed in front of this building. Its rear is very close to the parcel boundary.

The façade of the building was clearly designed to attract attention. Its style flamboyantly adapted the arts-and-crafts or craftsman residential bungalow to commercial purposes. The front section, measuring 55 feet wide by 36 feet, consists of one full story with an attic expanded by a shed-roofed dormer across most of the building's width. The façade consists of an effective three bays. On the first story, the easterly and westerly bays contain three plate-glass windows, present since the early period, as shown in an image of the building dated to approximately 1940.³⁰

The central bay is the entrance, formerly providing access to both the shops and the theater proper. There are two fifteen-light glass doors flanked by two fifteen-light windows surmounted by a course of denticulated molding, with a tripartite, multi-light arched transom above them (the latter element was covered up at the time of the 1980 survey). Similar arched windows are situated above the plate-glass windows, though they are covered up and invisible from most angles because of the awnings. A more subtle decorative element of the first story is that the bottom sixteen inches

²⁹ Malcarne 2007: 65; United States Census 1860:M653:83:125; 1870:M593:107:148a; 1880:T9:102:316c.

³⁰ Malcarne 2004: 47.

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or so of the walls are slightly flared. The entry is sheltered by an eyebrow roof supported by heavy, slightly curved brackets. Each bracket's wall segment is flanked by the element that requires the term "flamboyant," a pair of heavy decorative brackets decorated with acanthus leaves, curved and square spirals, and laurel wreaths. These pairs of brackets are also present at each front corner of the building and evenly spaced on the easterly and westerly elevations on the first floor (Photograph 20).

These baroque brackets are also present on the second story dormer, where they are set in pairs beside the central bay and are only single brackets at the corners of the dormer. The wide eaves of both the first story and the dormer are further decorated with rows of much smaller brackets imitating exposed rafters. The dormer windows have six-over-two wooden sash frames, grouped in a set of four on the east and west; the center bay is slightly inset and placed in a shallow bay window arrangement with two central windows and one on either side. The shutters with a single trefoil cutout appear to be original. The easterly and westerly upper elevations are decoratively elaborate as well. The gable ends are defined by deep eaves above and the projecting eaves of the lower roofline. The shed roof of the dormer extends from the peak of the roof, while the molding from the dormer's front extends straight back, creating a complex set of rooflines. In the easterly gable end, there is a central single-light window flanked by a pair of narrow four-over-one windows and shutters. An additional two, smaller windows at the same level feature pointed arches with eight-light upper panes and two-light lower panes. Above the windows, the wall flares slightly at the level of the dormer. The peak of the gable contains a small louvered opening. The rear portion of the building, once the theater proper, measures approximately 53 feet wide by 74 feet, and formerly had three doors sheltered by sharply peaked gable roofs; all but one of the doors have been removed, as have all of the decorative peaked roofs (Photograph 20).

Prior to its construction, according to the 1925 fire insurance map, the site was occupied by two dwellings; the 1934 aerial photograph recorded the new building's presence (Figures 16 and 19). Reportedly, the original foundation of one house is still present as part of the current structure's basement. The Essex Square Theater, Inc. was incorporated in 1925 by Essex residents Paul L. Sampson, Morton C. Tiley, Guido S. Malcarne, and Leno J. Malcarne. At its construction, the theater space at the rear was accompanied by four offices and four stores.³¹ This structure is a very prominently located "statement" building and represents part of the early twentieth-century development of Essex Village as a summer resort. Its exterior is well-preserved and it contributes substantially to the historic character of the district. The interior has been completely remodeled to form a single retail store.

2 Essex Square (Parcel 47 088), Chalker Building

This two-story residential and commercial building was constructed in approximately 1880, on the former site of the Union Hotel. It has a simple four-bay façade, a cut granite foundation, clapboard siding, and a flat roof with a decorative parapet above a wide molded frieze. The first story of the north-facing façade contains two shop windows and a central recessed, single entry doorway, and the second contains four standard windows. There is an older bay addition on the eastern elevation, and multiple newer additions on all sides except the north. A fire destroyed its

³¹ *Hartford Courant*, "Corporation Papers Filed for Record," Wednesday, July 8, 1925, p. 18 (Accessed December 14, 2023, Newspapers.com); Malcarne 2004: 47.

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second floor and original gable roof during World War II.³² The current flat roof with decorative parapet is thus a modern addition, rendering it a non-contributing structure overall. Behind the streetside building, a rectangular, wood-shingled, two-story commercial structure stands elevated atop a concrete basement; it was built in 2014 is also non-contributing.

3 Essex Square (Parcel 31-028 A&B), Ingersoll Store

This 2.5-story former commercial/residential structure is situated on a small lot on the west side of Essex Square, with only a narrow alley between it and the building to its south. It is a gable-roofed structure clad in aluminum siding, with a fieldstone foundation and asphalt shingles on the roof. According to the town assessor's information, the building is set exactly at the southeastern corner of the lot, making the lawn and brick sidewalk in front public land. A partly paved and partly unpaved driveway follows the northern side of the building, and a tall picket fence stands on the hillside behind it. The structure is currently subdivided into two commercial condominium units.

The building's fully pedimented gable end faces Essex Square, with a four-bay upper story and a storefront lower story with a recessed central single doorway and a second entry door to the right, presumably leading to the upper story. The gable contains a pair of small, round-topped, single-light attic windows. In covering the woodwork around the windows, the aluminum siding application has given the triangular molding above the windows a three-dimensional layer and also partly covered the upper corners of the windows. The four upper story windows are six-over-six sash types. The building's roof is relatively shallow-sloped with moderate roof overhang all around. Long, shed-roofed dormers are present on both sides of the ridgeline. There is an exterior chimney on the northern elevation, leading to a fairly wide, single story, shed-roofed addition; there is also a small square addition next to the secondary entry door. There is presently a concrete porch in front of the doorways, accessed via central brick stairs, and surrounded with a plain metal railing (Photograph 21).

The 1853, 1859, and 1874 maps show other buildings on the lot, associated with the Parmelee and Comstock families (Figures 8, 9, and 10). The current building was constructed in 1877. The 1881 bird's eye view identified it "S. W. & W. O. Ingersoll, Clothing, Dry Goods, Carpets, &c." Samuel and William Ingersoll were the builders. A sketch of the building included on the map showed that at that time, its attic had a false front and elaborate commercial Italianate parapet. This Italianate false front was present as late as 1905. Between 1884 and 1925, the fire insurance map series reported the shop's wares as varying between clothing, groceries, and boots and shoes. The 1934 aerial photograph showed the building in place and with a plain gable roof (Figures 11, 12, 16, and 19). The building was purchased by Edwin Hunt in 1911, and he owned and rented it out for most of the period through 1944. His primary occupation was sometimes undertaker and sometimes furniture seller.³³ Despite the loss of its original commercial Italianate details, the style of the building remains consistent with late nineteenth century vernacular residential/commercial

³² Charles Marland, "Essex Losses in Millions," *Hartford Courant*, Monday, January 22, pp. 1,3 (Downloaded February 24, 2026, Newspapers.com).

³³ Malcarne 2004:47, 2007:87; O. H. Bailey 1881; Sanborn 1884, 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901; United States Census, Thirteenth Census, 1910:T624:135:6b; United States Census, Fourteenth Census, 1920:T625:187:12a; United States Census, *Sixteenth Census of the United States: 1940, Population Schedule* (Ancestry.com, Provo, Utah: Ancestry.com):T627:512:7a.

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construction. Thus, it is still a contributing example of historical approaches to residential and retail design, as well as its longstanding connections to local business owners.

5 Essex Square (Parcel 31 029), Alfred Miner Store/Odd Fellows Hall

This three-story mixed commercial and residential structure is situated on the west side of Essex Square, at its intersection with Methodist Hill. It is a gable-roofed structure clad in vinyl siding, with a brick foundation and asphalt shingles on the roof. The irregular lot is moderately sized, taking up the space between the building and Methodist Hill. Its first story (which could also be called the basement) is built into the hillside that rises steeply at its rear, where there is also a parking lot, leveled by a retaining wall, and a two-story contributing outbuilding.

The current building, measuring approximately 32 feet wide by 72 feet, with additional front and rear porches, retains many of its historic features. The display windows on the enclosed first-story front porch are currently modified from what would have been plain glass to multi-light arrangements with paneling at their tops. The first-floor façade is topped by a tall band of decorative molding with a course of denticulated molding above. Paired decorative brackets decorate the projecting eaves above this molding. At the right side (the northeasterly corner), the door allowing entry to the upper story is excluded from the display part of the façade. On the very visible southern elevation, the lower retaining wall in the side yard has been raised to provide a few more parking paces. Here there is a mix of old and new windows, as well as a shelter over a rear door near at the southwestern corner (Photograph 22).

The second-story porch has round turned posts supporting the shed roof, with decorative cutwork brackets at the top and vertical turned spindles forming the railing, all common nineteenth-century architectural features. Below the porch's roofline, smaller paired decorative brackets harmonize with the decoration of the first-floor eaves. On this level, there are three windows and a door, asymmetrically arranged around a staircase leading to the porch roof, where a pair of modern patio doors provide fire escape access from the third story. The central window on the third floor of the façade has been replaced with a modern triplet of casement windows; only the window on the left (south) appears to be an original six-over-six double-hung window. The six-light attic window, centrally located in the open gable with short return cornices, has a slightly curved top (Photograph 22). On the roof, there is a small square cupola with louvered vents. A newer furnace chimney has also been added near the edge of the southerly elevation. The structure is still an important contributing element of Essex Square.

The 1874 map indicated that the lot extended westward to Prospect Street and included both the residence and store of A. Miner (Figure 10). The 1881 bird's eye view included a drawing of this building, identifying it as "Miner & Co's Store." The building was constructed with a public hall, available for rent, on the third story, and in the sketch the top story had a sign at the level of the eaves stating "Odd Fellows Hall." Most of the fire insurance maps from 1884 through 1925 referenced the third-story hall, at first as the Odd Fellows Hall (Figures 11, 12, and 16). The c. 1874 building replaced an earlier store owned by local merchants Elias Redfield and Elias F. Parmelee (who married one of the Hayden business heirs). The store was taken over by Albert Miner in 1871, who sold dry goods and glassware there until approximately 1901, when he sold the current building to Charles Mather, who resided in Colorado at the time. Mather sold the building in 1920 to the Fenwick Lodge #20 of the Order of Odd Fellows, though he continued

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selling hardware out of the first floor. In 1951, the Odd Fellows sold it to Mt. Olive Lodge #32 of the Masonic Order. The Masons only kept it until 1961, however.³⁴

The Odd Fellows, also known as the Independent Order of Odd Fellows (IOOF), is a voluntary social organization originating in eighteenth-century England as multiple, largely independent mutual aid societies of working-class men. In 1809, a formal national organization was created in that country. Its United States branch dates its founding to 1819, in Baltimore, Maryland. The Odd Fellows' motto was "Friendship, Love, and Truth," represented by a logo of three connected links. Over the next decade, new lodges were opened or absorbed in major cities such as Washington, Boston, Philadelphia, New York City, and elsewhere. In 1843, the United States organization separated from the English one. This is when the word "Independent" was added to the name. The new constitution of the U.S. organization, adopted in 1854, explicitly limited membership to "free white males of good moral character" aged 21 and over. By the late nineteenth century, the organization had created a subsidiary organization for women, and lodges could be found not only throughout the country but across the world.³⁵ In the present day, the IOOF is one of the more active of the surviving nineteenth-century organizations of its type, with a number of active groups in Connecticut, and has adopted a broad non-discrimination policy.³⁶

To the rear of the main building, the two-story stable with attached shed-roofed section is still present and is considered a contributing structure as well. It is constructed of wide vertical boards. The former entry, a large sliding barn door, is still clearly visible, as is the entry to the hayloft above it. A large six-over-six window with a slightly arched lintel is situated near the peak of the gable end, which has a moderate roof overhand and substantial return cornices. The current entry door is a standard door to the left of the original barn door (Photograph 23).

6 Essex Square (Parcel 47 090)

This 1.5-story, gable roofed house is situated on a landlocked lot behind 2 Essex Square and 2-4 Main Street. It has a fieldstone foundation, is clad in wood shingles, and has asphalt shingles on the roof. There is a large, shed-roofed, one-story addition on the southerly elevation. The building and addition were first shown as a stable in the 1914 edition of the fire insurance maps, and in the 1925 edition were marked "A" for auxiliary (Figure 17).³⁷ Based on this it has been assigned a construction date of c. 1910. However, as it has no distinguishing features or known associations, and cannot be approached for closer examination without imposing on private property, it has been designated as non-contributing.

Ferry Street (Photograph 5)

This wide, short street connects a commercial section of Main Street and the easternmost end of Pratt Street, running north to south. It has no sidewalks and no contributing properties with addresses on it. For most of its history, it ended in a marshy area, sometimes providing access to a bridge or, as the name suggests, a ferry. The street appeared in the 1853 historic map with no name, leading to an unmarked pier. In the 1859 historic map it also had no name, although it led

³⁴ Malcarne 2007:52; O. H. Bailey 1881; Sanborn 1884, 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

³⁵ Theo A. Ross, *Odd Fellowship: Its History and Manual* (New York: The M. W. Hazen Co., 1888): 9-20, 322, 328.

³⁶ Independent Order of Odd Fellows, "Our Mission," undated web page, accessed October 21, 2004 (<https://odd-fellows.org/about/our-mission/>).

³⁷ Sanborn 1914, 1925.

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to a bridge across the inlet of North Cove to Essex Turnpike, which followed what was then a peninsula rather than an island northward to a ferry. The 1874 map labeled it Essex Turnpike within the village, leading to the bridge and the route to the ferry (Figures 8, 9, and 10). The fire insurance maps called it Ferry Street from 1889, despite the abandonment of the ferry years before, and the 1934 aerial photographs indicate that the northern end of Ferry Street ended at the water, passing along the eastern end of unfilled marsh, and was probably subject to periodic flooding (Figures 14, 18, and 19). The marsh was filled in and the two roads joined by a town project in the winter of 1934 to 1935.³⁸

At present, the land under the road and to its east has all been stabilized to modern standards, while the private property to the west of its northern end is still the site of a tide pool to which water flows through a culvert (Figure 2). The marked public shoreline access site consisted of a poorly maintained ramp of concrete laid over fieldstones (Photograph 24). This deteriorating structure, located on public (possibly state) property with no parcel number, is part of the district's more recent maritime history and Connecticut's statutory coastal access program.³⁹

Ferry Street (Parcel 47 047-01)

This is a vacant lot situated at the corner of Ferry Street and Pratt Street, which may contain part of the house at 4 Ferry Street, as it has the same owner. There is a tide pool at its northern end, probably the last remnant of the marshland that used to be in this area.

Ferry Street (Parcel 47 016)

This is a tiny lot located northeast of the waterside end of Ferry Street, consisting primarily of a dock with a modern, clapboarded shed on it, both modern. They have been counted as one non-contributing structure.

4 Ferry Street (Parcel 47 046)

This two-story house stands with its steeply pitched gable end facing, and approximately ten feet from, the west side of street. It has two large garage bays on the first floor, a narrow two-story, shed-roofed addition on its right (north) elevation containing a double entry door, and large dormers on the south and north sides of the roof that together may technically add a third story. The original gable-roofed section is first documented in the 1934 aerial photograph (Figure 19). Its extensive modifications, especially the garage bays, have rendered it a non-contributing structure.

6 Ferry Street (Parcel 47 045)

This is a modern two-story office building, built in 2007, with brick facing on the first floor and a projecting central section with a large half-round fanlight on top. Two smaller additions trail from its rear (westerly) elevation. It does not contribute to the historic character of the district.

9 Ferry Street (Parcel 47 017)

³⁸ E. M. Libby, "Ferry Lane and Pratt St. Joined," *The Day (New London)*, Saturday, Dec. 29, p. 21 (accessed March 3, 2026, Newspapers.com); Sanborn 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

³⁹ CT DEEP 2022.

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This is a large, corrugated steel industrial building with modern docks and boat-handling devices alongside, built in 1968 after the previous shipyard was destroyed by fire.⁴⁰ It does not contribute to the historic character of the district.

Grove Street

This is a public street running southwestward from the intersection of North Main Street and New City Street. The road is supplied with a sidewalk only on its northerly side. It was shown without a name in the 1853 map of the borough and in the 1859 map and received its current name as of the 1874 map (Figures 8, 9, and 10). It was not included in the fire insurance map areas until the 1925 edition (Figure 15). One parcel near the southwestern corner of the intersection is included in the district, because it is close to and in easy view of North Main Street. There is one contributing structure and one non-contributing structure on the parcel.

50 Grove Street (Parcel 27 048), Sally Hayden House

This two-story, gable-roofed house stands with its ridgeline parallel to the north side of the street, above a moderately steep slope that is shaped by the sidewalk and a low concrete and fieldstone retaining wall. It has a cut granite foundation and asphalt shingles on the roof. The house's façade has three bays asymmetrically situated; the first floor is clapboarded, with moderate corner boards, waterboards, and what appears to have been the frieze of the original house. The front door is centrally located, surrounded by wide, plain molding, and with a gable-roofed shelter over a concrete stoop. The second story is wood-shingled. This upper story has a wide frieze, wide roof overhang all around with exaggerated return cornices, and a shallow-pitched roof with a square vent opening in the attic. This front section of the house is not very deep, measuring approximately 23 by 17 feet. It has also been enlarged by a one-room addition on the southeastern corner, as well as multiple rear additions.

The house was present in 1828 when the land around it was purchased by Sally Hayden (1779-1856), a daughter of Jacob Hayden. It was a one-story structure until approximately 1908, when it belonged to local businesswoman Harriet Manwaring, likely as a rental property. The 1925 fire insurance map recorded it as two stories, with the northerly and westerly additions in place (Figure 15).⁴¹ It contributes to the district as an example of a nineteenth-century residence, possibly originally in the Cape style, adapted for then-modern sensibilities in the early twentieth century.

Kings Lane

This narrow public street extends northerly from New City Street with no sidewalks. One parcel with an address on the street has been included in the district, containing one non-contributing house and one contributing barn. Its southern end was shown in the 1853 historic map, unlabeled; in the 1859 and 1874 maps, its whole length was shown, still without a name. As late as 1934, the northerly sections of this street passed mostly through agricultural land (Figures 8, 9, 10, and 19). One parcel on this street is included in the district, because of its proximity to New City Street, and it contains one contributing and one non-contributing structure.

8 Kings Lane (Parcel 28 031), 8 Kings Lane Barn

⁴⁰ Marland 1968.

⁴¹ Malcarne 2007:7; Sanborn 1925.

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The c. 1880, gable-roofed house on the moderately-sized parcel is set back some distance from the west side of the road with a shared driveway providing access from the north. The numerous additions on its former front (east) façade, including a large garage, have rendered its appearance non-contributing. Behind it (to the west), however, there is a large nineteenth or early twentieth century barn in good condition. It is one story tall with a steeply pitched roof suggesting considerable usable attic space. Close inspection of the barn has not been possible, but the 1934 aerial photograph (Figure 19) shows that at that time, a driveway led south from the barn to New City Street, suggesting a historic connection to one of the houses on the north side of that road rather than to the new house on Kings Lane. The barn contributes to the historic character of the district as a surviving remnant of its agricultural past.

Little Point Street (Photograph 22)

This is a public street running northeastward from North Main Street to near the water's edge. It has sidewalks on both sides for a short distance, a sidewalk on the north side for another short distance, and no sidewalks for the remainder of its length. The road ends at a shoreline public access point on North Cove, where the only facilities are a drain outlet and a park bench. It is the fourth street north of Essex Square and the last of these northerly streets that is included in the district. It was present under the same name as early as the 1853 historic map and was carried forward through the 1859 and 1874 maps as well. Only the 1925 edition of the fire insurance maps included the westerly end of this street, also calling it "Little Point" (Figures 7, 8, 9, and 31). Except for the office building at the corner with North Main Street, this is a residential road. There are 11 parcels with addresses on this street that are included in the district, of which ten contain contributing structures. The structures are a mix of Georgian, Cape, and early twentieth century homes, reflecting multiple phases of development within the district. The road ends at a public shoreline access point with no improvements aside from a bench and traffic barrier. Nonetheless, it is part of the district's maritime history as well as Connecticut's statutory coastal access program.⁴²

5 Little Point Street (Parcel 31 004), Harrington/Hill House

This two-story residence is situated on a moderately-sized, level lot on the north side of the street, set back a short distance from the sidewalk. It is a gable-roofed structure clad in clapboards, with a cut granite foundation and wood shingles on the roof. The lot's northern boundary meets the right of way along the southern edge of River View Cemetery. The house is located close the western edge of the lot, leaving a wide side yard on its easterly side; there is also a large rear yard. An old barn that once stood near the rear property line has been removed, and a large new, attached garage has been built in the side yard, with a short driveway leading to it.

This five-bay Georgian structure, built c. 1800, has a moderate roof overhang all around, short return cornices on the gable ends, moderate corner boards, and a central front door. The original part of the house measures approximately 30 feet wide by 24 feet. The current windows are new twelve-over-twelve and probably vinyl, with projecting molded lintels on the first first-floor. A modern stoop made of two slabs of granite is sheltered by a gable-roofed portico supported by columns above, and the doorframe is plain. There is no visible chimney (Photograph 25). Because

⁴² CT DEEP 2022.

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the original structure's footprint and underlying structure have been maintained, it still contributes to the historic character of the district as one of its many examples of late seventeenth and early eighteenth century homes. The 1853 and 1859 historic maps label this building with the name H. Hill, which the 1874 map changed to W. Keyes (Figures 8, 9, and 10). The 1925 fire insurance map included this house as a two-story dwelling with a long, one-story ell at the rear. The 1934 aerial photograph recorded the same building and footprint (Figures 15 and 19). Large rear additions have been added in the years since.

6 Little Point Street (Parcel 31 018), Tooker (Tucker) House

This two-story house is situated on a moderately-sized lot on the south side of Little Point Street, set back a short distance from the road. It is a gable-roofed structure clad in clapboards, with a brick foundation and asphalt shingles on the roof. It has a driveway and modern garage near the eastern side of the lot and a large rear yard.

This five-bay Georgian house, standing with its ridgeline parallel to the street, measures approximately 29 feet wide by 25 feet. The house is now sided with clapboards and the Victorian-era porch has been removed. The central front door is flanked tapered pilasters with simple capitals. There is a three-section entablature with a projecting cornice, above the door. The windows are six-over-six double-hung sashes. The house has a slight roof overhang and very short return cornices, a wide frieze across the façade, wide waterboards, and moderate corner boards. There are smaller six-over-six attic windows in the gable ends. The central corbelled brick chimney is narrower than the house's period suggests and has probably been rebuilt (Photograph 26).

An Essex Historical Society plaque identifies the structure as the Philip Tooker II house, constructed in 1831. The 1853 and 1859 maps showed multiple buildings in and near this lot, with labels referencing the Tucker family nearby. The 1874 map indicates that the current lot used to be narrower, and that there was a narrow lot containing a house to its west; that house is gone, and its lot seems to have been added to the 27 North Main Street lot (Figures 8, 9, and 10). The 1925 fire insurance map shows a two-story dwelling with open front and rear porches. The 1934 aerial photograph also shows this house (Figures 15 and 19). Despite the loss of its original chimney, the house is another fine example of the many Georgian style houses that contribute to the district.

7 Little Point Street (Parcel 31 005), Elijah Worthington / George P. Hayden House

This two-story residential structure is situated on a moderately-sized lot on the north side of Little Point Street, with its northerly boundary adjoining the old right of way along the southerly side of River View Cemetery. It is a gable-roofed structure clad in clapboards, with a cut granite foundation and asphalt shingles on the roof. The house is situated near the center of the lot's width and has a driveway leading to a modern garage along its western boundary line. The house is set back a short distance from the road, and a dry-laid cut granite retaining wall keeps the lot level despite a slight slope towards the street line and a moderate slope toward the easterly line.

A five-bay Georgian house, it measures approximately 39 feet wide by 25 feet and stands with its ridgeline parallel to the street. Its centrally located front door has a four-light transom and is flanked by smooth pilasters with simple capitals, all topped by an elaborate entablature that includes denticulated molding and a projecting, molded cornice. The double-hung sash windows are twelve-over-twelve style. The smaller attic windows in each of the gable ends are six-over-six. The house's roof overhang and return cornices are slight, and the frieze, waterboards, and corner

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boards are relatively thin. The large, square central chimney has an unusual stepped and corbelled shape (Photograph 27). This structure contributes to the district as another well-preserved example of the Georgian residential style.

An Essex Historical Society plaque identifies this as the Elijah Worthington house, built in 1804. The name label for this house in the 1853, 1859, and 1874 maps was George P. Hayden or G. P. Hayden (Figures 8, 9, and 10). The builder sold the house to Samuel M. Hayden in 1809. Aside from a brief period in the hands of the Tooker family, it was owned by Haydens until 1917, when Dr. Charles Davis purchased it. He stayed until 1932, and then from 1935 to 1952, it was owned by Yale lyricist (associated with the Whiffenpoofs) and author Meade Minnegerode.⁴³ George P. Hayden was a ship carpenter, and so part of the shipbuilding rather than the merchanting branch of the family. Davis was a physician, while Minnegerode was an author, and an American citizen born in England.⁴⁴ Although Minnegerode chose to style himself an author to the census, very little information about him is available online in the present day. The only fire insurance map to include this area was the 1925 edition, which showed this building as a two-story dwelling with an open porch on its easterly elevation, and a one-story outbuilding to the rear. The 1934 aerial photograph showed a similar arrangement (Figures 15 and 19).

9 Little Point Street (Parcel 31 006)

This one-story, three-bay Cape style house is set well back from the street, near the center of the small, narrow lot, and has a driveway leading to an attached modern garage on the eastern side. Originally tiny (approximately 23 feet wide by 18 feet), it has had extensive additions put on the rear. The house is clad in clapboards and has a fieldstone foundation. Renovations since the 1980 survey have raised the front edge of the roof at least two feet and changed its angle, putting the chimney south of the current ridgeline. Two fully pedimented, gable-roofed dormers have been added, and the new space above the door has been used to add an entablature and a five-light transom. The front windows are unchanged, being six-over-nine double-hung sashes.

It is one of two similar houses built for dockyard workers by Noah Tucker, and based on the 1934 aerial photograph, was moved across the street to its current location after that year (Figure 19). The alterations to the doorway echo the appearance of nearby houses of similar vintage. This, and the retention of the chimney and original footprint, allow the house to remain a contributing structure reflecting the district's history of maritime-related development.

10 Little Point Street (Parcel 31 016), Charles R. Peck House and Garage

This 1.5-story house is situated on the southern side of Little Point Street, set well back on a moderately-sized lot that slopes gently on its easterly side. It is a gable-roofed structure clad in clapboards, with wood shingles on the roof. A driveway followed the eastern boundary of the property, leading to a small garage that is also a contributing structure. The arrangement of house and garage creates a wide side yard on that side of the house, in addition to a fairly wide front yard, narrower western side yard, and deep rear yard.

This Cape-style house consists of the original main building (measuring approximately 26 feet wide by 26 feet) with a fully enclosed front porch measuring 7 feet deep and stands with its

⁴³ Malcarne 2004: 31.

⁴⁴ United States Census, Eighth Census, 1860:M653:83:124; United States Census, Fourteenth Census, 1920:T625:187:8a; United States Census, Sixteenth Census, 1940:T627:512:10a.

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ridgeline parallel to the road. The beams supporting the original open front porch roof are still visible on the western and western elevations. There are a bay window and a small addition on the eastern elevation. A wide, shed-roofed dormer with two pairs of small, six-over-six sash windows is present on the northerly elevation. The two first-story windows are standard sized six-over-six sash windows; the front entry, on the western (right) end of the façade, has no decoration. On the gable ends, the roof's overhang is fairly wide, while on the other sides and additions it is shallower. There is a narrow frieze, wide waterboards, and moderate corner boards. A slightly off-center, rectangular brick chimney rises from the ridgeline (Photograph 28). The building has the appearance of an early twentieth-century vernacular style called a bungalow cottage, in which the shallower roof angle over the porch and the wide, shed-roofed dormer were frequent key components.⁴⁵ As this century-old style is historic, despite the modifications from the original Cape style, the house contributes to the historic character of the district as part of its early twentieth century development.

The second contributing structure is an early twentieth-century vernacular one-car garage or converted barn. As shown in Photograph 29, this gable-roofed structure is constructed of wide, vertical boards. The bottom eighteen to twenty-four inches of the boards have been replaced with newer materials on the visible side, no doubt due to water-induced deterioration. One plain-framed window is present on the westerly elevation. The building's original double doors, with long strap hinges and plain four-light windows, are still present. A piece of flat, decorative molding has been placed above the doors. A short concrete ramp provides vehicle access to the structure. The gable end that faces the street has a moderate roof overhang and substantial return cornices, and it is possible that the roof arrangement is new. Its construction date is estimated as 1935, as it was not present in the 1934 aerial photograph (Figure 19). Given modern property owners' tendency to replace older structures like this with large, multi-vehicle garage/storage/workshops, the survival and prominent location of this example of vernacular outbuilding types is notable and contributes to the district's historic character.

Though an Essex Historical Society plaque associates this structure with a Samuel Lay house built in 1812, that original structure was replaced in 1915, after its destruction around 1900, by Charles R. Peck. In the 1853 and 1859 maps show variations on M. Hayden, which was replaced in the 1874 map with M. C. Beebe. The 1925 fire insurance map showed the current simple 1.5-story dwelling with an open front porch across its front (the northern elevation); a one-story storage building was situated in the lot's southwestern corner. The 1934 aerial photograph showed both of these buildings (Figures 8, 9, 10, 15, and 19). The Beebe family sold the property to Charles R. Peck in 1915 and he "rebuilt the house, perhaps using the initial foundation." Marcus C. Beebe was a carpenter, while Peck was a carpenter at the piano factory.⁴⁶ As the house was originally quite a small structure, the working-class status of these owners is consistent with the building and with the employment options in Essex, and its style is consistent with trends of the early twentieth century.

11 Little Point Street (Parcel 31 007), Noah Scovill House

⁴⁵ Gottfried and Jennings 2009: 196-199.

⁴⁶ Malcarne 2004: 28; United States Census, Twelfth Census, 1900:T623:141:1; United States Census, Fourteenth Census, 1920:T625:187:8a.

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This 1.5-story house is situated on the northerly side of Little Point Street, on a narrow, deep, and nearly level lot whose rear boundary adjoins the old right-of-way along the south side of River View Cemetery. It is a gable-roofed structure clad in clapboards, with a fieldstone foundation and wood shingles on the roof. The house is set well back from the street line, and there is a driveway along the western property line leading to a new garage attached to a rear addition.

The Cape style original section of the house is, as the 1980 survey put it, "tiny," measuring approximately 22 feet wide by 18 feet. It has a three-bay façade with the single front entry offset to the right (east), and two dormers facing the street. The doorway has elaborate trim (including fluted pilasters and an entablature that reaches the roofline) that is not in keeping with the basic style. There is a side door near the northern end of the westerly elevation, with a small shelter over it, and a square corbelled brick chimney set off-center along the ridgeline. The house has a very slight roof overhang, a modest frieze across the front elevation, and wide corner boards and waterboards. The rear addition is now noticeably taller than the original house, with its gable end peeking above the older section's ridgeline (Photograph 30). Notwithstanding the new ornamentation and the new dormers, enough of the shape and size of the original building remains for the house to be considered a contributing structure.

An Essex Historical Society plaque identifies this house as built by Noah Scovill ca. 1805. According to the 1853 and 1859 maps, there was a house on or near this lot at that time, which the cartographers labeled with the name G. M. Beebe. In the 1874 map, the house was labeled with the name A. C. Southworth. The 1934 aerial photograph clearly shows the house, with no discernible outbuildings (Figures 8, 9, 10, and 19).

14 Little Point Street (Parcel 31 017), Tooker/Williams House

This 1-story house is situated on the south side of Little Point Street, on a moderately deep, gently sloping lot that is only slightly wider than the combined house and garage. It is a gable-roofed structure clad in clapboards, with a cut granite foundation and asphalt shingles on the roof. It is set well back from the street and has a driveway along its easterly boundary, leading to the attached modern garage.

The five-bay Cape style house has a steeply pitched roof, its ridgeline set parallel to the street, and a central front door. The footprint of the original house is approximately 28 feet wide by 24 feet. There are newer additions on the rear and connecting the easterly elevation to the garage. There is a very slight roof overhang on all sides, a narrow frieze, moderate corner boards, and a wide waterboard. The windows on the façade are six-over-six wooden sashes, and there are smaller attic windows in the gable ends. The narrow, rectangular, corbelled chimney at the center of the ridgeline is not consistent with the age of the building. The front door is flanked by narrow, fluted pilasters and has a five-light transom. The pilasters are new since the 1980 survey and the transom used to have six lights (Photograph 31). Despite the older alterations to the chimney and the front door's newer ornamentation, the basic structure is consistent with the nineteenth-century Cape style, and the structure contributes to the historic character of the district.

The Phillip Tooker II house was built in 1806. The 1853 and 1859 historic maps labeled the house with the names S. Tucker and N. Tucker, while in the 1874 map the name was F. W. Williams, one of multiple houses so labeled on the street. The 1934 aerial photograph showed the house and an outbuilding to the rear (Figures 8, 9, 10 and 19). It was one of three houses built on this street by Phillip Tooker II in about 1806 and belonged to the Williams family between 1863

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and 1921. From 1921-1931, it belonged to Main Street retailer Harriet “Hat” Manwaring.⁴⁷ Frederick W. Williams was a shoemaker according to the census, who owned \$2,500 in real estate in 1870. The 1930 census reported that Harriet Manwaring lived in a place she owned on Main Street, making this house a likely rental property. At the age of 66, she had never married and owned a general goods store, making her an unusual woman for her time.⁴⁸

16 Little Point Street (Parcel 31 015)

This is a modern, gable-roofed, wood-shingled house squeezed into a very narrow lot in 1952, set back from the south side of the street behind a yard of concrete pavers, with its entrance oriented to the east. It is clad in wood shingles and features a single round, quartered window in the gable end facing the street. Its style and construction date mean that it does not contribute to the historic character of the district.

17 Little Point Street (Parcel 31 009), Williams House

This 1.5-story house is situated on the north side of Little Point Street, on a large lot that slopes gently eastward towards the cove. It is a gambrel-roofed structure clad in clapboards, with a fieldstone foundation and wood shingles on the roof. Its driveway, located near the lot’s western boundary, is separated by a considerable distance from the house, which is set well back from the street line. A second building, located near the rear of the lot where it adjoins the old right-of-way along the southern edge of River View Cemetery, appears to be too new to be a contributing structure.

This five-bay vernacular, gambrel-roofed house stands with its ridgeline parallel to the street. The entry is a pair of narrow doors with short strap hinges, surrounded by wide framing boards and surmounted by a five-light transom. The first-story windows are 12-over-twelve sash types, while the three irregularly spaced, gable-roofed dormers set into the front (southerly) elevation are smaller and six-over-six. The large central brick chimney is consistent with the assumed age of the house, although its conditions suggests that it has been rebuilt. There are slight roof overhangs, and moderate corner boards and waterboards. Small sawn brackets over the corner board decorate the façade (Photograph 32). The original structure measures approximately 35 feet wide by 27 feet, and there are several smaller additions built off the rear (northerly) elevation. This house contributes to the district as one of its few gambrel-roofed structures and as an example of one of the oldest and earliest house types in the village.

The house was built ca. 1750 by David Williams. The 1853, 1859, and 1874 maps labeled the house with several Williams names: Mrs. Williams, Mrs. H. Williams, and F. W. W.. The latter is probably the F. W. Williams who owned two similarly labeled buildings across the street from this one (Figures 8, 9, and 10). As noted under the 14 Little Point Street entry, Frederick W. Williams’s primary occupation was shoemaker.⁴⁹ The 1934 aerial photograph clearly shows the house and, near the rear, an outbuilding that was oriented differently from the one that is currently there (Figure 19).

⁴⁷ Malcarne 2004: 28.

⁴⁸ United States Census, Ninth Census, 1870:M593:107:148a; United States Census, Tenth Census, 1880:T9:102:314d; United States Census, *Fifteenth Census of the United States: 1930, Population Schedule* (Ancestry.com, Provo, Utah: Ancestry.com):T626:29a.

⁴⁹ United States Census 1870:M593:107:148a; United States Census, Tenth Census, 1880:T9:102:314d.

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18 Little Point Street (Parcel 31 014), Benjamin Williams Jr./Manwaring House

This 1.5-story house is situated on the south side of Little Point Street, on a moderately sized lot that slopes gently eastward towards the cove. It is a gable-roofed structure clad in clapboards, with a brick foundation and asphalt shingles on the roof. It stands with its ridgeline parallel to the street, set back a moderate distance, and has a driveway following the easterly property line.

The four-bay Cape-style house is modestly sized, measuring approximately 26 feet wide; additions to the rear (southerly), westerly, and easterly elevations have substantially increased its footprint. The front door is situated slightly off-center to the west, with two windows to its left and one to its right. The door currently has fluted pilasters on either side, with a gable-roofed shelter over the stoop that is supported by small square posts. There is a long shed-roofed dormer with five windows (two pairs and a single one in the center) on the northerly elevation, and a large square brick chimney that is slightly offset to the west. The roof overhangs are moderately deep on all sides, and it has narrow corner boards and moderate waterboards. All but one of the façade's windows have two-over-two double-hung wooden sashes, somewhat smaller in the dormer, a type that became common in the early twentieth century (Photograph 33). In appearance, the current building resembles an early twentieth-century vernacular style called a bungalow cottage, in which the wide, shed-roofed dormer was a frequent key component.⁵⁰ Although the original Cape style structure has been obscured by the twentieth-century changes, because it partly imitates the newer but still historic style, the house still contributes to the historic character of the district.

The Benjamin Williams, Jr., house was built in 1813. The 1853, 1859, and 1874 maps, however, label it with the names Widow Manwarren, D. Manwarring, and D. W. Manwaring. The 1934 aerial photograph recorded the presence of the house and two outbuildings to its rear (Figures 8, 9, 10, and 19).

19 Little Point Street (Parcel 31 010)

This two-story house is situated near the center of a large, gently sloping lot on the north side of Little Point Street. It is a gable-roofed structure clad in clapboards, with a fieldstone foundation and wood shingles on the roof. It adjoins North Cove on the east and the southerly right of way of River View Cemetery on the north. The driveway is near the westerly boundary line, leading to a small parking area. The lot has tall hedges and fencing along the street line, and a small private dock on the shoreline.

This is a two-bay, vernacular open gable cottage of a type that could have been built any time between approximately 1870 and the first two decades of the twentieth century.⁵¹ The façade is on the gable end, with a fanlight attic window. There is also a fanlight over the front door, which is located at the westerly (left) end of the façade. Other than the fanlight transom, the doorway is plain, though its stoop is sheltered by a modern gable-roofed portico with thin, round columns. The main windows are six-over-six sash types. The ell on the westerly elevation has an exterior chimney, a single off-center dormer window, and a steeply pitched roof that ends just above the two lower-story windows. Its style is consistent with some trends of the 1920s, and similarly, the town assessor's data suggests the house was built in 1925. The disparate styles of the two sections, however, suggest two phases of construction. The width of the original structure is only

⁵⁰ Gottfried and Jennings 2009: 196-199.

⁵¹ Gottfried and Jennings 2009: 143-147.

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approximately 21 feet; multiple additions on the rear have extended its depth to approximately 68 feet. A small, corbelled brick chimney is located near the center of the original building (Photograph 34). The easterly elevation, facing the cove, contains multiple open and enclosed porches and modern windows, providing views of the water.

Although the 1980 survey associates this structure with an early nineteenth century house belonging to the Salter family, its appearance is not consistent with that. The 1853, 1859, and 1874 historic maps apply the names J. Salter, J. E. Salter, and E. Salter to structures at varying locations on the lot; the 1874 map even shows a large carriage shop near the street in the southwestern corner. The 1934 aerial photograph clearly showed the older sections of the current house, with a large structure corresponding to the probable location of the old Salter house to its northeast (Figures 8, 9, 10, and 19). No such additional structure is currently present on the lot. Based on its appearance, the house has been assigned the approximate construction date of 1900. It contributes to the historic character of the district as an example of modified vernacular housing.

Main Street (Photographs 6, 8, 9)

As noted in the historical context section, this road was originally known as Lay's cart path and existed prior to its widening in 1773. At that time, the eastern end was the site of Captain Hayden's wharf.⁵² All of the historic maps show it as Main Street, leading east from Essex Square at the foot of the hill to the buildings at the shore of the Connecticut River. It has parking and sidewalks on both sides and is wide enough to have two lanes but is restricted to one way as far as its intersection with Ferry Street. From there to the riverside, it is two-way, ending in a traffic circle and a concrete boat landing. This is the village's commercial street, featuring two clusters of business structures of varying periods. It is also, however, lined with numerous historic homes, dating to the whole period from the late eighteenth and early nineteenth centuries, and some converted to commercial use. Of the 45 parcels with addresses on this road, 41 contain what are considered to be contributing structures, with varying styles that reflect the district's development over time.

1 Main Street (Parcel 47 098-A*), Whittemore/Shailer Retail Building

This two-story commercial and residential building is situated at the intersection of Main Street and Pratt Street, in the commercial area of the village, and currently occupies the entire lot. Its eastern (rear) wall is shared with the adjacent building. It is a hip-roofed structure clad in clapboards, with asphalt shingles on the roof.

The original frame structure has two narrow windows on the upper story of the façade and three on the south and north elevations, all of them currently four-over-four double-hung sash windows. The building has a wide roof overhang all around, a wide frieze, and a small, central brick chimney. To the original two-story structure, after 1934, a one-story brick addition has been made on the southern elevation, with a brickwork facing extending across the narrow westerly elevation. This change has increased the retail area, expanded the building to fill the whole lot, and shifted the entrance to the southwest corner of the addition, with a corresponding complete rearrangement of the first-story display windows. This building is an example of a late nineteenth-

⁵² Bayles 1884: 338.

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century commercial-residential building, displaying elements of the original Italianate style (specifically the hip roof, wide overhangs, and relatively narrow windows) (Photograph 35).

The 1980 survey identified the building as the former Essex Drug Store, built in approximately 1874 on the site of the village's first rope walk. The 1853, 1859, and 1874 historic maps label the building A. F. Whittemore, no label, and T. Whittemore (Figures 8, 9, and 10). The 1881 bird's eye map included a sketch of the building that showed a plain structure except around the sign on the façade. This and other signs identified it as Morris B. Hall's store, selling pianos and organs, sewing machines, watches and jewelry, and probably other things.⁵³ The fire insurance map series labeled the building as a jewelry shop, jewelry and clothing on the first floor and a barber on the second floor, and either a drug store on the first floor, with a pool room and barber on the second, and solely as a drug store (Figures 11, 13, and 17).⁵⁴ The 1934 aerial photograph does not appear to show the southerly addition (Figure 19).

Alvin Whittemore, the probable first owner, was a devout Baptist, and a wide-ranging businessman dabbling in witch hazel, shipbuilding, soap, the ropewalk, and being postmaster. Francis A. Shailer, who bought up many Main Street properties, acquired this one in 1884.⁵⁵ Due in part to its visually prominent location in the commercial area of the district, as well as its adequate state of preservation, it is an important contributing structure.

2-4 Main Street (Parcel 47 089), Hunt Building

This very large, 2.5-story building is situated at the western end of Main Street, on the south side of the Essex Square quasi-rotary, in the commercial section of the village. It is a gable-roofed structure clad in vinyl siding, with a cut granite foundation and asphalt shingles on the roof.

The current building is approximately 45 feet wide and 52 feet deep, with four feet of enclosed, shed-roofed porch on the front (north elevation) and another four feet of open, shed-roofed concrete porch with simple supports and railing on the west elevation. Decorative elements that were once present on the uppermost story of the façade have been removed.⁵⁶ The current façade has a fully pedimented gable end and no window in the gable peak. The first-floor façade has two large, two-section picture windows at the west end and an entry for the residential or office areas at the east (left) end. The arrangement of a paneled door flanked by four-light partial sidelights topped by a fanlight transom window also includes two door-sized 15-light windows on either side to light the entryway and represents an effort to retain a historic look to the building. At the roof level, two shed-roofed dormers are present on the west elevation. The building has a wide roof overhang all around; the bottom of the gable end pediment is wide enough for the eaves to be shingled (Photograph 36).

Known as the Hunt Building, it was constructed in 1894 on the former site of the Union Hotel. In 1895 the building was a furniture store; later editions modified the occupant to crockery and furniture or nothing in particular (Figures 11, 13, and 17).⁵⁷ The 1934 aerial photograph seems to show that the rear addition had been constructed at that point (Figure 19). Under the criteria for

⁵³ O. H. Bailey 1881.

⁵⁴ Sanborn 1884, 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

⁵⁵ Malcarne 2007: 36.

⁵⁶ Danziger & Berman 191x.

⁵⁷ Sanborn 1884, 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

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this district, the present simplified building is recognizably a vernacular historic structure, thus contributing to the character of the district.

3-5 Main Street (Parcel 47 098 B,C)

This one-story commercial building is situated in the village's commercial area on the north side of Main Street, filling the lot from north to south, and has a shared wall with the building to its west. It is a flat-roofed brick structure with a tar and gravel roof.

The windows, their framing, and the entablatures above them are all new, in a modern neoclassical style with simple pilasters, and the stone facing beneath the windows is also of a recent type. The north elevation, abutting Pratt Street, contains rear access to the shops, with a rectangular central chimney and an uneven number of narrow doors and windows on each side. These windows have molded concrete sills, and all of these openings have slightly curved lintels consisting of two header courses of bricks. No openings are present on the eastern elevation. On the south elevation, most of the brick façade is laid in running bond and is still visible; it is simply decorated with rectangles formed by rows of soldier bricks and square, poured concrete blocks at the corners. The top of the façade seems to be covered with poured concrete shapes that are presently covered by a new, decorative white parapet. The shop building is divided into two shop fronts with central doors set back from the street, although the decorative brickwork suggests that in the past there were two small and one large shopfronts in this space (Photograph 37).

The changes to this contributing structure's façade are partial, cosmetic, and typical of long-lasting commercial structures. The fire insurance maps show that as late as 1925, this location was occupied by two conjoined two-story buildings with one-story porches (Figure 17). The 1934 aerial photograph seems to indicate that the present commercial building was on the site at that time, which is consistent with its early twentieth-century modern retail style (Figure 19).⁵⁸ Its estimated construction date is therefore given as c. 1930. The majority of the building is well-preserved, contributing to the district as one of three examples of the early twentieth century's new style of retail buildings situated near Essex Square, coinciding with the district's recreation-based economic development of that period.

6 Main Street (Parcel 47 096)

This is a brick Mobil gas station built in 1970, presently converted to other commercial uses. It retains many of the traditional Mobil station features but is not a contributing structure in this district.

7 Main Street (Parcel 47 100), Second Saybrook Bank Building

This two-story commercial building is situated on the north side of Main Street in the village's commercial area, originally built as a bank but now used as retail space. It is a gable-roofed brick structure with a cut brownstone foundation and asphalt shingles on the roof. Its lot extends between Main Street and Pratt Street and includes a parking lot along its western elevation (formerly the site of another building).

The current building shows signs of at least three phases of modification at its front and back. The original brick building, laid in a running bond, is in the center, with only the sides (east and

⁵⁸ Gottfried and Jennings 2009: 239.

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west elevations) showing, and features tall, narrow windows with brownstone sills and lintels and decorative elements formed by layering and arrangement of bricks. The actual windows are modern, and the external brick chimney that passes through the wide eaves appears to be a newer replacement (Photograph 38). This original building was set back from the street. Between 1925 and the 1934 aerial photograph, a new addition was added to the building's front, bringing it to the edge of the sidewalk. Although this addition was also given a brownstone foundation and brownstone window sills, the upper-story windows have splayed lintels formed from two courses of soldier bricks. There are three of these windows across the façade and one each on the sides, all with short eight-over-eight sash windows; the surviving lower-story window, on the eastern elevation, is different only in being larger. The bricks were laid in a pattern of six courses of running bond followed by one course of Flemish bond. Brick quoins add visual interest to the front corners of the building. A round window is set into the fully enclosed gable, edged with header bricks and four keystone-shaped brownstone blocks; the window itself is divided with graticules to look like a stylized globe. The intention of this early twentieth-century addition was clearly to imitate earlier styles. Both the horizontal and gable eaves, which are slightly offset from those of the original building, feature a course of denticulated molding topped by a row of small decorative brackets, while the window frames were plain (Photograph 38). Altogether, the new façade is best described as Neoclassical.

The first-floor openings on the façade have been replaced by modern plate glass shop windows with a central entry, surrounded by wide, pseudo-classical pilasters and panels. On the left (west) side of the building there is also a small, newer addition that formerly housed the bank's ATM machine. On the north (rear) elevation, a twentieth-century one-story brick addition has been topped with a second, wood-framed story (Photograph 38).

In the series of historic maps, the original bank building was shown in each example between 1874 and 1925, at first without a front porch and later with a small porch at either the right (east) side or the center; in each case, it was marked as a bank building (Figures 8, 9, 10, 11, 13, and 17). This was still its appearance in approximately 1904, as shown in a postcard attributed to that date. The building has been dated to 1873 and was the second home of Saybrook Bank, which was first lodged in an 1849 building immediately to its east. During the bank's founding era and into the twentieth century, banking was a very local business, and its officers included prominent community members Captain Cornelius Doane and Samuel Ingham, among others.⁵⁹ The historic commercial importance of the structure further supports its contributing status. In principle, the early twenty-first century alteration of this building to a shopfront is no different from the alteration of many houses on this street to shopfronts during the early twentieth century. Since the majority of the exterior of the two phases of the original, historic building remains intact, this is a contributing structure.

8 Main Street (Parcel 47 095), Elias F. Parmelee House

This two-story residence converted to commercial use is situated on the south side of Main Street and the west side of Bank Lane, in the district's main commercial area. It is a hip-roofed structure clad in wood shingles, with a cut granite foundation and asphalt shingles on the roof.

⁵⁹ Essex National Bank and Savings Bank, Essex, Conn, Photograph dated 1904, Collections of the Essex Historical Society (accessed December 11, 2023, <https://www.ctinsider.com/shoreline/article/Antique-Essex-bank-to-get-new-life-as-women-s-17308174.php#photo-22706138>); Malcarne 2004: 66.

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The building has three bays on the narrow, street side end, with a mix of six-over-six and six-over-one windows with plain frames on the second story and slightly projecting, decorative water boards on the first story. There is a very wide frieze topped by two courses of decorative molding, one of denticulated blocks below a course of smaller round ball molding. The house's rain gutters have been placed above these two courses of molding. The pitch of the hip roof is shallow enough that it has been mistaken for a flat roof. The house has narrow corner boards and wide water boards. The front door is located on the left (eastern) end of the façade and is flanked by four-light partial sidelights. The entry is approached via poured concrete steps with cut granite side walls topped with poured concrete. This stoop is sheltered by a flat-roofed porch supported by two heavy, round fluted columns with ionic capitals, and there is a wide entablature between the columns and the overhanging roof. Two corbeled brick chimneys are located in the rear quarters of the building, and another is on the rear ell (Photograph 39). The main section of the house measures approximately 26 feet by 32 feet; there is a two-story rear addition, and a one-story addition behind that. The fire insurance maps strongly indicate that the current front stoop, with its decorative pillars, is an early twentieth century or later creation. The building's style is best described as Federal.

The name E. F. Parmelee was associated with a building located at this site in the 1853, 1859, and 1874 historic maps (Figures 8, 9, and 10). As of the 1884 fire insurance map's publication, this was a dwelling that already had the present two-story rear addition (which is shorter than the main house) and one-story rear addition. Later, a front porch was added. As of the 1925 edition, however, the front porch had been reduced to a stoop-sized version much like the current structure (Figures 11, 13, and 17). The building is easily picked out in the 1934 aerial photograph, at which time the garage to the rear had been built (Figure 19).

Elias Farnham Parmelee married a Hayden heiress in 1843 and built the house in 1844. Parmelee was a retailer, in partnership with Edward Redfield as Redfield & Parmelee. Financial difficulties in 1865 resulted in Phebe Starkey Hayden, a woman much involved in Essex's finances and real estate, acquiring ownership of the property. It appears that the Parmelee family retained occupancy but did not get it back until Phebe Hayden's death in 1888. Then it remained in Parmelee hands until 1937, when Evanston, Illinois resident George Parmelee sold the house and lot to Jared and Emma Pratt. Jared Pratt worked as a carpenter, while Emma Pratt ran a venture that variously dealt in novelties, bowling, home-cooked food, and ice cream, all on the site of the present gas station at 6 Main Street.⁶⁰ The house is a contributing structure based on its historic architecture and association with prominent local families. The garage, however, is not.

9 Main Street (Parcel 47 101), Essex Savings Bank Building

This two-story commercial building is situated on the north side of Main Street in the village's commercial area, on a lot that extends between Main Street and Pratt Street. It is a flat-roofed yellow brick structure with a molded concrete foundation and a tar and gravel roof.

The building has a three-bay front façade, divided by brick pilasters with molded concrete caps supporting a molded concrete entablature engraved with the name "Essex Savings Bank." There is a wide molded concrete cornice all around, with a brick parapet capped by molded concrete above. Below the cornice, a decorative band of molded concrete extends around the sides of the

⁶⁰ Malcarne 2007: 59.

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building from the lower edge of the façade's entablature. The two first-floor windows on the façade have splayed lintels formed from two courses of soldier bricks, with molded concrete keystones. The front door has been replaced with a modern security door, and the large rectangular window opening above it, which is surrounded by decorative, poured concrete molding with a keystone at the top, has also been modernized. The west elevation has four tall, double-hung sash windows on the first story and three square windows on the second floor; the upper windows have lintels of a single row of soldier bricks and decorative rows of raised bricks with molded concrete square blocks at the upper corners (Photograph 40).

The molded concrete entablature above the door has the dates "1851 – 1924" inscribed on it, which seems to refer to the age of the bank at the time of inscription. The smaller, pre-1924 building is shown in the series of historic maps beginning in 1859, and the present building in the 1925 fire insurance map (Figures 9, 10, 11, 13, and 17). Its style is best described as Classical Revival with some Beaux Arts decorative elements. Since 1925, one-story, flat-roofed yellow brick additions have been built on its north and east elevations. The Essex Savings Bank was initially established in 1851 in a second-floor office space above a nearby shop. After the Saybrook Bank moved out of its 1849 building on this site in 1873 (see 7 Main Street), the slightly younger bank moved in. The current building is the result of a remodeling and expansion undertaken in 1922 and apparently completed in 1924.⁶¹ This building is a particularly fine example of early 1920s commercial architecture and a structure that contributes to the historic character of the district for both its appearance and its historic importance as a local banking institution.

10 Main Street, Building 1 (Parcel 47 079), First National Grocery Store

This large, one-story commercial building is situated at the sidewalk line on the south side of Main Street, in the village's main commercial area. It is a flat-roofed brick structure with a brick foundation and a tar and gravel roof. Although the façade of the building immediately to its east, containing an entry door, is flush with this building's façade, in reality the two structures are otherwise separated by a narrow alley.

The building has a central recessed entry and a simple decorative cornice at the roofline. At each end of the façade there is a single fluted pilaster of brick, nearly flush with the wall and extending approximately halfway up the section of wall above the windows. The pilasters are currently placed above rectangular granite veneer of the speckled type that only became popular in recent decades. At present, the display windows are topped with a decorative cornice and consist of eight large panes of glass (four on each side of the entry), with two more on the slant leading to the glass double doors, all with a row of transom-like divided lights above each window (Photograph 41). The building's western elevation features a regular series of brick pilasters that match the height of the façade's pilasters and are capped with rectangles of poured concrete. There are several irregularly spaced horizontal rectangular windows in this elevation as well.

A newspaper article from 1939 confirms that the structure was being built on behalf of Essex Enterprise Co. by the C. F. Wooding Co. of Wallingford. To make way for it, one house (now postal address 3-5 Bank Lane) was moved to the lot's southern end, and a second building (now postal address 14-16 Main Street) was shifted eastward to the property line on Nott Lane. The tenant that had already signed a lease was First National Stores, Inc., a grocery chain that would

⁶¹ Malcarne 2004: 66.

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be moving its operations from the Pond Building elsewhere on Main Street. The builders had told the town that “[t]he front of the new building will be in the colonial style of the better buildings on the street.”⁶² The structure is approximately 50 feet wide and extends some 130 feet southward from the street, with its western line at a slight angle to follow the property line. A small addition (approximately 30 feet by 30 feet) is located at the southern end of its eastern elevation. It is possible that the building looked more “colonial” in the past. Regardless, this modern broad-front commercial building⁶³ contributes to the district as part of its early twentieth century, recreation-based commercial growth.

11 Main Street (Parcel 47 103)

This two-story commercial and residential building is situated on a small lot on the north side of Main Street in the village’s commercial area, with a very narrow alley on its west elevation and no alley on the east elevation. It is a gable-roofed structure clad in aluminum siding, with asphalt shingles on the roof.

The front entry to the first-floor retail space is set back from the sidewalk, and the upper story of the façade contains four double-hung sash windows. The eaves all around the building have a moderate overhang. The square proportions of its façade and the hip roof are consistent with the Commercial Italianate style, although any decorative details that may once have been part of it are lost. The probable original building measures approximately 30 feet wide by 43 feet. The front porch and the alley addition are no more than four feet wide, and the rear addition adds approximately 24 feet to its depth. Although the building is clad in aluminum siding and it lacks any particular architectural merit, its base style is consistent with the district’s commercial area and it is a contributing structure (Photograph 43). It seems possible that the hip-roofed second story was added in the later 1890s. At present, the building has been enlarged with a one-story addition constructed in the alley between the east side of this building and the next one, which provides access to the second floor and also extends back to a much larger one-story, hip-roofed rear addition.

In the 1874 map, there was a building on this lot, which was not labeled, leading its construction date to be set at c. 1874 (Figure 10). The earliest fire insurance maps recorded it as a 1.5-story building with an open one-story front porch touching the property line and a small one-story section at the rear. In 1884, 1889 and 1895, the commercial use of the building was noted, first as a stationery store and then as a hardware store. The 1901 fire insurance map reported that the main part of the building had two stories, with a dentist’s office on the second floor and “News & Notions” on the first floor. The following maps showed the same basic footprint and varying occupants (Figures 11, 13, and 17).⁶⁴ The notation on the 1925 fire insurance map suggests that the enclosure of the shallow front porch and the addition of plate glass windows, which became more common in that era, had occurred by that time. It contributes to the historic character of the district as an example of vernacular commercial-residential architecture with historic and some modern modifications.

12 Main Street (Parcel 047 078), Old Town Hall and Post Office

⁶² Libby 1939.

⁶³ Gottfried and Jennings 2009: 245.

⁶⁴ Sanborn 1884, 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

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This large two-story commercial building is situated on a small lot on the south side of Main Street and the east side of Nott Lane, set back from sidewalk in the district's main commercial area. It is a partly flat-roofed and partly hip-roofed brick structure with a brick foundation and a tar and gravel roof.

This is a Classical Revival structure. Consistent with the original division of the building into two first-floor halves, there are two separate entries in the center of the façade. The entry doors have been replaced by modern glass single entries with sidelights; the large arched fanlight transom above each doorway has been retained. Each entry is outlined with an inner course of soldier bricks and an outer row of header bricks, with a narrow concrete keystone at the top of the arch. The two first-floor windows on each half of the building have brick splayed lintels with narrow concrete center keystones. The second story has six windows two positioned over entry doors and two at each end. These windows touch the bottom of a frieze of one course of soldier bricks and one header course; the upper corners of the windows are marked with squares of four square bricks. Above the frieze is a slightly overhanging cornice made of molded copper, with built-in gutters. Aside from ornamental details, the bricks are laid in Flemish bond. The first and second stories are visually distinguished by a projecting brick belt course between them, while below the first-story windows there is a beveled stone belt course. There is a tall, beveled stone or concrete water table all around the building. The final decorative detail is pseudo-pilasters created by a series of protruding bricks, two flanking the entries and two others at the building's corners (Photograph 44). Although the post office is still occupying its original location in this building, the remainder is being put to commercial and office use.

The prior surveys state that its builder was the Pieretti Brothers. A newspaper article from 1918 reported that an upcoming military ball would "also be the grand opening of the new Town hall."⁶⁵ The 1914 edition of the fire insurance map shows that prior to the construction of this building, there was a group of three dwellings on the site. In the 1925 edition, the original brick rectangle of the current structure was shown. There were two sections on the first floor, with the post office located in the western end and the town hall, with a one-story brick section at its rear, in the eastern end. The second story consisted of an auditorium (Figure 17).⁶⁶ According to the previous surveys, the rear addition was constructed in 1946. The building contributes to the district as part of the early twentieth century development of the western end of Main Street and as a component of the town's local government.

13 Main Street (Parcel 47 104), Stevens Grocery Store

This two-story vernacular commercial and residential building is situated on a small lot with its gable end facing the north side of Main Street, in the village's commercial area. It is a gable-roofed structure clad in clapboards, with a cut stone foundation and asphalt shingles on the roof. The alley on its west elevation has been enclosed as part of the neighboring building, while the narrow alley on its east elevation has remained open. The building is unusually wide, approximately 33 by only 26 feet deep, with five windows on the upper story, an open pediment with slight overhang and short return cornices, and a modern, horizontal rectangular attic window. The building has a wide frieze board and narrower corner boards. Like a number of other

⁶⁵ *The Day (New London)*, "Essex: Military Ball Jan. 10," Saturday, December 28, 1918, p. 10 (Accessed January 17, 2024, Newspapers.com).

⁶⁶ Sanborn 1914, 1925.

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shopfronts on Main Street, this building is fronted by an enclosed, shed-roofed front porch with a central entry set back from the street and plate glass windows on either side, along with a secondary entry door on the right (eastern) corner (Photograph 45).

The structure was built 1830 by Elias Redfield, then taken over by Nathaniel Stevens and enlarged, and then it was known successively as the Stevens & Chapman Market, the Franklin Store, and Breitmans. On the older historic maps, it is not really possible to discern which building was this one. Because of uncertainty about its construction date, and its current appearance, it has been designated as simply nineteenth century. The symbology of the series of fire insurance maps indicates that the front porch remained mostly open until some point between 1914 and 1925, when it was enclosed and the windows added. The same maps reported occupants such as grocers, restaurateurs, butchers, and, in 1914, a jeweler (Figures 11, 13, and 17).⁶⁷ The 1934 aerial photograph shows that the present two-story, gable-roofed addition had been built on its north (rear) elevation (Figure 19). This plain vernacular building is a contributing structure for both the nineteenth and early twentieth centuries, in part because of its lengthy use as a retail shop.

14 Main Street (Parcel 47 072), Essex Town Green Park

This is a large parcel of land running from the south side of Main Street southward to the waterline of Middle Cove, with an extrusion on the west side that supplies public parking behind the town hall. The town records identify it as 14 Main Street, conflicting with the postal address of the 14-16 Main Street structure to its west. Despite its “town green” name, this park is an early twentieth century project seeking to replicate part of the idealized New England past and provide public green space in the increasingly built-up Essex Village. The historic maps show that there were possibly two houses and various outbuildings on this parcel. The houses were located at Main Street, some outbuildings on Nott Lane, and a small shed near the water. As of the 1925 edition of the fire insurance maps, the more westerly of the two houses had been removed for the park; the map also indicates that the eastern and southern portions of the current park were still a separate parcel, with a house and outbuildings still present (Figures 8, 9, 10, 11, 13, and 17).⁶⁸ Based on the aerial photographs, the acquisition of the rest of the park and the removal of the buildings there was carried out after 1934 (Figure 19). Because of the varying creation and expansion dates, it has been designated as simply a twentieth century site.

The parcel is level with the street at the north, staying so for some distance before sloping down to the water. It contains some modern landscaping, a public restroom building, and a gazebo (Photographs 46 and 47). At the waterline, there is a wide boat slip flanked by fieldstone walls on the western side, which is no longer in use, while the eastern side is defined by a seawall (Photographs 48 and 49). Although the waterside structures are the only surviving historic structures, this site contributes to the district because of its conceptual connection to early twentieth-century social and cultural trends in Essex Village and throughout New England.

14-16 Main Street (Parcel 47 079 B2, 10 Main Street), Treat's Shop

This two-story residential and commercial building is situated on the south side of Main Street and the west side of Nott Lane, touching the Main Street sidewalk and the west line of Nott Lane. It is a gable-roofed structure clad in clapboards, with a fieldstone foundation and asphalt shingles

⁶⁷ Sanborn 1884, 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

⁶⁸ Sanborn 1884, 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

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on the roof. Although the structure bears the postal addresses of 14 and 16 Main Street, the assessor's records identify it is one of multiple buildings on the 10 Main Street parcel. A 1939 newspaper article about the construction of the commercial building immediately to its west reported that this building was shifted eastward to the property line to make more room for the new building.⁶⁹

The original rectangle of this vernacular building measures approximately 20 feet wide by 50 feet deep. The original façade did not stand parallel to Main Street, and at some point after 1925, the front porch on the first floor was extended at an angle from the original building to meet the sidewalk line and the building next door. This extension has been furnished with a concrete foundation and steps, plate glass shop windows, a decorative parapet, and a side entry door at its right (western) end. It appears that front access to the second story is via this door. Further, a second story porch was added, and the attic extended over it with a fully pedimented gable end featuring a wide roof overhang and a half-round fanlight attic window with a keystone decoration at the top. Since the 1980 survey, the façade has been made more elaborate, and the central second-story porch entry changed from a single door to double doors. There is a wide roof overhang all around, a wide frieze, and wide water table. The size and number of panes in the windows varies from ten-over-ten, to eight-over-eight, to four-over-four. A tall, rectangular, corbeled brick chimney is on the eastern side of the roof, a few feet inward from the edge of the roof and approximately halfway along the original length of the building. A gable-roofed dormer has been added on the western elevation, which is not visible from the street (Photograph 42).

The 1853 historic map showed a building at this location, identifying it as "Treat's Shop," referencing the William Treat house to its west; the 1859 map seems to have identified it as a tin shop, and the 1874 map showed the entire lot as belonging to M. H. Post (Figures 8, 9, and 10). Based on these maps, its original construction date has been estimated as c. 1850. The fire insurance map series showed this building with shops selling stoves and tinware, meat, and groceries, and for a time in the early twentieth century, as containing a tin shop before returning to being a store. In 1925, a further note of "Auto in B." and a round object labeled "G. T." suggest that there may have been an auto repair shop in the basement, with a nearby gas tank (Figures 11, 13, and 17).⁷⁰ The 1939 article reference above stated that the building's second story was an apartment and the first story had been the Essex Light & Power Company's showroom and office.⁷¹ Although the decorative details of this vernacular structure's façade are distinctly modern in appearance, its overall structure is consistent with a historic building that has undergone multiple changes over a long history of residential, industrial, and commercial uses, and thus it is still a contributing structure.

15 Main Street West (Parcel 47 105 B1)

This narrow three-story commercial and residential building is situated on the north side of Main Street in the district's commercial area, at the western edge of a large lot that extends northward to Pratt Street and contains three contributing buildings. The town assessor has categorized this and the adjoining building on Main Street (15 Main Street East) as Building 1. This study, however, treats each one as a separate structure. Building 2 on the lot has the postal

⁶⁹ Libby 1939.

⁷⁰ Sanborn 1884, 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

⁷¹ Libby 1939.

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address of 14-16 Pratt Street and is discussed under that heading. This western structure is approximately 25 feet wide by 58 feet, including the addition on the eastern elevation that fills the alley between this and 15 Main Street East. It is a gable-roofed structure clad in clapboards, with asphalt shingles on the roof.

In the former alley, there is a single double-hung six-over-six wooden sash window on the second floor and a door at the edge of the sidewalk. The one-story front porch has been enclosed with plate glass windows as of that year, and the single entry doorway for the shop is set back from the sidewalk. The second and third floors show two bays, each equipped with a pair of six-over-six, double-hung sash windows that appear to be somewhat shorter than standard. The attic window in the gable is a point-down square that seems more likely to be modern than historic. The main part of the building has a moderate roof overhang and an open gable end with moderate return cornices, a wide frieze, and narrower corner boards (Photograph 50). The addition on the east elevation has no roof overhang to speak of. This vernacular building is one of very few three-story structures in the district.

The two earlier maps do not provide enough detail to clarify the structure's history, and other information is conflicting. 15 Main Street West appeared in the 1874 historic map, labeled with the name J. W. Smith (Figure 10). The estimated construction date comes from this map. The 1884 fire insurance map showed it as three stories tall with occupants identified as "D.G." (probably meaning "dry goods") and "Masonic Hall above" (Figure 11). The 1889 edition showed some minor alterations to the structure; in the 1895 edition, the Masons had been displaced by the Independent Order of Odd Fellows ("I.O.O.F."), another fraternal organization (see 5 Essex Square for information on the Odd Fellows).⁷² Most of the succeeding editions dropped the occupant labels. In 1925, 15 Main Street East had been constructed and the alley partly built up (Figures 13 and 17).⁷³ It appears that by 1934, the entire space between Building 1 West and East was built over, out to the street line and up to the third floor, as it is now (Figure 19). Although ownership of the parcel has apparently been traced back to 1825, the present building contributes to the district's historic character as one of several examples of mixed residential and commercial buildings dating back to the village's period of increasing density in the late nineteenth century.

15 Main Street East (Parcel 47 105 B1), McDermott Shop/Former Movie Theater

This two-story commercial and residential building is situated on the north side of Main Street in the district's commercial area, on a large lot that extends northward to Pratt Street and contains three contributing buildings. It is a gable-roofed structure clad in clapboards, with asphalt shingles on the roof. The town assessor has categorized this and the adjoining building on Main Street (15 Main Street West) as Building 1. This study, however, treats each one as a separate structure. Building 2 on the lot has the postal address of 14-16 Pratt Street and is discussed under that heading.

The 15 Main Street East building is approximately 22 feet wide, shares its western wall with 15 Main Street West, and has a narrow alley on its eastern elevation. There are two sections to this building, with a slight discontinuity between their rooflines; the southerly portion, adjacent to the street, is approximately 32 feet deep, while the northerly portion is approximately 42 feet deep. As shown in Photograph 51, the current building's first floor is level with the ground and even with

⁷² Sanborn 1889; Sanborn-Perris 1895.

⁷³ Sanborn 1908, 1914, 1925; Sanborn-Perris 1901.

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the sidewalk, except for a recess on the east side in which there is a single two-by-four double-hung sash window on the building's front wall, and a single-entry door on the west side of the recess. A large multipaned window is at the building's western end. The whole first floor is outlined by wood pilasters on the side and, along the top, a course of denticulated molding topped by a molded cornice. The commercial appearance of the first floor contrasts sharply with the vernacular Victorian appearance of the two-bay second floor, which features single six-over-one double-hung sash windows, while the attic window in the open gable contains a narrow four-over-one window; the gable area is clad in imbricated shingles. The photograph in the 1980 survey shows, however, that at that time the second-story windows were two-over-two and the attic window was one-over-one, more typical of the early twentieth century than the replacement windows that are currently present.

Inspection of the series of fire insurance maps shows that for many years, the structure on this site was a small building set back from the street, initially shown as 1.5 stories tall and then as two stories tall, housing a millinery shop and occasionally a barber between 1884 and 1914. In the 1925 edition, however, this small building had been replaced by a movie theater that touched the edge of the lot and had two sections, one smaller two-story one, and a much larger one with the notation "1=2," indicating that it was two stories high but only had one actual floor, as expected of a movie theater (Figures 11, 13, and 17).⁷⁴ A visit to the interior confirmed that most of the rear of the building still has this open two-story structure, with a barrel-arched ceiling. A postcard, dated to the late 1920s based on the visible automobiles, recorded a wide central entrance on the façade and its residence-like upper story and attic.⁷⁵ It appears that the milliner's shop, which is probably a building dating to the nineteenth century, was moved forward to the sidewalk and had the theater section attached to its rear. Thus, it has been given two names, above, and construction dates of the nineteenth century and c. 1920.

Although it served as a movie theater for some time, this building is not an example of the elaborate purpose-built "movie palace" of the 1920s and 1930s, but rather of a more modest vernacular approach to providing entertainment to Essex Village's increasing number of summer visitors. The current first-floor façade facilitates the building's use as a restaurant rather than a theater. Its history and vernacular style allow it to continue being a contributing structure.

17 Main Street (Parcel 47 106), Mack-Burrows General Store

This one-story commercial building is situated on the north side of Main Street in the district's commercial area, on a lot that corresponds to the size of the building. It is a gable-roofed structure clad in clapboards, with flat-roofed porch, a cut granite foundation, and asphalt shingles on the roof.

The gable end of the building is obscured by a tall, rectangular false façade with six pilasters with decorative capitals, and a course of denticulated molding running between the capitals. The overhanging cornice above that has six decorative brackets meeting the pilasters and is topped by a central half-circle containing the 1881 date, which is fronted by another course of decorative molding. On the ground floor, the enclosed front porch contains a central single entry door set back from the street. Two large, multipaned picture windows are located on either side, rather than

⁷⁴ Sanborn 1884, 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

⁷⁵ E. M. Libby, "Main Street in Winter, Essex, Conn.," undated postcard (Essex, Connecticut: E. M. Libby; Accessed December 18, 2023, <https://www.worthpoint.com/worthopedia/db-postcard-em-libby-main-street-1913515052>).

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the more common plate glass display windows. A postcard from the late 1920s recorded the square, plate glass windows that were present at that time.⁷⁶ The first floor façade has newer decorative pilasters at each end of the building, a decorative lintel above the entry, and a broken parapet along the front edge of, clearly intended to harmonize with the decoration on the false façade and add visual interest (Photograph 52). The Italianate details of this contributing structure's false façade are typical of one of the less common styles in the district.

The Mack-Burrows General Store (as identified in prior surveys) was built by F. J. Mack and G. I. Burrows in 1881, based on the façade. The 1884 fire insurance map portrayed it as a two-story rectangle at the street, with a 1.5-story extension and a separate shed at the rear, occupied by a confectionary and stationery store. A few years later, in 1889, the building had an open porch across the front and a new, small one-story addition with an open porch at the rear, with the same goods at the front and the rear containing an ice cream shop. Over succeeding editions of the fire insurance map, the goods sold changed to stationery and dry goods and then, in 1914, to "Clo. & B. & S.," meaning clothing, boots, and shoes. In 1925, the front porch seems to have been enclosed, as happened to other commercial buildings on the street (Figures 11 and 17).⁷⁷ The persistence of the building's Italianate details and false front design help the structure to retain its contributing status.

19 & 19A Main Street (Parcel 47-107-01), Pendleton/Doane House and Ferranti Store

The two-story house known as 19 Main Street is the only building within this commercial area on the north side of Main Street that has consistently remained a dwelling in form. The main structure is gable-roofed and clad in clapboards, with a cut granite foundation and asphalt shingles on the roof. Attached to its east elevation, however, are two one-story commercial buildings with an address of 19A Main Street. There is an open, single car parking space to the east of the commercial buildings. A gate at the back of this space allows access to the relatively large, irregular lot's rear yard, which can only be viewed in the aerial photographs.

The large and prominent central chimney of the house, along with its construction date, suggests that this was originally a Georgian structure with its front entrance on the east or west elevations, rather than the gable-end façade that it presents today. The remodeling to Greek Revival style standards of the early nineteenth century added a fully enclosed, denticulated pediment to the gable end, which features unusually large dentils beneath all three overhangs. The attic window contains a fine semicircular fanlight window with seven segments, which is surrounded by a prominent frame topped by a keystone decorative element. The house has three bays with three windows on the second floor and two on the first floor, each one a large three-by-four light double-hung sash window, with frames that are plain except for the simple molded weatherboards. The elaborate front entrance is on the left (west) side of the façade and rises nearly to the sill of the second-story windows. It features wide pilasters with molded bases and capitals, and a very tall entablature with a projecting molded cap and a course of denticulated molding below it. There is also a tall semicircular transom window with six curved lights, which is surrounded by a wide molded frame topped by a decorative keystone element. The front door itself is an old six-panel wooden object that has had its many layers of paint partly removed, giving a rustic appearance at

⁷⁶ Libby n.d.

⁷⁷ Sanborn 1884, 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

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odds with the elegance of the rest of the structure. The house is set back approximately five feet from the sidewalk and has granite block stairs and a narrow flagstone patio (Photograph 53).

The original house, measuring approximately 26 feet by 35 feet, was marked as the C. R. Doane house in the 1853 and 1874 maps (Figures 8 and 10). The 1914 edition recorded the first one-story commercial structure, which was identified as a shop selling fruit; the 1925 edition simply called it a shop (Figure 17).⁷⁸ It is not clear when the second shop space was added to the existing one, nor when the one-story, gable-roofed addition on the rear of the house was completed. As shown in Photograph 54, the older shop has plate glass display windows and recessed, central single-entry front door that were typical of the early twentieth century, as well as a raised roof or parapet to make the building appear taller. It also has wide molding around the edge of the roof and a granite block foundation. Although the newer shop echoes the appearance of the first one in the matter of its roofline and a wide signage space below the eaves, its multipaned bay window and single entry door, located at the east end of the building, are modern. At present, the two shops have been combined into one facility that is approximately 30 feet wide and 20 feet deep

The house was built in 1819 by Prentice Pendleton, then occupied for many years by Cornelius R. Doane. Pendleton came from Vermont and married Almira, a daughter of John and Abigail Pratt. He bought this land from the Pratt family in 1819 and built this house. After Almira died in 1826, Pendleton sold the house to Benjamin Meigs, who sold it to Cornelius R. Doane in 1832. Doane's career included commanding the *Cotton Planter* and becoming a President of the Saybrook Bank of Essex. He died in 1874 and this house passed through the hands of various local businessmen, "including Jacob Arkin, Frederick Mack, and Tuey Ferranti." Ferranti, a produce merchant, was responsible for the older of the two shops attached to the house.⁷⁹ Ferranti was a son of naturalized Italian immigrants Richard and Sarah Ferranti. The 1900, 1920, 1930, and 1940 census returns indicate that fruit dealing was the family business. The 1920 census suggests that the family had acquired the Main Street property to operate the business out of. The Ferranti store was still in operation in the 1940 census.⁸⁰ The house and the older commercial building section are certainly structures that contribute to the district, as representing nineteenth-century residential styles on the one hand, and early twentieth-century commercial development on the other. The house is also associated with multiple locally prominent families, and the Italian immigrant experience.

20 Main Street (Parcel 47 068), Gamaliel Conklin House

This two-story residential building is situated on the south side of Main Street at the eastern edge of the village's main commercial area. It is a gable-roofed structure clad in clapboards, with a cut granite foundation on the front elevation and a brick foundation elsewhere, and wood shingles on the roof. The lot is moderately-sized and extends southward and then eastward in a dogleg to reach Meigs Lane, where a non-contributing modern garage and driveway access are located.

The house shows a classic five-bay Georgian style face to the street. There is a central single entry door flanked by paired fluted pilasters, the narrower inner set supporting the upper molded

⁷⁸ Sanborn 1914, 1925.

⁷⁹ Malcarne 2007: 35.

⁸⁰ United States Census, Twelfth Census, 1900:T623:141:13; United States Census, Fourteenth Census, 1920:T625:187:6b; United States Census, Fifteenth Census, 1930:T626:28b; United States Census, Sixteenth Census, 1940:T627:4-13:11b.

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frame of the half-round, five light transom window over the door, and the outer set supporting the two ends of the projecting open gable cornice situated above the door and transom. The capitals of the outer pilasters are particularly ornate, including both rounded and small denticulated molding. The denticulated molding is repeated in the angle of the gable entablature, in the projecting waterboards of the four first-floor windows, and below the roofline. The house has a wide roof overhang all around with return cornices on its gable ends, as well as wide frieze boards, corner boards, and water table. There is a tall center corbelled brick chimney that is narrower than is usual for the period of the house and is probably a replacement. The windows are double-hung 12-over-12 wood sash windows (Photograph 55). The front (northern) part of the house measures approximately 36 feet by 28 feet, and the older addition approximately 17 feet by 33 feet. A smaller one-story addition located in the angle between these sections measures approximately 19 feet by 13 feet.

The Gamaliel Conklin House was built c. 1803. The 1853, 1859, and 1874 historic map label this house with the name George Conklin or G. Conklin (Figures 8, 9, and 10). The 1884 fire insurance map showed it as a two-story rectangular dwelling with a one-story kitchen ell at the southwestern side of its rear (south) elevation. This depiction remained the same until the 1914 edition, when the rear addition was changed to two stories of height (Figures 11, 13, and 17).⁸¹ Gamaliel Conklin (1768-1839) was a partner in the Conklin & Murray spar-making firm, a close business associate of the Hayden Shipyard. Conklin acquired the land from the Pratt family, and his heirs held it until 1904, when it was sold to J. Floyd Johnston. The first addition to the house dates to 1900.⁸² This contributing structure is a well-preserved example of its style and is also associated with the Conklin & Murray spar-making company that was an important local enterprise during the nineteenth century.

21 Main Street, Building 2 (Parcel 47 108 B2), Old Post Office

This one-story commercial building is situated on the north side of Main Street in the district's commercial area, on a large lot that contains two contributing structures, and a non-contributing that faces the intersecting Cross Street. Building 2 is a hip-roofed structure clad in a mix of imbricated wood shingles and clapboards, with a fieldstone foundation and asphalt shingles on the roof. This building is separated from its neighbor to the east (21 Main Street, Building 1) by a wide alley with a wall and door constructed at the front.

The structure is approximately 18 feet wide at the sidewalk and extends back approximately 38 feet in a simple rectangle. It has wide roof overhang all around, a wide frieze, and two large 28-light picture windows flanking a center door containing 9-pane window. Between the windows and the frieze there is a section of imbricated shingles. Two granite slabs serve as stairs to the front door, flanked by wooden railings (Photograph 56).

The building was constructed by George Harrington as early as 1831 to be a mechanics' shop, then turned into a store before it the post office in 1852. The historic map series consistently shows it as the post office through the 1914 fire insurance map, and in the 1925 edition of those maps as a shop (the post office having to the then-new brick building at 12 Main Street) (Figures 8, 9, 10, 11, 13, and 17). The building was acquired by Frances A. Shailer in the late nineteenth century and then sold to Frederick H. Beebe in 1896. The Beebe family owned both Building 1 and

⁸¹ Sanborn 1884, 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

⁸² Malcarne 2004: 35.

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Building 2 until 1923, when they sold them to Willie Brink, husband of a member of the Hayden family; the new owners kept them until 1945, when they sold to Philip Greenberg and Morris Bate.⁸³ This is a contributing structure under the criteria established for this district, both as the former site of an important local historical function (the post office) and as part of the commercial fabric of the district from the early twentieth century forward.

23 Main Street (Parcel 47 108, 21 Main Street Building 1), Frederick H. Beebe Commercial Building

This two-story commercial and residential building is situated on the north side of Main Street in the district's commercial area, on a large lot that contains two contributing structures, one of which faces the intersecting Cross Street. It is a hip-roofed structure clad in clapboards, with a cut stone foundation and asphalt shingles on the roof. This building is separated from its neighbor to the east by a wide alley with a wall and door constructed at the front and bears the postal address of 23 Main Street while standing on the lot designated as 21 Main Street by the town assessor.

The building is set back a few feet from the Main Street sidewalk and has a narrow sidewalk running along its Cross Street side. The first floor has a recessed central double-entry door flanked by tall plate-glass windows, which are topped by a row of square windows. At the left (western) side, there is a second-story access door with an identical square window above it. A row of decorative molding along the top of the windows and entries provides some visual unity. The second story has five two-over-two double-hung sash windows, set asymmetrically, with a section of imbricated shingles running up to the roofline above them. A clapboarded parapet has a three-light horizontal rectangular window at its center (Photograph 57). This parapet, together with the wide roof overhangs on the building's sides, has led many observers to think this is a flat-roofed building. The aerial views, however, show that it has a shallow hip roof. Additional entries are located towards the building's rear, one on the west elevation and one on the north elevation.

The fire insurance map series shows that through 1895 the site was occupied by a 1.5-story building with an open front porch (Figure 11). It appears that as of 1901, the lines of Cross Street had been formally established, and the new two-story building was constructed to follow the lines of both Main Street and the western street line, producing its trapezoidal shape. This map also shows that it started out as a "Clo., B & S." shop, meaning "clothing, boots, and shoes." The 1914 and 1925 editions, however, recorded it as vacant (Figures 11 and 17).⁸⁴

The structure was built for Frederick H. Beebe in 1896, who had bought the property from Francis Shailer. Shailer owned at least three stores in the village in the 1880s. The Beebe family owned both Building 1 and Building 2 until 1923, when they sold them to Willie Brink, husband of a member of the Hayden family; the new owners kept them until 1945.⁸⁵ According to the 1900 federal census, Frederick H. Beebe's primary occupation was in steamboating, and he and his wife of 35 years lived with his mother-in-law, Rhoda Williams.⁸⁶ He was prominent enough that after his death in 1909, the *Boston Globe* ran a short obituary, noting that he was "a prominent steamboat master and veteran of the civil war," who was involved in rescuing passengers from the steamboat

⁸³ Malcarne 2007: 90; Sanborn 1914, 1925.

⁸⁴ Sanborn 1908, 1914, 1925; Sanborn-Perris 1901.

⁸⁵ Malcarne 2007: 90.

⁸⁶ United States Census, Twelfth Census, 1900:T623:141:1.

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Nutmeg State in 1899.⁸⁷ The facts of his career indicate that this building was an investment or retirement-funding project of his. Brink, for his part, was listed in the 1930 census as a naturalized Latvian immigrant who owned a grocery store.⁸⁸ This is a contributing structure under the criteria established for this district as part of the commercial area that developed in the late nineteenth and early twentieth centuries. It is also indirectly associated with the history of steamboat navigation on the Connecticut River through a notable local individual and directly associated with the history of Latvian immigrants.

22 Main Street (Parcel 47 067), Murray / Lord House

This two-story residential building is situated on a small lot on the south side of Main Street, near the eastern edge of the village's main commercial area. It is a gable-roofed structure clad in clapboards, with a cut granite foundation and wood shingles on the roof.

The house is a classic five-bay, center hall Georgian style structure, standing with its ridgeline parallel to the street. The front section measures approximately 39 feet wide by 27 feet; part of the rear addition is still one-story, and as a whole, these additions measure approximately 22 feet by 22 feet. Two relatively short, corbeled brick chimneys indicate the center hall interior arrangement. The centrally located single door is flanked by fluted pilasters with elaborate capitals that support a projecting open gable entablature above the transom over the door. This gable's upper angles and returns include a course of large denticulated block molding. The rectangular transom includes multiple lights delicately arranged in a mixture of arches and rays to create a fanlight that is more glass than wood. The denticulated motif is repeated in the projecting waterboards above the first-floor windows and at the roofline of the façade (northern elevation). The windows on both stories have 12-over-12 wood-frame double-hung sashes. In addition, both gable ends of the house have enclosed pediments that are lined with the same denticulated molding, and feature large, half-round fanlight attic windows (Photograph 58). The prior surveys reported that the large chimney on the rear addition was part of a group of baking ovens.

The 1853, 1859, and 1874 historic maps label this house with the name Captain J. J. Lord or simply J. J. Lord (Figures 8, 9, and 10). The 1884 fire insurance map showed it as a two-story rectangular dwelling with a complicated group of additions on the rear (south) elevation. The depiction of the house remained the same until the 1901 edition, when a narrow open porch and one-story addition were added to its eastern elevation. No further changes we recorded through the 1925 edition (Figures 11, 13, and 17).⁸⁹

Jesse Murray, a partner in the Conklin & Murray spar-making firm, built this house in 1805. He lost it to foreclosure in 1839, and it then belonged to the Lord family between 1843 and 1924. It was featured in the 1949 book *The Second Treasury of Early American Homes* by Richard and Dorothy Pratt. The 1870 federal census listed James J. Lord of Essex as a "master of vessel," and his son James B. as a seaman.⁹⁰ Thus, the building's links to the district's maritime history continued for multiple generations. This contributing structure is a well-preserved example of its

⁸⁷ *The Boston Globe*, "New England Briefs," Wednesday, September 1, 1909, page 8 (Accessed January 7, 2025, Newspapers.com).

⁸⁸ United States Census, Fifteenth Census, 1930:T626:ED9:29a.

⁸⁹ Sanborn 1884, 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

⁹⁰ Malcarne 2004:35; United States Census, Ninth Census, 1870:M593:107:153B.

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style and is also associated with the village's historic shipbuilding industry and maritime professions.

24 Main Street (Parcel 47 052), Uriah Hayden III House

This two-story residential building is situated on the south side of Main Street and the east side of Meigs Lane, on a long, narrow lot that extends from the street southward to the shoreline of Middle Cove. It is a hip-roofed structure clad in wood shingles, with a cut brownstone foundation and asphalt shingles on the roof.

The Italianate style of this structure stands out among the generally Georgian and vernacular buildings of the district. The features of this highly variable style incorporated into this building include a wide roof overhang with a very wide frieze and elaborate decorative brackets, a hip roof, and the stepped massing of the façade. The roofs of the three front porches are supported by square fluted columns, with simple capitals and matching pilasters at the sides of the house. The main body of the structure measures approximately 30 feet wide by 32 feet deep. The central projecting section, measuring approximately 12 feet wide by 7 feet deep, is topped by a shallow, fully pedimented gable roof with a ventilation opening. The ten-paneled front door contains eight lights and is supplied with functional full-length shutters. The two front side porches are accessed by ten-light glass doors from both the north elevation of the house's main body and the east and west elevations of the central projecting section. The second story has windows above each of these first-floor openings (Photograph 59). The underlying symmetry of the original building is the only current suggestion of its association with the Egyptian Revival style; an 1888 photograph shows that the upper-story window on the central section was originally a trio of one large and two small, round-headed windows, and that there was no front stoop.⁹¹ The 1927 renovations may have served to change it to the more familiar Italianate style. One-story additions approximately 8 feet wide wrap around most of the western elevation and all of the southern elevation, and there is a small two-story addition and a first-floor bay window on the eastern elevation.

The 1853 and 1859 maps labeled a structure here with the name U. Hayden, which changed to Mrs. T. Williams as of the 1874 map (Figures 8, 9, and 10). The 1889 fire insurance map portrayed the house as having two stories, with a central projection on the front (northern) elevation flanked by two small open porches, and an enclosed one-story addition on the southern and part of the western elevation, and a small open porch at the southeast corner. The succeeding editions showed the same layout, with the same small outbuilding to the southwest (Figure 13 and 17).⁹² Reportedly, its original design was inspired by the Egyptian Revival Baptist Church (see 12 Prospect Street). Uriah Hayden III (1815-1886), merchant and bookkeeper, had lived in the nearby Noah Pratt house between 1817 and when he had this house built in 1847. He sold it to William Cameron of Brooklyn, New York in 1865 and moved to Michigan. A 1927 remodeling put on some of the additions.⁹³ Both its association with the locally prominent Hayden family and its distinctive style, albeit modified in the early twentieth century, make this a contributing structure.

⁹¹ Malcarne 2004:63.

⁹² Sanborn 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

⁹³ Malcarne 2004:63; Ancestry.com, Michigan, U.S., Death Records, 1867-1952 (Provo, UT: Ancestry.com, 2015); Margaret Buckridge Bock, *The Hayden Family of Potapaug, Connecticut* (Unpublished MS, 1995, accessed January 7, 2025, FamilySearch.org):22-23, 33; Griswold and Major 2020:23-27, 53; United States Census, Ninth Census, 1870:T132:M593:699:453A; United States Census, Tenth Census, 1880:T9:605:479b.

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25 Main Street (Parcel 47 066), Clark/Stevens House

This two-story residential and commercial structure is situated in a primarily residential section of the north side of Main Street, on a relatively large lot with a driveway and landscaping on its eastern side. It is a gable-roofed structure clad in clapboards, with a cut granite foundation and wood shingles on the roof.

This is a former Georgian house turned Greek Revival that has been modified almost too much to remain contributing. It has a three-bay open gable end with short return cornices. The attic window is very large half-circle with multiple curved panes in a pattern evoking a globe's graticule. The other windows, three on each floor, are twelve-over-twelve double-hung wooden sash windows on both floors and, except for one, molded cornices acting as weatherboards. The exception is the central window on the first floor, which is marked by square blocks at its corners and carries a taller entablature with a molded cornice at its top. This is likely to have been the former front entrance, which has been moved to a small, gable-roofed, one-story addition at its southwestern corner, standing with its gable perpendicular to the street. It is possible that the two-thirds length multi-pane sidelights and an attractive Georgian semicircular fanlight transom window are elements moved from the original entrance. The main structure (which is approximately 18 feet wide by 38 feet) formerly had a tall, corbelled brick center chimney, which is no longer present. There is a moderate roof overhang all around, and a narrow frieze and corner boards. On the west elevation, there is a long, flat-roofed, glass-enclosed porch with a deck, complete with new access door, atop it. A new chimney has also been added at the rear of the main building. To the rear, a gambrel roofed rear addition has its own main entrance, four small dormer windows on the south elevation, and a small balcony on its western elevation (Photograph 60). The two buildings are joined by a bland, two-story, narrow addition with a gable roof.

The 1853 and 1859 historic maps label a building at this site with the name N. F. Stevens, while the 1874 map offers what appears to be the name Conklyn (Figures 8, 9, and 10). The series of fire insurance maps, from 1884 through 1925, portray the house as a two-story structure with a varying number of small one-story rear sheds, porches, and additions. The last fire insurance map recorded only a single one-story addition at the northwestern corner of the house. The 1934 aerial photograph appears to show approximately the same arrangement (Figures 11, 13, 17, and 19).⁹⁴

Ezra Clark built the house c. 1827 on a former cattle lot, then sold it in 1831 to Nathaniel Stevens, a "Main Street merchant" and founding member of the Washington Fire Engine Co. Harriet Manwaring bought it in 1925 and rented it out; after her death in 1931, it came into the hands of builder Robert Sadler, then was purchased by architect Robert Carter in 1945. Carter was an expert in eighteenth century architecture and constructed the large, gambrel-roofed ell at the rear in the 1940s, in imitation of an eighteenth-century style. He also returned clapboards to the house and marked the former site of the central front door by leaving, or putting on, a taller entablature than the other windows.⁹⁵ The historic refurbishment by Carter imitates the style of similar buildings in the district effectively enough. Despite the modifications, the structure nonetheless contributes to the district as an example of a historic residential structure reimaged and adapted to modern residential and commercial use.

⁹⁴ Sanborn 1884, 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

⁹⁵ Malcarne 2004:73.

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26 Main Street, Building 1 (Parcel 047 051 B1), Asahel Pratt House

This two-story residential structure is situated at the southwestern corner of a large lot that extends from the south line of Main Street to the water line of Middle Cove, and is one of two contributing structures on this lot; the other is a later boathouse that is now a residence, 26 Main Street, Building 2. The original section is a gable-roofed structure clad in clapboards, with a fieldstone foundation and wood shingles on the roof; the addition has a flat roof.

These buildings are not accessible from public property, so the descriptions here rely in large part on other sources. The original five-bay Georgian façade of the house, which measures approximately 36 by 25 feet, faces south, towards the water. The only decorations on this structure are wide, smooth pilasters flanking the door and the tall, capped entablature above it. The windows on the first and second stories are 12-over-12 wooden sash types, while the two widely spaced gable-roofed dormers have 6-over-6 windows. There is a slight roof overhang all around. The house also has a prominent central chimney, which is clearly visible from the northern elevation, facing the street. Formerly the rear of the house but now the main entrance, this side appears to be a three-bay Cape with 12-over-12 wooden sash windows and a central doorway with a plain frame. The ell or addition on the eastern elevation also appears to be only one story on this side (Photograph 61).⁹⁶ A flat-roofed, one-story modern addition is on the western elevation, and like the rest of the house, is partly dug into the hillside. Only the upper few feet and the patio railing atop this new addition are visible from the north.

In the 1853 map, the two buildings are labeled with the name A. Pratt, and in the 1874 map the parcel is labeled with the name H. G. Pratt (Figures 8 and 10). In the 1895 and 1908 fire insurance maps, a public scale was shown at the northern end of the lot, next to the street. Building 1 was first shown in the 1908 edition, as a two-story rectangle with a two-story addition on its east elevation, labeled as “tenements.” The 1914 and 1925 editions simply identified it as a dwelling. Both buildings were also clearly visible on the 1934 aerial photograph (Figures 13, 17, and 19).⁹⁷

Asahel Pratt was a shipmaster, owner of multiple ships, and a real estate dealer in the early nineteenth century. His activities were part of the development of Pratt Street in the 1820s. He built this house c. 1803, having inherited the land from his father Hezekiah, who had grown corn on it. After his death in 1854 (age 85), his son Henry G. Pratt acquired his siblings’ interest in the house by 1866 and his family owned it until 1941, when Robert English Jr. bought it. The house received some remodeling at that point.⁹⁸ According to the 1850 federal census, Henry G. Pratt’s occupation was cabinet maker.⁹⁹ This contributing structure is one of multiple similar buildings in the district and was part of the late eighteenth and early nineteenth century maritime-oriented development of Essex Village.

26 Main Street, Building 2 (Parcel 047 051 B2), Former Boathouse/Carpenter’s Shop

This two-story utility building turned residential structure is situated on a slope near the southerly end of a large lot that extends from the south line of Main Street to the water line of

⁹⁶ 1980 survey; Essex Town Assessor records; Redfin, “26 Main Street, Essex, CT 06426,” updated April 2017, accessed October 23, 2025 (<https://www.redfin.com/CT/Essex/26-Main-St-06426/home/146097159>).

⁹⁷ Sanborn 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

⁹⁸ Malcarne 2007:23.

⁹⁹ United States Census, Seventh Census, Schedule 1, 1850:M432:44:222a.

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Middle Cove and is one of two contributing structures on this lot (see 26 Main Street, Building 1). It is a gable-roofed structure clad in clapboards, with wood shingles on the roof.

These buildings are not properly accessible from public property, so the descriptions here rely in large part on other sources. Measuring approximately 20 feet by 34 feet, this is a narrow, two-bay gable-end structure with short return cornices. It has an especially wide frieze, moderate corner boards and water table, and plain window frames on the first and second stories. Its most distinctive feature is a pair of tall, narrow, arch-topped attic windows in the gable with projecting frames. These windows have single panes in each of their halves, while the other windows have two-over-two double-hung sashes, common items in the early twentieth century. The front door, located on the left (eastern) side of the façade, has a trim of simple rounded molding along the outside of its jambs and its tall, flat lintel (Photograph 62). The southern (water side) elevation stands flush with the seawall that edges the lot on its west side, while on the east side, the building extends over the water and the seawall is close to the edge of its northern elevation. It has the same open gable with short return cornices and pair of tall, narrow, arch-topped attic windows as the northern elevation. Both stories have double doors flanked by two-over-two double-hung sash windows.¹⁰⁰

In the 1853 map, these buildings are labeled with the name A. Pratt, and in the 1874 map the parcel is labeled with the name H. G. Pratt (Figures 8 and 10). An unusual piece of information about the lot, however, is that in the 1895 and 1908 editions, a public scale was shown at the northern end of the lot, next to the street. This building was first shown in the 1908 edition, as a two-story building extending out over the water, labeled as a carpenter's shop. In the 1925 edition, the mapmaker labeled it as a carpenter's shop built on posts. Both buildings were also clearly visible on the 1934 aerial photograph (Figures 17 and 19).¹⁰¹ According to the 1929 town assessor's records, the property's outbuildings included a 30 foot by 22 foot storehouse, which may have been this building.¹⁰² The estimated construction date of 1850 is based on the historic maps; however, its current appearance strongly suggests major early twentieth-century renovations, during Henry G. Pratt's ownership. The structure contributes to the district as one of several examples of a former utility building, with multiple past uses, converted to residential use during the course of the district's twentieth-century development.

27 Main Street (Parcel 047 060), Gamaliel Conklin Jr. House

This two-story residential structure is situated in a primarily residential part of the north side of Main Street, on a deep lot with a driveway to its west and a large rear yard. It is a gable-roofed structure clad in clapboards, with a cut granite foundation (except for the bay, which has a brick foundation) and wood shingles on the roof.

The main house is a center chimney Georgian converted to a gable-end façade with Greek Revival decoration. It is approximately 23 feet wide by 30 feet, and has a tall, central corbelled brick chimney. The gable end faces the street and features a 3-bay façade with a moderate roof overhang all around. There is a wide frieze with a pediment that is both full (with a line of simple molding) and open (with short return cornices atop the molding). The attic window is a flattened semicircular fanlight with a central keystone motif decoration above. The front door is located on

¹⁰⁰ Redfin, "26 Main Street, Essex, CT 06426," updated April 2017, accessed October 23, 2025 (<https://www.redfin.com/CT/Essex/26-Main-St-06426/home/146097159>).

¹⁰¹ Sanborn 1908, 1914, 1925.

¹⁰² Malcarne 2007:23.

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the right (west), flanked by smooth pilasters with simple capitals, and topped by a wide entablature with a moderately projecting molded cap. The windows are wood-framed 6-over-6 double-hung sashes, with decorative entablature lintels on the two first-floor examples only. A rectangular bay with four windows six-over-six windows is in the center of the western elevation (Photograph 63).

The house was built in 1839 by G. Conklin or Gamaliel Conklin Jr. A house labeled G. Conklin is present in the 1853 and 1859 maps, replaced by S. Conklin in the 1874 map (Figures 8, 9, and 10). It is included on the fire insurance maps as a dwelling from the 1889 edition, with various outbuildings; in the 1914 edition the house had an open porch wrapped around its south and east elevations, and in the 1925 edition the bay window on the west elevation had been added (Figures 13 and 17). The 1850 federal census listed both Gamaliel and George Conklin, block makers, as residents of Guilford. George Conklin, block maker, had moved to Essex as of the 1860 federal census, as had a younger Gamaliel Conklin. This younger Gamaliel, a block and spar maker, was listed with his adult son Sedley, a seaman, in the 1870 census.¹⁰³ This structure contributes to the district as a lightly modified example of modest early nineteenth century housing and the style changes of the time. Its known past owners or occupants are also associated with the historic shipbuilding and seafaring industries of the village.

28 Main Street (Parcel 047 053), Noah Pratt / Uriah Hayden II House

This two-story building, formerly a residence and now converted to commercial use, is situated on the south side of Main Street in a primarily residential area between the village's two commercial areas. It is a gable-roofed structure clad in clapboards, with a partly cut brownstone and partly brick foundation and asphalt shingles on the roof. A second building on the lot is a non-contributing new structure built in a generally historic style as additional office space.

The house is a five-bay, Georgian central hall structure, a corbelled brick chimney near each of its eastern and western gable ends. It has a slight roof overhang on all sides and short return cornices on the gable ends. The centrally located front door is flanked by wide smooth pilasters and topped by a subdivided fanlight transom window of unusual delicacy. Above the doorway there is a tall, projecting open gable pediment with denticulated molding. The windows are 12-over-12 wood sashes with plain frames (Photograph 64).

In the 1853 historic map, the original building seems to have been labeled with the name of Widow U. Hayden, and Mrs. U. Hayden in the 1859 and 1874 maps (Figures 8, 9, and 10). The 1889 fire insurance map showed it as a two-story dwelling with a one-story rear ell, which had an inset open porch on its eastern elevation. The rest of the series showed no change to the main structure through 1925. The 1934 aerial photograph showed the same building outline (Figures 13, 17, and 19).¹⁰⁴ The front (northern) section of the house measures approximately 40 feet by 26 feet, and the rear ell, which is two stories high, measures approximately 22 feet by 25 feet.

The house was built by Noah Pratt, son of Hezekiah Pratt, in 1804; he was one of five children who built houses on their late father's land. Noah moved to New York City and sold this house to his brother Asahel (see 26 Main Street) in 1808. It was purchased by Uriah Hayden II in 1817, along with a workshop and a small store. This Uriah (1783-1843) was a grandson of the shipbuilder

¹⁰³ Sanborn 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901; United States Census, Seventh Census, Schedule 1, 1850:M432:44:222b; United States Census, Eighth Census, 1860:M653:83:118, 119; United States Census, Ninth Census, 1870:M593:107:151b.

¹⁰⁴ Sanborn 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

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Uriah Hayden. Known as Captain, he may have been a sailor rather than a shipbuilder, though this is unclear. His father, Hezekiah, turned Loyalist during the Revolutionary War. In 1894, Eliza Abbot Hayden acquired the house from her siblings, who were all living in St. Claire, Michigan, with their father Uriah Hayden III. It continued in the Hayden family past 1933.¹⁰⁵ This contributing structure is another fine example of the district's numerous, large early nineteenth-century Georgian homes. It is also associated with the village's historic maritime industries.

29 Main Street (Parcel 47 059), Mortimer Mather House

This two-story vernacular gable-and-ell residential structure is situated close to the sidewalk in a primarily residential part of the north side of Main Street, on a deep lot with a driveway to its west and a large rear yard. It is a gable-roofed structure clad in vinyl siding, with a cut granite foundation and asphalt shingles on the roof.

The main section of the house is approximately 21 feet wide by 29 feet, with a narrow central brick chimney, and the ell measures approximately 15 feet by 15 feet. The open gable end of the main house faces the street and has three bays and a wide roof overhang all around. The attic window is a wood-framed triangle with diagonally laid square lights. The front door, located on the right (west), is flanked by wide, smooth pilasters and has a wide entablature with a projecting cap, imitating the Greek Revival style. The ell contains a second front entry door and two windows on the south elevation (street side). The ell's narrow shed-roofed porch has been extended almost to the edge of the façade, with a flat pergola above, and a railing added along the front and sides (Photograph 65).

A building in this location, labeled with the name M. Mather, appeared in the 1874 historic map (Figure 10). The house appeared on the fire insurance maps from 1889 forward, with its two-story main section and one-story ell, with an open front porch on the latter (Figures 13 and 17).¹⁰⁶ The house was built in 1870 by or for Mortimer Mather, on land owned by his father, Dr. Ezra Mather, a physician and pharmacist who moved to the village in 1815 from Centerbrook. Mortimer (1827-1913) lived in the house until his death, after which his daughter kept it and passed it on to her sons. In the early twenty-first century, it still belonged to her descendants. The 1870, 1880, and 1900 federal censuses reported Mortimer Mather as a farmer.¹⁰⁷ This house is a contributing example of vernacular housing of the late nineteenth century, though it has been decorated to blend in with the older structures on the street. It is also associated with the agricultural and professional history of the district.

30 Main Street (Parcel 47 049), James Phelps House

This two-story residence is situated well back from the southern side of Main Street and on the west side of Parker Lane, in a primarily residential area lying between the two commercial sections of the village. It is a hip-roofed structure clad in flat boards, with a cut granite foundation and asphalt shingles on the roof. The moderately-sized lot includes a narrow dogleg running from the southwestern corner to the waterline of Middle Cove. A large modern garage stands at the rear.

¹⁰⁵ Bock 1995:22-23; Malcarne 2004:41; 1980 survey; 2011 survey.

¹⁰⁶ Sanborn 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

¹⁰⁷ Malcarne 2007:81; United States Census, Ninth Census, 1870:M593:107:149b; United States Census, Tenth Census, 1880:T9:102:317a; United States Census, Twelfth Census, 1900:T623:141:2.

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This striking Greek Revival building has a very shallow hip roof that has sometimes been mistaken for a flat roof. The corners of the façade are ornamented with very wide pilasters with a wide, squared groove down the center, and three layers of molding forming the capitals. This pattern is imitated at a smaller scale on the eastern addition's front corner. The entire house has a very wide frieze with wide courses of molding below it, containing at least one attic vent. There is a wide roof overhang all around. The siding of wide boards laid flush, rather than overlapping clapboards, seems intended to imitate the appearance of smooth stone or stucco, à la ancient Greek buildings. The façade is three bays wide with six-over-six double-hung sash windows with plain frames, and a front entrance at the left (eastern end). The two first-story windows on the façade have smaller lights in their upper halves. There is a covered stoop with large, tapering fluted columns supporting its tall entablature and flat roof is a twentieth-century or later innovation. The front door is flanked by four-light sidelights with a four-light light transom, which itself is flanked by additional single light windows, which in turn are flanked by wide, flat pilasters with simple capitals (Photograph 66).

The house was built in 1845 for James Phelps, a prominent attorney and politician, serving at various times as the Essex town clerk, a Superior Court and probate court judge, state legislator, and three-term Congressman. The 1853 historic map labeled the house with the name J. Phelps, Esq., the 1859 map left off the "Esq.," and at the time of the 1874 map, the house belonged to Dr. C. H. Hubbard (Figures 8, 9, and 10). The 1859 historic map portrayed the building as a large structure with a two-story, nearly square core. The fire insurance map series from 1889 forward portrayed it as having an assortment of porches, side, and rear additions that remained stable through the series (Figures 13 and 18).¹⁰⁸ The building's current footprint has a main section measuring approximately 25 feet by 30 feet, with 12 feet of additional depth at the rear and other small additions, all two stories high. The house is a contributing structure due to both its historical associations with locally prominent individuals and its high Greek Revival style.

32 Main Street, Building 1 (Parcel 47 043), Grover L'Hommideau House

This two-story residence is situated close to the southern line of the Main Street sidewalk and on the east side of Parker Lane, in a primarily residential area lying between the two commercial sections of the village. It is a hip-roofed structure clad in clapboards, with a cut granite foundation and wood shingles on the roof. The moderately-sized lot includes a large, noncontributing garage/apartment structure (Building 2 in the town assessor's records) to the rear of the original house.

This house presents as a Georgian five-bay center hall house, yet with the very shallow hip roof that is a feature of the Federal style. It is possible that the roof was changed for style purposes, if it was not built this way to begin with. The house has two very prominent, tall, corbelled brick chimneys flanking the roof peak, wide corner boards and water table, and a wide frieze topped by denticulated molding below the slight roof overhang all around. The windows are 12-over-12 wooden double-hung sash types. The exposure of the clapboards is unusually narrow. The front door's decoration includes wide fluted pilasters, a fanlight transom, and a projecting open pediment entablature with denticulated molding (Photograph 67). The main section of the house measures approximately 39 feet wide by 28 feet, with a narrow addition on the rear that is partly

¹⁰⁸ Sanborn 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

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one and partly two stories on the rear; on the eastern elevation, a new, hip-roofed former garage (doors still intact) has been joined to the main house with another one-story addition.

The 1853 historic map recorded a large house here, labeled with the name J. Ellsworth. The 1874 map labeled the parcel as property of the estate of W. Hayden (Figures 8 and 10). The 1889 fire insurance map showed this structure as a two-story dwelling with multiple additions on the rear (southern) elevation. The succeeding editions recorded multiple changes in these additions (Figures 14 and 18).¹⁰⁹ Malcarne called it a “Georgian house with definite Federal style overtones.” Grover L’Hommideau bought the land from John Hayden in 1798 and built the house in 1799. He was a native of Norwich who partnered with Jared Hayden to establish Essex’s first ropewalk, situated approximately where the western end of Pratt Street is now located. Grover sold the house to his brother Ezra in 1806, having moved back to Norwich. Ezra L’Hommideau also owned a workshop and a store and patented a special kind of bit that saved labor in shipbuilding and led to the village’s long-term bit-making industry. Another source identified Ezra as being from Saybrook, and states that he started out working in a carver’s shop on Essex’s South Cove in 1800.¹¹⁰ The historic maps referenced above indicate that he was not living in this house by 1853. This is a contributing structure representing a melding of the late eighteenth and early nineteenth-century styles that are also widely represented in the district. It is also associated with an important maritime industry in Essex Village.

33 Main Street (Parcel 47 057)

This house is tucked behind (north of) 35 Main Street, and it is more visible from Pratt Street, as it is situated on a long, narrow lot that slopes down to that road. Although it may have started as a Cape style house built in 1840, it has been modified and added on to many times, so that its original shape is barely visible. Thus, it is a non-contributing structure. A modern garage situated next to Pratt Street is also non-contributing.

35 Main Street (Parcel 47 054), Nathaniel Wilson House

This two-story commercial and residential structure is situated in a primarily residential part of the north side of Main Street, on a square lot with a driveway to its east, a front yard, a rear parking area, and a very narrow separation from the sidewalk. It is a gable-roofed structure clad in clapboards, with a brick foundation and asphalt shingles on the roof.

The plain five-bay Georgian house measures approximately 28 feet wide and 26 feet deep, with a ridgeline that is parallel to the street and is pierced by an off-center brick chimney that appears to be a new replacement. The façade has a slightly off-center front door flanked by wide smooth pilasters with simple capitals, a narrow entablature, and molded cornice. There is no gable overhang, and slight return cornices. No center window is present in the second story; the four windows on each story are 6-over-6 double-hung sash windows (Photograph 68). Newer additions include an open shed-roofed porch on the west elevation, which extends across the front of both a two-story angled rear ell and a new two-story building designed to appear similar to the original building.

Nathaniel Wilson constructed this house c. 1770 with a gambrel roof that was changed to gable in the 1860s. The building consistently appeared as a dwelling in the fire insurance map series

¹⁰⁹ Sanborn 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

¹¹⁰ Bayles 1884; Malcarne 2004:26.

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from 1895 forward, as a two-story building with an enclosed one-story rear porch (Figures 13 and 17). A 1922 photograph supplied by Malcarne to illustrate his entry for 37 Main Street included this house, the leftmost in the image, with an unembellished doorway.¹¹¹ The original building is a contributing structure as an example of the plainest type of housing of the late eighteenth and the nineteenth centuries, now decorated to fit in with its more elaborate neighbors.

36 Main Street, Building 1 (Parcel 47 042), Original Griswold Inn

This three-story Georgian commercial building is situated very close to the south side of Main Street and the west side of Scholes Lane, in the eastern commercial section of the village. It is a gable-roofed structure clad in aluminum siding, with a brick foundation and wood shingles on the roof. It is the historic Griswold Inn, which has seen many changes to its exterior and interior over the centuries and is one of four buildings on this modest-sized lot.

The building has retained much of the historic façade even as extensive changes have been made to the rear and west elevations. The main three-story building measures approximately 36 feet wide by 24 feet and, its height aside, is a five-bay, center hall Georgian structure; it has two narrow corbelled brick chimneys and a centrally located front door with no notable decoration around it, accessed via a high brick stoop with stairs on its left and right. There is a shed-roofed covered walkway along the northern and part of the eastern elevations, supported by plain wooden columns. There is a wide frieze board and a moderate roof overhang all around. The age of most of the additions at the rear of the building is unclear. Most notably, however, a two-story streetside addition measuring approximately 33 feet wide has connected the original inn with the house (now 36 Main Street, Building 2) to its west (Photograph 69). This addition closely imitates the two five-bay Georgian houses flanking it, including paired chimneys and an extension of the covered walkway; however, the eight windows on the second floor, the off-center entry door, and the irregular spacing of the first-floor windows give away its recent origins.

The 1853 historic map referred to the building as A. P. Chapman's Hotel, and the 1859 map simply as "Hotel." The 1874 map appears to say "Griswold Ho.," though it is not as legible as one would desire (Figures 8, 9, and 10). The 1889 fire insurance map clearly labeled the building "Griswold Ho." The structure was a three-story rectangle with a two-story open porch across the front (northern) elevation and a two-story addition across the rear (southern) elevation. Rear additions included a two-story kitchen and, at the southeastern corner, a one-story square building labeled as a billiard room. Various outbuildings were shown to its rear. Succeeding editions of the fire insurance maps showed some changes in the additions and their uses over the time (Figures 14 and 18).¹¹²

The inn was built as a house by Richard Hayden in 1801, who was given the land by his father, John Hayden. Shortly afterward, he built the nearby 40 Main Street for himself. As of 1806, Ethan Bushnell lived in the house and made it an inn called Ethan Bushnell's Tavern. He usually leased it out to people including John Robinson and John Griffen; after his 1849 death, his children eventually sold it to Roswell Bailey. Over the rest of the century, it came to be called a hotel, and a livery stable was run from it as well. It passed through multiple owners, including William B. Lane and Emory Morse, then in 1903 was transferred from Thomas Ladd to Frank Ladd, whose family kept it until 1972. In the past, it had an elevated porch in front. The name Griswold Inn was

¹¹¹ Malcarne 2004:48; Sanborn 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

¹¹² Sanborn 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

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reportedly attached to it in 1959.¹¹³ The original building remains a contributing structure with deep architectural and historical roots in the history of Essex Village.

36 Main Street, Building 2 (Parcel 47 042), Amasa Hayden House

This two-story former residential building, now put to commercial use, is situated very close to the south side of Main Street, in the eastern commercial section of the village and immediately to the west of 36 Main Street, Building 1. It is a gable-roofed structure clad in clapboards, with a brick foundation and wood shingles on the roof.

This is a five-bay Georgian house with a center hall plan, as indicated by the presence of a tall, rectangular corbelled brick chimneys adjacent to each of its ends. The main section measures approximately 34 feet wide by 28 feet, while the rear additions, currently all standing two stories high, measure approximately 26 feet wide by 17 feet. There is a wide frieze, moderate corner boards, and no discernible water table. The gable ends, placed perpendicular to the street, are fully pedimented and contain a pair of half-round fanlight attic windows. The windows and front door have plain frames, and the windows are six-over-six double-hung sashes. The building is separated from the Griswold Inn's two-story addition by a narrow alley but partly connected to it via a doorway standing flush with this house, as well as the two structures' intersecting porch roofs. This building's front walkway has supporting posts identical to the neighboring building but is slightly deeper and has a hip roof rather than a simple shed roof. The front door is accessed by a double brick stairway and stoop arrangement (Photograph 70).

The house was built in 1801 by Amasa Hayden. The 1853 and 1859 maps showed a house next to the hotel, with the name A. Hayden in the vicinity. In the 1874 map, the house was labeled with the name Miss H. Hayden (Figures 8, 9, and 10). The 1889 fire insurance map showed this structure as a two-story dwelling with small additions of two stories and one story on its rear (southern) elevation. Only changes in the exterior porches were shown in the rest of the series (Figures 14 and 18).¹¹⁴ The house, now used as part of the Griswold Inn, is a contributing structure as an example of late eighteenth or early nineteenth century housing, and is associated with the locally prominent Hayden family.

36 Main Street, Building 4 (Parcel 47 042), Converted Sheds

This long, narrow, one-story building (measuring approximately 59 feet by 20 feet) is situated on the west side of Scholes Lane and to the rear (southward) of the Griswold Inn, but on the same lot of land. It is a flat-roofed structure clad in aluminum siding, with roll roofing. The building has been remodeled and subdivided into housing for Griswold Inn employees. Its north elevation has been subdivided into twelve bays, eight of which contain square nine-light, wood-framed windows. The western end of the building, which has become noticeably swaybacked, has a square external chimney on the western elevation. Entry to the structure is through a door in the center of the eastern elevation (Photograph 71).

Based on the series of fire insurance maps from 1889 forward, and the utilitarian appearance of the structure, it is thought to be a surviving portion of the multiple wagon and storage sheds standing behind the inn, dating to the late nineteenth century (Figures 14 and 18).¹¹⁵ Although this

¹¹³ Malcarne 2004:32; 2011 survey.

¹¹⁴ Sanborn 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

¹¹⁵ Sanborn 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

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building is neither stylish nor photogenic, and its construction date is uncertain, its origins and current use are part of the long history of the Griswold Inn and, therefore, it contributes to the district as an example of adaptive re-use of a utility building.

37 Main Street (Parcel 47 055), Dr. Ezra Mather House

This two-story, five-bay, Georgian residential building is situated in a primarily residential section of the north side of Main Street, on a deep lot with a driveway to its east, a rear yard, and a modern garage. It is a gable-roofed structure clad in clapboards, with a brick foundation and wood shingles on the roof.

The house has a large brick central chimney with a slate cap, and a front entrance in the center of the south elevation, with the ridgeline running parallel to the street. The original house is generously proportioned, approximately 34 feet wide by 26 feet; there are two large, two-story additions on the rear. There is no gable end roof overhang, and while the façade's eaves are obscured by a rain gutter, a course of denticulated molding is visible atop the wide frieze. The corner boards are narrow, and the frames of the 12-over-12 wood-framed double-hung sash windows are plain. The centrally located front door is flanked by narrow smooth pilasters with simple capitals, and has an unusual pattern of a flattened oval and two diamond shapes in its transom window, with a tall, capped entablature with denticulated molding (Photograph 72).

The house appears in the 1853, 1859, and 1874 historic maps with the name Dr. E. S. Mather attached (Figures 8, 9, and 10). It is also shown as a simple two-story rectangle of a dwelling, with no additions, in the fire insurance map series from 1889 forward (Figures 14 and 18). Dr. Ezra Mather leased the land from Samuel Lay to build the house in 1815 and built this house, only buying the land itself in 1836 from its then-current owners, William S. Hayden and Timothy Starkey. Dr. Mather's move from Centerbrook, where his father Elisha was also a physician, resulted from the shift of economic and social prominence to Essex Village. He also bought more property in the area. After his death, his daughters received the house from his estate in 1871 and it stayed in various family members' hands until the 1950s.¹¹⁶ This contributing structure is an example of relatively plain early nineteenth-century housing as well as being the former home of a prominent local resident.

38 Main Street (Parcel 47 029), John G. Hayden House

This 1.5-story vernacular former residence, now office space, is situated on a small lot on the south side of Main Street and the east side of Scholes Lane, in the eastern commercial area of the district. It is a gambrel-roofed structure clad in clapboards, with a partly fieldstone and partly brick foundation, and wood shingles on the roof facing the street and asphalt shingles on the rear.

The original section measures approximately 28 feet wide by 26 feet, with two evenly spaced gable-roofed dormers set into the northerly side of the gambrel roof and a front stoop with a curved roof nearly matching the curve of the lower part of the main roof. The stoop's roof is supported by simple square posts, and the front door is flanked by four-light sidelights. The ground floor has two windows on either side of the front door, which line up with the dormers. The windows, including the smaller dormer windows, are six-over-six double-hung wooden sash types. The two chimneys are brick, one narrow and located to the south of the ridgeline and west of the house's

¹¹⁶ Malcarne 2004:48; Sanborn 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

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center, and the other larger and located on the exterior of the eastern elevation, though the addition covers the lower portion of it. These chimney locations are not consistent with late eighteenth and early nineteenth century chimney locations, which were placed to radiate heat into the building. The front addition on the eastern elevation is also 1.5 stories high, though shorter than the main portion, and is approximately 18 feet wide by 20 feet, with a nearly central shed-roofed dormer containing a pair of six-over-six double-hung sash windows. The pair of windows on the ground floor have eight-over-eight double-hung sash windows. The rear (southern) elevations of both sections have full-width additions rising to the height of the ridgelines, one (on the original house) shed-roofed and the other gable-roofed (Photograph 73). This contributing structure is one of a handful of examples of gambrel-roofed houses in the district and is associated with both the Hayden and Pratt families.

The 1853 and 1859 maps indicated that there was at least one building at this location that was owned or occupied by J. Pratt, while the 1874 map reported that the lot belonged to the estate of R. Pratt (Figures 8, 9, and 10). The fire insurance maps showed this house from the 1889 addition, recording added open porches later in the series (Figures 14 and 18). The house was built c. 1799 by John G. Hayden, oldest son of John Hayden, of the local shipbuilding family; he was known for his figurehead carving. In 1922, the external fireplace, the curved edge of the main building's gambrel roof, and the small porch were all present.¹¹⁷

39 Main Street (Parcel 47 048), Thomas Millard House II/Samuel Ingham House

This two-story Greek Revival residential structure is situated in a primarily residential part of the north side of Main Street, on a narrow lot that slopes down and northward to Pratt Street as a landscaped yard, where the house's only driveway access is located. It is a gable-roofed structure clad in clapboards, with a brick foundation and asphalt shingles on the roof.

The original house is approximately 22 feet wide by 39 feet and has a three-bay, fully pedimented gable façade facing the road. The attic window in the gable is a horizontal rectangle divided into four large square lights surrounded by thin bordering lights. The building has a moderate roof overhang all around, a wide frieze, corner boards, and water table. The windows are 6-over-6 wood-frame double-hung sashes; the framing of the second-story front windows appears to be modern millwork. The front door is on the right (east), flanked by paneled pilasters with simple capitals and a topped by a molded entablature. The northern or rear section, built after 1934, is slightly larger than the original and closely its style (Photograph 74).

The 1803 construction date indicates that it was originally a Georgian style building, later converted to Greek Revival style, unless the current structure is a replacement of an older one. The historic maps from 1853, 1859, and 1874 show a single building labeled with the names Judge Ingham, Samuel Ingham, and S. Ingham (Figures 8, 9, and 10). From 1889, the fire insurance map series show the street-side portion of the building as a two-story dwelling with a one-story open porch wrapping around the southern and eastern elevations. At its rear, there were also two additions of irregular shape that were also two stories tall (Figures 14 and 18). It is one of two houses known to have been built by Thomas Millard, a carpenter and figurehead carver who came to Essex around 1800. He built this house in 1803 on land leased from Samuel Lay, then sold it to attorney George Jewett in 1814. Jewett also loaned money, served as a town clerk and was an

¹¹⁷ Malcarne 2004:26; Sanborn 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

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officer in the militia. His ownership was succeeded by multiple attorneys (who were also town clerks and probate judges) including “Joseph Platts, Samuel Ingham, James Phelps, and Thomas Coulter.” Phelps and Ingham were arguably the most prominent individuals, as they served in the national House of Representatives and Ingham ran for governor more than once, while Coulter was both a probate judge and town clerk for the first half of the twentieth century.¹¹⁸ Given the multiple options for historical names, the combination of its builder and its more commonly-known resident seems like the best choice. The structure contributes to the district as an example of the simple Greek Revival housing of the early nineteenth century, and also as the past residence of multiple locally prominent individuals.

40 Main Street (Parcel 47 028), Richard Hayden House / Episcopal Parsonage

This two-story brick Georgian residential structure is situated on a moderately-sized lot on the south side of Main Street, within the eastern commercial section of the district. It sits only a few feet back from the sidewalk. It is a gable-roofed brick structure with a partly cut brownstone and partly brick foundation and asphalt shingles on the roof. A driveway running between the westerly property line and the house provides access to a new garage.

The five-bay house measures approximately 37 feet wide by 29 feet. It has a center hall plan and four tall, rectangular corbelled brick chimneys, two at each gable end, flanking the ridge. The southeastern chimney is noticeably larger than the other three, suggesting that it was a kitchen chimney. The roof has an unusually shallow pitch for a gable type in this region, and each gable has half-round attic window openings topped by rows of header bricks. The cut brownstone of the foundation on the façade (northern elevation) has a beveled top edge. Brownstone was also used for the large, splayed lintels of the first-floor windows, while the second-floor windows, set just below the roofline, are decorated only with a row of header bricks for a lintel. On the eastern and western elevations, the two windows on each floor have splayed lintels of alternating soldier and header bricks. Although the window sills on the façade are presently obscured by window-boxes, they are probably a narrow course of stone (possibly discolored brownstone) as on the side elevations. The windows are six-over-six double-hung types. The brick walls are laid in Flemish bond, with a similar row of header bricks, without a keystone, above the doorway. This central doorway has a plain frame and half-round fanlight transom. The other remaining decoration on the façade is the course of large denticulated molding at the roofline. A set of double stairs on either side of the stoop, with an iron railing, provides access to the front door. A sunroom has been attached to the eastern elevation, and there is another addition topped by a deck on the rear (southern) elevation (Photograph 75).

The 1853 and 1859 maps seem to have labeled this building with the name S. H. Hayden, unless the name was S. M. Hayden as shown on the 1874 map (Figures 8, 9, and 10). The 1901 fire insurance map portrayed the two-story brick dwelling as having two long, narrow wood framed additions on the rear, connected to a 1.5-story stable well to the south of the house. The 1908 through 1925 editions showed various changes to the additions and porches (Figures 14 and 18).¹¹⁹ The house was built for Captain Richard Hayden in 1806 and was converted to a rectory in 1896. Hayden owned an earlier house on the street, 36 Main Street Building 1. He was a major figure in the early Hayden shipbuilding family, suffering significant losses when the British

¹¹⁸ Malcarne 2004:39.

¹¹⁹ Sanborn 1908, 1914, 1925; Sanborn-Perris 1901.

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attacked Essex harbor in 1814. After his death in 1816, the house remained in the Hayden family until a descendant's will bequeathed it to the Episcopal Church, along with its furniture, in 1894.¹²⁰ This contributing structure represents both the housing style of the early national period and the wealth and prominence of the Hayden family and is one of the few brick structures in the district.

41 Main Street (Parcel 47 047), James Phelps / Thomas Coulter Office

This two-story vernacular residential structure is situated in a primarily residential part of the north side of Main Street, on a narrow lot that slopes down all the way to Pratt Street as a landscaped yard with the house's only driveway access. It is a gable-roofed structure clad in clapboards, with a brick foundation and wood shingles on the roof.

The current structure is a vernacular open-gable cottage dating to c. 1874 at the earliest. It has a narrow façade facing the road, with a wide roof overhang all around, a wide frieze, and narrow corner boards. A narrow corbelled brick chimney rises from the ridgeline a little to the north of its center. The attic has a pair of windows with rounded lintels, which are covered with shutters. The porch, which wraps around the southern and western elevations, has a flat roof supported by square chamfered posts with heavy scroll-sawn brackets, and a railing with turned spindles. The two first-floor windows on the façade are two-over-two double-hung sash windows, while the two second-floor windows are modern one-over-one versions. On the west elevation, double patio doors with a four-light transom give additional access to the porch, while to the north of the porch there is a square-sided hanging bay window. The front door is located between the two windows, with the porch steps leading directly to it. This original section of the house is approximately 20 feet wide by 22 feet. Attached to the rear is a taller, wider (26 feet) addition that post-dates 1925 and brings the full depth of the house to 60 feet; it is only partly visible from the street (Photograph 76). The northern elevation of this addition has two levels of porch providing a view of North Cove. Although the first and second story windows and glass doors on this elevation are modern, its style copies both the pair of round-headed attic windows and the details of the porch posts, spindles, and brackets.

A building was reportedly constructed here by Thomas Millard in 1805, which was occupied by him as a shop and by Judge Ingham as an office. The 1853 and 1859 historic maps indicate the presence of Judge Ingham's office next to his house, and the 1874 historic map shows a small rectangular building beside the road on the same lot as the Ingham house (Figures 8, 9, and 10). The date of c. 1874 is based on the latter map. The structure is shown in the 1889 fire insurance map as a 1.5-story law office, with a one-story porch wrapping around the southern and western elevations, consistent with the building's current appearance. Most later editions labeled it as a law office label, sometimes with a dwelling on the second floor, until 1914, when it was simply an office (Figures 14 and 18). In 1900, Lydia Phelps leased the office to Probate Judge Thomas Coulter, and the first floor served as both his law office and the town clerk's office, while the upper floor was a rented dwelling.¹²¹

Although the 2011 survey and the building's plaque offer a construction date of 1805, its appearance is far more consistent with the vernacular cottage type that began appearing in the 1870s and remained popular into the 1920s, as mentioned above.¹²² This contributing structure is

¹²⁰ Malcarne 2004:33.

¹²¹ Malcarne 2004:39; Sanborn 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

¹²² Gottfried and Jennings 2009:137-147.

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thus an example of a common late nineteenth century housing type that was also used for professional office space by locally prominent individuals.

42 Main Street (Parcel 47 027), Noah Tooker House

This two-story residential structure is set well back from the south side of Main Street and somewhat back from the west side of Novelty Lane. It is a gable-roofed structure clad in clapboards, with a fieldstone foundation and wood shingles on the roof. The moderately-sized lot includes a short driveway from Novelty Lane leading to a modern garage.

The main section of this five-bay Georgian building measures approximately 31 feet wide by 28 feet, with a bay window attached to the western elevation at the northern end, and a one-story ell that measures approximately 16 feet by 17 feet. A second addition has been attached to the southwestern corner of the ell. The large granite block chimney is slightly offset to the west of the building's center. This latter circumstance may relate to the report in the 2011 survey that archaeological work showed the building was moved and turned to face Main Street in 1812. The house has a moderate roof overhang all around, with a wide frieze and water table and narrow corner boards. The front door is flanked by wide, fluted pilasters that extend past a four-light transom to a capped entablature with several courses of simple molding, all of which appears to be modern rather than historic, probably dating to the 1980s.¹²³ The first-story windows are 12-over-12 double-hung sash types, while the second-story windows are 8-over-12 (Photograph 77). The southern end of the lot, or the area to the south of that, may have held a shipbuilding or other construction yard.

The 1853 map clearly showed the building that used to be in the northeastern corner of the lot, since moved to 67 Main Street (Building 2), as well as this one, and gave both the label F. Starkey & Son. The 1859 map only showed one building with the name F. Starkey's Sons. In 1874, the lots had been divided, with the Starkeys owning the northeastern building, while the 42 Main Street house and lot were owned or occupied by J. G. Hayden (Figures 8, 9, and 10). The fire insurance map from 1901 showed both buildings; the house was a two-story rectangular dwelling with a one-story ell attached to its southwestern elevation. The succeeding editions of the fire insurance map showed no alterations to the house's footprint, and the 1934 aerial photograph appears to show the same (Figures 14, 18, and 19). The house was built by or for Noah Tooker, c. 1733. It was remodeled in 1946 by Cora Ladd and Arthur Lovell, and again in the late 1980s.¹²⁴ Although the changes to the doorway and apparent replacement of the windows are questionable, the overall building itself is still a contributing structure associated with local prominent individuals.

45 Main Street, Building 1 (Parcel 47 044 B1), Ephraim Bound / Timothy Starkey House

This one-story commercial and residential building is located on the north side of Main Street, at the corner of Ferry Street and the edge of the district's secondary commercial area. It is a gambrel-roofed structure clad in clapboards, with a fieldstone foundation and wood shingles on the roof. The lot is of moderate size and includes a parking area to the north of the buildings. It has a post office address of 43 Main Street and shares the lot with a non-contributing commercial building.

¹²³ Malcarne 2004:13.

¹²⁴ Malcarne 2004:13; Sanborn 1908, 1914, 1925; Sanborn-Perris 1901.

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The contributing building's front elevation faces east, perpendicular to the street. The four-bay façade has an entry door located to the right (north) of its center. A front porch extending approximately three quarters of its width is supported by three square posts and has a concave-curved roof. Two dormer windows have been added to the east elevation. The many more recent additions to this originally small building's rear (west) elevation include a hip-roofed addition atop the lean-to that is tall enough to include an entry door with a wooden staircase leading to it; a two-story addition on the north elevation; and a one-story, gable-roofed addition set on a concrete slab to the north of the latter. The internal chimneys are no longer present, and a small external chimney has been added to the south elevation, which nearly touches the sidewalk. There is a wide water table and no roof overhang. The windows of the main building are double-hung wood sash types, with larger 8-over-12 versions on the lower level and 6-over-6 versions on the upper level (Photograph 78).

The 1853 historic map identifies the large building on this corner as part of the estate of Timothy Starkey; the Starkey name also appears on the 1859 historic map, but the 1874 map has the building labeled with the name S. Hayden (Figure 8, 9, and 10). Starting with the 1889 edition, the fire insurance maps indicate that the lean-to addition is over a century old, and that the current structure used to be attached to another building that is no longer extant. Another notable feature on the 1889 edition map is the presence of a set of public weighing scales at the intersection street lines, which was gone as of the 1895 edition. The succeeding editions noted no significant changes to the footprint of the two buildings (Figures 14 and 18).¹²⁵ In a 1922 photograph, the no longer extant house had two tall, internal brick chimneys, one at each end of it. The store was built against it in such a way that the right-hand dormer window's shutter had to open against the store's side.¹²⁶ In the 1934 aerial photograph, however, the rear building was no longer present (Figure 19).

The extant contributing building was built in 1801 by Ephraim Bound, with the help of a mortgage loan from Ebenezer Hayden, on a parcel he leased from the Lay family. A bakehouse used to be part of it through 1817, and perhaps later. It was bought by Timothy Starkey, Jr., who constructed the second building as a store in 1828. His son-in-law Joseph Ellsworth ran the store until he moved to Brooklyn, New York some time after 1850. Timothy Starkey Hayden bought it from a Starkey estate; when he died in 1887, his estate included a house, a store, and a hay scale. His widow stayed in the house through 1926, and before that year the old store building was removed. Despite its alterations, this structure is recognizably a historic type at base and contributes to the district as an example of residential-to-commercial conversion, as well as for its association with locally prominent families. The new, non-contributing store building on the lot (Building 2), which is a six-bay gable-roofed structure with a concrete foundation standing far back from Main Street and with its ridgeline parallel to it, was built in the 1960s.¹²⁷

46 Main Street, Building 1 (Parcel 47 026 B1), Ebenezer Hayden II House

This two-story residential structure is situated on a moderately-size lot, close to both the southerly line of Main Street and the easterly line of Novelty Lane, and near the eastern end of Main Street. It is a hip-roofed structure clad in wood shingles, with a cut granite foundation and

¹²⁵ Sanborn 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

¹²⁶ Malcarne 2004:37.

¹²⁷ Malcarne 2004:37.

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wood shingles on the roof. A second contributing structure on the parcel is discussed under the address 1 Novelty Lane.

The north-facing façade of the house is a Georgian style, despite the hip roof. The building measures approximately 37 feet wide by 29 feet and has been modified with small additions on its rear (southern) elevation. Its decorative features are limited to the central front door, which is flanked by fluted pilasters supporting a wide lower entablature. Above that is a half-round transom window with arched muntins, surrounded by an upper entablature featuring a prominent open gable pediment with denticulated molding. There are tall, rather large, square corbelled brick chimneys located towards the eastern and western ends of the house. It has a moderate roof overhang all around, no visually distinguishable frieze, and moderate corner boards and water table. The windows are 12-over-12 double-hung wood sash (Photograph 79). A 1922 photograph shows that the doorway's decoration has not changed since that time.¹²⁸ The 2011 survey noted that the house's interior had retained much of its historic character.

The 1859 map labeled the house with the name Mrs. F. Hayden, and the 1874 map gave the lot's owner or occupant as Capt. J. H. T. (meaning Capt. J. H. Tucker, a name on a nearby lot) (Figures 8, 9, and 10). The 1901 fire insurance map showed the structure as a rectangular, two-story dwelling with an open porch on the eastern elevation and a group of two small one-story additions and an open porch on the southern elevation. Through the 1925 edition, a second one-story building near the southwestern corner of the house was either separate or joined to the main house. This appears to have been the case in the 1934 aerial photograph as well (Figures 14, 18, and 19).¹²⁹

According to the 2011 survey, the foundations of the two chimneys are made of two different materials, specifically granite rubble (like the cut granite foundation) and brick. This suggests at least two construction phases, one earlier and one later, which is common in historic buildings. Ebenezer Hayden II was one of four men sharing his name between 1750 to 1838. A son of Uriah Hayden, he built this house on his father's land, receiving ownership in the settlement of his father's estate in 1809. The house seems to have been built in multiple stages between 1795 and 1800, which might explain the different chimney bases. The hip roof, the first in the village to be installed, may have been built in Windsor and floated down the river. For some time, the house was divided between two Hayden families, but the whole was acquired by Jerome A. Bushnell in 1928.¹³⁰ This building is a very well-preserved example of the early domestic architecture of the district and is associated with a locally prominent family.

47 Main Street, Building 1 (Parcel 47 018 B1), Timothy Starkey Jr. House

This two-story Georgian residence turned commercial building is situated on a large lot at the northeast corner of the intersection of Main Street and Ferry Street and is one of three buildings present there. It is a gable-roofed structure clad in aluminum siding, with a cut granite and brownstone foundation and asphalt shingles on the roof. The rear of the lot includes a parking lot reserved for the Griswold Inn (across Main Street). The northeastern part of the lot's front contains a landscaped patio and garden called Griswold Square, which is used as an address by some of the businesses fronting on it. Also on the lot is Building 2, a three-bay, gable-roofed structure with its

¹²⁸ Malcarne 2004:27.

¹²⁹ Sanborn 1908, 1914, 1925; Sanborn-Perris 1901.

¹³⁰ Malcarne 2004:27.

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entry set in the southeastern corner, set well back from the road, which did not exist through at least 1934 and does not contribute to the historic character of the district.

The original façade, facing the road, features a central second-story Palladian window group with a six-over-six double-hung sash window, a half-round fanlight window above, and two-light sidelights. Below, the single front door is flanked by fluted pilasters, supporting a projecting open pedimented cornice with prominent denticulated molding. This feature surrounds an ornate leaded fanlight transom window. The doorway and the Palladian windows share the same ornate details, including denticulated molding and the delicate filigree of the fanlights. The house has a tall, corbelled, central brick chimney that is much too narrow to be an original feature but may date to the nineteenth century. There is a moderate roof overhang all around, with short return cornices on the gable ends. The east elevation, facing the square, has a pedimented gable roof over the secondary entry's stoop and a modern bay window. The window types vary greatly across both the main building and the ell (Photograph 80). Within the building, the original central chimney stack with entry-facing staircase is still present.

The 1853 historic map gave the building the label Estate of Timothy Starker, while the 1874 historic map labeled it Mrs. P. Hayden (Figures 9 and 10). The 1889 fire insurance map showed a building matching the current configuration, a two-story main dwelling with a two-story ell on the rear (north) elevation that also had a one-story front porch. Except for the addition of a second entrance on the east elevation in 1908, this configuration remained the same through the rest of the fire insurance map series (Figures 14 and 18).¹³¹ Captain Timothy Starkey Jr. leased land from the Lay family in 1800 to construct the building, then purchased five acres of land in 1820, which ran eastward down to the Connecticut River and included five houses and "various shops." He was involved in shipping and finance, and part of the development of Pratt Street. After his 1849 death, the house stayed in the Hayden and Starkey families until 1974.¹³² The building contributes to the district as an example of a historically sensitive residential-to-commercial conversion, as well as for its association with locally prominent families and businesses.

47 Main Street, Building 3 (Parcel 47 018 B3), Samuel Lay Barn

This 1.5-story converted barn, now a commercial building, is situated on a large lot at the northeast corner of the intersection of Main Street and Ferry Street and is one of three buildings present there. It is a gable-roofed structure clad in vertical boards, with wood shingles on the roof. The rear of the lot includes a parking lot reserved for the Griswold Inn (across Main Street). The northeastern part of the lot's front contains a landscaped patio and garden called Griswold Square, which is used as an address by some of the businesses fronting on it.

Measuring approximately 20 feet wide by 25 feet, the building has slightly projecting eaves. The southerly gable-end elevation is the current façade of the building, facing the landscaped Griswold Square. A single entry door, flanked by sidelights and with a modern gable-roofed porch over the stoop, has been installed at the eastern (right) end of the façade, replacing a pair of primitive entry doors. The other windows are also modern, including a bay window on the first level and a set of three twelve-over-twelve attic windows (Photograph 81). The westerly elevation contains a central wooden door and two old 12-over-12 double-hung sash windows irregularly spaced. Here, too, a new entry door has been added, at the northern end of the building.

¹³¹ Sanborn 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

¹³² Malcarne 2004:30.

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The Samuel Lay Barn was built c. 1750 and has been moved and renovated multiple times. Based on the fire insurance map series, it was moved to its present location between 1895 and 1901, and in the latter year was used as a stable; that function did not change until the 1925 edition, when it was shown as an “A.” building, which means it was an auxiliary building of some kind. It was also visible on the 1934 aerial photograph (Figures 14, 18, and 19). Despite the rather recent alterations, the original form of this simple vernacular structure remains perceptible and is one of the few visible connections to the district’s agricultural past. It is also associated with one of the most important landowning families in the village.

48 Main Street (Parcel 47 25), Hayden-Starkey Store

This two-story brick residence is situated near the eastern end of Main Street and close to the southern side of the street, on a moderately-sized lot that gently slopes upward in a southwesterly direction. It is a gable-roofed brick structure with a brick foundation and asphalt shingles on the roof. Access for cars is only available via a driveway extending westward to Novelty Lane.

Because of the slope of the lot, this five-bay Georgian structure has two basement windows and an entry door that is several feet below the level of the sidewalk. The façade bears evidence that there was once a first-floor entry, marked by a still-extant brownstone doorsill and the pattern left by the bricking-up of the doorway. This indicates that at one time, there was a front porch that provided access to the building at that level. The basement door has a lintel made of a single rectangular block of granite, topped by a course of header bricks. The two basement-level windows and three of the first-story windows have splayed lintels of brownstone, while the other first-story windows have splayed lintels of soldier bricks. The second-story window lintels are only a course of header bricks. The masonry is laid in Flemish bond. The basement windows are six-over-six wooden double-hung sashes, while the remainder of the façade windows have been replaced with modern vinyl. There is minimal roof overhang all around, with a moderate frieze and short return cornices. In each of the quite shallow gable ends, a single half-round window opening has a lintel of header bricks with no keystone. The main house’s two rectangular, corbelled brick chimneys are asymmetrically located, one near the western end of the gable and one towards the center. The eastern porch and entry are extant in a modernized form (Photograph 82).

Although the ell is also two stories tall, it is shorter than the main house and its roof has a steeper pitch. It has no attic window in the western gable end. The roof overhang of the ell is deeper than that of the main house, and the single gable end has short return cornices. The bricks of this section are also laid in Flemish bond, but rather than having the roughly uniform color of the main house, they range from very dark to very light. The northern elevation of the ell is two-bay, with an entry on the left; there is also a second entry into the main house through its western elevation. A substantial brick chimney is located near the western end of the gable (Photograph 82). Multiple additions, not visible from the street, have been placed on the rear of the building.

In the 1853 map, this house appears to have been labeled with the name Hayden (first initial illegible); it is not clearly labeled in the 1859 map, and in the 1874 map it seems to be on the same lot as two other buildings, which were labeled “H. Hayden & Sisters” (Figures 8, 9, and 10). The 1901 fire insurance map showed it as a two-story brick dwelling with a two-story brick ell at the southern end of its western elevation. The map also showed an open frame porch across the northern elevation of the ell, and a long, narrow, one-story frame addition extending southward

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from the angle between the two brick sections. Through the 1925 edition and the 1934 aerial photograph, porches and another rear addition came and went (Figures 14, 18, and 19).¹³³

The structure was built c. 1801 as a ship's chandlery by brothers Ebenezer and Samuel Hayden, its size and brick structure reflecting the family's wealth and status. The Haydens' father Uriah Hayden's estate gave them the land it stood on in 1809. It was the village's second brick structure and reportedly was affected by the 1814 British raid. They added their brother-in-law Timothy Starkey, Jr. as a partner in 1810. In 1842, Samuel M. Hayden's estate included an inventory of the store, which showed that it served both mariners and the village community. The husband of Mary F. E. Hayden, Joseph Tucker, made the building a residence in 1856. It passed out of the Hayden family in 1961, after being divided into a two-family house during the early twentieth century.¹³⁴ It is now a single-family home again. This contributing structure reflects both the commercial and residential architecture of the district, as well as the history of the locally prominent Hayden family.

51 Main Street (Parcel 47 019), Thomas Millard House I / Felix Starkey House

This two-story commercial and residential building is situated on a long, narrow lot with a driveway to its east and parking at the rear, in one of Main Street's commercial blocks. It is a gambrel-roofed structure clad in clapboards, with a brick foundation, wood shingles on the street side of the roof, and asphalt shingles on the rest. The original building measures approximately 28 feet wide by 21 feet and is set back only a few feet from the sidewalk. On its rear, it has at least eight additions of varying ages and styles attached to its rear, giving the structure a total depth of at least 80 feet.

The original building has a large center brick chimney with a corbelled top, a five-bay façade with a central single-entry doorway on the first level, and two small, evenly spaced dormers on the second level. This section of the building has moderate corner boards, a wide water table, and plain frames on the windows and doors. The windows on the first floor appear to have a surviving 6-light sash window at the top and a different arrangement below, while the dormer windows are 6-over-6 double-hung sash windows (Photograph 83). The other windows on the sprawl of additions vary widely in age, shape, and size. The 1853 map labeled the house with the name E. Starkey, while the 1874 map showed a large lot with two buildings labeled F. Starkey & Sons (Figures 8 and 10). The fire insurance map series, beginning in 1889, recorded it as a dwelling, and showed that some or all of the two-story additions were already present, along with a partly enclosed one-story porch and two small one-story additions. This arrangement remained consistent throughout the series of fire insurance maps ending in 1925 (Figures 14 and 18).¹³⁵ The other additions appear to be modern.

The house was built in 1802 by Thomas Millard, carpenter and figurehead carver, who built and sold at least three structures on Main Street land leased from the Lay family. This one was sold to Felix Starkey in 1804. With his brother and neighbor Timothy Starkey Jr., Felix was involved in developing Pratt Street and established a retail store next door to this house. He died in 1856. This property stayed in his family until 1913. It was later bought by the Dauntless Shipyard founder and Dauntless Club member Charles Goodwin and George Gilman, Jr., both of

¹³³ Sanborn 1908, 1914, 1925; Sanborn-Perris 1901.

¹³⁴ Malcarne 2004:34.

¹³⁵ Sanborn 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

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whom were from Hartford.¹³⁶ The two men appear to have maintained permanent residences elsewhere. Since then, it has become a primarily retail building. This is a contributing structure because the historic character of the original building's façade has been carefully maintained, and it is a good example of a residential to commercial conversion. It is also associated with locally prominent individuals and the recreational history of the district.

52 Main Street (Parcel 47 024), Uriah Hayden Tavern / Dauntless Club

This two-story former residence and tavern is situated at the eastern end of Main Street, set into the slope facing the Connecticut River, on a long lot that has frontage on Main Street, the river, and Novelty Lane. It is a gable-roofed structure clad in clapboards, with a cut granite foundation and asphalt shingles on the roof. The riverfront here was changed and filled multiple times before it reached its current seawalled state.

The building's five-bay Georgian façade faces west towards the river. It has a large, tall central chimney, and because of the slope, there is a walk-out basement on this elevation with at least one window. The main structure measures approximately 33 feet wide by 22 feet. The shed-roofed porch along the easterly elevation has square chamfered posts. The front door is approached by a flight of wooden steps running straight up towards it to the porch. The front door is decorated with narrow fluted pilasters. The scant roof overhang includes short return cornices at the gable ends; there is a narrow frieze and very wide water table. There are staggered faux stone quoins at its corners and faux stone splayed lintels above each gable-end window, including the standard-sized attic window (Photograph 84). A long addition on the rear had a gable roof running perpendicular to the main house, and two tall, corbelled brick chimneys located close to one another near its center. The windows have double-hung six-over-six sashes.

In the 1853 map, the structure was labeled with the name Capt. J. Tucker, while in the 1874 map the lot it shared with other buildings was labeled "H. Hayden & Sisters" (Figures 8 and 10). The 1901 edition of the fire insurance maps showed it as a 1.5-story dwelling with an open porch wrapping around its eastern (front) and southern elevations, and a one-story addition at its southwestern corner. At that time, the area that is now the structure's front yard held a two-story warehouse. The following editions recorded no changes. In the 1925 edition, however, the rear addition was much larger, the open porch had been extended, and the warehouse had been removed. In the 1934 aerial photograph, the shoreline had been filled and straightened, with a small wharf built along it (Figures 14, 18, and 19).¹³⁷

Captain Uriah Hayden built this house in 1765 or 1766, after selling his first house on South Main Street. He had been running his shipbuilding business in the area even before then; he was the Hayden who built the Colony of Connecticut's *Oliver Cromwell*, which was active in the Revolutionary War. In the new house he added a tavern to his enterprises, which was known as the "U and A" tavern in 1766, and later as Ye Ships Tavern. The house stayed in the Hayden family until 1916, when it was sold to industrialist John Sewell. In 1917, Hosmer Redfield and F. Goodwin took possession and established the Dauntless yacht club. A new addition and a second story on the original ell (originally the separate home of Captain Abner Parker) were built in 1919. It is still the home of the Dauntless Club.¹³⁸ This contributing structure is a generally well-

¹³⁶ Malcarne 2004:36.

¹³⁷ Sanborn 1908, 1914, 1925; Sanborn-Perris 1901.

¹³⁸ Malcarne 2004:23; 2011 survey.

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preserved example of its style and also has historic associations with the locally important Hayden family, shipbuilding, and the commercial functions of a historic tavern and a historic yacht club.

53 Main Street (Parcel 47 020) (Postal Address 55 Main Street)

Although the town assessor asserts that this gable-roofed formerly Cape style house was built in 1720, only its small size (approximately 26 feet wide) and one surviving attic window (a four-over-four sash window on the western elevation) currently suggest that possibility. Converted to commercial use, its former porch has been added to the structure and has two modern plate-glass windows on the wood-shingled façade. Its roof has asphalt shingles, and multiple additions on the rear have extended its depth to approximately 110 feet of commercial space. It used to share the large lot with another building, but that area is now all parking. It does not contribute to the historic character of the district.

54 Main Street (Parcel 47 023), E. E. Dickinson Boathouse

This one-story building is situated at the easternmost end of Main Street, on the site of the village's original steamboat dock. It is a partly gable-roofed structure clad in wood shingles, with a fieldstone foundation and a new metal roof. Its northern elevation stands on the seawall that forms the southern boundary of the Main Street public boat slip, and a small yard extends between the eastern elevation and the river proper. The building is a simple rectangle; at the western end the roof changes to a hip style instead of a gable, with large patio doors and flanking windows. On the northern elevation there are three six-over-one windows. The fieldstone, waterside retaining wall/foundation appears to date back to the building's construction or earlier (Photograph 85). Garage doors are present on the eastern end.

The site's past use as a steamboat dock was shown in the 1853 and 1859 maps. In the 1874 map, made after the steamboat dock had relocated, the building was associated with Hayden's Dock (Figures 8, 9, and 10). The 1901, 1908, and 1914 fire insurance maps showed the site's past uses as a storehouse with an attached plank wharf. As of 1925, however, the present one-story boat house, shorter than the older building and shorn of the wharf, was depicted at this location (Figures 14 and 18).¹³⁹ E. E. Dickinson constructed the boathouse c. 1920; he was a witch hazel manufacturer. After acquiring the property in 1897, he demolished a warehouse supposedly dating to 1754 to build this structure for his boats. See 21 North Main Street for details on the builder. This property is listed on the National Register and contributes to the district for its connection to the recreational history of the district, as well as its connection to a prominent local individual.

57 Main Street, Building 2 (Parcel 47 021), Samuel Lay / William S. & Phoebe Hayden House

This two-story former residence turned museum property is situated near the eastern end of Main Street, on a very large lot overlooking the Connecticut River that also contains two outbuildings. It is a gable-roofed structure clad in clapboards, with a fieldstone foundation and asphalt shingles on the roof. Only one of the outbuildings, not a contributing structure, is acknowledged by the town assessor, while a third structure is contributing. The buildings are adjacent to current and historic shipbuilding enterprises.

¹³⁹ Sanborn 1908, 1914, 1925; Sanborn-Perris 1901.

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The main body of the Georgian structure measures approximately 38 feet wide by 28 feet and has a large central chimney that is presently covered with a layer of concrete and painted white with a trim of black at the top. The façade of the house faces east towards the river and has a five-bay arrangement unevenly spaced. There is a central single-entry doorway with a panel front door, flanked by wide pilasters with simple capitals, a tall entablature with a denticulated course of molding below, and a projecting molded cap. A course of denticulated molding below the slight roof projections on the eastern elevation is partly obscured by the rain gutter; there are short return cornices and no roof overhang on the gable ends. The windows are 12-over-12 wood-frame double-hung sash type. At present, there are two additions on the building: a one-story sunroom across the northern elevation, which probably dated to 1939 and has recently been converted into a jarringly modern structure; and a one-story ell on the south elevation that was designed to harmonize with the original building, including denticulated molding beneath its eaves, but was constructed some time after 1980 (Photograph 86).

The house appeared in the 1853 historic map labeled with the name R. Powers, and in the 1874 historic map labeled with the name Mrs. P. Hayden (Figures 8 and 10). The 1901 fire insurance map, which depicted it as a 2.5-story dwelling with a one-story rear (west elevation) ell. The 1908 edition omitted the ell and showed a one-story porch extending across the east elevation. This portrayal remained consistent across the remainder of the fire insurance map series and the 1934 aerial photograph (Figures 14, 18, and 19).¹⁴⁰ The building is commonly known as the “Bee-Hive House.” It was constructed in 1732 by Samuel Lay, after his marriage to Hannah Hayden, one of three siblings who had recently arrived from Massachusetts. The house and 5 acres were sold to Timothy Starkey and William S. Hayden in 1820. After Hayden’s death in 1861, his widow Phoebe continued to own it until her own death in 1888. It was known as the “Red House” at that time, then around 1900 came to be known as the “beehive,” meaning a crowded tenement building. In 1907, its owner leased it to the Dauntless Club, which occupied it until the club moved to 52 Main Street in 1917. A boat designer, Ernest Way, became a summer occupant of the place for some time. In 1939, it was sold to industrialist Edward Bischoff, who remodeled it.¹⁴¹ This house is a contributing structure, and represents both the colonial center-chimney type of home and the historic renovation trends of the early twentieth century. It is also associated with multiple locally prominent individuals and the recreational history of the district.

The contributing outbuilding is a vernacular shed located in the northwestern corner of the lot, depicted in the fire insurance maps from 1908 forward (Figures 14 and 18).¹⁴² It is a narrow, gable-roofed structure built with vertical boards in the style of a barn, and has asphalt shingles on the roof and a concrete foundation. Its western elevation closely abuts a tall fence that marks the property line. An additional storage area with a shed roof and open sides is attached to the north elevation. There is a pair of six-over-six wooden sash windows near the southern end of the western elevation, which also contains one single and one double strap-hinged doors made from vertical boards (Photograph 87). There are no signs of a chimney or stovepipe opening. This building is a rare surviving example of an early twentieth-century utility structure and seems to date to the period when the house was occupied by the Dauntless Club.

¹⁴⁰ Sanborn 1908, 1914, 1925; Sanborn-Perris 1901.

¹⁴¹ Malcarne 2004:17.

¹⁴² Sanborn 1908, 1914, 1925.

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63 Main Street (Parcel 47 021-01)

This is a large commercial/restaurant building near the water, connected to Main Street via a long driveway. It was built in 2018 in a jumbled, asymmetrical style, and is a non-contributing structure.

67 Main Street, Building 1 (Parcel 47 022 B1), Steamboat Dock Building

This two-story commercial building turned museum is situated at the eastern end of Main Street and is set well back from the road and adjacent to the Connecticut River. It is a gable-roofed structure clad in clapboards, with wood shingles on the roof.

This vernacular utility building's most distinctive feature is the gable-roofed cupola located in the center of the ridgeline. Provided with a two-over-two wooden double-hung sash window on each of its four sides, this lookout point was given wide corner boards furnished with simple molding at the top to give them the appearance of pilasters, and a wide frieze. It is the most decorative part of the building, which is otherwise very plain. The roof on both the cupola and the building proper has a wide overhang on all sides, and a narrow, simple brick chimney is situated at the ridgeline near each end of the building (Photograph 88). It has been restored to its late nineteenth and early twentieth century appearance by the Connecticut River Museum, its current owner. A review of other images in the museum's online collection shows that the current state of the building is a close restoration of its late nineteenth and early twentieth century appearance. It has served as a storehouse, and a skating rink, a dance hall, and in the 1940s, a large restaurant. All of this brought multiple phases of renovation that have now been reversed.

It was built in 1878 by either Elias Parmelee or Phebe Hayden. The 1901 fire insurance map is the oldest map that portrays a steamboat landing at this location and also makes it clear that the surroundings of the building have changed substantially since that time. The map shows that the building once had water to its west and north, and was built into the water either on pilings or fill, while to the east and part of the north there was a large plank wharf. The building itself was portrayed as a 2.5-story building divided into two sections, with a grocery and shop in the western half and a steamer waiting room in the eastern half, all owned or operated by W. H. Parmelee. The eastern end of the building, overlooking the water, also had an open porch. Succeeding editions of the map differed on details of the porch and whether or not part of it was built out over the water; they showed uses of a feed and grocery store in the western half and kept the waiting room (Figures 14 and 18).¹⁴³

The situation of the building, isolated on a small neck of land and overhanging the water except where the wharf had been built, was still the same in the 1934 aerial photograph (Figure 19). Since that time, land filling has placed the building on dry land. At present, a group of small additions is located on the north elevation of the original building, which measures approximately 32 feet wide by 71 feet. Even as a restored structure, the building remains a contributing structure associated with the district's maritime history and prominent local families.

67 Main Street, Building 2 (Parcel 47 022 B2), Hayden Chandlery

This two-story residential building turned museum is situated near the eastern end of Main Street, immediately north of the road, in an area that currently holds relatively few buildings on

¹⁴³ Sanborn 1908, 1914, 1925; Sanborn-Perris 1901.

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large lots. It is a gable-roofed structure clad in clapboards, with a cinder block foundation and asphalt shingles on the roof.

The building has a fully pedimented three-bay façade, facing south, with a moderate roof overhang. There is a course of denticulated molding in both the upper sides of the gable and beneath the lower edge of its pediment. Within the gable there is an unusually large attic half-ovoid window with multiple arched muntins in partial lattice pattern. The central front has a very wide single-entry paneled door, flanked by narrow fluted pilasters with simple molded capitals. The half-round transom window is divided into six panes with a sun-and-rays pattern of muntins and is surrounded by a denticulated gable entablature. The two first-floor windows are much larger than the second-story windows, having 18-over-18 double-hung wood sashes, probably reflecting the building's retail past. The second-story windows, and most of the windows on the east and west elevations, are 12-over-12 double-hung sash types. The building has a narrow frieze and narrow corner boards, and a slight roof overhand all around. The second-story rectangular oriel, with two west-facing windows and a single window on its north and south sides, has a course of narrow panels below the windows and triangular structural supports. The only chimney currently present is an exterior one on the center of the north elevation. A side entrance on the west elevation has a gable roof over its staircase landing (Photograph 89).

It was moved to its current location in 1949 from the corner of Novelty Lane, which explains why it has a cinder block foundation. Based on the fire insurance maps, it must have been the structure located in what is now the front yard of 42 Main Street. From at least 1901 through 1925, the building had a one-story front porch across its front and a staircase and second-story access porch on the rear. The square, second-floor oriel on the present west elevation was first shown in the 1908 edition. It seems that the first floor was used for commercial purposes and the second floor for residential purposes (Figures 14 and 18). It was built for Richard Hayden as a chandlery in 1813 and was part of land purchased by Cora Ladd Lovell in 1946. The owners moved it to this site, which they also owned, and used it as an apartment house.¹⁴⁴ Despite its historical modifications for retail purposes, the building is one of multiple fine examples of the early nineteenth-century Greek Revival style that are present in the district.

Main Street (Parcel 48 001)

This is a modern, town-owned dock extending into the river on the north side of the Main Street boat landing. It is not a contributing structure.

Meigs Lane

This private residential road is part of 10 Meigs Lane (Parcel 47 071), which is one of the two parcels with addresses on this street and contains the only contributing structure. It is the third street east of Essex Square that extends southward from Main Street. It was shown in the 1853, 1859 and 1874 historic maps with no name (Figures 8, 9, and 10). No street name was shown in the 1889, 1895, and 1901 editions of the fire insurance maps. The 1908, 1914, and 1925 editions identified it as an arbitrary road called Middle Street, ending before the water's edge (Figures 13 and 17).¹⁴⁵ When it received the name Meigs Lane is not known. The road is very narrow, has no

¹⁴⁴ Malcarne 2004:13; Sanborn 1908, 1914, 1925; Sanborn-Perris 1901.

¹⁴⁵ Sanborn 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

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sidewalks, and provides only private access to the waters of Middle Cove. There are two parcels with Meigs Lane addresses in the district, one of which contains a contributing structure.

6 Meigs Lane (Parcel 47 069)

This is a 1.75-story former stable or barn situated a small lot on the west side of the street, with a gravel parking area in front, likely first renovated for residential purposes in 1940. The only clear indication of its past use is a pair of loft doors on the façade (eastern elevation). The rest of the façade is clad in horizontal clapboards, and the lower level features a pair of tall windows flanked by doors, which have decorative faux barn doors standing ready to cover them. Its original appearance is not preserved enough for it to be a contributing structure.

10 Meigs Lane (Parcel 47 071 B1), Elihu / Benjamin H. Meigs House

This generously-proportioned, late eighteenth century, Middle Georgian house is located at the end of Meigs Lane, at the edge of the slope leading down to the water. It is a gable-roofed structure clad in clapboards, with a brick foundation and wood shingles on the roof. A large modern garage with a finished residential space, and a separate modern shed, are also located on this lot.

As shown in Photograph 90, the house has a tall, corbelled center chimney and the unusual characteristic of having its widest dimension being across its gable ends (34 x 27 feet). The house's main entry is on the three-bay western gable end, facing away from the street, which features short returns and a shorter than standard attic window in the shallow-sloped gable peak. The doorway itself features a five-light transom with a single-panel entablature above, capped by a prominent weatherboard, all of which appears modern. The north elevation, faces Main Street and has only two windows on each floor, the southern elevation (facing the water) has four windows on each floor. It is probable that like 26 Main Street, the southern elevation is where the main entrance used to be. The slope also allows the basement to have windows, though only a partial view could be acquired. Except for the gable-end attic windows, the house has double-hung sash windows with twelve lights, with plain frames and prominent weatherboards. There is a substantial gable-roofed addition (24 by 21 feet) on the house's eastern elevation, set back from southern elevation of the house. A shed-roofed dormer with two square, six-light windows has been added to the north elevation.

This house appears on the 1853 map labeled with the name H. Pratt, in the 1859 map labeled with the name Pratt with unclear initials, and in the 1874 map divided between E. Pratt and G. Stebbins (Figures 8, 9, and 10). The house shapes drawn on the first and second of these maps indicate that the addition on the eastern elevation was probably an early kitchen ell. The addition, with a narrow porch on its north side, also appeared on the 1908 fire insurance map, the later ones, and the 1934 aerial photograph (Figures 17 and 19).¹⁴⁶ In 1803, the land belonged to Jerusha Pratt, a daughter of Hezekiah Pratt. She had married Elihu Meigs in 1801 and the first section of this house was built soon after. Then they sold it to Benjamin Meigs in 1805. Upon his bankruptcy in 1839, the land and associated buildings were subdivided and stayed that way until 1935, when Willis Hunt, Ph.D., acquired the two surviving interests. Thus, the fact that the 1929 tax records called it a two-tenement building was correct; those records also reported that it had no modern conveniences installed.¹⁴⁷ The street (northeasterly) side of the house is nondescript; the overall

¹⁴⁶ Sanborn 1908, 1914, 1925.

¹⁴⁷ Malcarne 2007:11.

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integrity of the house is only properly visible from near the waterline and is more than sufficient to make it a contributing resource in this district.

Methodist Hill

This is a short street that runs one way, westward from Essex Square, sloping steeply up the hill to connect with the back of the dogleg of Prospect Street. In the historic maps, it was probably considered part of West Street (Figures 8, 9, and 10). The earliest fire insurance maps only identified it as “road.” The 1901 edition left it unlabeled, implying it was part of West Street. One of the sheets in the 1908 edition more clearly labeled it West Street, and the 1914 and 1925 editions were far clearer about that designation (Figures 11, 12, and 16).¹⁴⁸ When it received the name Methodist Hill instead is not known. Some sections of the street have sidewalks. Only one building, the contributing First Congregational Church in Essex, has an address on this street.

6 Methodist Hill (Parcel 32-055), First Congregational Church of Essex (Photograph 14)

This institutional structure is situated on a large lot that gives it a commanding view of the village. The easterly and southeasterly sides of the lot slope steeply down to South Main Street, where a fieldstone retaining wall stabilizes the base of the rock-studded lawn. It is a gable-roofed structure clad in vinyl siding, with a cut granite foundation and asphalt shingles on the roof. Closer to the front of the building, a taller cut granite retaining wall levels the part of the slope where the building stands. Towards the rear of the lot, it is level with both South Main Street and Methodist Hill, allowing access via parking lots that extend across the area in front of the church.

This building’s design echoes the many similar New England examples of Congregational church architecture from the earlier part of the nineteenth century. In shape, the main part of the original building is a rectangle (measuring approximately 40 feet wide by 66 feet), with a gable roof and the gable end, facing east, being the façade. The base that supports the surviving portion of the spire projects approximately five feet from this façade. Perhaps because of its late date, the original building is decorated more elaborately than was typical for earlier instances of this type. Adoption of elements from Anglican and Catholic traditions and trends became increasingly common during the nineteenth century, culminating in styles of Congregational churches that were difficult to distinguish from those of other denominations.¹⁴⁹

In this case, the new elements are relatively understated. The rose windows that are present in the third section of the tower and at the peak of the rear (westerly) elevation’s gable end are modest in size and simple in design. They feature twelve petal-shaped lights separated by turned mullions, spaced around a central wheel and six-petaled flower shape. The windows are set quite deeply within their round molded frames. The front entry contains two paneled wood doors, curved at the top to fit the doorframe. They may be the original doors. The entry’s decoration features have an interior layer consisting of round pillars with simple capitals at the same height as the pendants of the outer layer, and an arch of simple molding above it. These annular arch decorations are typical of Gothic church styles. The entrance is sheltered by a modern flat-roofed porch over a concrete stoop, with a flight of concrete steps leading to it (Photograph 91).

¹⁴⁸ Sanborn 1884, 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

¹⁴⁹ Ryan K. Smith, *Gothic Arches, Latin Crosses: Anti-Catholicism and American Church Design in the Nineteenth Century* (Chapel Hill, NC: University of North Carolina Press, 2006).

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The second level of the façade has two stained glass windows flanking the tower, which are emphasized by single annular decorations terminating in half-round turned pendants; otherwise, the window frames and sills are plain. They contain five-by-four lights with an arched fanlight above. Above the doors, in the tower, there is a group of three stained-glass windows: two tall rectangles with rounded tops, and a round window resting atop them, all with thick mullions. At the top, the spaces between the mullions also glassed. The third and tallest section of the tower contains the rose window mentioned above, and the fourth the bells. The latter segment features a louvered opening on each side that matches the style of the second-level trio of windows. Each segment is distinguished from the next by a course of projecting molding, except for above the first, which is presently covered over by the porch roof. Between the second and third, the molding is a simple flat scalloped shape; between the third and fourth, it is a more elaborate series of arches forming the appearance of a colonnade with no base, with small decorative brackets between the arches; and the top of the fourth is a simple flat denticulated molding. The top segment also has surviving wooden corner boards with rounded columnar decoration, and a railing on its flat roof (Photograph 91).

Beneath all the eaves of the northern and southern elevations of the main building, there are tall courses of mostly flat, arched molding in a different pattern from the others. These elevations formerly had five tall, narrow windows with 16-by-16 lights of plain glass and simple plain glass fanlights above. The alterations with the most impact on the building's preservation are the two modern, one-story wings that have been added at the front of the building, extending four or five feet past the main façade. The location seems to have been chosen in order to avoid having to move the parking and other areas away from the level ground near the back of the building, where additions might normally be placed. As a result, two of the side windows have been shortened to be just the arched section and a single row of four panes, and the appearance of the front of the church is significantly altered.

Nonetheless, the original underlying structure of building is still very clear, and it stands above the village as a prominent and important component of its historic character and religious history. The simple rectangle of the main building was clearly depicted in the 1853 and 1859 maps, while the 1874 map showed the extension on the front that contained the main entrance and the steeple. It was also sketched in the 1881 bird's eye view (Figures 8, 9, and 10).¹⁵⁰ The first fire insurance map to include the church was the 1889 edition, which reported that the main building was 32 feet high from ground to eaves, and the spire rose to 100 feet. The succeeding editions included the full spire and a tiny one-story addition at the center of the rear (westerly) elevation until 1908 edition, when the spire changed to a 60-foot tower, which remained the case going forward. The 1934 aerial photograph showed paths leading to the front of the building from South Main Street and Methodist Hill, but no parking lots (Figures 11, 12, 16, and 19).¹⁵¹

The architect of the building was S. M. Stone, and the builder was N. J. Pratt. The church congregation was formed at almost the same time as the town of Essex, in 1851, hence its identification as its "first" church. At first they used the old Methodist church building across the street but were able to finance construction of the current building in 1852-1853. The Hayden family owned the land it was constructed on until 1867. The spire was removed after 1895 because

¹⁵⁰ O. H. Bailey 1881.

¹⁵¹ Sanborn 1884, 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

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it had become unsafe, and the current slate roof was added.¹⁵² This is an important and prominent contributing structure, and part of the historical fabric of the community.

New City Street (Photograph 24)

This is a residential public street that runs eastward from North Main Street to near the shore of North Cove, which appears on the 1838 map and was among the streets named at the establishment of the Borough of Essex (Figure 7). It was laid out in 1800 by landowner Ebenezer Hayden. He intended to establish a new village here, which included a wharf and store at the end of the street, but his plan did not succeed.¹⁵³ It appears, with its current name, in the historic maps of 1853, 1859, and 1874 (Figures 8, 9, and 10). There is a sidewalk on the northerly side of the road. There are 14 parcels with addresses on this street in the district, 11 of which contain contributing structures.

3 New City Street (Parcel 28-069), Sala Post House

This one-story Cape style residence is situated a short distance back from the north side of the street. It has a five-bay façade, a cut granite foundation, is clad in clapboards and wooden roof shingles, and has a large off-center brick chimney. The original house is approximately 36 feet wide by 27 feet. An older two-story addition on the east elevation has a flat roof, and there is a second addition on the rear of that. There is a slight roof overhang all around, with the eaves on the façade nearly touching the tops of the windows above a short frieze. There are moderate corner boards. The central doorway is framed by wide, modern molding, and there are paired windows on each side of it.

The house was built by or for Sala Post, circa 1800, and was used as a Methodist parsonage and as a Baptist meeting place as well as a simple residence. It is shown as the parsonage in the 1853 and 1859 historic maps before becoming part of C. O. Spencer's property in the 1874 map (Figures 8, 9, and 10). It is a well-preserved example of the simple Cape style and a structure that contributes to the historic character of the district from an early period of its history. A large, new garage/apartment structure on the property is not a contributing structure.

4 New City Street (Parcel 28 064)

Built in 1961 and set back from the south side of the street, this house closely imitates the early Cape style except for its large size (approximately 35 feet wide by 33 feet) and the overly wide spacing of the three bays on the front. It has aluminum siding, a concrete foundation and a tall brick chimney set slightly forward of the ridgeline. The 1934 aerial photograph clearly shows there was no building here at that time (Figure 19). Though it blends in well, it is not a historic structure and thus does not contribute to the historic character of the district.

5 New City Street (Parcel 28 068), Levi Post House

This one-story, five-bay Cape style house is set back a moderate distance from the sidewalk on the north side of the street. It is clad in clapboards and asphalt roof shingles and has a cut granite foundation and a massive central brick chimney. There is a very slight roof overhang and small return cornices. The front door is centrally located and surrounded by simple molding, and there

¹⁵² Bayles 1884:351; Malcarne 2004:68.

¹⁵³ Malcarne 2007:74, 88.

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are paired windows flanking it. Two large, shed-roofed dormers are on the front, each with a pair of six-over-six windows. The windows are wood-framed, 12-over-12 double hung sashes on the first floor, protected by old-fashioned external hinged storm windows. There is a large addition on the rear.

The house was built c. 1800 by Robert Post and/or Levi Post. The 1853, 1859, and 1874 maps supply the names Widow Carey, S. J. Post, and Samuel Post (Figures 8, 9, and 10). As a slightly modified example of housing from an early era of the town, it contributes to the historic character of the district.

6 New City Street (Parcel 28 065)

Built in 1960 and set back from the south side of the street, this house imitates the Cape style, including a large central brick chimney. It has a cement foundation. The front entry is on the left of the main part of the house; there is an addition on the east elevation and a room connecting it to the two-car garage on the west elevation. It is not a historic structure and thus does not contribute to the historic character of the district.

7 New City Street (Parcel 28 067), Reuben Post House

This two-story gambrel-roofed house stands a short distance above the north side of the street. It is clapboarded, with a cut granite foundation, wood roof shingles, and three small gable-roofed dormers across the front. On the west elevation, there is a large external chimney that is clad in concrete or stucco. The five-bay façade features central double doors with a six-light transom above and fluted pilasters on either side. Atop the pilasters, beside the transom, there are carved rosettes. The windows appear to be original wood-framed, double-hung sash types. There is a one-story, flat-roofed sunroom addition on the east elevation and another addition on the rear.

The house was built in 1798 for Reuben Post. The 1853, 1859, and 1874 historic maps supply the names R. Post and W. & S. Post (Figures 8, 9, and 10). It is a contributing structure as a well-preserved example of early housing in the district. The lot also contains a non-contributing garage and a non-contributing cottage or workshop.

10 New City Street (Parcel 28-066), William A. Comstock House

This two-story vernacular cottage is set back from the south side of the road on a deep lot, with its longest dimension running parallel to the street. It is gable roofed, has a cut granite foundation, clapboarded sides, and asphalt roof shingles. The façade features a central, gable-roofed projecting section containing the former front door and a small rectangular divided light window to its left. The paneled front door has a single glass pane and the original doorknob and lock appear to be present. The peak of the gable contains the upper half of a pair of tall, narrow windows with blocky decorative elements at the top, and imbricated singles within the peak of the gable. A small flat-roofed porch extends in front of this section, its roof, with projecting molding including a small denticulated course, supported by two turned posts. This projection is flanked by two shed-roofed bay window projections with paneled bases, each containing three of the tall, narrow windows. A small central brick chimney is present. Imbricated shingles and tall, narrow windows are also present in the gable ends of the house's main section, which measures approximately 26 feet wide. An addition on the rear of the house makes its original depth uncertain.

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The house's main entry has been relocated to an enclosed passage between the east elevation and a large addition over a garage which imperfectly imitates the style of the original. It was built in 1891 for William A. Comstock, who worked in the local ivory industry.¹⁵⁴ As the historic structure is still intact and well-preserved, this is a contributing structure as an example of the late nineteenth cottage styles that were common at the time.

12 New City Street (Parcel 28 051), Joseph W. Pieretti House

This three-bay, one-story, Mid-Century Modern house is set well back from the south side of the road, on a large lot that slopes downward at its rear. Its brick facing has been covered with stucco, and it has a wide roof overhang all around, a flat roof finished in tar and gravel, and a large, short, brick chimney set towards the east of the center. It was built in 1949 by Joseph W. Pieretti, whose family were prominent local builders and contractors in the first part of the century. Its construction date places it outside the range of the district's criteria, so it is not a contributing structure; nor is a similarly styled garage that is also on the property.

15 New City Street (Parcel 28-050), Ward Post House

This two-story, five-bay Georgian house is situated a moderate distance north of the street, behind a new fieldstone retaining wall. It is a plain structure clad in clapboards, with asphalt shingles on the gable roof and a cut granite foundation. There is a wide roof overhang all around and no return cornices; the frieze, corner boards, and water table are also wide. There is a small, central, corbeled brick chimney. The centrally located front door is double leaf type, surrounded by simple molding. There are relatively small additions on the rear, and two fully pedimented, gable-roofed dormers on the south elevation; a gable-end 'funeral door' mentioned in the 1980 survey has apparently been removed. It shares the lot with a new (1998), non-contributing garage/apartment structure.

The house was built c. 1806 by Reuben Post for Ward Post. The historic maps indicate that it remained in the Post family until at least 1874 (Figures 8, 9, and 10). It is a contributing structure as a modified example of housing of the early nineteenth century.

16 New City Street (Parcel 25 051-01), Charles Waterhouse House

This two-story, Stick Style open gable cottage is situated a moderate distance downhill from the south side of the road, with a retaining wall establishing a level space for it. It is clad in clapboards, has asphalt shingles on the gable roofs, and has a cut granite foundation. Its original masses are two perpendicular sections, with the façade consisting of one gable end (measuring approximately 15 feet wide by 16 feet) and a front door on the right (west) that leads into the rear section (measuring approximately 26 feet wide by 18 feet). Multiple additions have been attached to the rear and southwestern corner. The house's sides are divided into multiple sections by boards; some sections are clapboarded and others have imbricated shingles. The façade has one pair of windows on each floor. The gable eaves have a decorative bargeboard and simple horizontal and vertical decorative elements at the peak. This pattern is present in all gable peaks, including on a new addition that faces the road from the western elevation. Similarly, the originally small front porch has been extended around the corner to the new additions, with a hip roof instead of a shed

¹⁵⁴ United States Census, Twelfth Census, 1900:T623:141:9.

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roof, and with exactly replicated the turned posts, decorative brackets, and turned spindles in the railings and below the eaves. Its windows, however, are all modern one-over-one types.

The cottage was built in 1899 and was initially rented to Charles Waterhouse, a sawyer at the local piano factory.¹⁵⁵ It contributes to the historic character of the district as a well-preserved example of late nineteenth century residential architecture, and its connection to a locally important industry.

17 New City Street (Parcel 28 048), Reuben Buckingham House

This one-story, five-bay Cape style structure is situated on a very deep lot, a moderate distance north of the sidewalk on the north side of the road, behind a new retaining wall. It has a cut granite foundation, clapboarded sides, wood shingles on its gable roof, and two small, corbelled brick chimneys, and measures approximately 32 feet wide by 24 feet. One addition on the rear has a fieldstone foundation, and there are at least two newer additions behind that. It is a plain structure with minimal roof overhang, single-board-width frieze and water boards, narrower corner boards, and very simple framing around the central doorway. The windows on the ground level are six-over-six sash types. Three tall dormers are symmetrically spaced on the south elevation; they have fully pedimented gable roofs and six-over-nine light windows.

The house was built in 1803-1804 by Reuben Buckingham, who sold it to James Cogswell of Brooklyn, New York, in 1846, but by 1848 it was in the hands of Harriet and Henry Gallaher of the same place, who lived there until 1853.¹⁵⁶ The 1853, 1859, and 1874 historic maps labeled it with the names James Cogswell, C. R. & W. H. Doane, and H. M. Galagher (Figures 8, 9, and 10). Multiple historical details have been reported regarding this house: that it was part of the Underground Railroad, and that Jefferson Davis slept there when he was a boy. In addition, during renovations the owners found Revolutionary War era rifles and cannon balls inside the walls, as well as a newspaper from the day of Lincoln's assassination. As an example of modest early nineteenth century housing, it contributes to the historic character of the district.

19 New City Street (Parcel 28 047)

This large, two-story, three-bay vernacular open gable cottage is situated on a very deep lot and a moderate distance from the sidewalk and the north side of the road. It is clad in clapboards, with asphalt shingles on the roof. There is a wide roof overhang decorated with exposed sawn brackets and wide, paneled fascia board trim. A pair of standard attic windows are surrounded by imbricated shingles. The windows on the façade are all two-over-one sash types. The front door is on the left (west) and has a plain frame. A shed-roofed porch extends across the front of the main house and part of an addition on the right (east) elevation, supported by square posts and with shallow arches under the eaves, with central keystone decorative elements. The original house measures approximately 24 feet wide by 26 feet. A rectangular, corbelled brick chimney stands on the ridgeline near the house's midpoint. A larger, external chimney is on the eastern addition, and on the western elevation there is an attached garage.

The house was built c. 1900, on the site of an older house belonging to R. H. Post (Figures 9 and 10). It contributes to the district as an example of turn-of-the-century cottage housing.

¹⁵⁵ United States Census, Twelfth Census, 1900:T623:141:8.

¹⁵⁶ Malcarne 2007:25.

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21 New City Street (Parcel 28 046), Captain Joseph H. King House

This two-story, five-bay Italianate house is situated on a large lot and set far back from the north side of New City Street, and somewhat closer to the west side of Kings Lane. It is flat-roofed and clapboarded and has two brick chimneys. The house is designed with a walk-out basement level on the south elevation (façade), which exposes a brick foundation and at least six standard sized windows and a door. This door opens onto a patio situated under the first-story porch, which is reached by a central flight of steps. The central front door is flanked by sidelights and has molded trim and a wide casing. The flat-roofed porch is supported by octagonal posts with a molded cornice and has a balustrade with turned posts. The first-story windows on the porch are floor-to-ceiling. There is a very wide frieze with two decorative panels or attic vents, but modest corner boards and waterboards. A one-story wing on the western elevation is flush with the front of the main house, has a hexagonal west end and a continuation of the basement beneath it.

The house was built in 1856 for steamboat captain from Hartford named Joseph H. King, who was married to local woman Frances J. Post. Her father, Russell Post, was a successful captain who took up real estate investment with his money, including some development of River View Cemetery. This house remained in their family until 1897, when they lost it to the Essex Savings Bank.¹⁵⁷ Naturally, it is shown under the name of Captain J. H. King in the 1859 and 1874 historic maps (Figures 9 and 10). The house contributes to the historic character of the district as one of its few examples of the Italianate style, and for its associations with the district's maritime history.

25 New City Street (Parcel 28 044), Johnson Pratt House

This two-story, three-bay Georgian house is situated a moderate distance from the north side of the street and sidewalk, and closer to the east side of Kings Lane, on a long, narrow lot. It is a plain structure with a wide roof overhang all around and no return cornices, clapboard cladding, a brick foundation, and asphalt shingles on the gable roof. The front door is surrounded by wide molding and has a projecting molded entablature. The windows are original, noticeably smaller than modern types, with six-over-six wooden double-hung sashes and old-fashioned, hinged external storm windows. An external chimney has been added to the eastern gable end. There are several rear additions and a detached, non-contributing garage.

The house was built in 1808 by or for Johnson Pratt, whose mother was a sister of shipbuilder Captain Uriah Hayden. It remained in the Pratt family until 1894.¹⁵⁸ The 1853, 1859, and 1874 historic maps label it with the names A. S. Pratt and A. Pratt (Figures 8, 9, and 10). It contributes to the district as a well-preserved example of early nineteenth century housing, when Essex Village was just beginning to expand.

29 New City Street (Parcel 28 042), Judea Pratt House

This two-story, four-bay Georgian structure is situated on a large lot, set moderately far from the north side of the sidewalk and New City Street, and much further from the west side of Riverview Street. The house has a fieldstone foundation, wood shingles on its gable roof, and clapboard cladding. There is a wide roof overhang all around with no return cornices. The front door is situated to the left (west), where it would have been central when the house still had only three bays. It is flanked by wide, smooth pilasters rising to a tall, molded entablature with a

¹⁵⁷ Malcarne 2007:83; United States Census, Eighth Census, Schedule 1, 1860:M653:83:131.

¹⁵⁸ Malcarne 2007:20.

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projecting cornice. A significant part of the foundation is exposed, requiring a flight of seven steps to reach the door. The windows are six-over-six double hung types. There are rectangular, divided light attic windows in each gable end, and rectangular oriels dating to a later period than the original house. The 1980 survey recorded a small, central corbelled brick chimney, which has since been replaced with a large chimney more consistent with the period of the house.

The house was built in 1799 by Judea Pratt, who only bought the land in 1804, after it was built. He had a blacksmith shop on this property and also worked as a shipbuilder, master carpenter, and sea captain at various times, and owned part of a river fishery. After his death in 1851, his son Charles stayed on here until 1896. It was remodeled with modern amenities in 1939.¹⁵⁹ The 1853, 1859, and 1874 maps label it with the names Charles Pratt and C. Pratt (Figures 8, 9, and 10). The house contributes to the historic character of the district as a fine example of early nineteenth century housing, and for its connections with the district's maritime history.

North Main Street (Photographs 10-12, 23)

Running northward from Essex Square, this road intersects with Prospect Street before curving westward and leaving the district near River View Cemetery (Parcel 31 008). In the 1853, 1859, and 1874 historic maps, it was identified simply as North Street, though in the latter two the name was put on outside the district's boundaries (Figures 8, 9, and 10). According to the fire insurance maps, its name was North Main Street by 1884 (Figures 11, 12, and 15).¹⁶⁰ At only two lanes, it is not quite adequate for the amount of traffic that needs to use it. There is a sidewalk on the easterly side only for the entire length within the district. Near Essex Square and the intersection with Prospect Street, there are commercial elements, but most of the road is residential. Of the 20 parcels with addresses on North Main Street, 17 have been designated as contributing resources, ranging in age across the district's history and including several important mansion houses.

1-3 North Main Street (Parcel 47 116), Arkin Commercial Building

This one-story commercial building is situated on the east side of North Main Street and the north side of Pratt Street, adjacent to the commercial district defined by Essex Square and on a lot that is only slightly larger than the building itself and has no provision for parking. It is a flat-roofed brick structure with a brick foundation and a tar and gravel roof.

This large (approximately 82 feet wide by 40 feet) commercial building's five original shop bays, as defined by the decorative elements of the brick parapet, are still present. The central bay's widely crenellated parapet rises to a shallow triangle with a decorative arrangement of bricks and the name "Jacob Arkin" inscribed below. The parapet is separated from the signage space of the storefronts by a course of carved or molded stone. The wood panels defining the bases of the shop windows may also be original, as they are consistent in appearance. Four of the five bays have central, recessed glass single entry doors flanked by glass panes. The one at the building's southern end is located at the building's corner, with an arched transom above the door and the flanking sidelights, and shop windows only on the western elevation (Photographs 92 and 93). On the rear (east) elevation, a series of round-headed windows with brownstone sills, located up near the roofline, have mostly been filled in with brick; some tall door/window combinations also seem to have been filled in or substantially modified. A similar window arrangement is visible under a

¹⁵⁹ Malcarne 2007:19.

¹⁶⁰ Sanborn 1884, 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

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layer of paint on the south elevation, where the window sills also seem to have been chiseled away to be nearly flush with the brick.

The historic maps indicate that the parcel was occupied by up to two shops or residences (including, for a time, an undertaker) before the 1925 edition of the fire insurance maps showed it as entirely vacant. This building did, however, appear in the 1934 aerial photograph (Figures 11, 12, and 16).¹⁶¹ Newspaper research finds that Jacob Arkin, whose name is on the building's façade, started out as a roving peddler and eventually opened a store on North Main Street. In 1921, he was making plans to build a large, two-story frame structure at the site of the current building, with shops below and offices above. Instead, he died as a result of a car crash in Essex and was buried in Beth Alom cemetery in New Britain. It was his widow, Sarah Arkin, who had the current structure built in approximately 1921, even though she had closed the original family store and relocated to New Britain. Its tenants included an A&P market, a liquor store, and "Fred's general store."¹⁶²

The census records recorded Jacob and Sarah Arkin as Russian immigrants living in Old Lyme in 1900, with two young children and Jacob's newly-immigrated sister; Jacob worked as a peddler of dry goods. In 1910, they had moved to Essex and had five children. The form reported their native language as Yiddish, and Jacob's occupation as retail merchant of dry goods. The family lived in rented quarters. In the 1920 census, the only change was that the parents had become naturalized citizens, Sarah was working as a grocery saleswoman, and their native language was given as Hebrew.¹⁶³ The residence of a Jewish family in Essex Village, and the survival of a structure built by them, adds a new section to the district's ethnic patchwork. This is one of the district's early twentieth-century commercial buildings that reflect its changing economy.

5 North Main Street (Parcel 47 117), Farnham Parmelee / Selden & Mary Denison House

This two-story residential-turned-commercial building is set back a moderate distance from the east side of North Main Street, at the edge of the Essex Square commercial area, and is presently fronted by a flagstone patio. It is a gable-roofed structure clad in a mix of clapboards and vinyl siding, with a poured concrete foundation and asphalt shingles on the roof. A driveway along the southern edge of its lot leads to a small rear yard.

The southern elevation of the house has a fully pedimented 3 bay gable façade with its door at the left (western) end. This doorway is still present and has the typical Greek Revival features of wide, smooth pilasters with unusually prominent capitals and a very tall entablature divided by a band of molding and capped with a very deep cornice. The current façade is the western elevation, where there is a modern central doorway and, to its left, a prominent bay window. There is no visible frieze, though there is still a wide waterboard (Photograph 94).

The building was moved from Essex Square in approximately 1923 and turned so that its original gable-end entrance is perpendicular to the road. Based on the 1925 and 1914 fire insurance

¹⁶¹ Sanborn 1884, 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

¹⁶² *The Day (New London)*, "Miss Mary Arkin Becomes Bride of S. K. Wallace," Friday, August 16, 1929, p. 16 (Accessed March 5, 2024, Newspapers.com); *The Day (New London)*, "Essex," Saturday, September 13, 1930, p. 14 (Accessed March 5, 2024, Newspapers.com); *New Britain Herald*, "Jacob Arkin," Monday, August 1, 1921, p. 11 (Accessed March 6, 2024, Newspapers.com); *Norwich Bulletin*, "Contractors Look for Lower Prices," Tuesday, February 8, 1921, p. 8 (Accessed March 6, 2024, Newspapers.com); Malcarne 2007:44.

¹⁶³ United States Census, Twelfth Census, 1900:T623:150:5; United States Census, Thirteenth Census, 1910:T624:135:6b; United States Census, Fourteenth Census, 1920:T625:187:9B.

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maps, this structure was moved to make way for the commercial building at 1-3 North Main Street and was always oriented with its original façade facing south. Those maps show it as a two-story frame dwelling with a one-story addition on its north elevation and a one-story open porch on its western elevation, no longer extant. The 1853 map seems to label the house with the name I. Hall. The 1859 map's label is not legible to make out more than the initials T. T. and a surname ending in "son"; the 1874 map labeled the house with the name Mrs. Denison (Figures 8, 9, 10, 11, 12, and 16).¹⁶⁴ The house was built on Essex Square by Farnham Parmelee in 1818; he and his wife Polly Buckingham both passed away by 1823, and their sons' guardian sold the house to Elisha Holmes in 1825, who sold it to Selden and Mary Denison by 1830. Though Selden died in 1840, Mary lived in the house until her death in 1881, after which their son Oliver sold it to Ellen Munger. Jacob Arkin bought it in 1919 and relocated it; his daughter Sarah kept it, though she lived in Brooklyn, New York, until 1948 (see 1-3 North Main Street for Arkin family details). It was a rental property for many years before being turned commercial.¹⁶⁵ A visit to the building's interior showed that the first floor has been altered beyond recognition as a former residential space. Its exterior shape and original front door remain, however, making it a structure that contributes to the historic character of the district.

6 North Main Street (Parcel 31 024), Thomas Coulter House

This two-story residential structure is situated on the west side of North Main Street, on a very small lot immediately to the north of the former theater building. It is a gable-roofed structure partly made of brick and partly clad in clapboards, with a cut granite foundation and asphalt shingles on the roof. Its west elevation is at or close to the western property boundary, leaving space for a graveled parking area and a sliver of fenced-in front yard in front of the east elevation; along the northern property line, a retaining wall prevents erosion of the slightly sloping ground.

The two-bay, open gable-end house displays a medley of stylistic elements, an approach to design that was common in the 1920s. The main part of the house, measuring approximately 24 feet wide by 23 feet, is faced with brick except within the gable, which is finished with flat boards. The first-floor bays consist of a trio of windows on the left (southern) side, and an elaborate glass entry door flanked by wide, five-light sidelights and topped by a shallow-arched five-light transom. Above this, an arch of soldier bricks suggests that the shallow entry shelter and its decorative brackets are original elements of the design. The second story contains two pairs of windows, and all of these windows have four-over-one double-hung sashes. The bottom two or three feet of the façade is faced with cut granite, and above the windows are decorative lintels of the same granite, with short keystone design elements in their centers. The tops of the pair of two-over-two double-hung sash attic windows in the gable form a single shallow curve that echoes that of the door. The final decorative element of the façade is three rows of slightly protruding bricks below the narrow frieze. On the north elevation, a clapboarded ell set back approximately three feet from the main structure measures approximately 12 feet wide by 25 feet, and has a set of three wide, granite steps leading up to a narrow granite deck. The windows here are also paired, with two-over-two double-hung sashes, with those on the first story being noticeably shorter than the upper ones (Photograph 95). According to the town assessor's information, the rear (western) elevation of the building is

¹⁶⁴ Sanborn 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

¹⁶⁵ Malcarne 2007:44.

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very irregular. This distinctive structure reflects the creative design trends of the 1920s and contributes to the district as a sign of its changing residential and economic patterns at that time.

The house was built in 1926 for Thomas Coulter, who served as the Essex Town Clerk from 1899 to 1954, and also as a probate judge and town counsel.¹⁶⁶ Thus, the house contributes to the historic character of the district through its distinctive 1920s architecture and its connection to a locally important historical figure.

7 North Main Street (Parcel 47 118)

This two-story, two bay vernacular commercial building is situated on a long, narrow lot, with its façade touching the east side of the sidewalk. It stands on the site of the western end of the site of the rope walk, as shown in the 1853, 1859, 1874, and 1889 historic maps (Figures 8, 9, and 10).¹⁶⁷ A recently affixed historic plaque asserts that the building is the Rope Walk Office, constructed c. 1815. The 1889 fire insurance map states that there was a two-story shop on the site that sold “Twine, Fish Line &c.,” with the rest of the rope walk converted to a storage facility. In the 1895 edition, the western end of the rope walk, including that building, ended well short of North Main Street. As of the 1901 edition, a new building – almost twice as long as the original and possibly a little narrower – was in place, and is the current building. The map series shows that its two stories were used as storage, a stove and tin shop, a dwelling, a Chinese laundry, and just as a general shop (Figures 12 and 16).¹⁶⁸ The claim that it is the rope walk office is therefore an error. The building has recently had its siding and all of its windows and doors replaced, giving it a completely modern appearance except for its basic shape. It is a non-contributing structure, and there is also a non-contributing garage to its rear.

8 North Main Street (Parcel 31 025), Henry & Eunice Braddick House

This two-story residential structure is situated uphill from the west side of North Main Street, behind and obscured by 6 North Main Street. It is a gable-roofed structure clad in clapboards, with a fieldstone foundation and asphalt shingles on the roof. Its only current road access is an awkwardly shaped strip of driveway, at the northeastern corner of the moderately-sized main lot, that runs between the 6 and 10 Main Street lots.

The main part of this five-bay Georgian house measures approximately 28 feet wide by 25 feet, and the ell measures approximately 11 feet wide by 12 feet. Although it cannot be seen from North Main Street, its upper story and attic are visible from the parking lot on the northern side of Essex Square. The front door is centrally located, flanked by wide, smooth pilasters with simple molded capitals and a short, smooth entablature with a projecting cornice above. The windows are six-over-six double-hung sashes, and the window frames, frieze, and corner boards are all narrow and unadorned. There is no roof overhang at the gable ends and only a slight one on the façade. There is a fully enclosed second-story sun porch at the western end of its northerly elevation. The large central chimney appears to have been completely rebuilt, possibly at the same time that a

¹⁶⁶ Town of Essex, “Essex Town Clerks,” *Town of Essex, Connecticut*, n.d., accessed October 28, 2025 (<https://www.essexct.gov/home/pages/essex-town-clerks>).

¹⁶⁷ Sanborn 1889.

¹⁶⁸ Sanborn 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

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pair of gable-roofed dormers was added to eastern elevation and a single, larger dormer to the western elevation (Photograph 96).¹⁶⁹

The house was built by sailmaker Henry Braddick in 1811, having bought the land from the Pratt family. The 1853 historic map showed its owner as A. C. Braddock, but by 1874 it was owned or occupied by W. Gladwin (Figures 8, 9, and 10). The house appeared in the northwestern corner of the 1884 fire insurance map, as a two-story rectangular dwelling with a small one-story ell at the north end of its western elevation. This was also the case in the succeeding editions of the insurance maps through 1925 (Figures 11, 12, and 16).¹⁷⁰ At the time of its construction, the main road ran directly in front of it. By 1818, the current North Main Street and Essex Square had been established, leaving the house away from the road. Braddick sold it to Asahel Braddick, also a sailmaker, in 1846, while retaining life use of part of it for himself and his wife Eunice. After their deaths in 1862 and 1863, Asahel Braddick sold it to William Gladwin, who moved out of town in 1899 and sold it to Mary Pratt.¹⁷¹ The structure is a generally well-preserved example of the early nineteenth-century Georgian housing style that is most characteristic of the district, and connected to the history of maritime industry in the district.

9 North Main Street (Parcel 47 002)

This two-story residential structure is situated on a large lot with frontage on both North Main Street and Bushnell Street, wrapping around a different lot at the actual corner of the two streets. It is a gable-roofed structure clad in clapboards, with a cut granite foundation and asphalt shingles on the roof. The lot slopes very gently downwards towards the east and features a modest front and side yards beside the house and a large rear yard, where a driveway leads from Bushnell Street.

The main section of this open gable, asymmetrical three-bay Queen Anne cottage measures approximately 21 feet wide by 26 feet, and the rear section approximately 17 feet wide by 14 feet. As is common with higher-class homes of this period, decoration of the building is achieved with variations in its cladding, all of which has been meticulously replicated on the new addition and reflect the sensibilities of the Queen Anne style. The upper story, including the gable end, features three different styles of imbricated shingles in sequential bands of four courses, ending in a flared section that separates the upper and lower stories. The first story's edges are defined by narrow corner boards, a wider water table, and decorative horizontal boards that separate an upper section of plain clapboards and a lower section, below the windows, of diagonally laid clapboards. Beneath the substantial roof overhang there is a wide frieze, and the gable has bargeboards with a simple rectangular design. That design is duplicated in the gable peak of the porch, which accents the entrance. The otherwise hip-roofed porch also has turned posts with decorative scrollwork brackets and a railing composed of decorative rectangles. The windows, including those of the new addition, are plain-framed two-over-two double-hung sashes, except for the attic window, which consists of a pair of narrow vertical rectangles filled with louvered glass. A narrow chimney is present near the center of the original building. A flat-roofed bay window is present on the southern elevation, and a two-story addition measuring approximately 12 feet wide by 26 feet has been added to the structure's northern elevation, in the angle between its two original sections, with a large one-story bay window on it (Photograph 97).

¹⁶⁹ Malcarne 2007:21.

¹⁷⁰ Sanborn 1884, 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

¹⁷¹ Malcarne 2007:21; United States Census, Seventh Census, Schedule 1, 1850:M432:44:224a.

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This house was included in the 1901 and later fire insurance maps (Figures 12 and 16).¹⁷² This contributing structure is a generally well-preserved example of the application of Queen Anne details to an otherwise plain building and was built during the district's transition into a mix of summer resort and industrial economies. In the rear of the lot, a large garage/apartment, built in 2009 and designed to resemble a historic barn, is not a contributing structure.

10 North Main Street (Parcel 31 023), Seventh (Riverview) District Schoolhouse

This one-story institutional structure is situated on the slope above the west side of North Main Street, with a low cut granite retaining wall helping to make the small lot level. It is a gable-roofed structure clad in clapboards, with a cut granite foundation and asphalt shingles on the roof. A small parking area has been carved into the southern edge of the lot.

The first building on this lot dated to 1837, being a conference building for a local Baptist congregation, constructed east and downhill from its original meeting house. The town needed a new school in 1845 because one on Main Street burned down, so this lot and building were sold to the Seventh School District, also known as the Point District or the Riverview District. In 1910, a new consolidated school had been built, and this surplus building was sold to the Loyal Circle of the International Order of the King's Daughters and Sons. A duo of photographs from 1908 and 1925 show that the doorway shelters were added during the Kings Daughters' ownership. The organization sold it in 1957 to the Essex Art Association, its current owner.¹⁷³ The school was shown in the 1853, 1859 map, and 1874 maps (Figures 8, 9, and 10). The fire insurance map from 1889 also labeled it as a public school. The King's Daughters Hall usage appeared in the 1914 and 1925 editions (Figures 12 and 16).¹⁷⁴

Despite its institutional origins, the building's design imitates a residential vernacular gable and ell cottage form that was commonly built between 1870 and 1920, specifically the version with a central ell and two rooms on either side of a central hallway.¹⁷⁵ It is thus very unlikely that the 1837 building constructed for the Baptist congregation was built in this style; that structure and was probably a simple rectangle, as suggested by the earlier maps. In its current form, the main part of the structure measures approximately 50 feet wide by 24 feet, and the ell projecting from the eastern elevation is only six feet deep, though 20 feet wide, rather than providing a full-sized room. A mirroring ell has been added to the westerly (rear) elevation. The building's two single-entry doors are on the southern and northern elevations of the easterly ell. The two doors are typical of school buildings of the later nineteenth century; in adherence to the felt need to prevent casual contact between the sexes as much as practicable, one would have been designated for girls and the other for boys. Only the southerly doorway is still in use. Each wing of the building's façade holds two six-over-six wooden double-hung sash windows, while the projecting ell holds a pair of narrow two-over-two wooden double-hung sash windows, with a smaller pair of narrow openings in the gable, presently covered with louvered shutters. The gable ends are open, with short return cornices and a wide frieze, which extends all around under the moderate roof overhang. The corner boards and waterboards narrower. Both doorways are sheltered by a steeply slanted shed roof supported by simple decorative brackets, which are the structure's only present decorative element.

¹⁷² Sanborn 1908, 1914, 1925; Sanborn-Perris 1901.

¹⁷³ Malcarne 2004:57.

¹⁷⁴ Sanborn 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

¹⁷⁵ Gottfried and Jennings 2009:140-141.

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Because of the lot's slant, there is an unusually high exposure of the granite foundation beneath the front elevation (Photograph 98).

The King's Daughters was a Christian women's charitable organization founded in 1886 by New Yorker Margaret Bottomer, explicitly intended to work across class boundaries and address whatever needs its local groups (called "circles") chose to address. Although the organization began accepting men as members when it first adopted a constitution in 1887, its name was not changed to International Order of The King's Daughters and Sons until 1924. In the present day, its headquarters are at the Chautauqua Institution in Western New York.¹⁷⁶ The building contributes to the district through its historic style and its connections to religious, educational, and charitable institutions over the years.

11 North Main Street (Parcel 47 001)

This large, two-story building is situated on a small lot at the corner of North Main Street and Bushnell Street, set back a short distance from those street lines. It appears to date to the late nineteenth century as a multi-unit building, and hosted a variety of residential and commercial uses in the early twentieth century (Figures 12 and 16).¹⁷⁷ It has, however, been designated non-contributing because all or most of the windows are modern in size and positioning as well as materials, the two front door surrounds are a modern pseudo-historic style, and the chimneys are gone. Only the fieldstone foundation, clapboard cladding, and the basic footprint are retained.

14 North Main Street (Parcel 31 022), Lemuel Dickinson / Harry Barnes House

This two-story vernacular dwelling is situated on a large, sloping lot on the west side of North Main Street, in the residential area of that street. It is a gable-roofed structure clad in vinyl siding, with a cut granite foundation and asphalt shingles on the roof. The lot is leveled for the house by cobble and concrete retaining walls along the eastern (street) side and also the western (rear) side. The northern end of the lot abuts both a small house lot and a narrow strip of land running between North Main Street and Prospect Street, which is entirely blocked off at the western end and, according to the town assessor's data, has no known owner.

The house currently displays a melding of different stylistic elements, an approach that was commonly employed during the 1920s and a little earlier. The main section of the house, measuring approximately 39 feet wide by 22 feet, presents a very broad, steeply sloping gable end with a very deep roof overhang to the street, reminiscent of the Swiss chalet style, though lacking the decorative brackets associated with it. The front porch is offset to the south, incorporating the front door at its northerly end and extending to the present southerly end of the house. Two gable roof peaks echo the proportions and eave depth of the main house, an arrangement reminiscent of vernacular cottages of the late nineteenth and early twentieth centuries. The roof peaks are situated at each end of the house, one over the door and the other at the southerly end, arranged such that the southerly end of its roof appears as an extension of the main house's roof. The porch has an

¹⁷⁶ International Order of the King's Daughters and Sons, "Archival Matrix: IOKDS and Chautauqua Beginnings 1874-1918, IOKDS and Chautauqua 1920-1945," 134 *The Silver Cross* 2 (Summer 2020):9 and 11 (Accessed March 20, 2024, <https://iokds.org/scrosssummer2020/>); Harriet J. Walker, "The Early History of the King's Daughters Home for Women, Springfield, Illinois," 23 *Journal of the Illinois State Historical Society* 2 (July 1930):316-324 (<https://www.jstor.org/stable/40187672>).

¹⁷⁷ Sanborn 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

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enclosed railing and its roof is supported by round columns with simple capitals. A shed-roofed dormer is also present on the southerly elevation. The projecting wing on the northerly end measures approximately 15 feet wide by 14 feet on the first floor, and slightly smaller on the second floor. Both floors have eaves that are less deep than those of the main house, and the upper story may have been raised from 1.5 stories to its present full two stories during the twentieth century. Each section has a tall, corbelled brick chimney. The windows have plain frames with slightly projecting waterboards, and vary in size and style, especially within the upper level and the attic (Photograph 99).

According to the 1980 survey, there is a late eighteenth-century post-and-beam structure at the core of the present building. A building in this area was labeled in the 1859 and 1874 maps with the names Mrs. Dickinson and D. Dickinson (Figures 9, and 10). Examination of the fire insurance map series indicates that the current form of the building developed between the time of the 1914 edition and the 1925 edition (Figures 12 and 16).¹⁷⁸ The oldest part of the building was constructed in 1819 by Lemuel Dickinson, who bought the land from “entrepreneur” Samuel Williams. The Dickinsons stayed on until 1883, then it was sold in 1884 to Anna Post. Harry Barnes, an officer of the Essex National Bank, bought it from the Post family in 1912. By 1922, he had made many alterations. He rescued the bank from financial difficulties and remained in charge of it for sixty years, and the house still belongs to his family.¹⁷⁹ The structure contributes to the district as an example of early twentieth century trends in architecture, and for its associations with the changing economy of Essex Village and with locally prominent individuals and families.

16 North Main Street (Parcel 31 021)

This one-story vernacular house with a walk-out two-car garage basement facing the road is situated on the west side of North Main Street, on a tiny, steeply sloping lot. It is a gable-roofed structure clad in aluminum siding, with a concrete foundation and asphalt shingles on the roof. The front slope of the land is contained by a concrete and cobble retaining wall, which on the southerly side is an extension of the one in front of the neighboring house at 14 North Main Street. On that same southerly side, access to an entry door on the southerly elevation of the house is provided via a concrete steps and ramp combination defined by two concrete and cobble walls. On the northerly side, the end of this retaining wall is hidden by dirt and brush, but it should terminate at the northerly property line. Immediately to the north of this lot, the town assessor’s data indicates that there is a narrow, unowned passage between North Main Street and Prospect Street, which at this southerly end is blocked by earth and shrubbery.

This house presents a very wide gable end to the street, with a shallowly sloped roof that faintly evokes the Swiss Chalet style. The application of the current aluminum siding may have eliminated decorative details. The width of the façade is approximately 33 feet and the main building is approximately 20 feet deep, with a rear ell measuring approximately 17 feet wide by 10 feet, and a one-story addition on the northerly elevation measuring approximately 6 feet wide by 19 feet. There is a deep roof overhang on all sides, and an asymmetrical arrangement of windows on the façade that indicates that some or all of them are modern replacements. The attic window in the gable is a pair of square windows. The basement level contains two garage doors at the northerly end of the building, each of which are of a smaller size consistent with early twentieth-century

¹⁷⁸ Sanborn 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

¹⁷⁹ Malcarne 2007:32.

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automobile-related design. A shallow, hip-roofed shelter with wood shingles is positioned above the garage doors. The house also has a corbelled brick chimney (Photograph 100). The fire insurance map series indicates that, like its southerly neighbor, this house's basic footprint of a rectangular main structure with a small rear ell developed between 1914 and 1925, although there was a different building there as early as 1901 (Figures 12 and 16).¹⁸⁰

Builders and architects of the period around 1920, when this house was built, often made creative use of multiple design elements. The similarities between this house and its neighbor to the south, including the shared retaining wall, suggest that are temporally adjacent as well, consistent with the time when Essex Village's growth was transitioning more firmly to a summer resident and tourist economy. The house contributes to the historic character of the district as part of that trend.

17 North Main Street (Parcel 31 020-01), Samuel and Keturah Lay / Bushnell House

This two-story residence is situated in a residential area on the east side of North Main Street and the south side of Dickinson Lane, on a large, nearly flat lot. It is a flat-roofed structure clad in clapboards, with a cut granite foundation. Although a half-circle drive allows access to the front door, there is also a driveway from Dickinson Lane leading to a large garage/apartment structure. During the field review, the entire very large lot that was historically associated with the house was observed to be defined by cut granite pillars set into the ground along the roads along three of its boundaries (the fourth boundary was the waterline).

This four-bay house lacks the symmetry normally expected of the Greek Revival style, with two of the windows crammed together at the right (southerly) end of the façade and the other two openings located centrally and to the left (northerly) end of the façade. Each window is topped by a flat lintel with a very shallow gable peak. The central front door is flanked by wide, smooth pilasters with simple capital. Inside those are three-light partial sidelights topped by a four-light transom. The concrete stoop and its shelter appear to have been added after 1934. This shelter has a pair of fluted, tapering columns supporting an entablature tall enough to reach the bottom of the second-story windows, which faithfully echoes the elements of the house's roofline entablature. The house has wide pilasters instead of corner boards, with simple capitals below a divided architrave and divided cornice. The entablature's two layers are three clapboards, projecting molding, and a flat board; the cornice's layers are a flat board and a course of paneled molding divided into three horizontal sections. The main building is nearly square, measuring approximately 38 feet wide by 34 feet deep, with a newer two-story addition measuring approximately 21 feet deep on the rear. The house has three narrow rectangular chimneys positioned near the northerly and westerly elevations. On the southerly elevation, the bay window ends with a flat roof at the level of the entablature and has a flared skirting between the first and second stories that is covered with imbricated shingles (Photograph 101).

The structure is known as the Samuel and Keturah Lay House, constructed c. 1765. It stayed in the family until 1821, when their son Erastus Lay sold it to Noah Scoville, a mariner. It was soon bought by Ethan Bushnell, then operator of what is now the Griswold Inn, who lived in the house until his 1849 death. It was Ethan's children Sidney and Lucy Ann who undertook the massive renovation that gave the house its Greek Revival appearance—a choice that was out of

¹⁸⁰ Sanborn 1908, 1914, 1925; Sanborn-Perris 1901.

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step with the architectural trends of the time, clearly reflecting their personal taste. Sidney was a farmer whose ownership of the house was reflected in the 1853 and 1859 maps, followed by his estate in the 1874 map. He was the father of Nelson S. Bushnell, who is associated with 18 Bushnell Street (Figures 8, 9, and 10). In 1923, it was bought by witch hazel manufacturer Edward E. Dickinson (see 21 North Main Street) and was occupied by members of his family and at least one employee. The estate of his son sold it in 1972.¹⁸¹ Although the associated garage/apartment building to its rear echoes the house's style, it is much too new to be a contributing structure. The house itself, however, contributes to the district as a well-preserved example of a nineteenth century style that was popular among the wealthier residents of the Northeast. Further, it is associated with the locally prominent Lay, Bushnell, and Dickinson families.

20 North Main Street (Parcel 31 039), Samuel Morley House

This two-story residence is situated on the sloping, westerly side of North Main Street, on a deep lot fronted by a low concrete and stone retaining wall. It is a gambrel-roofed structure clad in clapboards, with a cut granite foundation and asphalt shingles on the roof. The southern boundary of the lot abuts a narrow road or right of way extending between North Main Street and Prospect Street. It appears that the house's only driveway access is at the rear of the lot, from Prospect Street via part of this passage, which is currently blocked off at its eastern end.

This 4-bay Georgian house has a wide roof overhang all around, wide frieze, short return cornices, and a relatively shallow pitch to the roof. There is a divided light attic window on the southerly elevation. The front door is located in the second bay from the left (south), and is flanked by smooth pilasters and a tall, plain entablature with a projecting molded cornice. A flight of concrete steps provides pedestrian street access to the shallow, cut granite stoop. There is a slightly off-center, rectangular, corbelled brick chimney and also a newer exterior chimney on the northerly elevation. The windows are six-over six wooden double-hung sashes, covered with storm windows. The 1.5-story addition on the southerly elevation has had a long, shed-roofed dormer added to the top. A formerly open porch was enclosed and a porthole window added. This addition has a corbelled brick chimney of the same style, thought slightly smaller, than the main house (Photograph 102).

The structure is known as the Samuel Morley House, built c. 1849. The historic maps from 1853, 1859, and 1874 indicate that the lot formerly contained a carriage-making shop also owned by S. M. Morley or his heirs (Figures 8, 9, and 10).¹⁸² The fire insurance map series reached this house beginning in 1901 (Figures 12 and 16).¹⁸³ The house is a well-preserved and contributing example of a relatively late Georgian style residence, of the general type that is common within this district.

21 North Main Street (Parcel 31 019-01), Charles W. Smith / E. E. Dickinson House (Photograph 12)

This two-story mansion of complex architectural history is situated on the east side of North Main Street and the north side of Dickinson Lane, on a large, level lot with substantial open space on all sides. It is a hip-roofed structure clad in clapboards, with a cut granite foundation and asphalt

¹⁸¹ Malcarne 2007:5; United States Census, Seventh Census, Schedule 1, 1850:M432:44:225a.

¹⁸² United States Census, Seventh Census, Schedule 1, 1850:M432:44:225a.

¹⁸³ Sanborn 1908, 1914, 1925; Sanborn-Perris 1901.

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shingles on the roof. A driveway provides access to a modern attached garage on the northern elevation. The edge of the front yard is defined by a poured concrete curb, and there is a low, cut granite retaining wall along Dickinson Lane.

The current immense house (its main mass measures approximately 55 feet wide by 35 feet) features a low, open porch across the façade (westerly elevation) and northerly elevation, interrupted by the projecting, slightly off-center entryway. The porch is constructed of cut granite and is floored with brick. Eight enormous, smooth, slightly tapering columns with simple feet and capitals support an entablature with elaborate paneling and denticulated molding. Both the porch foundation and the entablature wrap around the entire house. The porch wraps around part of the northerly elevation, with a further four columns. The northerly elevation also has a porte-cochère of the same, but slightly smaller, style as the porch. This is situated towards the front of the building, while part of the addition and a two-bay garage are situated towards the rear (Photograph 103).

The glass enclosure that comprises the southerly section of the porch, complete with pilasters echoing the front pillars, has rendered the façade somewhat asymmetrical in appearance. The windows on the southerly elevation consist of quartets of tall, narrow lights; on the first story, these are divided into two-by-three and one-by-two light sections, while the upper story's windows are two-by-four lights. A one-story section at the southerly end of the eastern elevation has the same window arrangement and a railing on its flat roof. On the westerly elevation, facing the street, there is a pair of French doors with two-by-four lights, flanked by one-by-four lights, all topped with a single row of matching square windows. The original house sections flanking the entryway hold two French doors opening onto the porch with standard six-over-six sash windows on the second floor. These upper windows have wide trim and slightly arched lintels. The two-story entryway that projects onto the porch is entirely glassed-in on the first floor, with single doors on each side and flanking sidelights, all repeating the pattern of the southerly elevation. The upper story room is separated from the lower by an entablature with denticulated and projecting molding and has two six-over-six sash windows on the westerly elevation only (Photograph 103). The roof was formerly covered in green tile. An assortment of small gable-roofed dormers appears to make parts of the attic more usable than its generally shallow pitch would suggest.

This unusual contributing structure was built as part of the movement of a number of very wealthy families into the district during the early twentieth century, which undoubtedly helped to make the village fashionable among their peers. Its association with the E. E. Dickinson family adds to its historical prominence. Further, it is an unusual example of a home that has gone through at least two complete makeovers at different historic times.

The house was originally built by Charles W. Smith in 1841, and the bones of its elaborate Greek Revival façade can be perceived in the current structure; it may have been very similar to its neighbor at 17 North Main Street. Smith was a merchant also known as C. Whitmore Smith. The structure may have been further renovated in 1853; then the widowed Letitia Smith sold it to Smith D. Bellows, a contractor from New York City, in 1860. The 1853 and 1859 historic maps labeled the house with the names Charles Smith and Mrs. C. W. Smith, while the 1874 map changed it to S. D. Bellows (Figures 8, 9, and 10). A photograph from the late nineteenth or early twentieth century shows that at some point, the house was remodeled into an elaborate Italianate structure, which had a one-story, railed open porch on three sides and two small second-story additions, one on the façade and the other on the southern elevation, and a deep-eaved belvedere

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on top. Some of the older Greek Revival elements, notable the corner pilasters and tall roofline entablature, could still be seen. It was not until 1888 that Edward E. Dickinson, manufacturer of witch hazel along with his father, Thomas Newton Dickinson, acquired the house, and the family held it until 1971. It is not clear whether the Italianate alterations were carried out by Dickinson or Bellows.¹⁸⁴ The 1914 fire insurance map's footprint of the house is consistent with the Italianate version, while the 1925 edition showed a large building more like the current one (Figure 16).¹⁸⁵

A 1922 newspaper article reported that the residence of E. E. Dickinson, owner of the witch hazel manufacturer of the same name, was about to undergo between thirty and forty thousand dollars' worth of renovations. The intended style was called "colonial villa" and was to include "Colonial columns ... on three sides of the house," plus a new addition containing "a kitchen, cold and butler's pantries, maids' quarters and a billiard room."¹⁸⁶ The building's style is perhaps better described as Neoclassical, as it bears more than a passing resemblance to the late eighteenth and early nineteenth century institutional and monumental architecture that has been revisited at many later times and places. Most notably, the Colonial Revival or Beaux-Arts movement of the late nineteenth and early twentieth centuries had recently borne fruit in the development of Washington, D.C.'s governmental core, including the design of the Lincoln Memorial. Indeed, local people in Essex sometimes refer to it as "the White House."¹⁸⁷ It is a contributing structure due to its architecture and association with locally prominent families.

22 North Main Street (Parcel 31 040), Mugford Williams House

This two-story dwelling is situated on the slope above the western side of North Main Street, its front yard held in place by a modern fieldstone and granite retaining wall that stands flush with the street line. It is a gable-roofed structure clad in clapboards, with a cut granite foundation and asphalt shingles on the roof. A flight of shallow steps allows access to the side door that acts as the main entrance. The lot is moderately sized and includes a narrow extension that reaches Prospect Street, where a driveway provides access to an early twentieth-century garage that is built onto an artificial platform because of the lot's slope.

The three-bay gable end of the house faces the street, where the former front door is on the left or southerly end. The door has wide smooth pilasters with simple capitals and a tall entablature divided by molding into architrave, frieze, and projecting cornice. The current access door, on the southerly elevation, has the same features at a slightly narrower and shorter scale. The six-over-six, double-hung wooden sash windows have plain frames. The gable end's attic window is a divided-light, horizontal rectangle. The house has a moderately deep roof overhang and wide frieze all around, with short return cornices and narrow corner boards. The main part of the house

¹⁸⁴ Connecticut River Museum, "E. E. Dickinson Home During Summer, on North Main Street in Essex, CT," undated photograph, Photo Collection Catalog Number P.80.40.13 (Essex, Connecticut: Connecticut River Museum, accessed April 8, 2024, <https://ctrivermuseum.pastperfectonline.com/Photo/B424741B-B01E-4B7A-B110-516692012925>); Malcarne 2004:60; United States Census, Seventh Census, Schedule 1, 1850:M432:44:225a; United States Census, Eighth Census, 1860:M653:83:123.

¹⁸⁵ Sanborn 1914, 1925.

¹⁸⁶ *The Day (New London)*, "Essex Will Have Boom in Building," Wednesday, June 14, 1922, p. 3 (Accessed April 4, 2024, Newspapers.com).

¹⁸⁷ Marcus Whiffen and Frederick Koeper, *American Architecture, Volume 2: 1860-1976* (Cambridge, Massachusetts: The MIT Press, 1984):273-285; Essex Historical Society, "An Afternoon Stroll Through Dickinson History," blog post, 2015 (Accessed April 8, 2024, <https://www.essexhistory.org/events/e-e-dickinson-initiative-stroll/>).

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measures approximately 24 feet wide by 28 feet deep. The one-story ell shown in the 1925 map has been expanded into a two-story addition across the house's rear (westerly) elevation. A modern one-story addition extends from the western end of the southerly elevation. The house's off-center, rectangular brick chimney has been rebuilt (Photograph 104).

The dwelling is known as the Mugford Williams house, built in 1850. The 1853 historic map labeled it with the name O. Williams, and in the 1874 map, the name was M. H. Sullivan (Figures 8 and 10). The 1901 and later editions of the fire insurance map depicted this structure as a two-story dwelling with a one-story ell on the southerly end of its western elevation. The 1934 aerial photograph recorded the presence of both the house and the garage (Figures 12, 16, and 19).¹⁸⁸ It is a contributing structure as a generally-well preserved example of the type of mid-nineteenth century that defines a substantial portion of the district. The garage, facing Prospect Street, is also a contributing structure. Its small scale is consistent with a late 1920s or early 1930s construction date; it is clapboarded, with an asphalt-shingled gable roof that overhangs noticeably on the western, northern, and southern elevations. The overhanging front (western) elevation is supported by simple brackets. The entry appears to still have the old-fashioned form of two doors that open outward (Photograph 105).

26 North Main Street (Parcel 31 042), Wolcott Pratt House

This two-story dwelling is situated on a large lot that spans the narrowing distance between North Main Street and Prospect Street, as the two streets intersect after the next lot to the north. It is a gable-roofed structure clad in clapboards, with a brick foundation and asphalt shingles on the roof. Although the building stands well back from the street on a moderate slope, only part of the lot has a stone retaining wall. There is no driveway access on the North Main Street side; instead, there is a driveway and a modern two-bay garage built into the slope below Prospect Street, attached to a much older garage or shed built onto a platform that is level with the street.

The main mass of the Georgian house measures approximately 36 feet wide by 24 feet, with five bays and a large, tall central brick chimney. The bays are symmetrically but irregularly placed, with a wider distance between the central bay and the two on either side. The front door is centrally located and retains wide, smooth pilasters with simple capitals supporting an entablature. This is partly obscured by the gable roof of an open porch, measuring approximately 9 feet wide by 5 feet, with railings and four square pillars across the front, and splayed stairs and railings leading up to it. The entry is approached by a long mix of concrete sidewalk and steps. The first-floor windows are twelve-over-twelve double-hung wooden types, with projecting lintels and sills. The second-floor windows are nine-over-twelve, with projecting sills and touching a narrow frieze at their tops. The house has a negligible roof overhang all around and short return cornices, and corner boards of the same width as the frieze. There is an old one-story addition on the northern elevation (Photograph 106). The house is a larger than usual and generally well-preserved example of the center chimney building type of the colonial and early nineteenth century eras.

The house was built by Wolcott Pratt in 1795 or 1796. He married into the Lay family, and the house stayed with their descendants into the 1990s. The building is known to have been altered from 1.5 stories to 2 stories; a 1922 photograph shows it as two stories, without the porch in front of the doorway.¹⁸⁹ The 1853 historic map labeled this house and a second building to its rear with

¹⁸⁸ Sanborn 1908, 1914, 1925; Sanborn-Perris 1901.

¹⁸⁹ Malcarne 2004:31.

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the name Widow Pratt, while the 1859 map labeled it with the name Mrs. W. Williams. In the 1874 map, the lot was labeled with the name A. A. Pratt (Figures 8, 9, and 10). The 1901 and later fire insurance maps showed the main building as a long, two-story dwelling with a small, one-story ell on the southern end of the westerly elevation. The northern elevation of the main house also had a small one-story addition (Figures 12 and 15).¹⁹⁰

27 North Main Street (Parcel 31 019-01 to 08), Jesse Braddock House

This two-story house is situated on a large lot on the easterly side of North Main Street and the southerly side of Little Point Street, set back a short distance from both roads. It is a gable-roofed structure clad in aluminum siding, with a cut granite foundation and asphalt shingles on the roof. The lot slopes gently downward to the east and provides a wide side yard on the house's southerly elevation and a large rear yard, approximately half of which is taken up by parking for the eight condominium units into which the building has been divided.

The wide, three-bay gable end of this vernacular house's main mass faces North Main Street, with an elaborate fanlight attic window near the gable peak and the front door located at the right (southerly) end. The house has a slight roof overhang all around and very short return cornices. The door is flanked by wide, smooth pilasters with projecting capitals, and above that a moderately tall entablature with a projecting cornice. The whole is surmounted by a modern, flattened arch of a shelter for the brick stoop, which is supported by simple metal brackets. A substantial brick chimney near the center of this section's roofline seems consistent with an early construction date. The rest of the building is an agglomeration of new additions, including a transept section that appears larger than the original building, which may date to the nineteenth century as well, as it also has a cut granite foundation, a large brick chimney at its southern end, and a fanlight attic window on the northerly elevation. Altogether, aside from the relatively well-preserved façade, the remainder of the structure is best described with the word "hodgepodge," as it includes multiple shed-roofed dormers, smaller additions on the northerly and easterly elevations, multiple entry doors, a shallow bay window, a porch carved out of the southwesterly corner of the transept, and windows of varying shapes and vintages (Photograph 107).

The original house was constructed by Jesse Braddock house in 1833. The 1853 and 1859 historic maps showed the house with the name Captain J. N. Braddock. The 1874 map showed the house and lot as the property of A. G. Nickle (Figures 8, 9, and 10). The 1925 edition of the fire insurance map series included this house as an irregularly-shaped two-story dwelling with no outbuildings (Figure 15). The underlying historic structure of the building is still present, making it a contributing structure rendered simply vernacular rather than of any particular style. Further, the various additions suggest expansion to make room for summer boarders, reflecting the trends of the late nineteenth and early twentieth centuries.

28 North Main Street (Parcel 31 043), Dickinson Park

This triangular 0.19 acre park is situated at the intersection of North Main Street and Prospect Street. It is distinguished by the cobble and concrete wall that surrounds it, which is pierced by several wrought iron gates. The park sign provides its name and a date of c. 1890, which may refer to a house that is partly visible in the 1934 aerial photograph (Figure 19). The house is no longer

¹⁹⁰ Sanborn 1908, 1914, 1925; Sanborn-Perris 1901.

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present. The wall itself is of a style that was popular in the early twentieth century, and as such it contributes to the historic character of the district.

31 North Main Street (Parcel 31 003), E. E. Dickinson Co. Office (Photograph 12)

This large, 1.5-story commercial building is situated on a large lot in an otherwise residential neighborhood. It is a gambrel-roofed structure clad in clapboards, with a cut granite foundation and wood shingles on the roof. The lot slopes moderately towards the east, allowing the presence of a basement story towards its rear. It is set well back from both the northeasterly side of North Main Street and the northerly side of Little Point Street, with driveway access to a large parking area provided from both roads, though there is also an expanse of lawn on the lot's southerly side.

The size of this building is suitable for what was once a large American corporation prior to computerization: The front section of the building measures approximately approximately 48 feet wide by 29 feet, while its rear extension measures approximate 52 feet wide by 60 feet. Its overall style reflects the company owner's preferences, as suggested by the design of his house at 21 North Main Street and by its rejection of the trending urban commercial building styles of the decade. Instead, the building used multiple traditional elements from various periods, as was often done in the early twentieth century. The portion facing North Main Street has a gambrel roof, used by residences from the Colonial era forward, set with its long side toward the road. This side also has a symmetrical one-three-one row of gable-roofed dormers, each the size of a six-over-six standard window. Other features are a slight roof overhang all around, a wide frieze topped by a course of molding, projecting waterboards, and faux stone quoins at the corners. Instead of the flat façade and standard windows typical of early gambrel-roofed residential styles, the building has a wide recessed porch flanked by single tall, Roman-arched divided windows with molded frames and narrow keystone decorations at the top. The porch features two round, slightly tapered columns with simple molded cornices and similar pilasters flanking the entry and at each corner. The entry proper is a pair of multipaned glass doors topped by a very large traditional fanlight window, which is tall enough to reach the ceiling of the porch. The windows looking out onto the porch are two narrow four-over-fours on each side of the doors, and standard six-over-six windows at its southerly and northerly ends. Each of the gable ends contains a Palladian window with prominent molded frames and cornice, topped by a fanlight window with a keystone decoration at the top. Such triple window elements were more popular in the Revolutionary and Early Republic periods of United States history than in the Colonial era. Two corbelled brick chimneys are present near the westerly end of the building, one much larger than the other. At the time of the 1980 survey, the front porch was glassed-in; at present, the glass has been removed (Photograph 108).

The rear portion of the building switches to a hip roof with a large, flat central section, and its only decoration is the molding around the gable ends of the several dormers on each of its three sides. As Photograph 109 shows, the standard six-over-six windows of the first floor are topped by three-light transoms, no doubt part of the airflow arrangements of the early twentieth century. There is also a centrally-located copper ventilation structure on the roof. The exposed granite foundation contains multiple windows of different sizes to provide light to the basement floor, as well as a side entrance of double, multi-paned glass doors. This entry is sheltered by a pedimented gable roof with round column supports.

The building was constructed in 1925 to be the offices of E. E. Dickinson & Co. The company made witch hazel, which was popular for its antiseptic and supposed medical properties, and it was

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a locally important company for many years. The Dickinson family acquired the parcel in 1865 and built a different office there before moving it elsewhere to make room for the current structure. The 1925 fire insurance map and the 1934 aerial photograph showed the current building in place; the lot was mostly lawn at the time, with a half-circular drive approaching an entry on the southerly rear elevation from Little Point Street (Figures 15 and 19).¹⁹¹ It contributes to the historic character of the district for its distinctive architecture and historical association with a locally prominent company.

33 North Main Street (Parcel 31 003-01)

This one-story garage turned residence is situated on a large lot on the northeastern side of North Main Street, set well back from the street and adjacent to River View Cemetery. It is a gable-roofed structure clad in clapboards, with asphalt shingles on the roof. The lot is surrounded by a low concrete and stone wall, defining large lawn areas on all sides, and there is a roughly square concrete parking area in front.

The easterly wing of the vernacular building measures approximately 81 feet wide by 37 feet and has been fully converted to residential use. The 1925 fire insurance map showed it as a one-story, L-shaped frame structure labeled “A,” presumably for “auto” (Figure 15). In the 1934 aerial photograph, the building and concrete parking area were visible on the mostly-clear lot. The image also showed that the garage was connected both to North Main Street in front and to a road passing in an oval through the cemetery, suggesting that it was a groundskeeping building (Figure 19). Two small, fully pedimented gable-roofed dormers have been added to the westerly elevation of its shallow-pitched roof. A square, smooth-surfaced chimney has also been added between the dormers. There is also a rectangular, corbelled brick chimney at the northerly end of this section, and an octagonal copper-roofed cupola, complete with a weathervane and a square platform from which it rises.

Four double, round-headed garage doors have been retained on the main wing, including the twelve-light windows in each door. The projecting side wing, measuring approximately 40 feet long by 23 feet, once contained four additional garage bays, each with nearly square double doors with twelve-light windows. This section is not as tall as the main wing, so that the garage doors touch the roofline. One of the garage bays has been replaced with a glassed-in entryway with a finished room behind it, while the other three bays are apparently still used for garage purposes. The westerly end of this addition has a single central doorway flanked by two six-over-six sash windows. The door has a fanlight transom above it, with smooth side pilasters rising to support a projecting open-gable pediment; a round window with graticular lights is located near the gable peak. An unusual element of the property is that the owners have retained, to the left of the driveway, a green lamppost and an orange tire-inflating machine from the early twentieth century (Photograph 110). The building was later acquired by the neighboring E. E. Dickinson company. The structure’s association with that company and with River View Cemetery, together with its retention of the historic garage elements, fully support its contribution to the historic character of the district.

North Main Street (Parcel 31-008), River View Cemetery (Photograph 25)

¹⁹¹ Essex Historical 2015; Malcarne 2004:72; Sanborn 1925.

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Consisting of 10.44 acres of land sloping down to North Cove, this private cemetery contains memorials dating from the colonial era to the present day. It is longer than it is wide, with its southerly line extending from near North Main Street to the water's edge; the 1874 historic map indicates that this was its approximate shape at that time. By 1934, the aerial photograph shows that it had been extended northward to its present size and had been graced with tree-lined avenues consistent with the sensibilities of the garden cemetery movement of the late nineteenth and early twentieth centuries (Figures 10 and 19). The land slopes gently down to the water's edge. The sides that adjoin residential properties are defined by low walls of both the concrete-and-stone kind and the older heaped stones kind. An access road along the southerly side of the property has been closed to the public; its westerly end is blocked by a gate at the edge of the 31 North Main Street property. Access to the cemetery is now via a driveway running along the northwesterly side of the 33 North Main Street lot.

Full documentation of this cemetery is beyond the scope of this historic district nomination. A brief survey of the monuments showed connections with locally important families such as the Haydens and Pratts, going back to the eighteenth century, as well as monuments that reflect the village's maritime history and past residents' military service. The monument styles reflect the periods of their creation, ranging from early artistically carved stones to obelisks to two mausoleums. The cemetery contributes to the historic character of the district for its many historical associations with local residents, and its representations of American culture's handling of death and memorialization.

41 North Main Street (Parcel 31 002), Gurdon L. Tooker House

This one-story, three-bay Cape style house is set moderately far back from the northeast side of the street, on a moderately sized lot that backs on River View Cemetery. It has a fieldstone foundation with concrete recently added to the seams, wood shingles on its gable roof, and is clad in clapboards. A small brick chimney is located near the center. There is minimal roof overhang on the gable ends, while the front has a substantial overhang and a wide frieze. The front door is on the left (north) of the façade. It is flanked by wide pilasters and topped by a tall, molded entablature with a projecting cornice, all of which may be historical reconstructions. A long shed-roofed dormer with four square windows is centered on the façade. A large addition extends from the southerly elevation, and there are others on the rear.

The house was built in 1831 by or for Gurdon L. Tooker on the south side of Little Point Street, where it was later owned by Cynthia Tucker (from 1881) and Sarah Bushnell (from 1910). Cynthia Tucker was a widow who had supported her son through tailoring before he went to work at the bit factory. The house was bought and moved to the present location in 1924 by E. E. Dickinson Jr., and was rented out to company employees, including the family of metal worker George Shubner, before being purchased by one of the owner's sons in 1955.¹⁹² The 1925 fire insurance map recorded it with an open porch on the southeastern elevation, and sharing the lot with a one-story print shop, which was no longer present in the 1934 aerial photograph (Figures 15 and 19). Despite the relocation and modifications, it contributes to the historic character of the district through its clearly discernible early nineteenth century domestic architecture and its connections with the Dickinson company.

¹⁹² Malcarne 2007:53; United States Census, Ninth Census, Schedule 1, 1870:M593:107:148b; United States Census, Tenth Census, Schedule 1, 1880:T9:102:315a.

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43 North Main Street (Parcel 31 001), Sylvanus Tyler House

This two-story, two-bay open gable house is set a moderate distance back from the northeast side of the street and sidewalk, on a moderately sized lot that backs on River View Cemetery. It is clapboarded and has asphalt shingles on its roof. The gable end faces the street, with the door on the right (southerly) side of the original building, with a new porch over the stoop that has a fully pedimented gable roof and round supporting pillars. A saltbox style addition on the southern elevation has added two additional windows and a very large, tall, external brick chimney. There is a wide roof overhang all around, a wide frieze on the side elevations, modest corner boards, and a corbelled brick chimney near the center of the structure. The attic window facing the street is a horizontal, divided light rectangle, with no frieze. Its original section is a long, narrow structure, approximately 24 feet wide by 50 feet.

The house was built in 1869 by or for Sylvanus Tyler and is one of several very similar structures in its vicinity. Tyler was a grocer, and his name appears on this house in the 1874 historic map. The narrow building was also shown in the 1925 fire insurance map and is visible in the 1934 aerial photograph (Figures 10, 15, and 19).¹⁹³ Although it has been modified with several visible additions, its original shape is still present enough for the house to be considered a contributing structure as an example of simple mid-nineteenth century vernacular domestic architecture.

44 North Main Street (Parcel 27 065), Jesse W. Halliday House

This two-story, closed gable vernacular cottage is set well back from the southwestern side of the road, on a deep, gently sloping lot. It is clad in clapboards and has asphalt shingles on the roof. It is designed to be visually interesting, with complex massing and minimal decoration. The lower story has a plainly framed doorway on the right (northerly) side and two one-over-one windows to the left, opening onto a shed-roofed porch with an enclosed and wood-shingled railing. Its roof is supported by pairs of round Ionic columns with small decorative brackets between their capitals and the roof's eaves. The porch wraps around to part of the southerly elevation. Above the doorway, there is a projecting section with a three-window bay, topped by an enclosed pediment with a small, vertical rectangular attic window. The upper lights of the bay windows have decoratively divided lights. There is a single window to its left, with a small attic dormer with a square window and an enclosed pediment. On the south elevation, beside the front, there is another three-segment bay on both stories, with another enclosed gable projecting over it.

The house was reportedly built in 1907 by local contractor Jesse Halliday, who lived in it well into the twentieth century, and appeared with its two-story auxiliary building in the 1925 fire insurance map (Figure 15).¹⁹⁴ It contributes to the historic character of the district as a well-preserved example of early twentieth century vernacular domestic architecture. The barn/garage on the property is also a contributing structure; it is clad in vertical boards with a door and two windows on the left, and double barn doors on the right, and has asphalt shingles on its gable roof.

45 North Main Street (Parcel 28 056), Alpheus Spencer House

This two-story, open gable vernacular cottage is set a moderate distance back from the northeastern side of the road, on a long, narrow lot that extends northeastward past River View

¹⁹³ United States Census, Ninth Census, Schedule 1, 1870:M593:107:148b.

¹⁹⁴ Malcarne 2007:40.

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Cemetery to the shore of North Cove. It has a cut granite foundation, clapboarded sides, and asphalt roof shingles. It is designed to be visually interesting, with complex massing and minimal decoration. The façade features a long projecting section (at least ten feet deep) with a trio of windows on the first floor; the larger center window has decorative, divided lights across the top. There are two standard windows on the second floor. Its most distinctive feature is that the attic level is extended higher than the rest of the house. Near the gable peak there is a pair of round-headed windows with wide, plain frames. Behind and perpendicular to this section is the slightly shorter main body of the house, with the front entrance under a shed-roofed porch and a single window above. The gable ends of this section also have pairs of round-headed attic windows.

The house was built in 1847 by or for marble cutter Alpheus Spencer, and was marked in the 1853, 1859, and 1874 historic maps with the names A. S. Spencer and S. Tyler. It also appeared in the 1925 fire insurance map, with a basic footprint similar to that existing today (Figures 8, 9, 10, and 15).¹⁹⁵ Multiple additions have been attached to the rear. It contributes to the historic character of the district as an example of vernacular domestic architecture.

48 North Main Street (Parcel 27 064), Theodore Pratt Homestead / Halliday House

This two-story Greek Revival house is set a moderate distance back from the southwest side of the street, on a large, gently sloping lot. It has a cut granite foundation, clapboarded sides, and wood shingles on its gable roof. Two modest, corbelled brick chimneys are located towards each end of the ridgeline, which ridgeline runs parallel to the street. The façade has five bays with the front door in the center. This door is flanked by sidelights and wide pilasters, which support a tall, broad, molded entablature with a projecting cornice that nearly touches the sill of the window above it. The first-floor windows are as tall as the door, with eight lights in each of two panels per window. The second-floor windows number five and are standard six-over six double-hung sash types. There is a slight roof overhang on the facade, above a very wide, molded frieze, and the front corner boards are very wide pilasters. These decorative elements are continued on the sides and on the one-story, gable-roofed addition on the southerly elevation, which itself has a five-section projecting bay containing three six-over-six windows on its southerly elevation. On the main house, the gable ends have a full pediment with a deep overhang, and feature a horizontal, rectangular divided light attic window with a decorative molded frame, surrounded by plank siding. The several rear additions continue the decorative themes of the original building.

In the 1853 and 1874 historic maps, this house was labeled with the names H. M. Thompson and W. Strickland. The 1925 fire insurance map recorded it with only one small addition on the rear (Figures 8, 10, and 15). The house was built in 1837 for local merchant Theodore Pratt, by the mason Ambrose Post and joiner William Bushnell. Pratt then sold it to Jerusha (Hill) Hayden, widow of Gideon, in 1846. It belonged to the Halliday family as of 1876 and was occupied by Doctor Charles Winne and his wife, a Halliday by birth, into the twentieth century.¹⁹⁶ The Greek Revival style of the house has clearly been modified by the addition of the Italianate tall windows on the façade and the later nineteenth century bay on the south. It contributes to the historic character of the district as a generally well-preserved example of the most elaborate form of Greek Revival style, as well as for its connections to locally prominent families.

¹⁹⁵ United States Census, Seventh Census, 1850:M432:44:226b.

¹⁹⁶ Malcarne 2007:40.

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49 North Main Street (Parcel 28 058), Niles H. Tooker House

This two-story, three-bay open gable vernacular house is set a moderate distance back from the northeastern side of North Main Street and the eastern side of Hanna Lane. It has a corbelled brick chimney, asphalt roof shingles on its roof, and clapboarded sides. There is a wide roof overhang on the face, with a wide frieze, and a lesser roof overhang on the sides with the same frieze. The front door is located on the right, and has wide, smooth pilasters rising to an open gable-roofed porch over the stoop, which is supported by round columns. There is a horizontal, rectangular divided light attic window. An older one-story addition on the western elevation has been extended northward with multiple newer additions.

The 1853, 1859, and 1874 historic maps all applied the name N. H. Tucker to this building. In the 1925 fire insurance map, no additions other than open porches were shown (Figures 8, 9, 10, and 15). The house was built c. 1850 by ship carpenter Niles H. Tooker and was later owned by A. H. Tucker.¹⁹⁷ It contributes to the historic character of the district as an example of nineteenth century vernacular domestic architecture, and for its connection to the district's maritime industries.

50 North Main Street (Parcel 27 063), William Bushnell House and Barn

This two-story, three-bay Greek Revival house stands with its gable end set back a moderate distance from the south side of the street, on a relatively small lot. It has a cut granite foundation, asphalt shingles, a square corbelled brick chimney, and clapboarded sides. The front door is to the left (east) side, and is flanked by wide, smooth pilasters below a tall, molded entablature with a projecting cornice, which almost reaches the sill of the second-story window above. All visible corners feature very wide pilasters for corner boards, and there is a very wide, molded frieze below the moderate roof overhang all around. The gable is fully pedimented, with a horizontal, rectangular divided light attic window. A second, similarly ornamented entry door is present on the easterly elevation.

The house was built in 1837 by or for ship carpenter William Bushnell.¹⁹⁸ The name W. Bushnell was applied to it in each of the 1853, 1859, and 1874 historic maps; the 1925 fire insurance map showed only one small addition on its rear, and a small ancillary building further back on the lot (Figures 8, 9, 10, and 15). It contributes to the historic character of the district as a well-preserved example of its architectural style from an early period of Essex Village's history, and its connection to the district's maritime history. Further back and near the east line of the lot, there is a nineteenth or early twentieth century barn with a concrete ramp leading up to double doors, and a standard entry door to the right of that, which is also a contributing structure.

51 North Main Street (Parcel 28 059), Samuel Tripp Homestead

This two-story, three-bay open gable vernacular house is set a moderate distance back from the northern side of North Main Street and the western side of Hanna Lane, on a long, narrow lot. It has a cut granite foundation, asphalt shingles on the roof, clapboarded sides, and a tall, rectangular, corbelled brick chimney. There is a moderate roof overhang all around, moderate frieze, and narrow corner boards. The attic window is a horizontal, divided light rectangle. The front door is located on the right (east), and is flanked by wide, smooth pilasters supporting a tall,

¹⁹⁷ United States Census, Seventh Census, 1850:M432:44:226b.

¹⁹⁸ United States Census, Seventh Census, 1850:M432:44:227b.

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molded entablature with a projecting cornice. There is a large, two-story addition on the eastern elevation, and others on the western and northern elevations. A garage accessed from Hanna Lane is non-contributing.

The name S. J. Tripp was applied to this structure in the 1853 and 1859 historic maps, and the name E. W. Redfield in the 1874 map. The 1925 fire insurance map showed it with a one-story addition on the rear, an open front porch, and an ell on the northwesterly elevation (Figures 8, 9, 10, and 15). The house was built in 1852 by Samuel J. Tripp, on land leased from Henry L. Champlin until 1855. It was transferred to local banker Edward W. Redfield in 1869 and remained in that family until 1901. Between 1922 and 1958 it belonged to J. Frederick and Gladys Scholes; he was an insurance agent with an office in the Essex Square Theatre building.¹⁹⁹ It contributes to the historic character of the district as an example of nineteenth-century vernacular domestic architecture, and for its connections to locally prominent individuals.

54 North Main Street (Parcel 27 062), House and Barn/Garage

This two-story, open gable-and-ell cottage is set well back from the south side of the road on a long, gently sloping lot. It has a cut granite foundation, asphalt shingles on the roof, and a tall, narrow, corbelled brick chimney on the perpendicular ridgeline (a much larger, newer external chimney is on the western elevation). The projecting façade section (measuring approximately 15 feet wide by 15 feet) has two bays, with standard two-over-two double-hung sash windows. The attic window is a smaller one-over-one type, and the gable is adorned with imbricated shingles and bargeboards with decorative molding. An open porch extends across the façade and onto the eastern elevation, supported by turned posts with decorative brackets and a delicate turned-spindle railing. Behind then façade section there is a perpendicular gable-roofed section, measuring approximately 26 feet wide by 18 feet, with a projecting bay on the eastern elevation and three sections of imbricated shingles, and a repeat of the decorative bargeboard at the roofline. Several additions have been built into the northeastern angle between the front and rear sections, in which the front entry is placed on the porch. The decorative elements of the porch and the roofline's bargeboard are continued across the additions.

The house was built in 1899 by or for Clifford Jones, who worked in the "action department" of a piano maker.²⁰⁰ The 1925 fire insurance map showed it with a similar footprint except that the rear addition was much smaller, and the large two-story ancillary building behind it was present (Figure 15). The house contributes to the historic character of the neighborhood as an example of the domestic architecture of the late nineteenth and early twentieth centuries. The c. 1920 barn on the property, converted to a garage/apartment, is also a contributing structure.

55 North Main Street (Parcel 28 060), Louis P. Parker House

This two-story vernacular open gable cottage is set well back from the north side of the street on a large lot. It has mostly clapboarded sides and asphalt shingles on its mix of gable and hip roofs. There is a wide roof overhang all around, sawn brackets at the eaves, and a small corbelled brick chimney in the northwestern section. Visual interest is created by its complex massing and by sections of vertical boards at the roofline and in the gable peaks, the latter of which also feature crossed boards. The façade consists of a section projection approximately 10 feet from the main

¹⁹⁹ Malcarne 2007:78.

²⁰⁰ United States Census, Twelfth Census, 1900:T623:141:8.

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part of the house, offset so its left (west) side is roughly level with the rear part. The first story has three bays, with double doors on the right (east) side and two one-over-one windows that are the same height as the door. The second story has a pair of narrow one-over-one windows centered under a decorative gable peak that runs back into the hip-roofed roof of the projecting section. There is a shed-roofed porch that wraps around the projection, supported by turned posts with a Y of decorative brackets at the top; the railing is low and has square spindles. The gable roof of the main section (approximately 27 feet wide by 22 feet deep) runs parallel to the street, and has projecting bays on each side, with a trio of attic windows in a clapboarded gable peak. The rear has a number of additions.

The house was built in 1890 by Louis P. Parker, an Essex and Hartford banker, and stayed in his family until 1974.²⁰¹ Its footprint in the 1925 fire insurance map lacked the addition on the rear and northerly elevations that is currently present (Figure 15). The attractive house contributes to the district as a well-preserved example of late nineteenth-century domestic architecture. The town assessor reports that the garage on the property is partly finished and dates to 1930, but it cannot be seen from the street and has been assessed as non-contributing.

56 North Main Street (Parcel 27 061), Daniel Dickinson House and Barn/Garage

This two-story, basic Italianate house stands a moderate distance from the south side of the road, on a large lot with a driveway passing up its eastern side to a barn partly converted to a garage. It has clapboarded sides, a very shallow hip roof, and asphalt shingles. There is a wide roof overhang all around with thin, curved decorative brackets and a wide frieze, and moderate corner boards. The door is on the left and has a small, flat-roofed porch over the stoop that obscures or replaces the former pilaster-and-entablature arrangement; the new porch is supported by round posts. There are two windows on the first story, and also only two on the second story, centered in the façade. There are one large and several small additions on the rear. The barn, to the rear of the house, has vertical boards, a standard entry door to the left, and a modern garage door installed below the original loft doors.

The house was built in 1837 for Daniel Dickinson, of the witch hazel manufacturing family. Originally it was a Cape style building, but after the builder's 1844 death it was sold to Michael Andrews, who lived in it until his death in the early 1890s, and was responsible for many of the changes to it. It did not become a full two-story structure until the early twentieth century, when Judge Thomas Coulter owned it.²⁰² Confusingly, the 1874 map labeled it with name D. Dickenson. According to the 1925 fire insurance map, it had only one addition on the rear, and an ancillary building behind it (Figures 10 and 15). The house contributes to the historic character of the district as an example of how changing tastes can change architecture, and for its connections to locally prominent individuals. The barn, which dates to the nineteenth century, is also a contributing structure.

58 North Main Street (Parcel 27 060), Ansel Pratt/Ambrose Post House

This two-story, three-bay Greek Revival house stands a moderate distance to the south of the road, on a mid-sized, gently sloping lot. It has a cut granite foundation, clapboarded sides, asphalt shingles on the roof, and a square, corbelled brick chimney. The gable, facing the street, is fully

²⁰¹ Malcarne 2007:88.

²⁰² Malcarne 2007:39.

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pedimented and clad in flat boards around a horizontal, rectangular divided light attic window. The front door is on the left (east) side and is flanked by wide pilasters below a broad entablature with a course of small dentil molding. A large, two-story addition with a large external chimney is present on the eastern elevation, with a carport attached to that.

In the 1853, 1859, and 1874 historic maps, the house is labeled with the names Mrs. Williams, Mrs. H. Williams, and W. McCreary. The 1925 fire insurance map recorded small one-story additions on the southwesterly and rear elevations (Figures 8, 9, 10, and 15). The house's estimated construction date is 1810, though it may be older than that. The property, with two "old houses" on it, was bought by Ansel Pratt in 1814; in 1818 Sala Post bought it, then in 1820 sold it to master mason Ambrose Post, his son. Both the lower edge of the gable pediment and the flat boards are early twenty-first century historicizing renovations, while the gable-end doorway may date to Post's ownership, or a bit earlier, likely a modification to an original Georgian structure. Post sold it in 1840 to businessman Richard Pratt Williams.²⁰³ Despite the modern modifications, the house contributes to the historic structure as an example of the simple Greek Revival style.

59 North Main Street (Parcel 28 061), Maria Post House

This two-story, three-bay Greek Revival house is situated a moderate distance north of the street, on a large, level lot. It has a cut granite foundation, asphalt shingles on its roof, and a moderate roof overhang and wide frieze all around. The front door is on the left (west) side of the gable end and is flanked by sidelights. A large external brick chimney is on the western elevation. Since 1980, a fully pedimented gable-roofed porch over the stoop has obscured or replaced the short entablature over the door. Also since that time, the house has been modified to have a fully pedimented gable with flat boards around the horizontal, rectangular, divided light attic window, and wide pilasters have been added at the corners. A large two-story wing on the eastern elevation (its footprint has almost the same square footage as the original building) includes three gable-roofed wall dormers and repeats the new decorative elements, and there are also substantial rear additions.

The house was built in 1851 for Maria Post and was labeled with the name Mrs. D. R. Post in the 1859 map and the name Mrs. M. P. Post in the 1874 map, while the 1853 map labeled it with the odd name Mrs. Rawsonpost. The 1925 fire insurance map indicates that a two-story addition on the westerly elevation was already present, together with a narrow one-story addition on its rear (Figures 8, 9, 10, and 15). It contributes to the historic character of the neighborhood as a basic Greek Revival style house with modern embellishments.

60 North Main Street (Parcel 27 059)

This two-story reproduction of a seventeenth-century Colonial saltbox house is situated a moderate distance north of the road on a mid-sized lot. It has a concrete foundation, clapboarded sides, and wooden shingles on the roof. Constructed in 1965, it is a fairly convincing facsimile, complete with tiny diamond-paned windows and a slightly overhanging second story with decorative wooden pendants at the corners, but it cannot be considered a contributing structure, and neither can the barnlike garage on the property.

²⁰³ Malcarne 2007:6.

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61 North Main Street (28 062), Harriet Manwaring House

This 1.5-story bungalow is situated a moderate distance from the north side of the street, on a long, oddly-shaped lot. It has a concrete foundation, wood-shingled sides, asphalt shingles on the gable roof, and a small, corbelled brick chimney in the center. It stands with its ridgeline parallel to the street. The front door is located on the right (east) side of the façade, accompanied by two pairs of six-over-one windows. The front porch extends across the whole façade. Its shed roof is joined to the roof of the main house, and is supported by four large, square columns. There are railings only on the sides of the porch, which have square spindles. There is a shed-roofed dormer on the front, extending across most of the house's width, with four six-over-one windows in it. A large addition is attached to the rear.

The house was built in 1927 for Harriet Manwaring, the never-married owner of a local general store.²⁰⁴ It contributes to the historic character of the district as an example of one kind of domestic architecture that was built here during its transition to a summer residential community, and for its association with an early twentieth century woman who was a business owner.

62 North Main Street (Parcel 27 058) (Post Office #64), Samuel B. Hunt House

This two-story, three-bay Georgian house is situated a moderate distance from the south side of North Main Street and the east side of Grove Street. It has a cut granite foundation, clapboarded sides, asphalt shingles on the roof, and a pair of rectangular, corbelled brick chimneys near each end. There is a wide roof overhang and frieze. The front door is centrally located and has wide pilasters rising to a molded entablature with a projecting cornice that is almost tall enough to reach the sill of the second-story window above. One of the windows on the first floor has been replaced by a modern, multi-light picture window. The gable ends have return cornices and single round-headed, six-over-six attic windows. Multiple additions extend southward from its southeastern corner.

The 1853, 1859, and 1874 historic maps labeled the house with the names Samuel Hunt and S. Hunt. The 1925 fire insurance map indicates that there was a one-story addition attached at the same point as the current group of additions (Figures 8, 9, 10, and 15). The house was built in or soon after 1847 by Samuel B. Hunt, a teamster from Vermont, whose family owned it until 1917. It was a two-tenement house as of 1929.²⁰⁵ It contributes to the historic character of the district as an example of the survival of the Georgian style into the mid-nineteenth century.

63 North Main Street (Parcel 28 063)

This is presently a vacant lot owned by the Essex Land Trust, which has a statue of a standard poodle on it. It makes no contribution to the historic character of the district.

66 North Main Street (Parcel 27 047), Enoch Tucker House

This two-story, originally three-bay vernacular home is situated a moderate distance up a slope from the south side of North Main Street and the west side of Grove Street, on a long, narrow lot. It has a cut granite and brick foundation, clapboarded sides, asphalt shingles on the gable roof, and a small corbelled brick chimney toward the western end. It has moderate roof overhang on the gable ends, a negligible overhang on the sides, and a round-headed, two-over-two attic window in

²⁰⁴ United States Census, Fourteenth Census, 1920:T625:187:6a; Fifteenth Census, 1930:T626:29a

²⁰⁵ Malcarne 2007:41.

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the western gable end. The front entry is in the second bay from the right (west) and has a plain frame, as do all the two-over-two windows. The front porch extends across the entire façade and is supported by square posts with cutout decoration under the eaves, and has square spindles in the railings. Since 1980, a fourth bay has been added to the eastern end, with a large external chimney and a replication of the window style and the porch's decorative elements. There are also two additions on the rear.

The house was built in 1802 by or for Enoch Tucker, then apparently rebuilt sufficiently in 1889 to have a second date assigned to it. The 1853, 1859, and 1874 historic maps marked it with the names Widow Tucker, M. Gaylor, and R. H. Mather. According to the 1925 fire insurance map, the two-story house had a small one-story addition on its rear (southerly) elevation (Figures 8, 9, 10, and 15). The building contributes to the historic character of the district as an example of vernacular domestic architecture of the nineteenth century, the expansion being designed in a historically sensitive manner.

67 North Main Street (Parcel 28 070), Obadiah Spencer House/Store

This two-story, three-bay vernacular house is situated a short distance from the north side of North Main Street, while the porch and patio on its easterly gable end butts up against the sidewalk on the west side of New City Street. It has a cut granite foundation on the North Main side and fieldstone on the others, clapboard siding, and asphalt shingles on the gable roof. There is a wide roof overhang overall and thin return cornices on the west elevation. The building's entrance is currently on the south elevation, where a door with a plain frame is located in the center and has an open gable-roofed porch over the stoop. The three upper-story windows are evenly spaced. On the lower level, there are four windows, two to the left of the door and a pair to the right. Historically, the entrance was on New City Street, where two pairs of windows currently flank a single window, where the door may have been previously. A second-story enclosed porch extends across the width of the building on this elevation, supported by square chamfered posts, with an open patio below. There is a flat-roofed addition on the north elevation and further additions on the west elevation.

The 1853, 1859, and 1874 historic maps labeled the building O. Spencer's Store, O. Spencer and Spencer & Co. Store, and O. O. Spencer Store (Figures 8, 9, and 10). The structure was built in 1850 or 1851 by Obadiah Spencer, who previously kept a store in Centerbrook, to serve as a home and store. A local bank foreclosed on it in 1882, and it remained a store when James K. Phelps purchased it 1897, combining dry goods and grocery sales with animal feed, and made deliveries. It changed hands to Frank Gunn in 1921 and remained a store under his management, though by 1929 the upper story was rented out as an apartment.²⁰⁶ It contributes to the historic character of the district as an example of vernacular domestic and commercial architecture of the nineteenth century, and as a former economic anchor of the neighborhood.

Nott Lane

This is the second of six streets east of Essex Square that run south from Main Street towards Middle Cove. It appeared with no name in the 1853, 1859, and 1874 historic maps, with its southern end possibly being at the water (Figures 8, 9, and 10). It also had no name in the fire

²⁰⁶ Malcarne 2007:74.

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insurance maps of 1884, 1889, 1895, and 1901. In the 1908 edition it was labeled as an arbitrary road called Water Street, petering out as it approached Middle Cove. The 1914 edition kept the name and showed it definitely ending at a landing on the shoreline. The 1925 edition changed the name, calling it Knott Street formerly Water Street (Figures 11, 13, and 17).²⁰⁷ The timing of the change to the current Nott Lane is not known. Only three parcels on the street have Pratt Street addresses, none of which contains contributing structures; the one that does contain a contributing structure is technically part of the 10 Main Street lot (Parcel 47 079). It is a narrow public street that provides access to a public parking lot and, at its southern end, to a private dock and a neglected public landing at Middle Cove. No sidewalks are present. There is a mix of commercial and residential properties adjoining this road.

1 Nott Lane (Parcel 47 079 B3, 10 Main Street)

This converted storage building, now a residence, stands near the southerly line of the parcel, very close to the western edge of Nott Lane. It is a gable-roofed structure clad in clapboards, with a partly brick and partly concrete foundation and asphalt shingles on the roof. Its northwestern corner almost touches the southeastern corner of 3-5 Bank Lane, which is on the same parcel and shares its yard with it. As Photograph 116 shows, its gable roof is shorter on the northern (front) elevation.

The long, narrow building (approximately 48 feet wide by 20 feet) has a concrete foundation, decorated with a course of soldier bricks on the eastern gable end. The latter elevation contains two standard windows and also a small square window near the gable's peak. The northern (front) elevation contains two doors and four windows, irregularly spaced, while the southern elevation contains five windows and a small, square external chimney that pierces the eaves, and the western gable end has no windows at all. Except for the westernmost window on the north elevation, all the windows are the double-hung sash type with six lights. The main door, at the eastern end of the north elevation, is flanked by plain pilasters and topped by a neoclassical, open triangular pediment that does not project quite far enough to act as shelter for the stoop. This door frame is likely to be a later twentieth-century decoration, after its conversion to residential purposes. The building's northern eaves are shallow, while those at the gable ends and southern elevation are relatively deep, and the southern elevation's eaves also feature very simple decorative brackets that seem to be callbacks to the older Stick Style. This vernacular building, now a residence, retains sufficient integrity to be a contributing structure in this district, representing adaptive re-use of older utility structures.

A two-story stable with two attached sheds was shown here in the 1884 fire insurance map and in the others through 1914. As of 1925, however, the building had changed substantially to a much wider, one-story structure, extending most of the width of the lot; a cropped northerly roof was shown in the drawing (Figures 11, 13, and 17).²⁰⁸ This information yielded the construction date of c. 1925. Labeled as a storage building, this was probably the version of the structure that is still present today, though it may have been shortened somewhat at the eastern end. Notwithstanding the storage building label, its exact utility origins remain uncertain. It contributes to the historic character of the district as a rare survival of a vernacular utility building of the early twentieth century.

²⁰⁷ Sanborn 1884, 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

²⁰⁸ Sanborn 1884, 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

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13 Nott Lane (13-21 Nott Lane, Parcel 47 074 B1)

This two-story building is situated several steps down from the east side of Nott Lane, past a car-length parking area adjoining the road and between the other two buildings. It is one story on the northern side and two stories on the western side, and has had many modification atop what may have been an older building moved to this location. As it stands, however, it has insufficient historic integrity to be a contributing structure.

15-21 Nott Lane (13-21 Nott Lane, Parcel 47 074 B2)

This three-story vernacular structure, presently subdivided into condos, is situated a short distance to the east of Nott Lane and a vigorous stone's throw north of the waters of Middle Cove. It may be the same structure marked with the name C. Conklin in the 1874 historic map (Figure 10) and several of the later fire insurance maps. Its distance from the water is affected by the presence of a built-out wharf there, which presently has a long dock for small boats affixed to it. It has received so many alterations over the years, however, including the addition of ahistoric Greek Revival decorative elements, that it cannot be regarded as contributing to the historic character of the district.

15 Nott Lane (Parcel 47 077)

This one-story modern vernacular commercial building, built in 1965, is clad in wood shingles and has a cinder block foundation and asphalt roof shingles, and is located a short distance from the east side of the street and at the southern edge of the parking area behind 12 Main Street. It has two sections, a small one standing with its gable ridgeline parallel to the street, and a larger one standing perpendicular to the first. It is not a contributing structure.

Novelty Lane (Photograph 7)

This is the sixth of six streets east of Essex Square that extend southward from Main Street towards Middle Cove. It is a public road that has been partly abandoned at its southern end; a newer extension heads southeasterly on private property. The historic maps show how much the southeastern end of the peninsula has changed over time. In the 1853 map, the unnamed street extended in a straight line to the water's edge, which is still where the abandoned section ends. The 1859 map showed the first phase of infill that created more land to the southeast of the original road, as did the 1874 map (Figures 8, 9, and 10). The 1889 and 1895 fire insurance maps included the filled land and the area immediately to its north, though not the road. In 1901, the mapmaker showed the unnamed road ending well short of the waterline, at the property line of a factory. The later editions labeled it as an arbitrary way called Hazel Street. Presumably this name was taken from the product of the nearest factory, witch hazel (Figures 14 and 18).²⁰⁹ When the current street name was applied is not known.

The street is lined with a mix of residential and commercial properties of varying periods, most notably one historic and one new marina, part of the district's recreational development of the early twentieth century through the present day. As shown in Photographs 117 and 118, the southernmost end of the street is now a footpath that leads to the seawall that currently defines

²⁰⁹ Sanborn 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

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most of the northern shore of Middle Cove; there is an access ladder down to the water partly hidden behind the grass in the second photograph. Of the eight parcels with addresses on Novelty Lane, five have been identified as containing contributing resources.

As to the area the road serves, the historic maps show that the area between it and the river was a key commercial and industrial node on the village. As of 1853, three different wharves and the lumber yard of Gladwin, Wooster & Co. were shown here. In the 1859 map, the peninsula appears to have been extended southward somewhat, and contained a lumber yard, a steam saw mill, Gladwin & Wooster's Wharf, the company's office, and two wharves extending into the river. The 1874 map showed the clearly artificial extension of the land southward, which contained the W. C. Hough & Co. wadding factory. North of that, Wooster's Lumber Yard was still present, along with Wooster's Dock. Hayden's Dock was also present, south of the steamboat dock at the foot of Main Street (Figures 8, 9, and 10). The 1881 bird's eye view shows the same wadding factory present, and makes it clear that the straight lines of the southern and eastern sides of the filled land were used for ships to dock; the lumber yard was represented by stacks of lumber.²¹⁰

In the 1889 fire insurance map, the wadding factory (consisting of three brick buildings, three frame buildings, and two coal bins) was vacant. To the north of that, the lumber yard and its wharf were replaced by a substantial frame factory building (with a brick engine room) called the Essex Paint Works. Multiple horse sheds and other structures were associated with it. In 1895, the wadding factory had been taken over by the Essex Wood Turning Co., and the Essex Paint Works was still there. As of 1901, the wood turning company had added two frame buildings, and the paint works had been taken over by "The Lenifect Co. Mfy. Lenifect & Witch Hazle." The 1908 map showed that the brick factory buildings and attached frame structures were gone, and the wood turning company was operating out of a single newer building; the Lenifect Co. was still there. Nothing notable changed in the 1914 edition, but in 1925 the southern extension was omitted from the map, indicating that no insurable buildings were there. The Lenifect Co. building had become smaller and changed hands to the Essex Paint & Chemical Co. The 1934 aerial photograph showed four large, cylindrical storage tanks at the southern end of the peninsula, and a completely different building where the paint works had started out (see 9-11 Novelty Lane) (Figures 14, 18, and 19).²¹¹

1 Novelty Lane (Parcel 47 026 B2, 46 Main Street)

This vernacular one-story house is situated at the rear of a Main Street parcel, close to the east side of Novelty Lane. It is a gable-roofed structure clad in clapboards, with a concrete foundation and wood shingles on the roof. The small (approximately 23 feet wide by 19 feet) main part of the house has a wide, six foot deep ell on the front (west) elevation, with the front door and a single window crowded into the remaining nine feet of the main section's frontage (see Photograph 119). This window, and the one on the facing angle of the ell, are six-over-six double-hung sash windows, while the window on the ell's west elevation is a modern, multiple-light picture window. These two sections have intersecting gable roofs with very small return cornices and little roof overhang. The roofs have wood shingles, and the walls are clapboarded. There is a large and much newer addition on the rear, with skylights and patio doors; this addition is dominated by an

²¹⁰ O. H. Bailey & Co. 1881.

²¹¹ Sanborn 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

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enormous corbelled brick chimney, which a neighbor reports was constructed for no particular reason or use by a former owner during the 1960s or 1970s.

Although the assessor's records assert that it was constructed in 1920, it does not appear in either the 1925 fire insurance map or the 1934 aerial photograph (Figures 18 and 19). Its small size and simple design suggests that it could have been built as a summer cottage as early as 1920 and later moved to this location. As a structure that was likely built during the early twentieth century, when the district was increasingly oriented toward summer tourism, this house is considered a contributing structure.

7 Novelty Lane (Parcel 50 002), Frederick Scholes / Ferry House

This two-story, two-bay vernacular cottage is situated a short distance from the east side of the road, on a small lot between a section of lawn and a parking lot. It is a gable-roofed structure, with a brick foundation and asphalt shingles on the roof. On both floors, the façade had a single window on the left (north) side, and a pair of windows on the right, while the entry was through a glass-enclosed section of the flat-roofed porch on the south elevation; the porch extended around the eastern elevation, where it was open. The roof of the open sections of the porch was supported by round columns. The house was given visual interest through flared bands of imbricated shingles above the first floor on at least three sides; on the façade, there were also bands of these shingles above the second story and in the gable peak, where there was also a small attic window. There was a small gable-roofed, second-story addition on the south elevation, with the same imbricated shingles in the gable peak. There were two narrow, corbelled brick chimneys situated near the center of the roof gable. Most of the windows were one-over-one style sashes.

The house was built in 1905 for Frederick Scholes, who shortly sold it to Ellen Ferry, whose family owned it until 1943. One past owner was Captain Hugh Ferry, The Scholes family originally came from Brooklyn, New York. Ellinor N. Ferry was an Irish immigrant and a widow; her three adult sons included Hugh P. Ferry, "a prominent mariner in the Connecticut River Valley," whose occupation in 1910 was pilot of a river tug, and another who worked at the Lenifect factory.²¹² The building was constructed during a period when industrial work was still available in the area, and summer visitors and house owners were increasing in numbers. As of early 2026, the distinguishing features of the house had been erased by an ongoing renovation, and it is no longer a contributing structure.

8 Novelty Lane (Parcel Parcel 47 032-1)

This former stable, now used for offices, is situated at the edge of the western side of the road, with a parking lot on its southern and western sides. The main building is a gable-roofed structure clad in clapboards, with a concrete foundation and wood shingles on the roof. The building has a two-story central section (approximately 20 feet wide by 40 feet) flanked by single-story sections of nearly identical size (approximately 14 feet wide by 40 feet). The central section has a gable roof on the front (east) elevation and a hip roof on the rear (west) elevation, while the flanking sections have shed roofs sloping down from the central section, all covered with wooden shingles. There a slight roof overhangs and small cornice returns on the central section's gable end. The most noticeable alteration to the building is the insertion of numerous large and small windows in

²¹² Malcarne 2007:91; United States Census, Thirteenth Census, 1910:T624:135:3b.

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the street-side end of the central section, which appear intended to echo the style of the original windows. This gable end has also been recently decorated with two-story pilasters with Ionic capitals on each side of the windows. Under its eaves, each side of the central section contains six square clerestory windows of nine lights each. The rearmost portion of the side sections have had an additional half-story added on the top, forming a continuous line from the roof of the central section. Another rectangular, one-story addition with a small external brick chimney is located at the building's southwest corner.

The easternmost windows on the one-story sections of the main building appear to be original double-hung six-over-six sash openings, which are covered with old-style wooden framed storm windows of single panes of glass, hinged at the top to permit warm-weather ventilation. There are three of these on the south elevation, four on the east elevation, and two on the north elevation. Throughout the building, the new windows' shapes echo those of either the square clerestory windows or these standard windows. A side entrance is located at the angle between the north elevation addition and the main building, and is decorated with a wooden fan and a shallow gable peak above. The current main entrance is on the southwestern corner of the building, in the angle between the main building and the one-story rear addition, and has been decorated with Ionic columns and a fanlight.

The earliest evidence of this c. 1900 building is the 1901 fire insurance map, which marked the central, two-story section as a stable, with two one-story sections on the north and south sides. By 1925, the fire insurance map shows that the central section was no longer used as a stable, and that the three sections had been divided into six rooms (Figure 14 and 18).²¹³ The notation "A" indicates that this was an ancillary building, used for miscellaneous non-dwelling purposes. The retention of much of the building's original form and some of its fenestration, as well as the rarity of a building of this non-residential type surviving at all, means that it contributes to the historic character of the district.

9-11 Novelty Lane (Parcel 50 004 B1, B2, B3), Yacht Club Group (Photograph 7)

This large lot situated on the east side of the road extends to the western shore of the Connecticut River, and contains three nondescript structures closely related to the district's maritime and recreational history, all situated around the edges of a large parking lot.

The undistinguished one-story brick commercial/industrial structure located in the northeastern corner of the parcel appeared in the 1934 aerial photograph, and is Building 1 in the town assessor's records (Figure 19). The town assessor's records state that this building was constructed in 1926. Newspaper reports from 1932 indicate that by that time, the paint company had added a wharf at which pleasure boats docked for refitting and acquiring supplies; by 1934, the company was calling itself Essex Paint & Marine Co.²¹⁴ It is still being used as a marina and shipyard, according to the website of its occupant.²¹⁵ In a photograph taken of the site during the

²¹³ Sanborn 1908, 1914, 1925; Sanborn-Perris 1901.

²¹⁴ The Day (New London), "Essex: Engine Disabled Blocks Crossing," Saturday, May 7, 1932, p. 14 (Accessed December 6, 2023, Newspapers.com); The Day (New London), "Essex: Pleasure Boats' Business Grows," Tuesday, July 5, 1932, p. 12 (Accessed December 6, 2023, Newspapers.com); The Day (New London), "News from Near-By Yacht Clubs," Saturday, August 11, 1934, p. 19 (Accessed December 6, 2023, Newspapers.com).

²¹⁵ Safe Harbor Marinas, "Safe Harbor Dauntless & Dauntless Shipyard," web page, 2023 (Accessed December 6, 2023, <https://shmarinas.com/locations/safe-harbor-dauntless-dauntless-shipyard/>).

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flood of 1936, it is the leftmost structure.²¹⁶ Its southern section is hip-roofed and its northern section has a nearly flat roof, the whole roof being clad in asphalt shingles. The cupola visible in the photograph seems to have functioned as an unofficial lighthouse for the yachts mooring in the area. Since the 1936 era, part of the building's northerly elevation has received a substantial addition, and the external display windows are also a new addition (Photograph 122). As a result, the width of the main section of the structure measures approximately 58 feet wide by 56 feet. The building is oriented toward the water and the docks rather than the parking lot, making adequate photography of its true façade impossible. On that eastern, waterside elevation, a small hip-roofed room measuring approximately 14 by 14 feet supports the cupola, and there is a wood shingled addition to its right (on its northerly elevation).

The structure identified as Building 2 in the town assessor's records, in the southeastern corner of the lot, is a yachters' clubhouse built in 1936. Plans for its construction were announced in a 1935 newspaper article. It was built for the Essex Yacht Club (then three years old and located at a different wharf in the village) as a two-story wooden building measuring 32 by 48 feet, with a main entrance on the west (landward) side and ramp leading to an inlet on the south side. The lower floor was to hold dinghies and a men's locker room, while the second floor would have a large lounge with a balcony overlooking the river, along with a kitchen, a locker room for women, and a bar. A wharf was also going to be constructed.²¹⁷ The Essex Yacht Club's website reports that the structure was partly completed at the time of the flood, and it was finished later that year. It remained the club's headquarters until 1980, when they moved to a new and larger building on the parcel adjoining it on the south. During this period, and especially after World War II, yachting gradually changed from being primarily a men's sport to a combination of sport and family activity.²¹⁸ The building is currently occupied by a different yacht club.

A photograph from 1936 shows that at that time, Building 2 was a simple two-story, three-bay rectangle with a covered entrance and a gable roof.²¹⁹ At present, this original structure has had a number of recent additions put on. Aside from the ground-level deck, these additions are exclusively to the second story. As shown in Photograph 123, the western elevation's addition, ten feet deep, crosses the whole width of the building and is supported by square timbers over a low wooden porch. A small ventilation window is visible at the attic level of the gable end. This elevation still has three bays, with the main door at the center. Another second-story addition has been built on the south elevation, measuring approximately 14 feet by 22 feet. A second-story deck wraps around the southern elevation, where it is approximately 13 feet wide, and across the whole eastern elevation, where it is approximately 16 feet wide. It appears that these second-story additions were designed to permit unobstructed access to the lower deck and wharf. The building is presently covered with vinyl siding.

Building 3 consists of a group of three connected, weatherized outbuildings connected by one open walkway and one enclosed porch, which the assessor recorded were built in 1940. The largest

²¹⁶ Connecticut River Museum, "Waterfront at Essex Paint Works and Old Yacht Club," photograph dated 1936, Photo Collection Catalog Number P.87.3.3 (Essex, Connecticut: Connecticut River Museum, accessed December 3, 2024, <https://ctrivermuseum.pastperfectonline.com/Photo/D764EBF7-6C22-47C5-B0B9-339494308432>).

²¹⁷ E. M. Libby, "Yacht Club to Get New Clubhouse," *The Day (New London)*, Tuesday, December 31, 1935, p. 8 (Newspapers.com).

²¹⁸ Essex Yacht Club, "About Us," web page, 2023 (Accessed December 3, 2024, [https://www.essexyc.com/About_EYC_\(1\)/About_EYC_\(2\)](https://www.essexyc.com/About_EYC_(1)/About_EYC_(2))); Williams 2013.

²¹⁹ Connecticut River Museum, "Waterfront," 1936.

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and easternmost of the group, measuring approximately 46 feet wide by 20 feet, is thought to be part of the stable and partly open-sided shed that were visible in the 1914 fire insurance map. At present, its northerly elevation contains two pairs of double patio doors with two standard windows between them. The westerly elevation contains a series of three gradually shortening windows. This and the middle building were also visible in the 1934 aerial photograph, without the connecting structure (Photograph 125; Figure 19). The third is newer than 1934, possibly dating to 1940 as the assessor's records suggest. These former outbuildings, currently used for office and storage space, are still covered with clapboards and are set on the gradual slope along the southern edge of the parking area.

Although all three of these buildings are architecturally undistinguished, as a group and as part of this district, together with the attached docks, they represent close to a century of continuous recreational maritime activity in Essex Village, and therefore are identified as contributing structures.

10 Novelty Lane (Parcel 47 034)

This one-story modern Cape style building, built in 1966, is set well back from the street on a fairly deep lot, and was quite small before multiple additions were added on. Its construction date means that it is a non-contributing structure.

12 Novelty Lane (Parcel 47 035)

This is a large, 1.5-story dwelling clad in wood shingles, and situated at the northeastern corner of a large lot that extends down to the waterline of Middle Cove. The lot's eastern boundary follows the old Novelty Lane right-of-way down to the water. Although there is evidence of a historic structure in this location, it was either replaced or completely remodeled in 2000, and though its design seems to have taken some inspiration from late nineteenth century and early twentieth century architectural styles, it is a non-contributing structure.

15 Novelty Lane (Parcel 50 005-01)

This one-story International style house is situated on the west side of the southern end of the road, on a large lot that abuts Middle Cove on the west. It is a flat-roofed brick structure clad in stucco, with a concrete foundation and a tar and gravel roof. It is a large building, approximately 59 feet wide by 48 feet in total. The roofs of the two sections of the house are very slightly slanted towards the western and eastern edges, with noticeable roof overhangs on all visible sides. Rather than being flat, the building's sides frame the windows with masonry that echoes the form of pilasters and a tall frieze, emphasizing the space around the windows. These windows are groups of two or four single, vertical rectangular lights separated by wide mullions. The front door is located at the eastern end of the house's westerly section, which is set back from the easterly section (Photograph 125). There is a two-bay carport and entrance shelter that fills the corner between the two sections. Its clean geometric lines and stucco exterior cladding are typical of the International style.

This contributing structure was built in 1935, during the period when Essex's status as an upper-class recreational and summer residence location was becoming well established, and is a unique example of this uncommon style within the district.

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Parker Lane

This one-lane private road is paved with two rows of cobblestones and has no sidewalks. The town assessor's data does not indicate which parcel it is technically a part of. There are traces of this road in the 1853 and possibly the 1859 map; it was much more clearly shown in the 1874 map (Figures 8, 9, and 10). Its northern end is shown without a name in the 1889 and 1895 fire insurance maps. The 1901 edition showed it as an arbitrary road called Crab Street, ending at its current point. In the 1908 edition, its name was slightly altered to Crab Lane, which remained its name through the 1914 and 1925 editions (Figures 14 and 18).²²⁰ When the name was changed to its current one is not known. Of the two parcels that have addresses on this street, only one contains contributing historic resources.

6 Parker Lane (Parcel 47 050)

This mostly one-story house with a Cape-style base is situated well to the west of the road, near the northeastern corner of a long lot that runs southward to the shore of Middle Cove. It has two additions on its north (rear) elevation, including a large garage. Although the core of this house may indeed be a 1750 structure, as the town assessor recorded, the scope of renovations to the original house's façade (notably the replacement of its windows and doors), along with other alterations, has rendered it a non-contributing structure.

7 Parker Lane, Building 1 (Parcel 47 041 B1)

This small (18 x 18 foot), two-story, two-bay vernacular open gable cottage stands slightly to the west of the present southern end of Parker Lane, at the top of the slope leading down to the waters of Middle Cove. It is a gable-roofed structure clad in clapboards, with asphalt shingles on the roof. On the first floor, the front door is on the left (eastern) side, and is set a little more than one step above ground level. The door itself is modern, and is flanked by wide, plain pilasters and topped by a capped entablature. The window on the first floor is a shallow, rectangular bay window divided into 32 lights. The other visible windows are standard sized, double-hung six-over-six sash windows. The attic gable window is a half-round opening with delicate fanlights. The house has a wide roof overhang, a frieze of moderate width, and corner boards of a similar width. There is no internal chimney; rather, a modern, external chimney is attached to the house's southeastern corner. As Photograph 126 shows, the view of the house from the end of Parker Lane is obscured by a tall hedge, so this description draws on photographs from the 1980 survey and the town assessor's records.

Based on its structure and the fire insurance maps, it is thought to date to c. 1920. In the 1914 fire insurance map, a rectangular, one-story frame building was shown here, while in the 1925 fire insurance map, there was a square two-story storage building (Figure 18).²²¹ There is a high probability that the half-round fanlight window and door decorations are recent additions intended to harmonize it with the older house on the same lot. Similarly, the front door decoration also seems likely to be new. The building's conversion to a residential function is consistent with the district's early twentieth-century shift to a suburban and leisure economy, which made this tiny residential property highly valuable. Thus, it is a contributing structure.

²²⁰ Sanborn 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

²²¹ Sanborn 1914, 1925.

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7 Parker Lane, Building 2 (Parcel 47 041 B2), Joseph/Maria Collins House

This substantial two-story, three-bay Greek Revival house is located a short distance to the southeast of the present end of Parker Lane, on a large lot that runs southward to Middle Cove. It is a gable-roofed structure clad in clapboards, with a cut granite foundation and asphalt shingles on the roof.

The historic section of the house contains a massive central, brick chimney. It measures approximately 23 feet wide. A large modern ell (approximately 24 feet wide by 11 feet) has been added to the north elevation, and contains the house's current main entrance. The original section has a fully closed pediment with a half-round fanlight window. The original front entry door remains in place on the right (south) side, and is flanked by wide pilasters with simple capitals, and has a tall entablature with a prominent cap. Its frieze, corner boards, and water table are all plain and of moderate width, and largely carried over to the new ell. In the angle between the main house and the ell, there is a square porch that is currently covered with slate flags, and features a new front door with five-pane sidelights.

The house was built on the site of an older house in about 1850 by Amasa Hayden for his recently widowed daughter Maria Collins, whose husband had been Joseph Collins. She lived there until her death in 1886, after which it passed through several hands and by 1929 had become a two-unit tenement.²²² The 1925 fire insurance map makes it clear that the northern ell is new, though an effort has been made to make it look historic; it also shows that a large one-story addition on the rear has been removed since then (Figure 18). It is a contributing structure as a nineteenth-century home with some modern alterations, and for its associations with the locally prominent Hayden and Collins families.

Pratt Street (Photograph 4)

This is a mostly residential street that is the first road north of Main Street, and runs east from Essex Square to the channel between North Cove and the Connecticut River. At the waterside, it meets a shipyard, a marina, and the northern end of Ferry Street. The western end, between Cross Street and Essex Square, is one-way going toward the square. It has a sidewalk on the northerly side until it reaches the shipyard's driveway, but only two short lengths of sidewalk on the southerly side. The 1853, 1859, and 1874 historic maps identified it as New Street; the first and third of these maps showed that its eastern end was more of a causeway across marshland than a proper road (Figures 8, 9, and 10). The name New Street remained attached to this road in the 1884 through 1914 fire insurance maps. In the 1925 edition, however, the name Pratt Street was shown, with a note of its former name (Figures 11, 13, and 17).²²³ The eastern end of the street was joined to the northern end of Ferry Street by a land-filling project to improve an older road in 1934.²²⁴ Of the 20 parcels with addresses on this street (one of which is technically part of 15 Main Street), 16 have been designated as containing contributing resources, almost all representing a mix of early nineteenth through early twentieth century residential construction that reflects the multiple phases of the district's historic development.

²²² Malcarne 2007:72.

²²³ Sanborn 1884, 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

²²⁴ E. M. Libby, "Ferry Lane and Pratt St. Joined," *The Day* (New London), Saturday, December 29, 1934, p. 12. Downloaded March 3, 2026. Newspapers.com. <https://www.newspapers.com/image/969210512/>.

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3 Pratt Street (Parcel 47 115), Site of Champlin Lamphier / William Gladwin House and Barn

This two-story, three-bay Greek Revival house was situated on a small lot on the north side of Pratt Street, at the edge of the commercial section surrounding Essex Square. It was a gable-roofed structure clad in clapboards, with a cut granite foundation and asphalt shingles on the roof. Near the rear (northerly) property line, there was a two-story vernacular barn that was also considered a contributing structure. The house had the most elaborate form of Greek Revival style, with very wide pilasters at the corners and a very tall frieze below a wide roof overhang, as well as a fully pedimented gable with a half-round fanlight window surrounded by flat boards for siding. The underside of the eaves contained a very distinctive decoration, a band of rectangular blocks with three rows of round protrusions, which to modern eyes bore a startling resemblance to children's interlocking toy bricks. It was built by developer Champlin Lamphier in 1838, who sold it to ship captain William Gladwin; his family occupied it until 1891. A newspaper article from 1870 shows that in addition to being a captain, he also owned at least one ship (which had sunk).²²⁵

The house and barn were demolished in 2025, and the vacant lot is non-contributing.

7 Pratt Street, Building 1 (Parcel 47 114-1 through 114-8)

Parcel 47-114 is situated on the north side of Pratt Street, facing the commercial building lots on Main Street. Because the four structures on this lot have been subdivided into eight condominium units, each with a separate assessor's entry and sometimes a separate owner, this survey has assigned numbers to the four buildings, starting with the one that is the oldest and closest to the street line. Which condominium is part of which building has proven difficult to determine from the town assessor's records.

Building 1 is a two-story, three-bay, open gable-end vernacular nineteenth-century house that measures approximately 23 feet wide by 28 feet, and is set back a short distance from the street line. It is a gable-roofed structure clad in aluminum siding, with a cut granite foundation and asphalt shingles on the roof. It is the Captain James Hurlburt house, constructed in 1851. According to the 1859 and 1874 historic maps, the house served as the Congregational parsonage (Figures 9 and 10). The front door is located at the left (western) end of its gable façade, and has had new Greek Revival pilasters and entablature (complete with a band of dentillated molding) added. The windows are modern one-over-one types, and the attic window in the gable peak is a horizontal rectangle with two lights. A one-story wing is attached to its northwestern corner. This addition has a gable roof perpendicular to that of the main house, and three bays, with the door on the right (west). The other two bays contain a bay window and a standard window; there is a decorative cupola and weathervane on top (Photograph 129). The original house's basic structure retains just enough integrity for it to be a contributing structure, as its original size and shape are unchanged.

7 Pratt Street, Building 2 (Parcel 47 114-1 through 114-8)

Parcel 47-114 is situated on the north side of Pratt Street, facing the commercial building lots on Main Street. Because the four structures on this lot have been subdivided into eight condominium units, each with a separate assessor's entry and sometimes a separate owner, this survey has assigned numbers to the four contributing buildings, starting with the one that is the

²²⁵ Malcarne 2004:56; United States Census, Seventh Census, Schedule 1, 1850:M432:44:225a; United States Census, Ninth Census, 1870:M593:107:150b; *Hartford (CT) Courant*, "Deep River," Thursday, Mar. 24, 1870, p. 1 (Accessed January 14, 2025, Newspapers.com).

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oldest and closest to the street line. Which condominium is part of which building has proven difficult to determine from the town assessor's records, and no effort to do so has been made.

Building 2 is one of two small, one-story summer cottages located near the middle of the lot, tentatively dated to 1935. This one is adjacent to the western boundary. It is a gable-roofed structure clad in wood shingles, with asphalt shingles on the roof. One of its gable ends, with a round window near the peak, is visible in Photograph 130. The structure consists of two intersecting gable rooms with an enormous exterior, fieldstone chimney on the eastern elevation and a smaller, shorter addition on the north elevation. The L-shaped building measures a total of 24 feet in its longest dimensions (not counting the offset, 13 feet by 8 feet addition), and 18 feet on the side with the chimney. Now winterized, this three-room condominium is a contributing structure as an example of the early twentieth-century leisure development of the district.

7 Pratt Street, Building 3 (Parcel 47 114-1 through 114-8)

Parcel 47-114 is situated on the north side of Pratt Street, facing the commercial building lots on Main Street. Because the four structures on this lot have been subdivided into eight condominium units, each with a separate assessor's entry and sometimes a separate owner, this survey has assigned numbers to the four contributing buildings, starting with the one that is the oldest and closest to the street line. Which condominium is part of which building has proven difficult to determine and no effort to do so has been made.

Building 3 is one of two small, one-story summer cottages located near the middle of the lot. This one is adjacent to the eastern boundary. It is a gable-roofed structure clad in clapboards, with asphalt shingles on the roof, and its estimated construction date is 1935. The southerly elevation is visible from the street, consisting of the gable end, with three irregularly-placed windows on the ground level (two of them six-over-six wooden sash types and one a much smaller, three-over-three window) and one round, divided window in the gable peak (Photograph 131). A large rectangular chimney, presently enclosed in wooden planks, can be seen rising from within the building. Now winterized, this condominium is a contributing structure as an example of the early twentieth-century leisure development of the district.

7 Pratt Street, Building 4 (Parcel 47 114-1 through 114-8)

Parcel 47-114 is situated on the north side of Pratt Street, facing the commercial building lots on Main Street. Because the four structures on this lot have been subdivided into eight condominium units, each with a separate assessor's entry and sometimes a separate owner, this survey has assigned numbers to the four contributing buildings, starting with the one that is the oldest and closest to the street line. Which condominium is part of which building has proven difficult to determine and no effort to do so has been made.

Building 4 was built in 1967. It is a rectangular building that stretches the width of the lot and sits at its northern boundary. It contains two units, each with a door and three windows. It is not a contributing structure.

9 Pratt Street (Parcel 47 113), Gurdon / Gurdon L. Smith House

This two-story, three-bay Greek Revival residence is situated on a long, narrow lot on the north side of Pratt Street, set back a few feet from the sidewalk, in a residential area facing the rear of some of Main Street's commercial buildings. It is a gable-roofed structure clad in clapboards, with

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a cut granite foundation and asphalt shingles on the roof. Its driveway runs along the western property boundary.

The house has a relatively shallow-pitched roof, a fully pedimented gable with moderate roof overhang, and return cornices that appear to have been added atop the original narrow molding. The attic window in the gable end is a flattened half-oval fanlight proportioned to the narrow space. There is a wide frieze below the main roofline (not inside the gable) with a band of decorative molding, narrow corner boards, and wide water table. The six-over-six windows on the first floor have decorative molding for waterboards, while those on the upper story touch the frieze at the roofline. The main building is approximately 23 feet wide by 27 feet, with a fully enclosed one-story porch with a hip roof across part of its eastern elevation. The rear addition is flush with the main house on the eastern elevation and is two stories tall, though slightly shorter than the main house. On the western elevation, the second story overhangs the first by a few feet. The front door is located on the right (eastern) side of the façade and has three-light sidelights on each side. The door is flanked by flat pilasters supporting a tall entablature with a band of denticulated molding between the architrave and frieze, and a projecting cornice (Photograph 132). The rectangular brick chimney, located slightly to the rear of the center, appears to have been rebuilt.

It was built in 1834 by Gurdon Smith. In the 1853 and 1859 historic maps, the name was given as G. L. Smith, then G. Smith. The name I. H. Wheeler appeared in the 1874 historic map (Figures 8, 9, and 10). The two Smiths were neighbors in 1850, and in 1870 one of them was a retired shipmaster. I. H. Wheeler, in contrast, was a harnessmaker. The elder Gurdon Smith was one of the three founders of the rope walk built in 1818; he also held several town offices.²²⁶ This contributing structure is a well-preserved example of early nineteenth-century housing in this district, and associated with the village's maritime history through at least one of its past owners.

11-13 Pratt Street (Parcel 047 112), Gurdon Smith House

This two-story residence is situated on a long, narrow lot on the north side of Pratt Street, in a residential area; it is set back a few feet from the sidewalk and has a driveway along its eastern elevation. It is a gable-roofed structure clad in clapboards, with a cut granite foundation and asphalt shingles on the roof.

This three-bay Greek Revival house has a fully pedimented gable with moderate roof overhang, slightly larger on the ell, and a flattened half-round fanlight attic window. Aside from that window, its only decoration is the smooth pilasters flanking the doorway on the right (eastern) side of the façade, which support a tall entablature with a projecting cornice. The first-floor windows on the façade have been replaced with modern vinyl one-over-one sashes, while the second-floor windows are two-over-two wooden sash types. The long ell has a central doorway with a narrow, plain entablature and simple projecting cornice; it is flanked by two windows, and there are two windows above them on the second story, all modern six-over-six vinyl types. The original main house measures 22 feet wide by 25 feet deep, while the ell (now a separate living unit) measures 26 feet by 14 feet, and there are newer additions across the back of both sections. On the eastern elevation of the main section of the house, there is a central doorway, no longer in use, that has a tall but plain entablature with a projecting cornice. Both parts of the house have a wide, plain frieze, wide water table, and narrow corner boards. The chimney on the main house

²²⁶ Bayles 1884; United States Census, Seventh Census, Schedule 1, 1850:M432:44:224b-225a; United States Census, Eighth Census, 1860:M653:83:121a; United States Census, Ninth Census, 1870:M593:107:146b, 150b.

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has been rebuilt and shortened, while the taller and narrower chimney on the ell still has corbelling decoration near its top (Photograph 133).

The house was built c. 1834 by Gurdon Smith. The 1853 historic map labeled this building with the name Captain G. Smith; the 1859 map put the name Mrs. Smith, while the 1874 map put only "S. M." (Figures 8, 9, and 10). Gurdon Smith, age 69, and Gurdon L. Smith, age 48, lived next to each other in 1850, both with the occupation "not known." Only Gurdon L. Smith was present in 1860 census. The elder Gurdon Smith was one of the three founders of the rope walk built in 1818, owned by the Robbins family in the early twentieth century before its demise, owned by William N. Robbins at the end of the nineteenth century, as shown in the fire insurance maps; he also held several town offices.²²⁷ Absent other information, this house was built by Gurdon and occupied by his wife, Abby, after his death. This contributing structure is a well-preserved example of a plain early nineteenth-century residential style, and associated with the district's maritime history through at least one of its past owners.

12 Pratt Street (Parcel 047 102), Sylvester Munger House

This two-story, four-bay late Georgian residence is situated on a small lot on the south side of Pratt Street, set back a few feet from the sidewalk, with Main Street commercial buildings to its rear and west. It is a gable-roofed structure clad in vinyl siding, with a cut granite foundation and asphalt shingles on the roof. The main part of the house measures approximately 28 feet wide by 24 feet, with a one-story ell on the rear and a second-story room built atop an enclosed porch on the eastern elevation. The original façade is currently asymmetrical. There are two windows set close together at the eastern (left) end and one at the western (right) end on both floors, and the front door is set between the two sets of the windows, with blank wall above it. The house has a moderate roof overhang all around, with short return cornices on the gable ends. The wide frieze on the façade was spared by the re-siding process. The front door is flanked by thin sidelights with six panes of varying height, and wide, smooth pilasters with molded capitals; the whole is topped by a plain gabled entablature with a projecting cornice, all of which is likely to be a twentieth-century addition. The narrow, brick central chimney appears to have been rebuilt (Photograph 134).

The house was built in 1836 by Sylvester Munger, whose name was clearly shown on the 1853 historic map as S. Munger (Figure 8). Munger bought the land from Elias Redfield, and sold the property to Jesse Braddock, then a New York City resident, in 1857. The sale included a joiner's shop on the small lot. Munger was a joiner, who for a time lived with his family in the household of Gurdon Smith (see 9 Pratt Street and 11-13 Pratt Street), then shifted to his own house as of 1860. His older son was a ship captain.²²⁸ Although the building is undistinguished in appearance and modified, it contributes to the district as an example of the simple vernacular architecture of the early nineteenth century, and is associated with one of the many woodworkers whose activities supported the village's maritime industries and other construction needs.

14-16 Pratt Street (Parcel 047 105, Building 2, 15 Main Street), David Mack Tenement

²²⁷ Bayles 1884; United States Census, Seventh Census, Schedule 1, 1850:M432:44:224b-225a; United States Census, Eighth Census, 1860:M653:83:121a.

²²⁸ Malcarne 2007:50; United States Census, Seventh Census, Schedule 1, 1850:M432:44:224b-225a; United States Census, Eighth Census, 1860:M653:83:121.

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This two-story, four-bay vernacular duplex is situated on a large lot that extends between Pratt Street, from which it is set back a few feet, and Main Street. It is a gable-roofed structure clad in vinyl siding, with a brick foundation and asphalt shingles on the roof. A driveway that serves both this house and the 15 Main Street commercial properties passes along its western elevation, and there is a noncontributing garage on the lot as well.

The façade has the front doors located centrally and close to one another, mirrored by the second-floor windows above, with single windows to the side on both floors. The upper-story windows are next to the roofline, and the building measures approximately 22 wide by 22 feet, with a shed-roofed one-story addition at the rear measuring approximately 14 feet deep). The windows, including the smaller than standard pairs of attic windows in the gable ends, are all two-over-two wooden double-hung sashes. The symmetrical locations of its two narrow, rectangular, brick chimneys indicates that it was originally built as a duplex, as it is now. The shed-roofed front porch is supported by five turned wood posts across the front, with decorative curved brackets at each post and against the house; the railings have square spindles, and the newel posts flanking the entry point are topped by spherical decorations. There is a moderate roof overhang all around, a moderate frieze, and imbricated shingles within the gable ends, the triangular sections under the ends of the porch roof, and the ends of the rear lean-to (Photograph 135).

The house was built in 1892 by David Mack. Shipbuilder David Mack's career began in about 1830, when he bought Uriah Hayden's shipyard, located south of the village, from Calvin Hayden. His career building schooners continued into the 1870s, ending only with the lack of demand for them. Mack lived into his nineties, appearing in the 1900 federal census with a birth year of 1806. However, his son David L. Mack was listed as a ship carpenter, in his father's household, in the 1880 census.²²⁹ Either of them could have supplemented their income by building and renting out this tenement house. This is a contributing structure as a well-preserved example of modest purpose-built housing for ordinary workers. It is also associated with participants in the village's historic shipbuilding industry.

15A-C Pratt Street (Parcel 047 111, 15-17 Pratt Street), Gurdon Smith / Asel & Lucinda Arnold House

This two-story three-bay Greek Revival residence is situated on a long, narrow lot on the north side of Pratt Street, set back a few feet from the sidewalk, with a driveway along its western elevation leading to a parking area and a modern (1967), non-contributing two-story, six-unit building placed against the rear (northern) property line. The contributing house is a gable-roofed structure clad in aluminum siding, with a cut granite foundation and asphalt shingles on the roof. It has been subdivided into three condominium units.

The multiple additions on the façade and eastern elevations detract somewhat from the shape of this house. Any decorative elements that may have been around the front door, which is located on the right (eastern) side of the façade and now obscured by the glassed-in front porch, have been removed. The outstanding historic feature of the house is its fully pedimented gable with a large Palladian attic window, its two three-light side windows flanked by rounded pilasters and topped by tall entablatures, and its central arched window including a decorative keystone. The original house has a slight roof overhang all around, and the six-over-six windows appear to be modern

²²⁹ Griswold and Major 2020:78-79, 136; United States Census, Tenth Census, 1880:T9:102:321b; United States Census, Twelfth Census, 1900:T623:141:6.

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(Photograph 136). Towards the rear of its eastern elevation, the structure gives the impression that a second house was moved to the site and awkwardly married to the original house.

The house was constructed by Gurdon Smith in 1818 (see 9 Pratt Street and 11-13 Pratt Street). The 1853 map showed three structures in a row on this lot, labeled with the name Widow Arnold, which was shown as Mrs. Arnold in the 1859 and 1874 maps (Figures 8, 9, and 10). The 1850 federal census showed the household of Asel Arnold, ship master, and his wife Lucinda living next door to Gurdon Smith.²³⁰ The multiple porches, additions, and entrances suggest that the house was modified by its then owners to make it suitable for summer rentals in the late nineteenth and early twentieth century. The house is a contributing structure associated with some of the shipbuilders and mariners of the village's nineteenth-century period, and with the summer visitor industry of the early twentieth century.

19-21 Pratt Street (Parcel 047 110, 19 Pratt Street), George Harrington House

This two-story, three-bay Greek Revival house is situated on a large lot (three times the width of most others in the vicinity) on the north side of Pratt Street, set back a few feet from the sidewalk, with a driveway along its western elevation and a large yard on all other sides. It is a gable-roofed structure clad in vinyl siding, with a cut granite foundation and asphalt shingles on the roof.

The façade faces the street, measures approximately 26 feet, and features a fully pedimented gable containing a tall and elaborate Palladian attic window. The side portions of this window are flanked by paneled pilasters with relatively elaborate capitals supporting tall entablatures with projecting cornices; the arched center window has a fanlight at the top and curved molding with a decorative keystone around it. The smaller windows have two-over-two wood sashes, while the central window seems to have an openable six-light window below a nine-light one. The front entry (marked as 21 Pratt Street), located on the right (eastern) side of the façade, is flanked by paneled pilasters like the ones on the Palladian window, with a flattened half-round transom surrounded by the same molding and and keystone as above, the whole surmounted by a tall entablature with a projecting open gable cornice. The first-floor windows have projecting cornices above them, while the upper windows touch the roofline. There is a second entry in the center of the western façade (marked as 19 Pratt Street), which has a new a five-light transom and projecting cornice over it. The windows on this elevation are irregularly spaced, with a pair at the northern end and a single window at the southern end; as on the façade, the first-floor windows have projecting cornices. There are tall, narrow, corbelled brick chimneys near the center of both the main house and the first rear addition (Photograph 137). The full length of the house is approximately 50 feet, and there is a small two-story addition towards the rear of the eastern elevation.

The house was built by George Harrington, c. 1815. The three older historic maps offer the names Captain J. Rockwell, J. Pratt, and Mrs. J. B. Pratt (Figures 8, 9, and 10). This was the first house built on "New Street" (now Pratt Street). Harrington married into the Lay family and participated in the breakup of their long-held lands, though this house was built on land he bought separately in 1814. Captain John Rockwell, who owned and commanded ships and was active in the Civil War navy, was its first resident owner. He sold the house in 1855 to Captain Jabez Pratt,

²³⁰ United States Census, Seventh Census, Schedule 1, 1850:M432:44:224b-225a.

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then a resident of New York City.²³¹ It is a contributing structure, retaining many historic features and associated with locally prominent families and the district's maritime industry.

22 Pratt Street (Parcel 047 107), Jared Pratt / Isaiah Pratt House

This three-story Second Empire residential building is situated on a small lot on the south side of Pratt Street, set further back from the sidewalk than most houses on this street. It is a mansard-roofed structure clad in clapboards, with a fieldstone foundation and wood shingles on the roof. The lot is wide enough for there to be landscaping on the west side of the house and a driveway along its western line, leading to a second, noncontributing residential building. Main Street's commercial buildings stand at its rear.

The entry is on the eastern side of the house, which is perpendicular to the street. There were originally four bays on this side, with the door placed at the northern end. The door is sheltered by a shed-roofed porch extending southward to a one-story addition projecting from the façade, which has turned spindles and decorative shaping on the posts. It appears that the roof of this addition has become part of a railed porch extending around the rear of the building. The most historic decorative elements are part of the mansard roof itself, on which the shingles are rows of both plain and imbricated types. The dormer windows, numbering four on the eastern and western elevations and two on the northern elevation, feature distinctive, projecting winged gable-peaked cornices. There is a wide frieze on the façade and northern elevations and narrow corner boards. All of the windows appear to be modern vinyl replacements (Photograph 138).

The house was built on the south side of Main Street by Jared Pratt in 1803, who sold it to his son Captain Isaiah Pratt in 1854. The change to the Second Empire style is attributed to the latter owner. Isaiah Pratt sold it to his sister Mary Pratt in 1868, from whom it was passed to their niece Mary P. Nott and then the First Congregational Church. Despite the sales, in 1870 the siblings and niece, all never married, lived in the same household. The church sold the house to Diego Ferranti in 1922. The move from Main Street to Pratt Street occurred in 1923, when the then-new town hall and post office was built.²³² This contributing structure is an example of the frugal adaptation of stylistic elements to older structures, and a rare example of the implementation of "trendy" styles in the district. It is also associated with the village's maritime history.

25 Pratt Street (Parcel 47 008), Site of Justin Loomis House

This two-story, three-bay vernacular house is situated on the north side of Pratt Street, set back a short distance from the sidewalk on a modestly-sized lot that abuts the SHM Dauntless Shipyard (37 Pratt Street) at the rear. The front door is on the left (west side) and has been decorated in a Greek Revival style. It is approximately 26 feet wide by a shallow 16 feet deep, and has an external brick chimney on the east elevation, wide roof overhang all around, and short return cornices. A house on this site was built by or for Justin Loomis in 1818. However, a 1922 photograph shows that the house in question was Georgian, shorter than the current structure and much deeper, and had a large brick center chimney and a transom window over the front door.²³³ Because of this, the current structure does not seem to be the same building and cannot be said to contribute to the historic character of the neighborhood.

²³¹ Malcarne 2004:45.

²³² Malcarne 2004:40; United States Census, Ninth Census, 1870:M593:107:154a.

²³³ Malcarne 2004.

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26 Pratt Street and 5 Cross Street (Parcel 47 063), William Latimer House

This two-story, three-bay Greek Revival residential structure is situated on the south side of Pratt Street and the east side of Cross Street, set back only a short distance from both streets. It is a gable-roofed structure clad in aluminum siding, with a cut granite foundation and asphalt shingles on the roof. A large, non-contributing garage is located to its east. The house is presently divided into two units; the address of the main house, linked to the parcel ID, is 26 Pratt Street, while the rear ell has a postal address of 5 Cross Street.

The house measures approximately 24 feet wide by 30 feet, and faces the south side of Pratt Street with a fully pedimented gable end containing a horizontal, rectangular divided light attic window. The front door is on the right (western) end of the façade, and is flanked by wide, smooth tapered pilasters, which support a tall entablature with a slightly projecting cornice. The entablature is obscured, however, by a gable-roofed porch over the concrete stoop, which is supported by turned posts. In the center of the three-bay western elevation, there is a second entry door, no longer in use, which is surrounded by simple molding and capped with a moderately projecting cornice. The square central chimney, which has a stepped base, is quite narrow. The rear ell, measuring approximately 17 feet by 24 feet, has a shed-roofed porch on the western elevation. At the northern end of the porch, there is a one-story, rectangular bay with a pair of two-over-two wooden double-hung sash windows on its southern side and a one-over-one window on its western end, sitting on a brick foundation. The bay's windows are flanked by thin pilasters with simple molded capitals and bases and decorative scrollwork brackets beneath the wide roof overhang. The porch's square posts and brackets are the same; the plain entry door is near the northern end of the porch (Photograph 139).

The house was built in 1835 by or for William Latimer. The 1853 and 1859 maps recorded the names Capt. W. Lattimer and W. Lattimer, respectively, while the 1874 map changed the name to Mrs. W. Latimer (Figures 8, 9, and 10). As of 1850, William Latimer was a 63-year-old mariner, was living with his wife Arvilla. In addition to sailing, he apparently also served a stint as postmaster between 1853 and 1857.²³⁴ Despite the aluminum siding, this contributing structure reflects favored styles of residences in both the early and late nineteenth centuries, and is associated with the district's maritime history.

27 Pratt Street (Parcel 047 009), Niles Gladding Tenement I

This two-story vernacular house is situated in a residential area on the north side of Pratt Street, set back a short distance from the sidewalk; the rear (northerly) line of the small lot abuts the adjacent SHM Dauntless shipyard (37 Pratt Street), and the driveway is on the eastern side of the structure. It is a gable-roofed structure clad in wood shingles, with a cut granite foundation and asphalt shingles on the roof.

The house is small, measuring 18 feet wide by 22 feet, with two bays on its open gable-end façade and a narrow central brick chimney. The attic window is a small one-over-one double-hung sash affair, while the other façade windows are four-over-four. There is a moderate roof overhang all around, and slender corner boards and waterboards; the original frieze has been covered with a

²³⁴ United States Appointments of Postmasters, 1832-1971, National Archives, RG28, Microfilm Publication M841, NAID 596306 and 17027522 (Accessed January 15, 2025, Ancestry.com):RG28:M841:16; United States Census, Seventh Census, Schedule 1, 1850:M432:44:224b.

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layer of shingles. All the window and door frames are plain. There is a small porch in front of the door with a shallow-pitched gable roof. A one-story addition is attached to the rear (northern) elevation, slightly offset to the west of the two-story section, with an exterior brick chimney at its rear (Photograph 140). The house was built in 1901 by Niles Gladding, “the leading owner of rental properties in Essex” in the opening decades of the twentieth century.²³⁵ This contributing structure is an example of plain, early nineteenth-century workers’ housing. NOTE: As of March 2026, the house was undergoing renovation, and its final form is uncertain.

28 Pratt Street (Parcel 47 062), Captain Ezra Denison Post House

This two-story, three-bay Greek Revival house is situated on a large lot on the south side of Pratt Street, in a residential area and just above the slope running down to North Cove. It is a gable-roofed structure clad in clapboards, with a cut granite foundation and asphalt shingles on the roof. It is set back further from the street than most houses in this area, has a wide side yard, and its driveway passes along the western side and behind it to serve an old garage/apartment structure (which has a post office address of 30 Pratt Street).

The main part of the structure measures approximately 26 feet wide by 32 feet. There are one-story additions on the eastern and southern elevations, and a two-story section on the latter elevation. The rearmost addition is identified by the town’s assessor as storage rather than residential space. The foundation is built from especially large and well-cut granite blocks. The house’s four corners are decorated with very wide pilasters leading to simple molded capitals. The very wide frieze is very wide, divided in half between a band of three clapboards below and a wide, plain board above, with a course of simple molding below the moderate roof overhang all around. The frames around the six-over-six wooden double-hung sash windows are plain. The unrailed flat-roofed porch, standing upon the same kind of granite block foundation as the rest of the house, is approximately six feet deep and extends across the façade to the interior edges of the corner boards. The porch roof is supported by four large, square columns with central grooves, with the same capitals and entablature style as the house proper. Similar decorative elements appear on the west elevation of the first floor of the closest rear addition and the one-story eastern addition.

The house was built in 1844 by or for Captain Ezra Denison Post, a name that is attached to this building in the 1853, 1859, and 1874 maps (Figures 8, 9, and 10). A one-story stable near the rear of the lot was added in the 1895 edition of the fire insurance maps, where the current garage is located. Aside from later editions giving the outbuilding’s height as 1.5 stories, there were no other changes recorded through 1925 (Figures 13 and 17).²³⁶ Captain Post was “one of the best known Essex Sea Captains.” He had relocated from Mobile, Alabama, in approximately 1837, and for a few years lived in a house his father-in-law, Gurdon Smith, had constructed.²³⁷ The house contributes to the historic character of the neighborhood as a fine and well-preserved example of this early nineteenth century housing style, and through its association with the district’s maritime history. Also on the property is a c. 1890 barn, converted to a garage and apartment. It is gable-roofed and clad in vertical boards, and has been modified with a long, shed-roofed dormer and two

²³⁵ Malcarne 2004:46.

²³⁶ Sanborn 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

²³⁷ Malcarne 2004:58.

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modern garage doors on the northern elevation. The structure looks like a modified barn, and is a contributing structure reflecting the horse-based transport system of the era before the automobile.

29 Pratt Street (Parcel 47 010), Niles Gladding Tenement II

This two-story, three-bay, vernacular open gable cottage is situated on the north side of Pratt Street, set back a short distance from the sidewalk and in a residential area, on a small, narrow lot whose northern boundary abuts the adjacent SHM Dauntless shipyard (37 Pratt Street). It is a gable-roofed structure clad partly in clapboards and partly in wood shingles, with a cut granite foundation and asphalt shingles on the roof. There is a small, corbelled brick chimney set off-center of the ridge line. Its driveway passes along the western side.

The façade of the cottage faces the street, its front door located at the right (eastern) end of the original structure and is plainly framed. The shed-roofed front porch extends only across this part of the façade, and has no railing, four turned posts across its front, two set against the side of the house, and scrollwork brackets. The two-over-two double-hung wooden sash windows are also plain, except that the upper-story windows have slightly projecting cornices. The pair of standard attic windows in the gable are nine-over-two, with the same added cornice. The main body of the house measures approximately 23 feet wide by 27 feet. An addition measuring approximately 13 feet wide by 15 feet has been added to the southern end of the eastern elevation, its gable roof perpendicular to and slightly shorter than the original structure. The main decorative elements of the house are variations in its cladding; the addition replicates these features. The first story is clad in clapboards, topped by a moderately wide board. The second is clad in wood shingles, which flare out slightly at the bottom and are also topped by a board that acts as a frieze on the addition. The gable peak is clad in imbricated shingles with a frieze of the same width (Photograph 142).

The house was built by local developer Niles Gladding in 1898, “the leading owner of rental properties in Essex” in the opening decades of the twentieth century.²³⁸ This is a contributing structure as an example of turn-of-the-century middle- or working-class housing.

31 Pratt Street (Parcel 47-011), Gurdon Smith / Hayden House

This 1.5-story, five bay Cape style house is situated on a moderately-sized lot on the north side of Pratt Street, standing a few feet away from the sidewalk and at the point where the ground begins sloping eastward down toward North Cove and the abutting property of SHM Dauntless shipyard (37 Pratt Street). It is a gable-roofed structure clad partly in clapboards and partly in wood shingles, with a cut granite and brick foundation and asphalt shingles on the roof. It has a driveway along its western side and a large side yard on its eastern side.

The original house measures approximately 31 feet wide by 24 feet, standing with its roofline parallel to the street. It has a central doorway with a fieldstone stoop, plain jambs and lintel, and a slight projecting cornice. The frames of the short six-over-six double-hung sash windows are also plain. Two gable-roofed dormers on the front (southern) elevation and the steep pitch of the roof create the upper half-story. The stoop is sheltered by an arched roof with latticework side supports. The wide frieze, which extends around the gable ends under a wide roof overhang, is decorated with a single course of sawtooth trim. The gable ends are shingled, while the lower story is clapboarded, with narrow corner boards and a wide waterboard. Because of the slope, the eastern

²³⁸ Malcarne 2004:46.

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and northern elevations permit walkout basement access, and is also why it can be seen that the rear half of the foundation is brick rather than cut granite. Each of the gable ends contains two standard six-over-six windows and an air vent near the peak. The narrow brick chimney is placed to the west of the house's center. There is a full two-story clapboarded addition at the western end of the rear elevation, with a porch around a side entrance leading into it. The porch has plain two-by-four railings, four plain posts, and flattened arches between the posts (Photograph 143).

The house is one of several built by Gurdon Smith on this street, this one in 1834. He borrowed money from Captain Ezra Denison Post (see 28 Pratt Street) for the building project. The 1853 and 1859 maps indicate that it was then occupied by the widow of H. Post, then in 1874 the name changed to A. Smith (Figures 8, 9, and 10). It was owned by Lyme resident Richard Sill Hayden (of the locally prominent, shipbuilding Hayden family) since 1862, so it seems he rented it out. After his 1887 death, it went to his son Gilbert B. Hayden, a lighthouse keeper in Essex. Upon his 1929 death, the house went to Gilbert's caretaker, Albert Butler, who sold it to the Wright family in 1938. The owners remodeled it in 1939, and in 1946 constructed an addition.²³⁹ The building contributes to the historic character of the district as a well-preserved example of its style and for its connections to locally prominent individuals and to the maritime occupations of the district.

34 Pratt Street (Parcel 047 061 A&B), Obadiah Spencer House

This two-story, three-bay Greek Revival house is situated on the south side of Pratt Street, where the land slopes downward towards North Cove, on a large lot that is only level because of retaining walls close to the street line and on the eastern end of the lot. It is a gable-roofed structure clad in clapboards, with a cut granite foundation and asphalt shingles on the roof. It is set further back from the street than other houses in the area. The lot's size allows wide side yards and a large rear yard. The driveway is on the western side and runs to a modern, noncontributing garage.

The original house faces the street and measures approximately 25 feet wide by 31 feet. There is a small one-story addition on a concrete slab at the southern end of its eastern elevation and a large addition, effectively a second house, at the rear. The original front door is on the left (eastern) side of the façade, and is flanked by wide smooth pilasters with molded cornices supporting a tall, plain entablature with a projecting cornice that has flat square blocks affixed to its underside as a decorative element. The six-over-six double-hung sash windows have plain frames. The fully pedimented gable end has a wide roof overhang and lower edge, with square-block denticulation similar to, but larger, than on the door. The gable contains a flattened, half-circle graticule-paned window. The frieze and corner boards are narrow. There is a substantial corbelled brick chimney at or near the center of the building. On the western elevation, a new, central doorway with a plain frame and a slight projecting cornice is sheltered by a small gable-roofed porch, and seems to be the current main entrance (Photograph 144).

The house was built in 1826 for Obadiah Spencer, at what was then the end of Pratt Street, with borrowed money, then lost to bankruptcy in 1831. He was a local businessman who served as a borough warden for Essex in 1824, and owned various properties in Essex Village and Centerbrook. The house passed through a series of short-term owners through 1922, when John Carlson bought it and seems to have remodeled it before 1929. The structure at the rear is new, and the building is divided into two condominiums.²⁴⁰ This is a contributing structure as a well-

²³⁹ Malcarne 2007:54.

²⁴⁰ Malcarne 2007:43.

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preserved example of the basic Greek Revival style and for its brief connection to a locally prominent individual.

36 Pratt Street (Parcel 47 058)

This two-story residence is situated on the hill sloping down from Main Street to the south side of Pratt Street, with a driveway leading south to the former road. Although it is clad in clapboards and its main section bears a passing resemblance to a Georgian structure, there is no evidence that it existed during that period. Its southern elevation, facing towards Main Street, features a two-story projection in the center with classical style ornaments; the northern elevation, facing across the waters of North Cove, features multiple projecting add-ons, decks, and a garage. Based on its uncertain provenance and general appearance, it does not contribute to the historic character of the district.

37 Pratt Street Building 1 (Parcel 047 012)

This 1.5-story, three-bay, vernacular open gable house turned office is situated on the north side of Pratt Street, set back a few feet from the sidewalk and on the side of the slope leading northward and eastward toward North Cove; it is the last contributing structure on the road before the waterline. It is a gable-roofed structure clad in clapboards, with a cut granite foundation and asphalt shingles on the roof. It is one of two contributing out of four buildings included in this district, on a very large waterside parcel, and is identified as Building 1 in the town assessor's records.

As Photograph 145 shows, this is a simple structure with its door located at the right (eastern) end of the façade. Within the gable end, the two standard windows cross the line where the pediment would be, extending below the roofline. The frames of the door and the modern replacement windows are all plain, and there is a narrow frieze below the moderate roof overhang, narrow corner boards, and narrow water boards. The building is approximately 20 feet wide, and the full two-story addition on the rear (northern) elevation has extended its depth to approximately 42 feet. Dormers have also been added to the rear of the original building.

Based on its presence in the 1884 fire insurance map but not earlier maps, it was built c. 1880 (Figure 11). Although this building is architecturally undistinguished, it contributes to the district as an example of simple and modest housing of the late nineteenth century.

37 Pratt Street Building 2 (Parcel 047 012)

This very long (114 feet), two-story commercial building, clad in clapboards and with asphalt shingles on the roof, was built in 1975. It does not, therefore, contribute to the historic character of the district.

37 Pratt Street Building 3 (Parcel 047 012), Dauntless Shipyard Building

This large industrial building is set well back from Pratt Street, on gently sloping ground facing the water. It is a monitor-roofed structure clad in vertical boards, with a concrete foundation and asphalt shingles on the roof. It is one of two contributing out of four buildings included in this district, on a very large waterside parcel, identified as Building 3 in the town assessor's records.

As Photograph 146 shows, the building is clad in weathered, vertical wooden boards, with a row of square, nine-light clerestory windows under the eaves of the long, wide monitor roof. Five

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additional square, nine-light windows are present under the eaves of the lower roof on the northern elevation. There are also standard windows lower down on the northern and eastern elevations, which appear to be replacements and may have been added to the building. Several shed-roofed additions are present on the northern and southern elevations, and a very large metal-sided building has been added to the rear. On the façade, facing east, there is an enormous pair of doors designed to slide open to admit boats, rising from the ground to the lower roofline. A standard door has also been added to the right (north) of these doors. At present, the shipyard's successor company appears to be a marina with boat storage and refitting facilities, which also rents space in its multiple buildings to a variety of business tenants. Building 3 reflects part of the district's economic transition to tourist-related industries, though the original company was not specialized solely in yacht production and maintenance; as such, it contributes to the district as a surviving example of early manufacturing related to that transition.

The historic maps show that this site was used for multiple different purposes, with multiple different buildings, in the recorded past. These include the eastern end of the rope walk, the Neptune Works and a dock (by the name, a ship-related business), an engine and boiler shop, and manufacturers of emery wheels, screws, and dies, and vacant land before returning to a boat works in 1914. The 1925 fire insurance map shows the subject building as a monitor-roofed structure, with a carpenter's shop at the rear, that was part of the Dauntless Shipyard Co. (Figures 8, 9, 10, 13, and 17). A personal communication from someone affiliated with the current company states that it was built in 1918. Newspaper accounts indicate that the Dauntless Shipyard Co. was incorporated in 1917 by Charles A. Goodwin, George H. Day, and Ida M. Topliss of New Britain, with capital of \$50,000, and its boat shop was completed in the same year; it was intended to build boats that were 75 feet long or less, and a 1919 advertisement stated that it built "racing yachts, power boats, government work boats, pontoons."²⁴¹ It is a contributing structure as one of the few industry-related survivals in the district, and for its association with the recreational and maritime themes of the district.

37 Pratt Street Building 4 (Parcel 047 012)

This large two-story, gable-roofed commercial building has board and batten siding and asphalt roof shingles, and was built in 1974. It does not, therefore, contribute to the historic character of the district.

Pratt Street (Parcel 47 056)

This is a long, narrow vacant lot on the south side of Pratt Street, behind 37 Main Street and held by the same owner. It is not a contributing resource.

41 Pratt Street (Parcel 47 015)

This parcel on the north side of Pratt Street and the south side of North Cove, with docks attached for small boats, contains two non-contributing commercial buildings. Building 1 is a

²⁴¹ The Day (New London), "Along Connecticut River Valley: Essex: Boat Shop Progressing," Friday, August 31, 1917, p. 8 (Accessed February 23, 2024, Newspapers.com); Hartford (CT) Courant, "Boats and Accessories," Wednesday, April 2, 1919, p. 19 (Accessed February 23, 2024, Newspapers.com); Norwich (CT) Bulletin, "Shipbuilding Along the Connecticut River: Incorporation Papers Granted the Dauntless Shipyard Co.," Friday, July 13, 1917, p. 1 (Accessed February 23, 2024, Newspapers.com).

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modest gable-roofed office building, clad in wood shingles, that was built in 2007. Building 2 is a faux lighthouse, complete with a balcony around the top level, that is used as an office building and was built in 1960.

Prospect Street (Photographs 19-21)

This partly residential and partly institutional street runs near the top of the slope that rises from the west side of North Main Street and Essex Square. It is a wide street with a wide verge on the northerly side, where the only contiguous length of sidewalk is located, built several feet above the street level. Only two lots on the southerly side of the road have sidewalks in front. The northern end of the road forms a point at its intersection with North Main Street, while its southern end curves westward before ending at its intersection with West Avenue. It was named Prospect Street as early as the time of the 1853 historic map and through the 1859 and 1874 maps (Figures 8, 9, and 10). From 1889, the series of fire insurance maps also used that name (Figures 12 and 15).²⁴² The road is notable for being the location of four different past or present Christian houses of worship, and its southern end is adjacent to the historic Congregational Church on Methodist Hill. As with the other streets in this district, the age of the structures varies considerably, reflecting its historic development. There are 26 parcels with addresses on Prospect Street, of which 15 contain contributing structures.

2 Prospect Street (Parcel 27 068), Joy Post Jr. / Thomas Newton Dickinson House

This two-story, five-bay Georgian dwelling is located on a long, narrow lot on the westerly side of Prospect Street and near its northerly end. It is a gable-roofed structure clad in clapboards, with a cut granite foundation and wood shingles on the roof. A driveway close to its northern boundary leads back to a large modern garage. The house is set back a short distance from the sidewalk, and its portion of the lot is made level by a retaining wall, approximately 30 inches high, made of concrete and roughly shaped granite. A rusted iron mailbox is still attached to the wall's northern end. Short flights of stone steps pierce this wall to provide access to the main entry and the side entry.

The house was originally a simple center hall Georgian building, and that base structure is still evident in its current configuration. Its two tall, corbelled brick chimneys remain in place, albeit with two bands of protective concrete. It has been overlaid with Greek Revival, Italianate, and other alterations. The front door has a three-light transom above and six-light partial sidelights. There are wide, flat pilasters with simple molded capitals located well to the left and right of this entrance. Wide Greek Revival style pilasters with molded capitals wrap around the corners of the main structure, surmounted by a wide, smooth entablature decorated with a thin line of denticulated molding. A moderate roof overhang extends around the sides to form part of the fully pedimented gable ends, which feature multi-paned, horizontal rectangular attic windows and are clad with flat boards instead of clapboards. The pitch of the roof is relatively shallow; the shorter, but still two-story, southerly ell echoes this roof pitch. The five upper-story windows (a central one flanked by two pairs) on the façade are standard six-over-six double hung sash types, their lintels flush with the bottom of the entablature. The four lower-story windows have been replaced with the tall, narrow, split casements typical of the Italianate style; there are three lights in each

²⁴² Sanborn 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

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lower half, and a single light in each upper half, forming the appearance of two-over-six windows. The shed-roofed, open front porch has scrollwork brackets, decorative rail spindles, and square, grooved posts (Photograph 147). The main portion of the building measures approximately 30 feet wide by 24 feet, with a one-story addition on the northerly elevation and a two-story addition on the southerly elevation, both incorporated within the length of the front porch. The gable end of the ell has moderate return cornices and the same style of attic window as the main house.

The house was built in 1837 by Captain Joy Post, Jr. This name, with and without the Jr., is shown in the 1853 and 1859 historic maps. The 1874 map changed it to T. N. Dickinson (Figures 8, 9, and 10). Joy Post Jr. and Sr. were mariners. The son bought this parcel in 1837 and built the house. At his death in 1861, his estate mentioned that the house was occupied by Thomas Newton and Harriet Dickinson, who then bought it from the Post heirs in 1863. The Dickinson family came to own a considerable amount of real estate in Essex. Among Thomas Dickinson's business ventures was a witch hazel manufacturer that became the E. E. Dickinson Company. The house stayed in the family until at least the late twentieth century.²⁴³ The house's excellent preservation, prominent location, and showcase of changing architectural trends make it an important component of the district; it is also closely associated with the district's maritime and industrial histories.

4 Prospect Street (Parcel 27 069), Charles Pratt House

This two-story, five-bay Georgian residence is situated on a large lot at the corner of Prospect Street (its westerly side) and High Street (its northerly side). It is a gable-roofed structure clad in clapboards, with a cut granite foundation and asphalt shingles on the roof. The lot, which slopes in both a westerly and a southerly direction, is made level by two sections of dry-laid partially shaped stone retaining walls, one for the house and one for the southerly side yard, which also contains the driveway and a contributing garage structure. Short flights of steps cut through the lower wall to provide access to the front and side doors.

The house has an unusually shallow-sloped roof, with its ridgeline set parallel to the street, and two elaborately corbelled brick chimneys near either end. The main house measures approximately 31 feet wide by 25 feet, and has a shorter two-story ell on the southerly elevation. The front door is centrally located in the façade and has a three-light transom, very wide, smooth pilasters with simple molded capitals on each side, and a very tall entablature divided by a course of simple molding, with a projecting molded cornice. The ell has an open porch across the front. The main structure has a moderate roof overhang all around, a wide frieze, and slightly narrower corner boards and waterboard. The gable ends feature short return cornices and divided light, horizontal rectangular attic windows. The windows of the façade are six-over-six sash types, except for the one above the door, which has been fully replaced. The ell has an tall, square, corbelled brick chimney; in addition, there is another tall, square corbelled brick chimney at the southwestern corner of the main house (Photograph 148).

The house was built by or for Charles Pratt in 1837, who was a son of the mariner and blacksmith Judea Pratt. He sold it to Rebecca Lord Hill, widow of shipbuilder Captain Richard Hill, in 1847. The 1853 map reflects its ownership by Widow Hill, who supported herself by renting rooms to local workers. Between 1856 and 1887, it was owned by Rebecca Williams, wife

²⁴³ Malcarne 2007:45.

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of Richard S. Williams, sometime postmaster, and the 1859 and 1874 maps duly label it R. S. Williams (Figures 8, 9, and 10). In 1922, the house was purchased by Bridgeport residents Carrie and Gertrude Wooster, who remodeled it.²⁴⁴ This is a well-preserved example of the housing of the early nineteenth century and a valuable contributing structure in the district, with connections to the maritime history of the district.

In addition to the house, the lot contains a vernacular garage/workshop that has the narrow width of typical of garages of the early twentieth century; it is probably too narrow for modern vehicles. It has been tentatively dated as c. 1920. The sides are clapboarded, and it has a gable roof with asphalt shingles. Its foundation is concrete and its entry is reached via a shallow concrete ramp. The double doors have strap hinges, and the easterly elevation has two six-over-nine sash windows. The shed is also connected to the house via a gable-roofed passage built with vertical boards and containing a single six-light window that may not be openable (Photograph 149). This structure is a rare survival of the early decades of American car culture and, thus, contributes to the historic character of the district.

7 Prospect Street (Parcel 31 041), Mulford H. Williams House

This small, 1.5-story, three-bay Cape style house is situated close to the eastern side of Prospect Street, at the top of the slope leading down to North Main Street. It is a gable-roofed structure clad in clapboards, with a fieldstone foundation and wood shingles on the roof. The small lot is made level by a retaining wall along its easterly boundary. The house is set close to the lot's southerly boundary, leaving a side yard wider than the house, but there is no sign of any parking accommodations.

The house has a shallower roof pitch and a taller façade than many examples of the style, with considerable headroom over the windows. The front door is set to the left (north) of the center of the façade, and is flanked by wide, flat pilasters with thin molded capitals, a tall, plain entablature, and a projecting cornice. The lower-story windows are twelve-over-twelve double-hung sash types, while the two dormers above have smaller, six-over-six versions. The narrow, rectangular brick chimney is centrally located. There is a moderate roof overhang all around, with wide frieze and waterboards, and narrower corner boards. The gable ends have short return cornices and standard six-over-twelve windows (Photograph 150). Despite its size (approximately 25 feet wide by 18 feet), the house has no additions, perhaps because of the small size of the lot.

The house was built in 1852 by or for cabinet maker Mulford H. Williams, which is reflected in the 1853, 1859, and 1874 historic maps (Figures 8, 9, and 10).²⁴⁵ It contributes to the historic character of the district as an example of a very modest type of housing of its period.

8 Prospect Street (Parcel 32 039), Baptist Parsonage

This two-story, three-bay vernacular open gable-end cottage is situated on a large lot on the west side of Prospect Street and the south side of High Street. It is a gable-roofed structure clad in clapboards, with asphalt shingles on the roof. The house is set near the center of the lot, with a front yard sloping down to the sidewalk, equally wide yards on the other sides, and a driveway extending southward from High Street to the rear of the building.

²⁴⁴ Malcarne 2007:46; United States Census, Seventh Census, Schedule 1, 1850:M432:44:227a, 228a.

²⁴⁵ United States Census, Eighth Census, 1860:M653:83:123; United States Census, Ninth Census, 1870:M593:107:150a.

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The house stands prominently above the street. Its front door is situated at the left (southerly) end of the façade, and has wide framing boards with decorative molding along their outer edges; the porch roof intersects with and obscures the lintel above the door. The windows are all modern one-over-one sash types, and there is a pair of three-over-three attic windows with prominent sills and lintels (the latter decorated with simple brackets) above. The gable end also features short return cornices, a wide frieze, and a moderate roof overhang with a course of large denticulated molding immediately below it. This course of molding extends across most of the eastern and southern elevations. The porch has square railing spindles and round, tapering columns supporting its shed roof. There are tall, corbelled brick chimneys on both the main house and the main section of the ell. From the street, the mix of styles and periods of the additions around the ell is clear (Photograph 151).

The house's construction date is estimated as 1850. The 1853 map identified it as the Baptist Parsonage (thus associated with Baptist church next door), at the time occupied by Reverend J. Bailey. The 1859 and 1874 maps also labeled it as the Baptist parsonage (Figures 8, 9, and 10). The town assessor's records report that the house still belongs to the First Baptist Society. It contributes to the historic character of the district for both its relatively good preservation and for its association with the Baptist Church, an important local institution.

9 Prospect Street (Parcel 31 038) (Postal Address 9-11 Prospect Street)

This two-story, four-bay, vernacular two-family house is situated on the south side of Prospect Street, on a very small lot that is made level by a tall retaining wall at the rear. It is a gable-roofed structure clad in asbestos shingles, with a fieldstone foundation and asphalt shingles on the roof. It has narrow yards on each side, and no apparent off-street parking facilities.

The structure is an open gable-end building that measures approximately 26 feet wide by 39 feet, with eight feet of open porches across the front of both stories. The porch railings are fully enclosed, and the apartment entrances have been relocated to small, square atria built out onto the first-story porch. The porches' support columns are simple square posts. There are two standard attic windows and a moderate roof overhang all around. The entrance to the second-story porch is off-center to the left (north). On the southerly elevation, there is a two-story addition with many windows. Towards the rear on this elevation, a second small addition has been built to accommodate rear entrances for both floors. Two narrow, square, corbelled brick chimneys are evenly spaced along the house's ridgeline (Photograph 152). The building has the appearance of an ordinary cottage-style multifamily flat of the type that was very commonly built in the late nineteenth and early twentieth centuries.²⁴⁶

The house has been thought to have been built by or for Samuel Morley in 1870. The 1874 map, however, shows the lot as occupied by the Morley carriage shop (Figures 8, 9, and 10). According to the 1889 fire insurance map, the lot was occupied by a large, two-story structure labeled as the Alfred A. Pratt Carriage Shop. On its southern elevation, there was a flight of exterior stairs leading up to what was labeled as a platform. The 1895 edition identified the same building, the A. A. Pratt Carriage Shop, which remained in place on the lot through the 1914 edition, though the Pratt name was dropped. In the 1925 edition, however, the carriage shop was replaced by a two-story frame dwelling with two stories of open front porch and a partly exterior staircase on

²⁴⁶ Gottfried and Jennings 2009:225.

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the southern elevation (Figures 12 and 15).²⁴⁷ The current house is thus not the same structure as the shop built in 1870, but rather a *circa* 1920 house with no certain connection with the Pratt family. Its construction coincides with the need for workers' housing and is a rare example of its type in this district. It is a contributing structure representing its period of construction.

12 Prospect Street (Parcel 32 040), First Baptist Church and Cemetery, (Photograph 20)

This two-story house of worship, known as the First Baptist Church, stands above the westerly side of Prospect Street, on a large lot that is made level by retaining walls at the front, northerly side, and rear. It is a gable-roofed structure clad in aluminum siding, with a cut granite foundation and asphalt shingles on the roof. It is set well back from the street and the sidewalk, and has a driveway along the southerly boundary of the lot that leads to a modest parking area that wraps around to the northerly side of the building. The rear of the lot occupies the crest of the hill and contains the associated cemetery.

The style of the main part of the church is Egyptian Revival. Its sanctuary is raised some five feet above ground by its tall granite block foundation, and is approached by two flights of wide wooden stairs. The double front doors are surmounted by a plain stained glass transom spelling out the words "First Baptist Church." Over the doorway, there is a shallow, closed pediment porch projection, supported by fluted round columns. Similar triangular pediments are above the two lower-story windows. The façade is divided into thirds, each of which tapers noticeably towards their respective rooflines; the central division rises substantially higher than the others. The outer divisions each project approximately four feet beyond the main body of the church, which is approximately 42 feet wide by 54 feet, while the divided front section is approximately 50 feet wide by 15 feet. On this front section, the upper and lower story windows (including those on the north and south sides) are slightly recessed and the recesses accented with simple molding. The lower windows on the façade are stained glass divided into three lights. The upper windows on the façade appear to be plain glass, containing three lights on the sides and four lights in the center. The four windows on the northern and southern elevation are stained glass, divided into three large and two small lights, with projecting lintels supported by simple decorative brackets. Although the evocation of Egyptian style is left mostly to the shape of the building, there are thematically appropriate winglike projections attached to the central division at the point where the rooflines of the side divisions meet it (Photograph 153).

The 1817 building mentioned by the 1980 survey was not at this site, but across the street from the Academy building (22 Prospect Street).²⁴⁸ It was constructed in 1846, and was recorded in the 1853, 1859, and 1874 historic maps, omitting the cemetery (Figures 8, 9, and 10). The 1889 fire insurance map showed the modified rectangle of the structure, noting the height as 30 feet to the eaves and the presence of a 90-foot spire; it also labeled the cemetery at the rear. The 1895 edition said the height to the eaves was 35 feet and showed the gable roof as well as the 90-foot spire. The 1925 edition reduced the information provided and stated that the spire was 100 feet tall (Figures 12 and 15).²⁴⁹

At the time of its initial construction in 1846, as an illustration on the 1853 map by Woodford shows, the church had a tall, octagonal spire topped by a weathervane, and a flight of steps nearly

²⁴⁷ Sanborn 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

²⁴⁸ Barber 1837:534.

²⁴⁹ Sanborn 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

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as wide as the building. The image also suggests that there were horizontal decorative elements that have since been covered by the modern siding, and that there were no triangular pediments. The spire was ruined by a storm in 1925 or 1926, and replaced by the current square tower. The style of the tower is not consistent with the rest of the building, instead featuring classical decorative elements such as garlands and denticulated molding, a square-posted balustrade with turned columns, and pairs of fluted columns with Corinthian capitals set at the corners of the belfry/clock section. Only the copper-clad dome at the top might be considered “Egyptian” to some degree (Photograph 153). Organization of a Baptist congregation in Essex began in 1811, and its members were able to fund a small, brick house of worship in 1817. Due to increasing membership, this new church building was built in 1845-1846 by Jeremiah Gladding, with its original steeple dedicated to the memory of Mrs. Jane Williams Wooster.²⁵⁰ The building is naturally a contributing structure, reflecting the nineteenth-century interest in all things Egyptian and also the early twentieth century interest in classical architecture, as well as the religious life of the village.

As is shown in the fire insurance maps cited above and in Photograph 154, there is a substantial cemetery at the rear of the church. It is also clearly visible in the 1934 aerial photograph (Figure 19). It is accessible via brownstone steps through an ivy-covered retaining wall, and contains mostly nineteenth-century monuments. Being directly associated with this church, it is an inseparable element of its historic significance. A cursory survey of the monuments indicates that it was still in use up to recent years.

15 Prospect Street (31 037), Public or Assembly Hall

This large 2.5-story, closed gable vernacular building, currently subdivided into apartments, is situated on the easterly side of Prospect Street, on a lot that is only somewhat larger than the building itself. The lot slopes down from the street, leaving the rear of the building’s brick foundation exposed and allowing for a walk-out basement area. It stands a very short distance north of the street and sidewalk and is clad in vinyl siding with asphalt shingles on the roof. It was built in 1888, and the fire insurance maps from 1889 forward show that it was intentionally created as a public assembly hall, with a complex façade (Figures 12 and 15).²⁵¹ The current façade has eliminated a two-story, projecting bay on the left (north) side, enclosed the formerly open porch, while keeping a two-story projection on the right (south) side. Alterations have eliminated all decorative details except a triangular projection with imbricated shingles above the trio of horizontal rectangular attic windows (Photograph TBD). There are two original gable-roofed projections, too large to be called dormers, on either side of the ridgeline, which retain smaller horizontal rectangular attic windows. Although the rest of the large (approximately 42 feet wide by 73 feet) structure’s shape has been retained, along with one brick chimney at the northwest corner, the changes to the façade and general removal of decorative details have rendered it a non-contributing structure.

²⁵⁰ Joan Behrens, “History of the First Baptist Church in Essex, Connecticut,” Unpublished MS, 1961 (reprinted in the blog Connecticut History, August 2009, accessed May 22, 2024, <https://cthistory.typepad.com/connecticut-history/history-of-the-first-baptist-church-in-essex-connecticut.html>); Malcarne 2004:64; Woodford 1853.

²⁵¹ Sanborn 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

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21-23 Prospect Street (Parcels 31 035, 036), Washington / Essex Fire Engine Co. No. 1

This former fire station, now a residence, stands a short distance from the east side of the street on a large lot with a parking area to its north. It consists of the original two-bay fire department building at the south end (measuring approximately 18 feet wide by 39 feet), a four-bay garage (measuring approximately 64 feet wide by 38 feet) on the north side of that, with three additions on the east side of the building. The small, rectangular building is shown in the 1925 fire insurance map as a small, two-story auxiliary structure (Figure 15). Prior to that, in the 1901 to 1914 editions, the fire department hose house was depicted as a square, two-story structure (Figure 12).²⁵² The later, smaller building does seem to have been used as a fire station, as evidenced by the 1980 survey photograph; however, at present the garage door in the first level of the this building has been replaced by a window and a door, and the two second-story windows are replaced with much larger modern windows, all adorned with faux historic decorations. Further alterations include a modern diamond attic window, and a viewing room attached to the roof at the rear of the building. The garage section was formerly only two bays, and in no way as decorative as the current structure. Because of the many significant changes, the structure does not contribute to the historic character of the district.

22 Prospect Street (Parcel 32 042), Hill's Academy

This two-story, Greek Revival institutional building stands above the westerly side of Prospect Street, near the center of a long, narrow lot with a modest parking area at the rear that is accessed via the private Church Lane (on its northerly side). It is a gable-roofed brick structure with a cut granite foundation and asphalt shingles on the roof.

The building's fully pedimented gable end faces the street. Near, but not at, the edge of its easterly (front) elevation there is a square, clapboarded wooden belfry with a flat roof. The corner boards of the belfry emulate pilasters, rising to simple molded capitals below an entablature topped by a course of denticulated molding and a projecting cornice. The belfry's four openings are fitted with louvered shutters and have plain frames with simple square decorations at the upper corners. In front of it, a flagpole is affixed to the peak of the roof. At the rear of the building, there is a small square brick chimney. The material of the roof is wood, with a moderate roof overhang all around and gable ends finished with horizontal boards. The only opening the façade is the central, single-entry doorway, which is surrounded by wood panels and surmounted by a lintel made of a single block of granite. The nine stairs leading to it are also slabs of granite, with simple wrought iron railings. The façade is divided into three sections by wide brick pilasters, each of which has a simple molded capital below an entablature featuring a course of denticulated molding halfway up. The exposed granite foundation lifts the front of the building at least three feet above the ground, and runs into the slight slope of the lot. Each of the pilasters rests upon a large rectangle of granite placed in front of the foundation proper. The eight windows on the north and south elevations (four to each floor) have granite sills and tall granite lintels. The two-over-two double-hung wooden sash windows are typical of the early twentieth century (Photograph 155).

The structure is Hill's Academy, built in 1832 by a stock company and named after land donor Joseph Hill. In the earlier historic maps, it was labeled as Hill's Academy or simply Academy (Figures 8, 9, and 10). The 1889 fire insurance map showed the building as a two-story brick

²⁵² Sanborn 1908, 1914; Sanborn-Perris 1901.

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“Academy School,” while the 1895, 1901, and 1908 editions called it a “Public School.” The 1914 and 1925 editions, however, identified it as “Red Men’s Hall” (Figures 12 and 15).²⁵³ Despite its name and profligate appropriation of Native American words and cultural symbols, the Improved Order of Red Men is a white men’s patriotic fraternal organization established in Baltimore during the 1830s. The Order succeeded in establishing itself in New England after the Civil War. As with other United States fraternal organizations, the Order’s mix of social activity, mutual support, and patriotic activities carried it forward into the twentieth century, only for their membership to decline substantially during the latter part of that century. The town assessor’s records report that the Historical Society acquired the building in 1955.²⁵⁴ This is one of the more unique and well-preserved contributing structures in the district, and a rare example of early institutional architecture that was not built for religious purposes.

24 Prospect Street (Parcel 32 043)

This two-story residence is situated on the westerly side of Prospect Street, set far back from the street on a deep, narrow lot. It is a gable-roofed structure clad in clapboards, with a concrete foundation and asphalt shingles on the roof. Its driveway follows the northerly property line around to a non-contributing garage and parking area at the rear. The lot has a moderate slope up to the house, and is stabilized at the front by a short, cut stone retaining wall a few feet west of the sidewalk, and a shorter retaining wall of the same type, but capped with concrete, between the sidewalk and the street line. These retaining walls extend southward across the front of the adjoining lot.

The house was an example of an early twentieth-century vernacular style called a bungalow cottage, in which the extension of the façade’s roof over an inset porch and the presence of a wide, shed-roofed dormer were frequent key components.²⁵⁵ It measures approximately 23 feet wide by 27 feet deep. This particular example of the style has a three-bay façade covered with clapboards, with the door set at the left (southerly end) and two standard, modern six-over-one windows. The porch’s railing is enclosed and clad in wood shingles, with plain square posts supporting the roof and a poured concrete foundation and front stoop. The northerly elevation also features an exterior fieldstone chimney, capped with concrete, that projects through the wide eaves a little to the east of the ridgeline. Both the northerly and southerly elevations are clad in wood shingles on the upper level and clapboards on the lower level. The original clapboarded, shed-roofed dormer was centered on the eastern elevation and was somewhat more than half as wide as the building. Its windows were two pairs of small, one-over-one sash types.

The 1925 fire insurance map was the first to show this two-story dwelling, with an open porch across the front (easterly) elevation and a small one-story section on the rear elevation. The structure is also clearly visible in the 1934 aerial photograph (Figures 16 and 19). Variations on the bungalow style were popular in the early twentieth century, when Essex Village was gradually changing into a semi-suburban and tourist-economy community. Recently, however, the modest central dormer has been replaced by a much larger shed-roofed addition containing two pairs of

²⁵³ Sanborn 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

²⁵⁴ Dale T. Knobel, “To Be an American: Ethnicity, Fraternity, and the Improved Order of Red Men,” *Journal of American Ethnic History* 4, no. 1(1984):62–87 (<http://www.jstor.org/stable/27500352>):65, 80; Essex Land Records 36:568.

²⁵⁵ Gottfried and Jennings 2009:196-199.

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divided light patio doors that open onto a narrow balcony, which takes up most of the roof space. The alteration has altered the appearance of the house to the point that it is no longer a contributing structure (Photograph TBD).

25 Prospect Street (Parcel 31 034)

This two-story, open gable vernacular structure is situated a short distance from the east side of the road, on a lot that is only slightly larger than the building itself. It is clad in aluminum siding and asphalt roof shingles, has a cut granite foundation, and measures approximately 35 feet wide by 35 feet. It has a slight roof overhang and slight return cornices. The front entry is set to the left (north) side and features half sidelights, modern classical decorations, and a stoop porch with a fully pedimented gable roof supported by two large, round columns. A slightly projecting bay window is on the other end of the first floor. Above, there are two standard windows evenly spaced on the façade, with a third, smaller window between and slightly below them. Toward the gable peak there is an original two-over-two, half-round window.

The structure was built in 1827 as the village's first Methodist church. Originally it had two entry doors, a standard window between them, and two corbelled brick chimneys at either end of the north elevation. After the Methodists moved, the building was used as the Town Hall from 1873 to 1922.²⁵⁶ Now a residence, it has been modified too much for it to contribute to the historic character of the district.

25A Prospect Street (Parcel 31 033)

This one-story, vernacular open gable-roofed cottage is set on a small, landlocked lot behind (to the north of) 25 Prospect Street. The façade faces east and contains only an entry door on the right, with an open gable-roofed shelter supported by round columns in front of it. This small section (approximately 15 feet wide by 9 feet) may have previously been a porch, now seamlessly incorporated, at least at the roofline, into the main structure. That portion is approximately 29 feet wide by 22 feet overall, and includes two gable-roofed sections. Based on its first appearance being in the 1925 fire insurance map, it was built in c. 1920 (Figure 16). At that time, Essex Village was gradually changing into a semi-suburban and recreational community, and the house probably began its existence as a summer cottage. It contributes to the historic character of the district on that basis.

26 Prospect Street (Parcel 32 044), Bela Comstock House

This two-story, three-bay formerly Greek Revival residence is situated on the moderate slope above the westerly side of the road, set well back yet still towards the front of its large, deep lot. The slope is leveled with the help of a stone retaining wall between the house and the sidewalk, which extends north and south across the front of the adjoining lots as well. Prior to renovations undertaken in 2025, the house's original section had an entry door on the left (southern) side of its façade, which was flanked by wide, smooth pilasters with simple capitals and tall molded entablature with a deeply projecting molded cornice. This has been removed, as has the square, six-light window in the fully pedimented gable peak. Two large, corbelled brick chimneys at the eastern and western ends of the structure have also been removed. The main entrance has been

²⁵⁶ Magonigle 1920:10; Malcarne 2007:66.

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moved to the two-story, gable-roofed ell, which formerly had an open, inset porch that has been made much shallower and had a shed-roofed porch extending outward added on. An older screened-in dining porch on the northern elevation has been retained, as have two long, narrow additions on the rear. In addition to the other changes, however, the clapboards were removed and replaced with plywood and vinyl siding, and all of the windows have been replaced with obviously modern ones (Photograph TBD).

The house was built in 1852 by businessman Bela Comstock, whose family retained it until 1916, when Elsie May Griggs purchased it. At one time, there was a large barn complex that was used to run a livery service.²⁵⁷ The 1853, 1859, and 1874 historic maps reflect the ownership of Bela or B. Comstock (Figures 8, 9, and 10). It is a prominently situated building that, because of the many changes, is now a non-contributing structure, along with a new barn to its rear.

27 Prospect Street (Parcel 31 032), Essex Christian Science Church

This U-shaped, gable-roofed, one-story residence is situated on a large lot, set well back and slightly downhill from the east side of the street, behind a low concrete and fieldstone wall and a half-circle driveway. The oldest section is the northern wing, which was built in 1947 for the Essex Christian Science Church. It was designed in an imitation classical style, with its façade dominated by large double doors with a six-light transom above them, flanked by wide, smooth pilasters. Two small, three light vertical windows are on either side of the façade. There is a wide frieze, above which the fully pedimented gable features flat board siding and an interior pediment decoration above the doors. This pattern has been duplicated on the other sections of the house, which include a two-bay garage at the opposite end and a long section connecting them. The building is too recent to contribute to the historic character of the district.

29 Prospect Street (Parcel 31 030), Albert Miner House

This two-story, three-bay, vernacular open gable and ell cottage is situated on the south side of Prospect Street, near the front of a moderately-sized lot; the rear of the lot slopes steeply downwards towards the east. It is a gable-roofed structure clad in aluminum siding, with a brick foundation and asphalt shingles on the roof. There is a landscaped front and northerly side yard, and on the southerly side a driveway and a large, somewhat harmonious modern garage have been added.

This type of home was one of the popular styles between 1870 and the first two decades of the twentieth century.²⁵⁸ The front section measures approximately 22 feet wide by 21 feet deep, with a larger ell that slightly projects from the southern elevation. A small addition sheltering the side/rear entry has been constructed on the rear of the ell. The house has a wide roof overhang all around and moderate return cornices. The front door is situated on the right (southerly) side of the façade; its stoop is sheltered by a flat-roofed portico with square posts and unusually elaborate bases, capital, brackets, and paneled entablature. The paneled front door with a single upper light is consistent with the house's time period, and has a single-light transom with an arched top. The lower and upper story windows are two-over-two wooden double-hung sash types. The attic window on the façade is the same, except smaller and with a two-light arched window above it, the whole forming a semicircular arched opening surrounded by wide molding. Identical windows

²⁵⁷ Malcarne 2007:66.

²⁵⁸ Gottfried and Jennings 2009:140-147.

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are placed on the southerly gable end of the ell and also on the front the southern elevation. Small brick chimneys project from the ridgeline of the ell, and there is a similar exterior chimney on the northerly elevation (Photograph 157).

The house was constructed in 1873 for Albert Miner, and it was duly shown in the 1874 historic map (Figure 10). Despite the modern siding, the building is an otherwise a well-preserved example of a style that was popular during the district's late nineteenth-century period. Thus, it contributes to the historic character of the district, while the modern garage beside it does not.

30 Prospect Street (Parcel 32 049), William H. & Helen Pond House

This 1.5-story residence is situated on a large lot on the west side of Prospect Street, set well back from the street behind two stone retaining walls, one between the street line and the sidewalk and the other close to the westerly side of the sidewalk. Both of these walls extend northward across the adjoining lot; the lower one is capped with concrete and supplied with two cut stone steps up from the street, while the upper one is crossed by a flight of seven shallow concrete steps. A driveway along the southerly property line provides access to a parking area at the rear. The house itself is set close to the northern property line, leaving wide yards at front, rear, and south. It is a gambrel-roofed structure clad in wood shingles, with asphalt shingles on the roof.

The gambrel roof marks this 1920s home as a Dutch colonial cottage, one of the colonial revival styles of the 1900 to 1940 period.²⁵⁹ Standing with its roofline parallel to the street, the building measures approximately 28 feet wide by 24 feet deep, with a glassed-in, shed-roofed porch along the southern elevation. Both this porch and the vestibule feature heavy, round columns with simple molded bases and capitals. This central vestibule has a gable roof and a single entry door. There is a wide frieze and a slight roof overhang on both the vestibule and the lower-story roofline of the main house. Two trios of windows, one standard and two narrower, flank the vestibule on the first story. The upper story is expanded by a long, shed-roofed dormer with two pairs of standard windows that flank the peak of the vestibule roof. The dormer's roof is an extension of the upper section of the gambrel roof. The exterior, concreted-and-cobble chimney on the southern elevation appears to be original. On the northern elevation, an enclosed sunroom and a newer exterior chimney and large fireplace or hearth have been added (Photograph 158).

The house was built in 1924 for Helen Pond, wife of William H. Pond, who owned a drugstore, and was depicted in the 1925 fire insurance map (Figure 16).²⁶⁰ The house contributes to the district as an example of the housing styles during the period when Essex Village's summer resort economy was expanding.

33 Prospect Street (Parcel 31 031), Methodist Church

This three-story church building turned residence is situated on the easterly side of Prospect Street and the northerly side of Methodist Hill, near the northwestern corner of a large lot that slopes towards the east. It is a gable-roofed structure clad in clapboards, with a cut granite foundation and a standing seam metal roof. The property is surrounded by a low, modern stone wall at the street sides. A short driveway along the rear (northerly) elevation stops at the top of a retaining wall; the active driveway and parking area takes up approximately half of the easterly side yard.

²⁵⁹ Gottfried and Jennings 2009:184-185.

²⁶⁰ United States Census, Fifteenth Census, 1930:T626:ED9:26b.

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As originally designed and built, the Greek Revival church included four deep pilasters across its façade, rising to a tall but plain entablature running along all four sides of the buildings, with deep eaves. Each corner featured the same pilasters as on the front. The entry was designed to appear two stories tall, with paneling of the same style as the actual double entry doors, the whole surmounted by a projecting cornice supported by curved brackets. The shallow, fully pedimented gable end contained no window, and neither did the façade. The northerly and easterly elevations held four tall, narrow window openings rising almost to the entablature. By the early twentieth century, the lowest section of these windows had been made openable, with wooden sashes and shutters. The square steeple consisted of four gradually narrowing sections. Two of these were the plain base. The third was the belfry, with louvered coverings inside arched openings, and the fourth echoed the arched window openings and was topped by a curved dome. The modern alterations include the new window openings on the upper stories of the façade, between the pilasters, below the projecting cornice over the door, and in the gable end. There is also a new balcony atop the projecting cornice, with a single access door flanked by windows. On the westerly façade, the four tall window openings have been subdivided into three window sections separated by simple paneling. Aside from the balcony, the most incongruous change is the replacement of the remains of the steeple with a glass viewing box and widow's walk (Photograph 159).

The church was built in 1849, and appeared in the 1853, 1859, and 1874 historic maps (Figures 8, 9, and 10). Based on the fire insurance maps, its height from ground to eaves was 25 feet and the original spire rose 75 feet (Figures 12 and 16).²⁶¹ This original spire had a domed peak. The building remained in the congregation's hands until 1945, which was around the time it disbanded. It was given to the town's fire department, but since they decided not to use it, the town proper came into possession in 1948. The town's later sale to Verplex Realty Co. stipulated that it could not be used for manufacturing, and for 24 years it was mainly a warehouse before being sold to a private individual.²⁶²

Formed in 1824, the Methodist congregation in Essex built a small church further up Prospect Street in 1826, which became the town hall some time after it was sold.²⁶³ By 1980, the façade of this church had been stripped of its architectural elements (reportedly for sale to a church in Long Island), and all but the base of the steeple had been removed. Its renovation into its current state took place between 1985 and 1996 (a fact commemorated in a plaque set into the garage wall) and included restoration of the historical elements of the façade along with some modifications.²⁶⁴ The original building is approximately 41 feet wide by 66 feet; the renovations included the addition of multiple porches, a large garage, and a formal entry built into the slope below the easterly elevation of the structure. A large new chimney has also been added near the rear of the building. Overall, however, the restoration and adaptation are sufficiently sensitive to the original building's design that it remains, or has been returned to being, a contributing structure.

34 Prospect Street (Parcel 32 050), Episcopal/Roman Catholic Parsonage

²⁶¹ Sanborn 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

²⁶² Malcarne 2004:65.

²⁶³ Bayles 1884.

²⁶⁴ Elizabeth Reinhart, "New Owners Breathe Second Life into Historic Essex Church Buildings," *Zip06*, Posted June 15, 2020, modified June 16, 2020 (Accessed June 6, 2024, <https://www.zip06.com/local-news/20200715/new-owners-breathe-second-life-into-historic-essex-church-buildings/>).

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This two-story residence is situated on the west side of Prospect Street and also the north side of Prospect Street, as the road turns ninety degrees to the west at this point. It is a gable-roofed structure clad in clapboards, with a brick foundation and asphalt shingles on the roof. It is set close to the northwestern corner of the relatively large lot, and its driveway approaches an attached one-car garage from the road to the south.

The house is a three-bay double house of a type that is normally a two-family structure, which was popular during the late nineteenth century.²⁶⁵ It appears, however, that the twin gable ends that face the street may have been constructed simply for aesthetic purposes, or else it has been made into a single-family in the years since its construction. A perpendicular gable fills the space between the two street-facing sections of the roof. The house has a central front door with a five-light transom. The windows on both floors are standard, save that the central second-floor bay is occupied by two half-width windows – an arrangement that supports the idea that this was originally a two-family house. Each gable peak contains a smaller, nearly square attic window. The wide roof overhangs feature widely-spaced brackets and, on the sides, projecting exposed rafter ends. The peak of each gable contains a section of decorative fretwork, which are in a deteriorated condition. All of the windows are two-over-two wooden double-hung sash types, except for the narrow pair above the door, which are one-over-one. The hip-roofed front porch is the most decorated part of the house, featuring square posts with molded capitals beneath an entablature with two different styles of gingerbread trim cutouts, and low railings that also feature courses of gingerbread trim with two different cutout shapes (Photograph 160).

The house was built in 1882 on a lot that was previously the site of an Episcopal church, which was located near the southeastern corner of the parcel (Figures 8, 9, and 10). The fire insurance maps from 1889 forward show this house at the northerly end of the lot, which suggests it may have been a parsonage (Figures 12 and 16).²⁶⁶ The Episcopalians sold the church in 1897, after their new building on Main Street was completed, to Our Lady of Sorrows Roman Catholic Church. The church building burned down in 1926 and was not rebuilt here.²⁶⁷ The house is in need of some care, but is otherwise a well-preserved example of late nineteenth century housing, and connected to two of the district's major cultural institutions.

35 Prospect Street (Parcel 32 054), Samuel W. Ingersoll House / Congregational Parsonage

This two-story, vernacular gable-and-ell cottage is situated on the south side of Prospect Street, opposite the southerly end of the street's north-south section. It is a gable-roofed structure clad in aluminum siding, with a brick foundation and asphalt shingles on the roof. The moderately-sized lot extends southward to West Avenue, where there is a stone and concrete retaining wall to level it. A short driveway between the house's western elevation and the property line provides a parking area. The house is set a short distance back from the sidewalk (which stops at the driveway), and there is a narrow side yard and large rear yard.

The house has a full transept set perpendicular to the narrower front section, whose gable end faces the street. The projecting front section measures approximately 16 feet wide by 14 feet, while the transept (excluding the bay window on the easterly elevation) measures approximately 27 feet wide by 16 feet. There are two-story rear additions with an open two-story porch. The gable roofs

²⁶⁵ Gottfried and Jennings 2009:223-224.

²⁶⁶ Sanborn 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

²⁶⁷ Malcarne 2004:71.

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are steeply pitched with wide roof overhangs all around, and there are gable-roofed wall dormers on the eastern and western elevations, in front of the transept. The front door provides entry via the easterly end of the transept, via the original section of porch. The projecting end of the façade contains a pair of narrow, one-over-one windows on the lower floor, a single standard two-over-two window on the second floor, and a small two-over-two attic window; all are double-hung wooden sash types. The porch's roofs are supported by six large, round, slightly tapering columns with simple molded capitals, and similar pilasters where the roof meets the house. The entablature above has a course of denticulated molding below the roofline. The porch railings are plain wood with square spindles (Photograph 161).

The house was built in 1874 by or for Samuel W. Ingersoll, a businessman who kept the store at 3 Essex Square with William Ingersoll.²⁶⁸ This is a well-preserved example of late nineteenth century housing with connections to an important local figure and an important local institution.

38 Prospect Street (Parcel 32 048)

This two-story, vernacular open-gable cottage is situated above and a moderate distance back from the south side of Prospect Street, on a modestly sized lot made level by retaining walls. Both walls continue to the lot adjoining it on the east. It is a gable-roofed structure clad in aluminum siding, with a fieldstone foundation and asphalt shingles on the roof.

The house's gable end faces the street, and has a front door at its left (western) side, which has been given a frame of smooth pilasters and entablature as if it were a Greek Revival structure. It has a new chimney and two-over-one windows (Photograph 162). The 1901 edition of the fire insurance maps is the first to show this dwelling in place, with an open front porch and a one-story rear ell that also had an open front porch (Figure 12). Despite the removal of the porch and the new ornamentation, the building is a contributing structure as an example of modest early twentieth-century housing.

39 Prospect Street (Parcel 32 052)

This 1.5-story bungalow cottage is situated a short distance from the south side of Prospect Street, on a lot that is slightly larger than the house itself. Its gable end faces the street, while the current main entry is into the east side of a small addition on the southern elevation. There is a substantial external brick chimney on the northern elevation, a long shed-roofed dormer with three short windows on the eastern elevation, and a shed-roofed sunroom addition on the first story of the eastern elevation. The house has a concrete foundation, is clad in wood shingles, and has asphalt shingles on the roof. The 1914 fire insurance map shows a 1.5-story stable on this site, which changed to a one-story auxiliary building as of the 1925 edition, and there was no building on the site in the 1934 aerial photograph (Figures 16 and 19). The c. 1940 date assigned to the house is an estimate that could easily be too early; therefore, this is not a structure that contributes to the historic character of the district.

40 Prospect Street (Parcel 32 047), Captain Post House (Photograph 19)

This two-story house is situated above the south side of Prospect Street, on a modestly sized lot made level by a short dry-laid stone retaining wall next to the sidewalk and a taller concrete-

²⁶⁸ Malcarne 2007:87.

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and-cut stone retaining wall set a few feet northward of the sidewalk and continuing northward along one side of the driveway. It is a gable-roofed structure clad in clapboards, with a cut granite foundation and asphalt shingles on the roof. Both walls continue to the lot adjoining it on the east. The driveway follows the westerly property line and is also defined by a retaining wall on its western edge, leading to a large modern garage.

The three-bay, fully pedimented gable end Greek Revival house has its front door on the right (easterly) end of the façade. The doorway is flanked by wide, smooth pilasters with simple molded capitals and a tall entablature with a projecting cornice, wholly typical of the style. A rectangular wooden panel above the door may have been a transom in the past. There is a moderate roof overhang all around, a moderate frieze and narrow corner boards. In the gable peak, there is a single fanlight attic window, and a porch in the ell is enclosed with glass and paneling (Photograph 163). The main part of the house measures approximately 25 feet wide by 28 feet deep, while the ell measures approximately 23 feet wide by 18 feet deep; there is also a small addition on the westerly elevation.

The house was built by Captain Post in 1835, and the Post surname was present in the 1853, 1859, and 1874 maps as the widow A. Post and then Miss H. Post (Figures 8, 9, and 10). This structure contributes to the historic character of the district as a well-preserved example of its style. A large garage behind the house, however, is not a contributing structure. NOTE: A demolition application for the house is pending as of this writing.

41 Prospect Street (Parcel 32 051)

This house is situated in the angle between the south side of Prospect Street and the northwestern side of West Avenue, on a fairly large lot that slopes steeply down toward West Avenue. It consists of four different one-story and two-story gable-roofed sections with gable ends facing in all the cardinal directions, plus a large 1.5-story addition on the south elevation that has a pointed roof, clearly intended to look like a tower. It is clapboarded and has asphalt shingles on the roofs, and there is an external brick fireplace on one of the north elevations. Three of the sections were present in the 1874 historic map, labeled "Stephens," and in the fire insurance map sequence beginning in 1889 (Figures 10, 12, and 16). This allows some parts of the building to be dated to the nineteenth century. However, as a whole there are not enough visible historic characteristics for the house to be called a contributing structure. A small two-story garage/apartment building in the northeastern corner of the lot, built in 1974, is also non-contributing.

42 Prospect Street (Parcel 32 046), Pratt Smithy

This 1.5-story building, now a residence, is situated on the north side of Prospect Street on a long, narrow lot that slopes gently upward from the street. It is a gable-roofed brick structure with a fieldstone foundation and wood shingles on the roof. A new, short stone retaining wall and iron fence separate the stand between the sidewalk and the house, which is set a moderate distance back in the lot. A modern raised patio and garden located on the western elevation of the building, with a small parking area in front of it. There is also a driveway along the western edge of the lot, partly shared with the neighboring property. The driveway leads back towards a parking area and a new garage/apartment structure set beside the western property line and near the middle of the lot's length.

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This vernacular brick structure's original section measures approximate 42 feet wide by 24 feet deep. A large brick addition (measuring approximately 25 feet wide by 26 feet) has been built on the rear (northerly) elevation. The façade features two large window openings on either end, each containing two six-by-nine light windows, which have narrow granite sills and wider granite lintels. The large front entrance has a tall granite lintel engraved with the phrase "Pratts Village Smithy." Like the engraving, the double doors with glass in their upper half, sidelights, and transom, are modern alterations. The four gable-roofed dormers set evenly across the façade are also modern changes. There was formerly a small central chimney, which has been replaced with a small brick chimney near its westerly end. The building has moderate roof overhangs all around with short return cornices and two multipaned first-floor windows on each end that have granite sills and lintels (Photograph 164). While the easterly elevation has only one attic window with a granite sill and lintel, the westerly elevation has two, which may or may not have been the original arrangement.

The current building is one of series built on or near this site beginning in approximately 1675, when Ensign John Pratt was given land in what was then Pettipaug Quarter. This one dates to 1848 and was built by Elias Pratt, a blacksmith and a trustee of Hill's Academy. The Pratt family remained in the smithing business for a reported ten generations, and the property was not sold away from the family until 1961. The lot was duly marked with the terms Smithy, B S Shop, and B. S. Sh. in the 1853, 1859, and 1874 maps (Figure 8, 9, and 10). A 1922 photograph shows that the building had the large front windows and doorway without dormers. After 266 years of continuous Pratt family smithing, they closed it down during World War II.²⁶⁹ Although this building has been adapted to residential use and somewhat altered, it remains an important contributing structure for its connection to a crucial historic business and locally prominent family. Behind the smithy, a second, modern residence has been added to the lot and is not a contributing structure.

Riverview Street

This residential public road has a sidewalk on its western side. It extends northerly from the eastern end of New City Street, with North Cove to its east, and ends at the eastern end of Maple Avenue. The road was established in the mid-nineteenth century as an "avenue" to connect the two roads.²⁷⁰ Only the first three properties on this road are included in the district, a decision based on their proximity to New City Street, two of which contain contributing structures.

1 Riverview Street (28 040)

This large, three-bay, 2.5-story Dutch Colonial cottage is situated a short distance from the east side of the road, on a large lot that extends southeastward to the waters of North Cove. Its footprint measures approximately 29 feet wide by 32 feet. It has a gambrel roof with a ridgeline running parallel to the street, a cut granite foundation, and is clad in wood shingles, and has asphalt shingles on the roof. There is no roof overhang on the gable ends, and a slight roof overhang on the sides. A large, external chimney has been added to the eastern elevation. The main entrance is on the north elevation, where the central door is slightly recessed and has narrow fluted pilasters and rounded header trim. There are two-over-one windows on either side of the door, two similar

²⁶⁹ Malcarne 2004:62.

²⁷⁰ Malcarne 2007:19.

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windows on the second story with a smaller window between them, and a pair of standard windows near the roof peak. There are shed-roofed dormers on both sides. On the southern elevation, a sleeping porch is recessed into the left (eastern) side of the second floor, and has a railing consisting of two poles. This is a style that was popular from 1900 to 1940, which is consistent with the assessor's construction date of 1912.²⁷¹ The house contributes to the historic character of the district as a well-preserved example of its style, from a period when the district was accumulating new recreational housing.

8 Riverview Street (Parcel 28 041)

This house is set a short distance to the west of the sidewalk and road, on an irregular lot with a garage behind it. Although the town assessor assigned it a construction date of 1810, at present its one-story, c. 1950 sections have received a 2025 overlay and expansion, including a portion that is now two stories high and replaces the Second Empire style upper story that was once present near its center. There is now no visible trace of historic character, and neither it nor the garage on the property is a contributing structure.

10 Riverview Street (Parcel 28 034)

This substantial, two-story, two-bay gable and ell cottage is set well back from the west side of the sidewalk and road, on a large lot that also contains a non-contributing two-bay garage. The house has a cut granite foundation, is clad in clapboards, and has asphalt shingles on the roof. There is a moderate roof overhang all around, and a chimney sealed in concrete near the center of the building. Its most distinctive feature is a hip-roofed porch that wraps from the southern half of the façade around the southern elevation to the ell. The southern slope of the porch roof joins the roof of the porch. This roof is supported by turned posts with shallow arches between them, below the roof, and has a railing with square spindles. The door in the façade has a plain frame, and the window on the first floor has been replaced by a modern picture window. On the second story, the right-hand (northerly) window is a standard six-over-six, while the other is half-sized to fit in the space above the porch roof. The gable peak holds a small one-over-one attic window. The perpendicular ell also has a doorway in it, with a standard window immediately to its left, and only one window on the second level. A newer addition on the rear extends southward into view, with patio doors and steps leading down to the lawn. The house was built in 1905 and contributes to the historic character of the district as an example of housing from a period when the district was accumulating new recreational housing.

Scholes Lane

This is the fifth of six roads east of Essex Square that extend south from Main Street. It is shown in the 1853, 1859, and 1874 historic maps, always with the hotel at Main Street on its western side (now the Griswold Inn, 36 Main Street). Only the last of these maps clearly shows it ending at the shore of Middle Cove (Figures 8, 9, and 10). The fire insurance map series first clearly showed the road in the 1901 edition, identifying it as an arbitrary way called Cove Street, ending at a landing place. The 1908 and 1914 editions followed suit, while the 1925 edition called it Scholes Lane and also mentioned its prior name (Figures 14 and 18).²⁷² Aside from the inn and

²⁷¹ Gottfried and Jennings 2009:184.

²⁷² Sanborn 1908, 1914, 1925; Sanborn-Perris 1901.

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its ancillary buildings, the narrow street is residential and has no sidewalks. It ends at a maintained public water access point. A drain near this end is a historic artifact, as it proclaims it was made by the McLagon Foundry Co. of New Haven to a design patented on December 20, 1910. Of the nine parcels with addresses on Scholes Lane, seven have been identified as contributing to the character of the district.

3 Scholes Lane (Parcel 47 030)

This two-story, gable-roofed modern house stands with its ridgeline parallel to the street, set a moderate distance back and behind a tall hedge and fencing on a small lot. It has a metal panel roof and is clad in fiber cement that is colored and shaped to look like fieldstone. Built in 1995, it is accompanied by a two-bay garage in the same style. Neither of the two structures contributes to the historic character of the district.

5 Scholes Lane (Parcel 47 031)

Located on the east side of the street with a modest front yard and its ridgeline parallel to the street, this small (24 x 24 foot) house is a gable-roofed structure clad in wood shingles, with a fieldstone foundation and asphalt shingles on the roof. It is 1.5 stories high, featuring a high and steeply pitched gable roof and two gable-roofed dormers on the front (west) elevation and a newer shed-roofed dormer on the rear (east elevation). A small one-story addition is also visible on the rear elevation. The door, at the left (north) side of the façade, has a low stoop in front with a gable-roofed shelter that echoes the shape of the front dormers. Near the right end of the front elevation, there is a rectangular bay window that extends to the ground, and whose roof is an extension of the main house's roof. There is a very slight roof overhang all around and very short return cornices on the gable ends. A substantial external brick chimney occupies much of the house's southern elevation (Photograph 166). The detached garage located to its southeast is clad in clapboards. Both the house and its garage are visible in the 1934 aerial photograph (Figure 19).

Its style is a variation on the Cape style, reflecting the practice in the 1920s of freely adopting architectural elements from a wide variety of sources, or simply inventing them. It was constructed in 1929, which places it in the leisure phase of Essex Village's twentieth-century development. Under the criteria established for this district, the house is a contributing structure as an example of early twentieth-century housing built for new summer or permanent residents of the district. The garage is a small, gable-roofed, nondescript building, but as it seems to date to the same period as the house, it is also a contributing structure.

6 Scholes Lane (Parcel 047 040)

This 1.5-story mid-century Cape style house is located on the west side of the street, on a substantial lot whose rear extends southwestward to the waterline of Middle Cove. It is a gable-roofed structure clad in clapboards, with a fieldstone foundation and asphalt shingles on the roof, and a small, central brick chimney. The house has two widely spaced gable-roofed dormers on the front (east) elevation. The gable ends are perpendicular to the street, and the façade features five bays with a central door flanked by four-light windows and two pairs of narrow pilasters with simple capitals. Both the windows and the door touch the roofline. The double-hung sash windows have six lights, as in older houses (Photograph 167). As the house was built in 1941, it is excluded from being counted as a contributing structure.

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7 Scholes Lane (Parcel 047 032)

This 1.5-story bungalow is situated on the east side of the street and is set back a generous distance from the street line. It is a gable-roofed structure clad in wood shingles, with asphalt shingles on the roof. The house features deep eaves and broad gable roofs, though it is more symmetrical and less elaborate than many examples of its style. The main building is 32 feet wide by 26 feet, with a glass-enclosed porch across the front (west) elevation that is covered by an extension of the main building's roof. A wide gable-roofed dormer containing two pairs of smaller than standard windows, plus a horizontal three-light rectangular window in the gable peak, renders the attic a full half-story. Unobtrusive decorative projecting rafters are visible on the north and south eaves of the dormer. A brick external chimney projects through the eaves at the ridgeline at the northern end of the building. The windows on both the north and south elevations are irregularly spaced. Most of the windows are multi-paned (Photograph 168). The house was constructed in 1926, and as an example of early twentieth century housing styles built during the district's increasingly recreation-oriented period, it is a contributing structure. The garage to its north, added to the property much later, is not.

8 Scholes Lane (Parcel 47 039), Ann Marie Scholes House (10 Scholes Lane)

This 2½-story Queen Anne cottage is situated on the west side of the street on a large lot that extends southwestward to the waterline of Middle Cove. It is a hip-roofed structure at base, clad in clapboards, with a brick foundation and asphalt shingles on the roof. Its front yard has been narrowed by the creation of a parking area that is approximately one vehicle wide. Its post office address (10) is different from the one recorded by the town assessor (8).

The house displays the varied rooflines and structural flourishes typical of its style. The main nearly square structure (approximately 35 feet wide by 32 feet), has an enclosed porch across the rear (west elevation, facing the waters of Middle Cove). It is also adorned with a two-story, 10-foot-wide front porch with flared eaves on each story and, on the roof, a steep gable-roofed dormer with a matching window filling most of its area. The upper porch has an open rail baluster with square wooden rails, on which the roof is supported by four turned posts. The front baluster's corner has square posts topped with orb newels; there is a door access to this porch. The lower porch is only one step up from the ground and has no baluster, and presently has a poured concrete floor, four square columns supporting its front end, and turned post pilasters on the wall. The front door has a transom window and sidelights. The paired windows on each side of the front (east) elevation have a decorative panel between them, and each is decorated with a structural awning of shingled wood, supported by three decorative brackets. On the roof of the front elevation, there are short dormers on either side, with shed roofs, single rectangular windows set horizontally, and three decorative brackets under the eaves. The main part of the house has a substantial, rectangular brick chimney. A small area of the triangular dormer has imbricated shingles rather than clapboards (Photograph 169).

The house was built in 1886 for Ann Marie Scholes of Brooklyn, New York, and it continued in her family after her death until after world War II. The 1929 town tax records stated that there were two apartments in the building, as was not uncommon at the time.²⁷³ It appears on the 1901

²⁷³ Malcarne 2007:91.

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fire insurance map, and 1925 edition shows that the northerly and southerly additions were present by then (Figures 14 and 18). This is a fine and well-preserved example of the Queen Anne style, with many distinctive details, and a resource that contributes to the historic character of the district. It is also associated with the district's summer-residence trend of the late nineteenth and early twentieth century.

12 Scholes Lane (Parcel 47 038), James Hurlbutt House and Shed

This two-story, late nineteenth-century vernacular house is situated on the west side of the road, on a moderately large lot that extends westward to the waterline of Middle Cove. It is a gable-roofed structure clad in clapboards and wood shingles, with a brick foundation and asphalt shingles on the roof. The house has a two-bay, open gable-end façade facing the street, with a four-light, round headed attic window in the gable peak. The front entrance is set back from the street on a side porch that is approximately as wide as the bay window at the house's southwestern corner. The porch has a cross-timbered balustrade and square posts with simple capitals. A flat-roofed addition clad in imbricated shingles has been built atop the porch and bay window, and stops just short of the front of the main house. A second entry door, apparently designed to be unobtrusive, has been added at right angles to the original front door. The windows are two-over-two double-hung sashes, except for the larger bay windows, which have eight lights and do not appear to be openable. The house's eaves are deep, with a wide, plain frieze, and a small, stepped brick chimney is located near the center of its ridgeline (Photograph 170).

The house was built in the late nineteenth century, reportedly by James Hurlbutt, a boatbuilder. It does not appear on the 1874 historic map (Figure 10). It is, however, present in the 1901 fire insurance map, the first of the series to reach this part of the road (Figure 14). This structure contributes to the historic character of the district as an example of a modest residence of the late nineteenth century, and for its connection to a participant in the district's maritime economy.

Also on this lot, to the southwest of the house, there is a one-story shed clad in vertical boards. The further section, which is next to the water, also appeared in the 1901 fire insurance map and at that time, overhung the water (Figure 14). As late as the 1934 aerial photograph, this section alone was present (Figure 19). It is built of vertical boards, with three two-over-two windows on the west (water) side, and a door in the northern gable end that has a shed-roofed structural awning over it. The newer section, on the road side, is tentatively dated to 1935. It has a gable roof perpendicular to the older section, which is short and steep on the south side and long and shallow on the north side. It is the same width as the other section and has three two-over-two windows on the north elevation and one on the east elevation. On the latter elevation, there is also a door made of the same boards as the siding on the right (north) side, and on the left (south) side, a shallow, shed-roofed projection with wide double doors made of vertical boards. Each of the visible windows is sheltered by a slanted, shingled wooden awnings supported by simple brackets (Photograph 171). Vernacular utility buildings such as this one are rare survivals, and thus it is also deemed a contributing structure.

15 Scholes Lane (Parcel 47 033)

This two-story house is situated a small lot set a moderate distance from the east side of the road, with a garage to its south and at the eastern edge of the property. It is a very shallow pitched gable-roofed structure clad in clapboards, with wood shingles on the roof. There an exterior,

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rectangular corbelled brick chimney on the north elevation. There is a shingled, flared projection between the second and first stories. The original house measured approximately 25 feet wide by 22 feet and has three bays, with the entry in the center of the first floor. The door has plain framing and the stoop in front is sheltered by a fully pedimented gable roof supported by thin round posts. At the time of the initial survey, a flat-roofed, two-story addition measuring approximately 7 feet wide by 12 feet had recently been added to the southern elevation; the flared projection between the stories was continued around it and had not yet weathered. On both stories, the addition has two windows on the west elevation and three on the south elevation, and a short railing is visible atop the roof. All the windows are six-over-one double-hung sash types (Photograph 172).

The house was built in 1925; while it is not shown on the 1925 fire insurance map, it was present in the 1934 aerial photograph (Figures 18 and 19). The two-story addition on the southwest corner of the house measures 7 by 14 feet and has a flat roof with a balcony. This is a contributing structure as a house constructed during the district's transition to a recreation-oriented economy. The garage, a small, clapboarded gable-roofed building with return cornices, can also be seen in the 1934 aerial photograph and is a contributing structure as well.

16 Scholes Lane (Parcel 47 037)

This 1.5-story, gable-roofed bungalow is situated a short distance from the west side of the road, on a small triangular lot bounded by Middle Cove on its southwestern side. It is clad in wood shingles and has asphalt shingles on the roof, and short, slightly rounded brick chimney near its center. The gable end faces the street, and there is a wide roof overhang all around with exposed brackets under the side eaves. The front porch has been enclosed in glass and the second story has been built out over it, adding an additional six feet of depth to its original size of approximately 22 feet wide by 24 feet deep; there is also an addition on the rear. There is a pair of windows in the gable peak, and a large shed-roofed dormer with two windows on the north elevation (Photograph TBD). The house was built in 1928 and appears in the 1934 aerial photograph (Figure 19). It is a contributing structure as a house constructed during the district's transition to a recreation-oriented economy.

17 Scholes Lane (Parcel 47 036), Hayden-Woodsworth House

This two-story, three-bay Greek Revival house is situated on the east side of the southern end of the road, at the northern end of a moderately-sized lot that extends southward to the waterline of Middle Cove. It is a gable-roofed structure clad in clapboards, with a cut granite foundation and asphalt shingles on the roof. The front door is located on the right (south) side of the gable end, and has very wide smooth pilasters with simple capitals, and a tall, molded entablature with a projecting cap. The central brick chimney is of moderate size, there is a slight roof overhang on all sides, and there is a wide frieze and water table. The windows are double-hung, six-over-six sash types. It has been recently remodeled, or possibly restored, to make the gable end fully pedimented, and surround the horizontal, rectangular, divided light attic window with flat board siding instead of clapboards. Further, wide, paneled, pilaster-style corner boards have been added (Photograph 173). Two one-story additions, one at its rear (east elevation) and one on its right side (south elevation) have significantly expanded the house's size.

An earlier house on this site is thought to have been built for Eliakim Hayden but not owned by him, probably in 1781. It stayed in the family after he died in 1797, and then seems to have

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been removed and by 1840 replaced with the present structure. It was sold to Henry Beebe, a fish dealer, in 1858, then to steam engineer Henry Woodworth in 1872; then it stayed with the latter family until 1967. The historic maps from 1853 and 1859 labeled it with the surname Hayden, while the 1874 map reported the owner's name as Woodruff (Figures 8, 9, and 10).²⁷⁴ The house contributes to the historic character of the neighborhood as a typical structure of its early nineteenth-century time, and for its longtime association with the locally prominent Hayden family.

South Main Street (Photographs 13, 15, 16)

This is the southerly of the three streets that cross the steep southerly and easterly slopes of the hill on which the Congregational Church stands. It begins at Essex Square, proceeding southwesterly and then more westerly until it makes a sharp southward turn at its intersection with the street called Champlin Square. From its intersection with West Avenue, it is a narrow road allowing travel only in a northeasterly direction. Its only public sidewalk is along its easterly and southerly sides, and the hill on both sides is very steep. According to the 1853 historic map, the westerly end of the street was known as Spring Street at that time, while the 1859 and 1874 maps provide no information (Figures 8, 9, and 10). The fire insurance maps did not assign any particular name to the northerly part of the street (the only area shown) until 1914, when it was labeled as North Main and an arbitrary street. In the 1925 edition, two different sheets labeled it as South (N. Main) and as N. Main (Figures 11, 12, and 16).²⁷⁵ The 1980 survey referred to part of the road as Latham Street. Of the 11 lots in the district with addresses on South Main Street, seven contain contributing structures.

South Main Street (Parcel 32 057)

This is a steep, narrow, town-owned parcel of unusable land between the intersection of South Main Street and West Avenue, and does not contribute to the historic character of the district.

2 South Main Street (Parcel 32 056), Pound Hill School

This 1.5-story vernacular structure, currently used as office space, is situated on a small triangular lot at the intersection of Methodist Hill (to the north) and South Main Street (to the east). It is a gable-roofed structure clad in clapboards, with a cut granite foundation and wood shingles on the roof. The South Main Street side of the lot is defined partly by the building and partly by retaining walls, and because of the slope there is a walk-out basement entry on this side. A brick sidewalk has been laid between the building's foot and the street line. To the south, a drystone wall secures the bottom of the slope and continues along the lot containing the Congregational Church. To the north, the wall is a mix of cut stone and fieldstone secured by concrete. On the Methodist Hill side, a parking area follows the slope of the street and provides access to an entry door. Additional retaining walls keep the lot level and define a space for the building's northwestern elevations.

The building measures approximately 18 feet wide by 30 feet, though a newer one-story addition on the rear adds another 12 by 11 feet. It has a moderate roof overhang all around, short

²⁷⁴ Malcarne 2007:17; United States Census, Eighth Census, 1860:M653:83:114; United States Census, Ninth Census, 1870:M593:107:152B, M593:108:364a; United States Census, Tenth Census, 1880:T9:102:318c.

²⁷⁵ Sanborn 1884, 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

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return cornices, a moderate frieze and narrower corner boards. There is a gable-roofed projection of the attic level on the northerly elevation, with a bay window clad partly in wood shingles and partly in faux stone beneath it. The upper section of this projection has a fully pedimented gable end with a small, square, four-light window wedged into it; the bay window has modern windows installed. The northerly elevation of the building has an entry door on the right (westerly) end and no other windows. The building's eastern gable end on South Main Street has an open gable with short return cornices. The attic windows are a modern arrangement of one large window flanked by two small ones. The first story contains two narrow windows flanking a picture window. The basement level is faced with faux stone and contains one door on the right (north) side, one eight-light window beside it where a second door formerly stood, and a large multilight picture window towards the left (south) side.

The structure was built in approximately 1870 and is known as the Pound Hill School. There has been a Pound Hill School since at least 1814, but it seems unlikely that this is the same building.²⁷⁶ The lot and school building are first clearly shown in the 1874 historic map (Figure 10). Known other historic uses of the building include as a saloon, a tin shop, and residence, as well as a general shop and office (Figures 11, 12, and 16).²⁷⁷ The building's historic use as a primary school and its partially intact historic appearance make it a structure that contributes generally to the historic character of the district.

3 South Main Street (Parcel 47 087), Essex Public Library

This one-story, Tudor-inspired building is situated on the east side of South Main Street, a short distance to the south of Essex Square. It is a gable-roofed structure clad in wood shingles, with a cut granite foundation and asphalt shingles on the roof. The lot is only slightly larger than the building, and allows for a shallow front yard and a wide flagstone path leading from the sidewalk to the recessed entryway. A short gravel driveway has recently been installed along the property's northerly boundary.

The structure has the asymmetrical massing and creative elements that were common to the organic cottage of the last decades of the nineteenth century and the first decades of the twentieth, a period with so much variation that it is difficult to generalize about it.²⁷⁸ The dominant theme here, however, is Tudor Revival. The lower three feet of the building is faced with brick-sized cut granite blocks. The main portion of the building stands with its ridgeline parallel to the street, while the façade is divided into three different sections. At the right (southerly) end of this elevation there is a large cross-gable section with an open gable end. The gable proper has wide pierced wood bargeboards and carved decorative brackets beneath the eaves. The gable is faced with rough stucco intersected by vertical boards crossed by two waveform boards. Below the gable there is a trio of multilight windows (in a pattern replicated in the other windows) that extend from the eaves to the top of the granite blocks. At the left (northerly end) of the building, a hip-roofed section stands perpendicular to the main mass, the peak of its roof intersecting the main building a few feet lower than its ridgeline and to the south of the gable end. The northern elevation of this hip-roofed section has a single window extending from the eaves to the granite blocks, while on

²⁷⁶ Bayles 1884.

²⁷⁷ Sanborn 1884, 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

²⁷⁸ Gottfried and Jennings 2009:159-166.

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the westerly elevation, the four multilight windows are half-height and extend down from the eaves.

Finally, between these two sections, the recessed entryway contains a large, single door that is approached by two wide steps flanked by cut granite walls and covered with a gable-roofed porch. The porch has exposed rafters in its ceiling, and an arch within its gable peak that is decorated with carved rosettes at its lower ends and carved curlicues at the top. The southern elevation has a very tall, rectangular exterior chimney that pierces through the eaves of the gable end, and tall windows wrapping around the corners (Photograph 175). A perpendicular addition was made at the southeastern corner of the building, which is not visible from the street. The original portion of the building measures approximately 45 feet wide by 22 feet, with the addition measuring 22 feet wide by 22 feet.

The Essex Library was first mapped in the 1901 edition of the fire insurance maps (Figure 12). Its construction was completed in November, 1898. A substantial portion of the funding came from the estate of Captain Joseph H. Tucker, and the actual construction was entrusted to the town's select board. Their choice of architect was Joseph W. Northrop, based in Bridgeport, who had recently designed St. John's Episcopal Church at 3 Cross Street, Building 1 (Parcel 47 065). The local company of Joseph P. Southworth & Sons undertook the actual construction. The library originally had two rooms, the larger being a reading room with a large open fireplace. An etching included in the article showed the building as it now appears. In the 1970s, the new library building on West Street was constructed, and this one was sold in 1980.²⁷⁹ It has now been turned to commercial purposes. Its exterior has not been altered, and it remains a contributing structure as part of the institutional fabric of late nineteenth-century Essex Village.

5 South Main Street (Parcel 47 086), Dr. Charles Davis Office

This modest, one-story former office building is situated on the easterly side of South Main Street, on a small and narrow lot with a steep slope at its rear. It is a hip-roofed structure clad in wood shingles, with a fieldstone foundation and asphalt shingles on the roof. It is set back a moderate distance from the sidewalk, with a brick sidewalk approaching modern, arched double entry glass doors and a driveway filling the space between the structure and the southerly property line.

Now used as a dwelling, the structure measures approximately 30 feet wide by 26 feet. The open front porch, with an arched entryway facing the street and an arched half-opening on the southerly elevation has been fully enclosed. However, the shape of both of the openings has been retained, including their wide, plain moldings. The other openings on the façade are a trio of square six-light windows situated near the wide frieze. The molding around the windows has been widened, and there are corner boards and water boards matching the width of the frieze. On the southerly elevation, there are new windows that include arches matching the doors and square single-light windows below, and two standard six-over-one windows towards the rear of the structure. The small, central brick chimney has been enclosed in a decorative cupola with louvered openings (Photograph 176).

The structure appeared in the 1925 edition of the fire insurance map, showing the open porch in its southwesterly corner, and labeled as an office (Figure 16). It was built in 1924 for Dr. Charles

²⁷⁹ *Hartford (CT) Courant*, "Essex's New Library; Erected with Funds Left by Captain Tucker," Tuesday, Nov. 29, 1898, p. 11 (Accessed August 12, 2024. Newspapers.com); Malcarne 2007:93.

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Davis, who departed from historical tradition by moving his practice out of his home. His widow sold the house in 1969.²⁸⁰ Given that the shape of the former porch openings has been retained, this house remains a contributing structure. Its origin as an early twentieth century commercial building is still clear, making it a distinctive structure reflecting the development of Essex Village during that time period.

9 South Main Street (Parcel 47 085), Nathaniel Pratt House / Osage Inn

This two-story residence is situated at the narrow northerly end of a large lot, on the easterly side of and approximately two feet below South Main Street. It is a gable-roofed structure clad in clapboards, with a cut granite foundation, asphalt shingles on the roof, and a tall, narrow brick chimney. As the street curves westward at this point, the level portion of the lot is protected by a retaining wall. Driveway access is along the northerly boundary of the lot and steps that cut through a short retaining wall between the driveway and the yard. There is also foot access to the structure's southerly elevation by stairs from the road.

The larger, original house is a five-bay Georgian structure set perpendicular to the road, and measures approximately 37 feet by 27 feet. There is a central doorway on the southern elevation, which is no longer the main entry. It retains paneled pilasters with molded capitals and a tall molded entablature with a course of dentillated molding beneath its projecting cornice. The windows, four on the first floor and five on the second, appear to be original six-over-six double-hung sash types. The steeply pitched roof allows room for a standard attic window on the westerly elevation (Photograph 177). The current structure began as a house built in approximately 1718 by Nathaniel Pratt, a son of one of the earliest landowners in Potopaug Quarter, when he married Sarah Willard (his second wife). The family continued to own the property into the early twentieth century. It has been reported that it was part of the Underground Railroad.²⁸¹ Notwithstanding this information, in the 1853, 1859, and 1874 maps, the building is labeled with the name G. K. Dickenson (Figures 8, 9, and 10).

In 1933, Arthur and Margaret Higgins purchased the house and established the Osage Inn, which continued until some time after World War II. It is said to have been named after one of the ships that was sunk in the harbor in the British attack of 1814. In the main house, the 1933 renovations uncovered colonial-era fireplaces and paneling, added a new painting in an old style that was placed above the former kitchen fireplace, and replaced the first-story floors with new white oak boards. In 1935, the owners added “[a]n attractive outdoor dining room and porch.” This was attached to the easterly elevation; its gable roof lines up with the southern face of the house, and it has since been fully enclosed and weatherized. The current addition on the northerly elevation, though it has a façade in the Greek Revival style, was built in 1937 as “a new wing,” with a larger kitchen on the first floor and guest accommodations on the second.²⁸²

Because of its age, this large addition itself qualifies as a contributing element of the structure. The new addition was added onto the rear of the old house, and measures approximately 19 feet

²⁸⁰ Malcarne 2007:97.

²⁸¹ Malcarne 2004:14.

²⁸² *The Day (New London)*, “Essex: Preserving Ancient Features,” Friday, August 25, 1933, p. 16 (Accessed August 14, 2024, Newspapers.com); E. M. Libby, “Essex,” *The Day (New London)*, Friday, May 24, 1935, p. 7 (Accessed August 14, 2024, Newspapers.com); E. M. Libby, “Osage Inn Improved,” *The Day (New London)*, Tuesday, July 20, 1937, p. 8 (Accessed August 14, 2024, Newspapers.com).

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wide by 36 feet. The current main entrance is on this addition; whether it dates to the original renovation is unclear. This portion of the house is two stories with a two-bay, gable-end façade, and an enclosed pediment with a rectangular multilight attic window. This window is flanked by simple flat pilasters with molded capitals and bases, and a tall molded entablature with a projecting cornice. These decorations copy the pilasters and entablature around the doorway, though the latter also has molded decoration on the entablature. This doorway also features a five-light transom and four-light partial sidelights. The first and second story windows are six-over-six double-hung sash types. The roof has a shallower pitch than the main house, and there is an external chimney on the rear (easterly) elevation. In short, it is an early twentieth century imitation of the Greek Revival style (Photograph 177).

The older section of this structure is a fine example of late eighteenth and early nineteenth century residential architecture, while the newer section reflects the interwar interest in historic styles and preservation. The whole is a contributing structure that reflects most of the history of the district.

11 South Main Street (Parcel 47 083), Site of Nehemiah Hayden Homestead

The house on this parcel was formerly a small Cape style house built by in 1742 Captain Nehemiah Hayden, who built small ships and passed this property on to his son Uriah Hayden, and it then went to his grandson Nehemiah (who was a Loyalist and wound up in exile in Bermuda). In the 1930s it was owned by one Harold Latham, a trucker, mover, and First Selectman of the town, whose name was attached to this section of the road for some time. The original house was demolished in 2001 and the current structure built in its place.²⁸³ A second house on the property, a small bungalow reportedly built in 1940, cannot be seen from the street and has not been assessed. Both buildings are therefore considered non-contributing.

13 South Main Street (Parcel 47 084 B2, 15 South Main Street)

This house is situated approximately a yard from the sidewalk on the southerly side of South Main Street, sharing a small lot with a second house (see 15 South Main Street). It is a gable-roofed structure clad in wood shingles, with a brick foundation and asphalt shingles on the roof. It is identified as Building 2 in the town assessor's records and has a different postal address than those records. The lot slopes steeply downward from the street line, resulting in a partly exposed house foundation. There is a narrow side yard on the westerly elevation, and beyond the narrow rear yard there is a view of part of Middle Cove.

This two-story vernacular, open gable cottage is unusually narrow for a residential building, only approximately 16 feet wide by 30 feet, which is consistent with its past use as a harness shop. The façade is on a gable end, and has two bays on the upper story and three on the lower story, with the front door situated at the left (easterly) side. There is an attic ventilation opening near the gable peak, and there is a moderate roof overhang all around. A small, corbelled brick chimney projects from the ridgeline in the rear third of the structure. On the westerly elevation, a small hip-roofed side porch with enclosed railings and brick support piers provides access to a rear door; the porch roof is supported by substantial, round turned columns (Photograph 178). The 1908 edition of the fire insurance map shows this building as a 1.5-story harness shop. As of the 1925 edition,

²⁸³ Malcarne 2007:2.

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however, it was labeled as a two-story dwelling (Figure 16).²⁸⁴ Based on the historic maps, this structure's construction date has been estimated as c. 1900. Its conversion to residential use in approximately 1920 reflects the increasing popularity of Essex Village as a local summer resort, and the building contributes to the district as an example of the simple vernacular architecture of the late nineteenth and early twentieth centuries.

15 South Main Street (Parcel 47 084 B1)

This 1.5-story vernacular open gable-end dwelling is situated a short distance to the south of South Main Street, sharing a small lot with a second house (see 13 South Main Street). It is a gable-roofed structure clad in clapboards, with a cut brownstone foundation and wood shingles on the roof. It is identified as Building 2 in the town assessor's records. Although this part of the lot is more level than the easterly section, the rear of the house is still above grade, exposing the foundation. There is a modest front yard, and beyond the narrow rear yard there is a view of part of Middle Cove; a driveway consisting of grass and two concrete strips, along the westerly property line, leads to a small non-contributing garage set nearly even with the rear of the house.

The house measures approximately 20 feet wide by 25 feet, and the ell measures 12 feet wide by 14 feet. Another one-story addition has been added to the rear of the ell, extending past the line of its westerly elevation at 18 feet wide by 10 feet. The façade is technically two bays wide, with the front entry at the left (east) and a pair of standard windows to the right (west) on the lower story. The front entry door is supplied with wide, smooth pilasters and a tall entablature with two rows of molding and a projecting cornice. The gable end of the upper half-story contains two standard windows that extend past the roofline of the side elevations. There is a moderate roof overhang all around, a moderate frieze, narrow corner boards, and no discernible water boards. The façade and first-story windows are six-over-six wooden double-hung sash types with plain frames. On the westerly elevation, three six-light square windows are tucked under the eaves; only one is present on the easterly elevation. A rear entry is located near the rear of the easterly elevation, sheltered by a relatively modern concave-curved roof with no vertical supports. It is approached by a double wooden stair with a curved opening beneath that may provide exterior cellar access; the second flight of stairs allows access to the door directly from the rear yard. There is a rectangular corbelled brick chimney near the center of the main part of the house, and a tall, square exterior chimney on the easterly end of the ell (Photograph 179).

Based on its presence in the 1874 historic map, the house is dated to c. 1870; in 1874, it was owned or occupied by G. W. Hayden (Figure 10). The 1908 edition of the fire insurance map identified it as a dwelling and millinery shop. As of the 1925 edition, it was simply a dwelling (Figure 16).²⁸⁵ The house is a contributing structure and an example of simple housing of that period of the late nineteenth century.

17 South Main Street (Parcel 46 008)

This 1.5-story residence is set back a short distance from the southerly side of the South Main Street sidewalk, on a small lot with a broad cobblestone parking area on its westerly side. South of the house's façade, the lot slopes steeply, exposing both the brick and fieldstone parts of the foundation. At only approximately 14 feet wide by 20 feet, the original building's dimensions

²⁸⁴ Sanborn 1908, 1914, 1925.

²⁸⁵ Sanborn 1908, 1914, 1925.

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suggest a commercial use at the time of its construction, much like the former harness shop at 13 South Main Street. A shed-roofed addition on the easterly elevation has added width to the house, and a shallow, gable-roofed entry room has been added across the street-side (northerly) elevation. The original façade has a pair of standard windows projecting above the roofline, and a bay window that probably occupies the space of the original entry is situated below them. The small upper-story windows on the west elevation have been removed. There is a slight roof overhang all around, and the frieze, corner boards, and water boards are all of moderate width. No chimney is currently present. The house was built in 1908 and has been very significantly altered, rendering it a non-contributing structure.

19 South Main Street (Parcel 46 007)

This 1.5-story, three-bay open gable vernacular house is situated a short distance south of the road, on a moderately sized lot that slopes steeply down from the street. The gable end of the original house, which measures approximately 17 feet wide by 22 feet, faces the street and contains a small square window in its peak and three first-story windows. The central of these is larger than the others, and may mark where the front door used to be. The entrance is currently on the west elevation, at the corner where a long gable-roofed addition meets the original. There is a moderately long shed-roofed dormer with three square windows on the west elevation of the original house. The addition has a modern oval window facing the street, and a small gable-roofed dormer on the same side. It is clad in wood shingles and has asphalt shingles on the roof (Photograph TBD).

Based on the 1874 map, the house's age has been estimated as c. 1870; the map labeled a house at this location with the name Mrs. S. R. Wilcox, who was a widow with two sons, one of whom later worked in an ivory turning factory (Figure 10).²⁸⁶ It also appeared in the 1925 fire insurance map (Figure 16). The building contributes to the district as an example of the simple vernacular architecture of the late nineteenth century.

27 South Main Street (Parcel 46 009-11 to 14)

This very long (approximately 50 feet wide by 25 feet) structure is situated about two yards from the south side of the sidewalk and road, on a very large lot containing multiple non-contributing condominium buildings that have been excluded from the district. The lot slopes steeply back, leaving most of the cut granite foundation at the western end exposed. At the eastern end, the foundation appears to be mostly concrete. Originally a one-story, gable-roofed structure, the building has recently been altered to be effectively two stories with a nearly flat roof, due to very long, shed-roofed dormers that extend for most of its length on both sides. It has been converted to contain four residential condos. The building does not appear in the 1934 aerial photograph (Figure 19). It is thought to be a building used as a garage and for storage by the Latham Trucking Co., whose owner lived at 11 South Main Street from 1933 forward.²⁸⁷ It seems to have been constructed partly on the foundation of an older building, which is visible due to the steep slope. Given its possible post-1940 construction date and the significant alterations recently made to it, this is a non-contributing structure.

²⁸⁶ United States Census, Tenth Census, 1880:T9:102:322d.

²⁸⁷ Malcarne 2007:2.

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27 South Main Street (Parcel 46 009-1,2), Christopher Brockway Tenement

This two-story residence is situated on a very large lot containing multiple non-contributing condominium buildings that have been excluded from the district, at the point where South Main Street meets Champlin Square and turns sharply to the south. It is a gable-roofed structure clad in clapboards, with a cut brownstone foundation and asphalt shingles on the roof. The lot slopes steeply towards the southeast, exposing a significant portion of the building's rear foundation. It is situated very close to the sidewalk on the southeasterly side of the street.

Seemingly built as a duplex, the house has two narrow, rectangular, corbelled brick chimneys towards the southwesterly and northeasterly ends of the building. The four-bay front elevation faces northeast and contains a pair of entry doors at the center, one for each unit. There are wide, flat pilasters and entablatures on all the doors (including the side entries on the southwesterly and northeasterly elevations), as well as the projecting cornices topped with copper-clad roofs, which are almost certainly modern additions. There is also a new set of granite slab, double-ended stairs and stoop, with a decorative wrought-iron railing, that currently provides access to the front doors. The building has a moderate frieze and corner boards, and a slightly wider waterboard. The gable ends are three-bay, with the side doors at the center of the first floor, and have two smaller-than-standard attic windows. All of the windows are six-over-six wooden sash types (Photograph 180).

It is unclear whether the duplex was built or completed by Christopher Brockway, a minor land developer in the area, in 1854, or constructed for Mary Ann Starkey in 1850. After her death in 1854, Brockway bought the property, possibly with a building already on it. Then it was listed in Henry Champlin's estate in 1859 and held by his widow until the Essex Savings Bank foreclosed in 1878. The bank owned it until 1930, when it finally sold it to Vincenzo and Elvira Caminati. The 1929 tax assessor's records indicate that it had no modern conveniences.²⁸⁸ The historic maps are also unclear; the 1853 map labeled the building with the name H. L. Champlin (see 1 Champlin Square), in the 1859 map, it is not clear whether the applicable label is J. S. Brockway or H. L. Champlin, and then the 1874 map shows it as situated on a small lot owned by the heirs of Chamberlin (Figures 8, 9, and 10). Despite these uncertainties and newer decorative elements, the structure contributes to the historic character of the district as an example of original or renovated multifamily housing of the mid-nineteenth century. It is also associated with the locally prominent Starkey and Champlin families.

Spinnaker Lane

This is a short, dead-end road with no sidewalks, developed to provide access to several other wise landlocked lots north of New City Street. It was present as a farm road in the 1934 aerial photograph (Figure 19). Only the parcel on its west side has been included in the district, as it contains a contributing structure.

1 Spinnaker Lane

This open gable, two-story, two-bay vernacular house is set very far back from the north side of New City Street, and a short distance from the east side of Spinnaker Lane, on a long, narrow lot. It has a cut granite foundation, is clad in clapboards, and has an external chimney on the east elevation. There is a wide roof overhang all around with hefty return cornices, and a frieze and

²⁸⁸ Malcarne 2007:76.

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corner boards of moderate width. A two-story addition on the north side of the east elevation may cover the original front door. The house has been modified to have a formal central front door on the three-bay southern elevation, facing towards New City Street, where at one time there was a bay window. This entry is sheltered by a fully pedimented gable-roofed porch supported by square posts. The gable end on the east elevations contains a horizontal rectangular eight-light attic window. Multiple rear additions on the rear, where the everyday main entrance of the house is located, echo the eaves and returns of the original house.

The house was built c. 1880. The 1874 historic map shows that the lot was part of the land of Mrs. P. Hayden, and there was no house on it, but it is present in the 1934 aerial photograph (Figures 10 and 19). Because it is currently masquerading as a Georgian structure, and the gable end has been added to and had its entry door removed, this residence is no longer a contributing structure.

West Avenue (Photographs 17-18)

This is the central of the three streets that cross the steep southerly and easterly slopes of the hill on which the Congregational Church stands. It curves to connect South Main Street and Prospect Street and the slope requires retaining walls along much of its northerly side. There is a sidewalk along the entire southerly side, while only the middle section of the northerly side has one. The street's name has been changed over time. In the 1853 map, it was labeled as Hill Street; in the 1859 and 1874 maps it was not labeled at all (Figures 8, 9, and 10). The fire insurance maps included part of this street from the 1889 edition, calling it Low Street (Figures 13, 18, 22, 25, 28, and 31). The maps show that the name "West Street" was historically applied to what is now named West Avenue, Prospect Street, and Methodist Hill. Of the 21 lots in the district with West Avenue addresses, 16 contain contributing structures.

6 West Avenue (Parcel 32 058)

This 2-story, open gable vernacular house is situated on the south side of West Avenue, a short distance to the west of its intersection with South Main Street. It is a gable-roofed structure clad in wood shingles, with a fieldstone foundation and asphalt shingles on the roof. The land between these two parallel streets includes a steep drop, which in the case of this moderately-sized lot is made level by stone retaining walls adjoining South Main Street. There is a parking area adjoining West Avenue near the western boundary of the lot, and sloping side and rear yards.

Based on its appearance, the house dates to the late nineteenth or early twentieth centuries. It is adorned with leaf-shaped gingerbread trim along the moderately deep eaves on all sides. The original building (measuring approximately 16 feet wide by 20 feet deep) was probably only two bays wide on the façade, but the front door has been slightly displaced and the upper windows replaced with a pair of standard windows. The leaf-shaped trim follows the roofline of the awkward two-story addition on the northwestern corner of the house as well; it is not clear whether the trim is original, or dates to a later period. The early twentieth century former garage and connecting passage are also consistent with that period's vernacular styles. The newer three-quarter and one-story additions on the western façade add to the width, and a large one-story addition has been put on its rear (southerly) elevation. The passage and garage have been made into residential space and extended to the south and to the west, with a large modern brick fireplace chimney added on the rear (Photograph 181).

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The house is reported to be the John/Anna Pratt house, built in 1805. The 1853 historic map seems to show a house labeled with the name N. Pratt within or near the lot, which was labeled as N. Pratts Jewelry store in the 1859 map. The 1874 map merged this lot and its neighbor to the west together, showing two buildings, with the name F. J. Smith as a label (Figures 8, 9, and 10). The 1925 fire insurance map series showed a footprint that matches the older parts of the house (Figure 16). As noted above, the look of the house is not at all consistent with an early nineteenth century construction date; it has been assigned a date of c. 1900 instead. It contributes to the historic character of the neighborhood as an example of late nineteenth or early twentieth century domestic architecture, tucked onto a rugged lot that was probably redeveloped only because of its proximity to the commercial section of the district. A large shed situated in the southwestern corner of the lot, clad in the same shingles as the house, is a non-contributing structure.

8 West Avenue (Parcel 32 059)

This large two-story house is situated a short distance south of the sidewalk and road, on a moderately-sized lot that is leveled for it and then slopes steeply down to South Main Street. Although the structure imitates historic styles to a slight degree, incorporating a common pattern of imbricated shingles in the peaks of the twin gables on the façade, it was built new in 2021 and does not contribute to the historic character of the district.

10 West Avenue (Parcel 32 060), Niles Gladding House

This large house is set a moderate distance south of the sidewalk and road, on a moderately sized lot that is leveled for the house and then slopes steeply down to South Main Street. During the twentieth century, part of it served as a gift shop called Queens Museum, a use that added a large projecting display window on the left (east) side of the then façade. Its current façade is dominated by the original gable end of the 1889 vernacular gable and ell house reportedly built by Niles Gladding. In 2022, however, the footprint, decoration, and fenestration of the house were altered to the point that it no longer contributes to the historic character of the district. Near the southern edge of the property, an old garage built into the side of the hill has been completely remodeled or rebuilt to have two stories of apartment atop it, and is also not a contributing structure.

11 West Avenue (Parcel 32 053), The Hill Store

This two-story Georgian-era residence is situated on a small lot on the north side of West Avenue, to the east of its intersection with Prospect Street, and is built into the hillside sloping up towards Prospect Street. It is a gable-roofed structure clad in vinyl siding, with a brick foundation and asphalt shingles on the roof. An extension from the eastern boundary extends the lot to Prospect Street, which serves as a driveway and parking area. The house is located so that the edge of its front porch nearly meets the sidewalk, which ends at the western edge of the lot. The narrow yard to its west and the wider yard to its east are held in place by drystone retaining walls.

The house measures approximately 30 feet wide by 26 feet, and is set with its gable end toward the street. Its façade has multiple distinctive features. First, the exposure of the basement allows the presence of a wide central door that is too short to enter without crouching, flanked by two small, square windows protected by iron bars. Second, the flat-roofed, open front porch has staircases at its eastern and western ends rather than in the center. Third, the attic window in the

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fully pedimented gable end is a large, peacock-feather fanlight. The house has minimal roof overhang and, originally, either two or three bays, since the upper story has only two windows. The lower story has had bay windows set to either side of the façade and has a single-entry front door between them. The porch's roof supports are round columns with molded capitals, and it is underpinned by simple square posts. The railings are also plain. There is a large, square brick chimney situated near the house's southerly end. On the easterly elevation, the small porch has been enclosed and has had a patio added on top, with a door providing access to it (Photograph 182). It is difficult to discern whether the building's main entry was originally on one of the side elevations rather than the southerly façade, though its origin as a store suggests that the side most convenient to the road may always have contained its entrance.

The structure was built as Joseph Hill's store, and presumably residence, in 1815. In addition to being a store owner, Joseph Hill was a lawyer and occasional investor in ships and shipping, and a colonel in the town's militia. When he died unmarried in 1843, his large estate was divided among the children of his sister Jerusha Hill Hayden. His nephew Joseph Hill Hayden and his descendants kept the store until selling it in 1874 to Horace W. Starkey, Frances Ingersoll, and Ezra Pratt. Thirty years later, in 1904, they sold it to Niles Gladding, a local developer and business man, whose family owned it until 1958. As of the 1929 tax assessment, it was a two-family rental that had been remodeled "recently." There is no documentation supporting the idea that the building was ever used as a jail.²⁸⁹ The 1853 and 1859 historic maps assigned the building the name E. W. Pratt & Co. The 1874 map changed this to H. W. Starkey & Co. (Figures 8, 9, and 10). The building was designated a store in the 1889 through 1980 editions of the fire insurance maps; then the 1914 and later editions labeled it as a dwelling instead (Figures 12 and 16).²⁹⁰ It is a contributing structure based on its surviving architectural details and its historical associations with the important economic and social role of a general store, and with the locally prominent Hill, Hayden, Pratt, and Starkey families. NOTE: In March 2026 the porch was being renovated.

17 West Avenue (Parcel 32 034), Edward W. Pratt House

This two-story, three-bay, open gable vernacular cottage is situated on a deep, narrow lot on the north side of West Avenue, immediately to the west of its intersection with Prospect Street and the historic smithy building. It is a gable-roofed structure clad in clapboards, with a cut granite foundation and asphalt shingles on the roof. The house is set back a short distance from the sidewalk, behind a low drystone retaining wall, and has a large modern garage at the rear. The driveway on its easterly side appears to be partly shared with the neighboring property, leaving room for a wide side yard, and a deep, mostly cleared rear yard.

The house measures approximately 24 feet wide by 30 feet and has some Italianate details. There is a wide frieze, deep roof overhang, and moderate corner boards and water boards. Its distinctive features are, first, the pair of one-over-one round-headed attic windows in the gable end. Second, the first-story windows on the façade, opening onto the porch, extend from the floor almost to the porch roof, divided into one six-light section and one two-light section above, as in the Italianate style. The single entry door is also unusually tall, to match the height of the windows. Otherwise the house's details are typically late Victorian, with fretwork porch railings and square posts with prominent capitals supporting the porch roof. The second-story windows are six-over-

²⁸⁹ Malcarne 2007:27.

²⁹⁰ Sanborn 1889, 1908, 1914, 1925; Sanborn-Perris 1895, 1901.

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six wooden double-hung sash types. A small two-story addition has been built in the center of the westerly façade, and the porch has been extended to wrap around and meet that addition. The porch railings and the roofline details of the original have been copied exactly (Photograph 183).

The house was built in 1858 for Edward W. Pratt. Both the 1859 and 1874 historic maps showed a building here labeled with the name E. W. Pratt (Figures 9 and 10). Pratt was a merchant with considerable wealth.²⁹¹ The structure contributes to the historic character of the district as an unusual melding of vernacular and Italianate details, and for its connection to a locally prominent individual.

19 West Avenue (Parcel 32 033), John Pratt II / Pratt House

This two-story former dwelling, now a house museum, is situated on a large lot on the north side of West Street, at the western end of the district. It is a gable-roofed structure clad in clapboards, with a fieldstone foundation and wood shingles on the roof. It is set back a short distance from the sidewalk, with a low drystone wall in front. An unpaved driveway near the southwestern corner of the lot sweeps eastward to pass between the rear of the house and a non-contributing barn. The grounds include wide lawns to the west and north of the house and barn.

The house is an atypical Georgian structure, measuring approximately 32 feet wide by 26 feet, with five bays on the lower story of the façade and four on the upper story, and a large, stepped and corbelled central brick chimney. The central front entry has a four-light transom above, wide fluted pilasters with capitals extended to match the transom's height, and a tall plain entablature with a heavy projecting cornice. The lower-story windows are six-over-nine wooden sashes of approximately standard size, while the upper-story windows are smaller than standard, asymmetrically placed, and have six-over-six wooden sashes. The gable ends have a single similar attic window and negligible roof overhang; on the easterly elevation only, the attic also has two small, square, four-light windows on either side, set approximately where the attic floor should be. The ell at the rear is a 1.5-story gambrel-roofed structure set perpendicular to the main house, approximately 18 feet wide by 30 feet, with two dormers on each side and a tall, stepped, rectangular corbelled brick chimney. The small one-story addition in the rear of the ell also has a gambrel roof (Photograph 184).

The gambrel-roofed structure attached to the rear was the house built by John Pratt, Jr., in 1701, which he moved further back on the lot and replaced with a two-room cape in 1732. Later, his son Lt. John Pratt made the house larger but still in the cape style; near the end of the eighteenth-century the roof was raised, making it a version of the period's Georgian style and connecting the gambrel-roofed building as an ell. Various Pratt blacksmiths associated with the Pratt Smithy (42 Prospect Street) lived in this house for generations, as the family held the house, virtually unchanged from its final historic form, until 1953, when it was bequeathed to the Essex Historical Society.²⁹² The 1853 and 1859 historic maps labeled the house with the name Capt. A. Pratt, and the 1874 map changed that to A. K. Pratt (Figures 8, 9, and 10). The 1925 fire insurance map showed an open porch on the east elevation, now removed, where there is still a narrow entry door at the back corner (Figure 16). The house contributes to the district as an example of late eighteenth

²⁹¹ United States Census, Eighth Census, 1860:M653:83:136.

²⁹² Essex Historical Society, "Pratt House Museum," web page, 2023 (Accessed June 28, 2024, <https://www.essexhistory.org/pratt-house-museum/>); Malcarne 2004:16.

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century housing, and for its connections to the Pratt family, who were very early settlers of the town and prominent local citizens.

20 West Avenue (Parcel 32 063-01)

This 1.5-story Cape style house is set very far back on a long, narrow lot south of the road. It measures approximately 48 feet wide by 48 feet and is clad in wood shingles, with wood shingles on the roof. It has a slight roof overhang all around, an exterior chimney on the eastern elevation, and a garage bay built into the northwestern corner. The windows are all modern in style. Although a building is shown at this location in the 1925 fire insurance map, it was identified as a two-story ancillary building, with a long, two-story stable attached to the south elevation. This appears to be the same building shown in the 1934 aerial photograph, which had two visible dormers on its north elevation (Figures 16 and 19). The current building is quite different in height, with no dormers. It also bears a striking resemblance in style to its neighbor, 22 West Avenue, which has been dated to 1953. The only truly old section of the building might be the long, partially preserved stable at its rear, which has not been viewed in person and is reported by the town assessor as an open porch measuring 16 feet wide by 51 feet. Regardless, the structure as a whole does not contribute to the historic character of the neighborhood.

22 West Avenue (Parcel 32 065)

This 1.5-story brick Cape style residence is situated well back from the south side of the road, on a large lot. It has a long, steeply sloping roofline facing the street, with a central front door deeply set back. The modern windows are arranged in groups of three 2 by 4 lights. There are additional rooms on both the east and west elevations in the same style. There is minimal roof overhang all around, and it has asphalt roof shingles. The house was built in 1953 and does not qualify as a contributing structure. The lot also contains a second residence, a two-story garage/apartment, set towards the rear of the lot, which was built in 1972 and also does not qualify as a contributing structure.

23 West Avenue (Parcel 32 032)

This 1.5-story mid-century interpretation of a Cape style house is set not far to the north of the sidewalk and road, on a small, level lot. The main section measures approximately 36 feet wide by 30 feet and has a slight roof overhang all around, a moderate frieze with a course of dentillated molding, narrow corner boards, wide waterboards, and a concrete foundation. It is clad in clapboards. The central main door is set into a small enclosed porch with a hip roof, which is adorned by grooved pilasters with molded capitals on each side of the door and at each corner, as well as round divided light windows on either side. There are two modestly sized windows on each side of the entry, and two similarly sized, open gable-roofed dormer windows on the steeply sloped, asphalt-shingled roof. Additions include an attached garage on the west elevation and a one-story room on the east elevation (Photograph TBD). As the house was built in 1940 with a clear intention to imitate historic styles, it contributes to the historic character of the neighborhood as a reflection of the village's early twentieth century growth period.

27 West Avenue (Parcel 32 031), David Williams / Long Yellow House and Barn

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This 1.5-story, five-bay gambrel-roofed house stands a short distance north of the sidewalk and road, on a large, long lot. It has a moderate roof overhang, frieze, corner boards, and water boards, a field foundation, clapboarded sides, and wood shingles on the roof. There is a very large, corbelled, center brick chimney. The main entry is a pair of double doors with simple framing, and there is a pair of generously sized eight-over-twelve double-hung sash windows on either side of it. Three dormers with fully pedimented gable roofs are spaced across the curved north elevation of the roof, containing smaller six-over-six sash windows. The “long” in the house’s common name comes from the old gable-roofed additions on the eastern elevation. The main section measures approximately 34 feet wide by 27 feet, and the additions add a further 39 feet in width but only 18 feet of depth, except for the section that projects from the façade with a gable roof running perpendicular to the main section. There is a very tall, large corbelled brick chimney projecting from the main part of this addition, and an inset porch immediately to the east of the main house, with a second entry door (Photograph TBD).

The house was built by Abel Pratt in 1766, but also named for owner David Williams. The 1853 map labels it with the name F. Pratt, and the 1874 map with the name Mrs. G. Parker (Figures 8 and 10). It contributes to the historic character of the neighborhood on the basis of its well-preserved architecture. A large, two-story barn to the northwest of the house, built with vertical boards and distinctive angled upper corners on its three visible, first-story openings, is not found in the early maps and aerial image and is considered a non-contributing resource.

29 West Avenue (Parcel 32 030), Pratt High School (Town Hall)

This two-story brick institutional building is situated a short distance north of the sidewalk and West Avenue, and a similar distance from the east side of Grove Street, on a large lot that contains recreational facilities towards its rear. The bricks are laid in Flemish bond, and the roof is flat. The building has three sections, the central one set back from the ones on the east and west. It has the once-traditional two front entrances, one for boys and one for girls, one in each side wing. Each entry has a slightly arched double door, surrounded by concrete molding with a panel-style concrete entablature. There is a pair of very tall non-opening windows above each entrance. Each pair’s lower section is 3 by 7 lights and the upper is 3 by 3 lights, the whole being surrounded by two rows of soldier bricks (one long, one header). Other façade windows are 9-over-9 double-hung sashes with header-end brick lintels, topped by soldier bricks. The recessed center section has a cut stone façade instead of brick on the first floor, topped by two rows of soldier bricks (one long, one header), before changing to brick. The end wings have brick parapets set off at the roofline by molded concrete. There are multiple additions at the rear.

The school was built in 1892 thanks to a bequest from Captain Isaiah Pratt, and became the Town Hall in 1953. The 1925 fire insurance map shows that the auditorium section on the building’s north elevation was present at that time (Figure 16). The building is a fine example of late nineteenth century institutional architecture, and thus contributes to the historic character of the neighborhood. Its presence reflects the ambition of many communities of that period to provide a better education for their children through the funding of high schools in addition to primary schools.

30 West Avenue (Parcel 32 066-02), Captain Joseph Post / Charles Uriah Hayden House

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This two-story, four-bay house stands well above the south side of the road, on a large lot, with an arch of road or driveway in front of it. It measures approximately 36 feet wide by 30 feet, with a series of newer additions running southward and then westward behind it. There is a wide roof overhang all around, a cut granite foundation, asphalt shingles on the roof, clapboard and fully pedimented gable ends with half-round fanlights surrounded by flat board siding. The gable roof is parallel to the street. The front entry is set in the third bay to the right (west) and has a four-light transom above with simple trim, and a pedimented gable-roofed porch in front, supported by fluted, tapered columns on each side. There is a wide frieze and very wide corner boards in the Greek Revival style, but without molded capitals. The first-story façade windows are very tall, in the Italianate style, with eight lights each, divided into horizontal two- and a six-light sections by wider millions. Three of the second-story windows are standard six-over-six double-hung sash types. The fourth, over the door, is a Palladian style with round fluted columns, a six-light central window, four-light side windows, and a tall entablature. The large chimney, set towards the eastern end of the ridgeline, is clad in paneling. Near the center of the roof there is an eight-sided Italianate cupola with rounded-head four-over-four sash windows on each face and pairs of decorative curved brackets below its wide eaves.

The 1874 historic map labeled it with the name G. I. Stevens (Figure 10). The 1925 fire insurance map showed that the front section of house had an open porch around its front and sides, which has since been removed (Figure 16). The building has been identified as both the Captain Joseph Post House, built in 1780, and as the Charles Uriah Hayden House, built in 1819. The implication is that it started as a modest, probably Georgian house and then was remodeled in the high Greek Revival style. Other alterations from the original base include the Palladian window and Italianate elements. The arrangement of the façade and roof elements is visibly asymmetrical, reinforcing the interpretation that its remodelings required compromise. The noted elements are themselves historic, and the structure adds to the historic character of the neighborhood as an example of changing architectural styles, as well as for its connections to the locally prominent Post and Hayden families. A small barn or garage set near the parcel's northwestern corner has been determined to be non-contributing.

32 West Avenue (32 066-01), Stein's Stable

This two-story historic barn has been converted to a residence, and stands well back from the south side of the road on a large, wooded lot. It is gable-roofed, clad in vertical board and batten siding, has a brick and fieldstone foundation, and has wood shingles on the roof. In general, it retains the shape of a barn. There is a wide roof overhang all around, and a pair of tall, four-over-four rounded-headed windows in the peak of the eastern gable end. A single entry door with a four-light transom is present in that same elevation, at the southern side of the original entry opening; part of the original sliding door has been left in place. On the southern elevation, a very large external brick chimney has been added, with standard windows on either side on the first floor, horizontal windows under the eaves, and a second entry door at the western end with a small porch. There is a square cupola with single glass panes on each side on the roof.

The designation Stein's Stable, built c. 1880, indicates that for part of its history, it was used a livery stable. The parcel number indicates that it also was previously associated with 30 West Avenue. The structure contributes to the historic character of the district as a surviving example of

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a utility building associated with historically important, local transportation and economic activity. A new garage set between the house and the road is not a contributing structure.

33 West Avenue (Parcel 32 021), Essex Public Library

This large institutional building is situated close to the north side of West Avenue, the west side of Grove Street, and the east side of Broadview Terrace, on a level lot that is big enough to hold the building and a small parking area. It was built in 1979-1980 in the contemporary institutional style that was popular at the time, featuring flat planes, complex massing, and arched windows to supply visual interest. The designer was Galliher, Schoenardt & Baier Architects, and it is not a contributing structure.

34 West Avenue (Lot 32 067), George Ives Stevens House

This 1.5-story, vernacular gable and ell cottage is situated a moderate distance to the south of the road, on a moderate sized lot. It has a brick and fieldstone foundation, wood shingle cladding, and asphalt shingles on the roof. There is a very steep roof with a wide overhang all around, no return cornices, no discernible frieze, narrow corner boards, and wide water boards. The small projecting ell placed off-center to the west on the south elevation contains the plainly framed front entrance, which has a small stoop porch with a gable roof copying the pitch of the main roof, supported by and decorated with square posts and boards. A single standard six-over-six window is in the gable peak above the door. Behind this, the much larger main house stands perpendicular to the front projection, with a tall, corbelled brick chimney at their junction. A single gable-roofed dormer is on the east side roof of the house, with a trio of windows on the first floor below. On the west end of the façade, a one-story, hip-roofed sunroom addition has a wide frieze and seems associated with the second front entry door placed at its east end.

The house was built in 1873 for George Ives Stevens, whose name appears on the 1874 historic map (Figure 10). He was involved in the Dickinson witch hazel manufacturing company.²⁹³ It is a contributing structure for its late nineteenth century domestic architecture and for its association with a locally important business. A garage placed out of sight in the southeastern corner of the lot is not a contributing structure.

36 West Avenue (Parcel 32 068)

This two-story, three-bay American Foursquare house stands well back from the south side of the street on a narrow lot. It has a cut granite foundation, clapboarded sides, and asphalt shingles on its hip roof. A corbelled brick chimney appears to be on the rear (south) elevation, with a rear addition built around it. The front door is in the center and has plain framing with a molded projection across the top. It is approached by a two-step brick stoop sheltered by a flat-roofed porch, which is supported by two round columns at the front and has a tall, molded entablature. The first-story windows on the façade are larger than standard, while the three on the second level are ordinary size. There is a wide roof overhang all around with thin decorative brackets beneath, a wide frieze, narrow cornerboards, and wide waterboards. There are hip-roofed dormers on the north, east, and west sides of the roof, which have two small windows in them. The house was built c. 1900 and contributes to the historic character of the district as a well-preserved example of

²⁹³ United States Census, Thirteenth Census, 1910:T624:135:5a.

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its style from the period when Essex Village was gradually expanding. There is also a small, square, non-contributing garage on the lot.

38 West Avenue (Parcel 32 069), Ebenezer Hayden / Edwin Pratt House

This two-story, five-bay Georgian house is situated a moderate distance from the south side of the road on a narrow lot. It has a cut granite foundation, clapboard siding, and wood shingles on the roof. There is a very large, square, brick chimney near the center of the building. The roof is a saltbox gable type, with a short, shallow pitch on the front and a long, steeper pitch on the rear. The front door is centrally located and flanked by fluted pilasters with a molded entablature with a projecting cornice. The first story windows are six-over-nine wooden double-hung sash types, while the second story windows are shorter six-over-six of the same type. All are projected by old-style, external hinged storm windows. The house has been identified as both the Edwin Pratt House, c. 1800, and the Ebenezer Hayden House, built in 1760. Both are credible claims and probably reflect the amount of research done. The nineteenth-century historic maps suggest continuing ownership by the Pratt family (Figures 8, 9, and 10). This contributing structure is a well-preserved example of early housing that was likely expanded over generations and is connected to the locally prominent Pratt and Hayden families. There is also a one-story garage/apartment building to the rear that was built in 1975 and is not a contributing structure.

39 West Avenue (Parcel 32 020, 020-1), Joseph Hayden House

This large, two-story, five-bay Georgian house is set a moderate distance back from the north side of the road on a large lot. On its east side, the second lot serves as a side yard and runs along the west side of Grandview Terrace. It measures approximately 38 feet wide by 24 feet, is clad in clapboards, has a foundation of large rectangular granite blocks, and has asphalt shingles on the gable roof. There are two slender, corbelled brick chimneys near each end of the house, a wide roof overhang all around, and moderate frieze, corner boards, and waterboards. The front door is in the center of the façade and features a five-bay transom, half-height sidelights, and wide, smooth pilasters with molded capitals. It is approached by three granite slap steps, which are sheltered by a fully pedimented gable-roofed porch with dentillated molding, supported by heavy fluted columns with ionic capitals. Above the door, touching the peak of the porch roof, is a half-oval window with spiderweb lights and a wide, fluted molding that tapers to a keystone decorative element at the top. The other windows are standard six-over-six double-hung sashes. The gable ends are fully pedimented, with half-round fanlight windows and flat plank paneling.

The house was built by Joseph Hayden in 1785, and or by Joseph Hill Hayden in 1820. The nineteenth-century historic maps indicate that it stayed in the Pratt family through at least 1859, then by 1874 belonged to a member of the Pratt family (Figure 7, 8, and 9). The house contributes to the historic character of the district as a fine and well-preserved example of early nineteenth century architecture, which is also associated with the locally prominent Hayden and Hill Pratt families. A small garage towards the rear of the property is not a contributing structure.

42 West Avenue (Parcel 32 070-01)

This large, two-story, Dutch Colonial cottage is set a moderate distance south of the road, on a large, level lot. It has a cut stone foundation, wood shingle siding, and wood shingles on the roof. A substantial, rectangular, corbelled brick chimney is set near the center of the gambrel roof. Each

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segment of the gambrel ends is visually defined by a single flared course of siding shingles across the width. The main body of the house measures approximately 32 feet wide by 22 feet, with the second story projecting approximately three feet further out on the east and west elevations. There is no roof overhang, and it stands with its ridgeline parallel to the street. On the façade, there is a gambrel-shaped second story projection that takes up more than a third of the building's width, containing two standard windows; it stands out perhaps a foot at the bottom and runs back to meet the side of the main section's roof. Below this, a narrower first-floor projection (about one-third the façade's width) contains the front door, which is flanked by five-light sidelights and surrounded by plain framing. The other windows are two wide first-story windows set at the top of the story, and two second-story dormers whose shed roofs follow the angle of the uppermost section of the main gambrel roof. The gambrel ends contain two standard windows on each story and a half-round fanlight in the peak (Photograph TBD).

The house was built in 1916 and contributes to the historic character of the district as a well-preserved example of a popular style, and as part of the expansion of the district's residential area into former farmland. A small, gable-roofed garage or large shed to the east of the house is not a contributing structure.

43 West Avenue (Parcel 32 017), Captain Benjamin Pratt/ Captain Gideon Parker House

This large, two-story, five-bay house stands well back from the north side of the road on a large lot, with an arch of driveway in front. The house has a fieldstone foundation, clapboard siding, and wood roof shingles; the second story overhangs the first by a few inches. There is a moderate roof overhang all around with large, square modillions beneath it. The wide frieze includes a narrow band of denticulated molding, and there are narrow corner boards. The large, central, corbelled brick chimney has been rebuilt. The central front door is flanked by smooth molded panels and has a two-story porch supported by large, tapering columns and pilasters below a tall entablature with a roof overhang in the same style as the rest. The second story is enclosed, with two windows on the front and one each on the sides, molded paneling around the windows, and a fully pedimented gable roof with the same frieze, roof overhang, and modillions as the rest. The gable ends are open, with a single large attic window. There is a four-bay, one-story ell on the west elevation, a large brick chimney near its western end. The front of the gable roof slopes to incorporate the former shed roof of an enclosed front porch, and there is a second entry door in the second bay from the right (east). Multiple newer additions trail northward behind this ell.

The house was built c. 1740 by the Pratt Brothers and owned by Captain Benjamin Pratt, and later by Captain Gideon Parker, and has undoubtedly been expanded and elaborated since its eighteenth-century origins. Parker, a prominent local ship captain and banker, was named in the 1853 and 1859 historic maps, and in 1874 by his widow's ownership (Figures 8, 9, and 10).²⁹⁴ The house contributes to the historic character of the district as a well-preserved structure with associated with the locally prominent Pratt family and the district's maritime history.

49 West Avenue (Parcel 32 016), John L. Parker House

This two-story, three-bay Greek Revival house stands well back from the north side of West Avenue and the east side of Parker Terrace, on a large lot with a curve of road or driveway in front

²⁹⁴ Malcarne 2007:77; United States Census, Seventh Census, 1850:M432:44:229a.

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of it. It has a later, two-story, bow-fronted wing attached on its west elevation. The older house has a cut granite foundation, clapboard siding, and asphalt shingles on the roof. The gable end is fully pedimented, with a large rectangular window that has been divided into two square windows, and there is a wide roof overhang all around, moderate frieze, and moderate corner boards and waterboards. The front door is located on the left (west) side of the façade and has deep molding, sidelights, a four-light transom, and wide, smooth pilasters with molded capitals below a tall, smooth entablature with a projecting molded cornice. The newer section is dominated by a large, two-story bay sided in alternating courses of imbricated shingles and square shingles, topped by a large, fully pedimented table extension of the attic. This has a very wide roof overhang, such that the pediment bottom is shingled, and a multi-layered frieze distinguished by pendant wooden ornaments at the two corners. Its connection to the original house is a gable-roofed wing set perpendicular to the other, with one window on each floor of the façade before the bay section begins. The gable end is similar to the one above the bay.

The house was built by local banker John Lafarge Parker, son of the neighboring Gideon Parker, who gave him the land. He left all his property to his wife, Rebecca Shailer, when he died in 1861, and it then passed to their two daughters in 1884. The survivor sold it in 1937. J. L. Parker's name, and then his widow's, is shown in the 1859 and 1874 historic maps (Figures 8 and 9).²⁹⁵ It is possible that the new wing was built to make more room for the sisters to share the building. The house contributes to the historic character of the district for its well-preserved, two-period architecture, and for its associations with locally prominent figures.

Integrity Statement

The Essex Village Historic District retains its location and setting on the Connecticut River, historic orientation of buildings facing the waterfront, and village center. Most of the contributing buildings display their original design through massing, construction, and architectural details, along with a portion of the historic materials. Workmanship is evident in the variety of intact buildings from modest or vernacular through high style examples. Few losses and interruptions have occurred along the peninsula and primary streetscapes, except for changes to the wharves over time. The district retains its feeling and association as a Colonial settlement and eighteenth through nineteenth-century maritime community that transitioned to a recreational destination in the early twentieth century.

²⁹⁵ Malcarne 2007:77.

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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

SETTLEMENT/EXPLORATION

ENTERTAINMENT/RECREATION

MARITIME HISTORY

MILITARY HISTORY

Period of Significance

1716-1940

Significant Dates

1776: Launch of the Oliver Cromwell

1814: British Raid on Essex

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Brockway, Christopher (builder)

C.F. Wooding Co. (builder)

Gladding, Jeremiah (builder)

Gladding, Niles (builder)

Hurlbutt, James (builder)

Lamphier, Champlin (builder)

Mack, David/David L. (builder)

Northrup, Joseph W. (architect)

Piretti Brothers (builder)

Pratt, N.J. (builder)

Smith, Gurdon (builder)

Southworth, Joseph P. & Sons (builder)

Stone, S.M. (architect)

Worthington, Elijah (builder)

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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 Essex Village Historic District is significant at the state level under Criteria A and C in the areas of Settlement, Maritime History, Military History, Entertainment/Recreation, and Architecture. The period of significance ranges from 1716, the earliest burials within River View Cemetery during the Colonial settlement of the area, through the development of the shipbuilding industry and the densification of district from the 1740s to 1940, and includes its evolution into an early twentieth-century summer resort. Each of these areas of significance relates directly to the village's location on the bank of the Connecticut River, the physical constraints imposed by the position of its core on a narrow peninsula of land, and the broader trends in the national economy and American culture.

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

Criterion A: Settlement/Exploration

The district meets Criterion A for Settlement for its place in the establishment of the town of Saybrook and the Connecticut Colony. Most of Essex and its surrounding area was originally occupied by the Hammonasset, an indigenous people who are now remembered in the name of a coastal state park. The community's territory extended along the west bank of the Connecticut River from the coast northward.²⁹⁶ The agricultural development of Potapaug Point (later Essex Village) in the later seventeenth century reflected the expansion of British colonization northward from its initial core near the mouth of the Connecticut River. The English colony of Saybrook, the town that Essex used to be part of, was established near the river's mouth in 1635, and chose to affiliate with the Connecticut Colony in 1644.

Essex Village is located in an area designated by Saybrook as the Eight Mile Meadow Quarter, also known as the Potapaug Quarter, in 1648. Unusually for Connecticut, the land was sold by the town to eleven investors who acted as proprietors of this area, much as the town's proprietors would. The owners eventually began distributing and selling the land by 1690, though some activity may have been carried out before then. Their decisions about who to sell this large tract of land to shaped the future of the settlement. Families with the surnames Lay, Pratt, and Denison began settling on Potapaug Point (sometimes Pettipaug Point), the peninsula along which Main Street runs. They were followed by the Starkey, Hayden, and Williams families. The settlers came both from nearby towns and also from as far away as Massachusetts and Rhode Island. By 1722, there were enough residents in the Potapaug Quarter for them to establish an ecclesiastical society, known as the Second, and they built a meeting house at Centerbrook in 1727.²⁹⁷ The

²⁹⁶ J. W. De Forest, *History of the Indians of Connecticut from the Earliest Known Period to 1850* (Hartford, Connecticut: Wm. Jas. Hamersley, 1852); Mathias Spiess, *Connecticut Circa 1625: Its Indian Trails Villages and Sachemdoms* ([N.p.], Connecticut: The Connecticut Society of the Colonial Dames of America, Inc., 1934).

²⁹⁷ Richard M. Bayles, "Town of Essex"; William H. Knouse, "Town of Saybrook"; and Samuel C. Silliman, "Town of Chester," all in *The History of Middlesex County 1635-1885*, compiled by J. H. Beers & Company (New York: J. H. Beers & Company, 1884).

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settlement period closed with the establishment of the Second Congregational Church society, which in the Connecticut Colony was only done when enough households to financially support the institution had established themselves in a region.

The area's growth continued well beyond that period, however. The whole town of Saybrook had a population of 2,189 residents in 1762, which rose to 2,738 residents by 1782.²⁹⁸ Although this town had a small but important port at what is now Essex Village, as of the 1780s, the majority of its economy was based on agriculture. The village's Main Street existed long before its widening in 1773, and was at first called Lay's cart path after an original landowner. At the time of the American Revolution, there were only a few houses there. After 30 years had passed (around 1800), some 30 houses were located on the point, most on Main Street, and as many as 100 homes, stores, and shops were located within a mile of the point. According to one researcher, the Lay family both encouraged and resisted this development by leasing its land north of Main Street rather than selling it, apparently until after 1820.²⁹⁹ The growing population density of the village led to the legislative incorporation, in 1820, of the Borough of Essex. Without removing it from the town of Saybrook's overall jurisdiction, this corporate body received the powers to elect officers, tax its residents, and manage its affairs through by-laws affecting anything from streets to livestock to environmental issues. One of its earliest acts was, in 1821, to assign names to its streets: Main Street (formerly Lay's cart path), Hill Street (West Avenue between Champlin Square and South Main Street), Public Square (now Champlin Square), West Street (running west from Pratt's Village Smithy), North Street (part of the present North Main Street), Church Street (now Prospect Street); New City Street; Little Point Street; New Street (now Pratt Street); Cross Street; South Street (running south from Champlin Square); and Spring Street (South Main Street from Essex Square to Champlin Square).³⁰⁰

In the 1830s, the borough of Essex had some 1,000 residents, many of whom worked in shipbuilding, sail making, and rope making. It contained an academy, as many as 10 stores, and three churches (Baptist, Episcopal, and Methodist).³⁰¹ A topographic map created in 1838 covered the riverside section of what is now Essex. The terrain depicted by this map was highly varied, including marsh, forest, hills, and agricultural land within and around the peninsula. Main Street was shown as lined with densely packed buildings and ended at two docks. The peninsula's southeastern end consisted of no more than a marshy spit of land at that time. The western end of Pratt Street had numerous buildings as well; to the north of it, a long object representing the Rope Walk was included. Compared with Main Street, only a few, scattered buildings were marked on the village's other roads (Figure 7).³⁰²

Many Connecticut towns subdivided during the nineteenth century. Here, the town of Old Saybrook separated from Saybrook in 1852, which only two years later, in 1854, divided into the present Essex and Old Saybrook. Because the boundaries of the new town of Essex were very similar to the borough's, the separate borough government was abandoned after its 1853 meeting.

²⁹⁸ Kristen Noble Keegan, comp., *Historical Population Data of Connecticut* (Dataset on file, Manchester, Connecticut, 2021).

²⁹⁹ Bayles 1884; Malcarne 2004:30, 36-39, 45.

³⁰⁰ Bayles 1884; Woodford 1853.

³⁰¹ John Warner Barber, *Connecticut Historical Collections*, 2nd edition (Storrs, Connecticut: Bibliopola Press; Hanover, New Hampshire: Distributed by the University Press of New England, 1837):533-534.

³⁰² United States Coast Survey, *Topographical Survey of Connecticut River from Lyme to Westbrook Connecticut*. Sheet T-79 (Washington, DC: U. S. Coast Survey, 1838).

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In the 1860 federal census, the new town of Essex reported a substantial population of 1,764 residents.³⁰³ Throughout the Settlement period (1690-1722), however, Potapaug Point was an outlying farming area, inhabited by members of a half-dozen families whose descendants fostered its later, more intense development. The course of Main Street, for example, follows the route of a cart path established by the Lay family. Consistent with the initially small number of households here, only a few structures represent this earliest period of development. Even its Second Congregational Church was originally situated to the west of the point. Notwithstanding the later changes, farming remained a noticeable part of the district's landscape into the twentieth century.

Criterion A: Maritime History

The district meets Criterion A for Maritime History for its association with shipbuilding enterprises and commerce, both maritime and land-based. Shipbuilding was carried out on the point and its vicinity beginning in the 1740s, encouraged by the sheltered coves and access to the Connecticut River. The industry's founders included Richard and Nehemiah Tucker, Nehemiah Hayden, and Uriah Hayden. During the Revolutionary War, the latter shipbuilder's yard constructed a man of war called the *Oliver Cromwell* for the colony of Connecticut (see the Military History section below). The number of shipbuilders increased rapidly after the Revolution, and included Ebenezer Hayden, Judea and Asahel Pratt, Noah Scovell, Amasa Hayden, Noah and Austin Starkey, David Williams, Charles Tiley, Richard P. Williams, David Mack, Frank West, and another Nehemiah Hayden. Prior to the War of 1812, an estimated 1,200 to 2,000 tons of shipping per year were built at Potapaug.³⁰⁴

Maritime activities required the wharves that were built on the point. A specific grant was made to Abner Parker in 1753 to construct a wharf and warehouse, which was located where "the old steamboat landing at the foot of Main Street" was later built. The Hayden family later acquired it, as well as Parker's warehouse built in 1754. This "long, low, gambrel-roofed structure" was added on to in 1783, and was still standing in the early 1880s. By 1773, a second wharf, owned by the Hayden family, had been built to the south of the first; in that year, the town gave Uriah Hayden permission to fill the space between the two wharves. In approximately 1788, Robert Lay built a third wharf to the north of these, which in 1884 had become the active steamboat wharf. Another, a "pile dock," located "just above the bridge," was built in 1851 by H. D. Braddock, and was in poor shape by the early 1880s. A similar dock was built by H. C. Wooster at approximately that time, south of Hayden's Wharf. Others were built in the North Cove but were gone before 1900. A substantial trade passed through this port before the railroads provided alternative routes.³⁰⁵ Many of the docks and wharves have been partly or wholly wharfed in, but during their time they served the many ships and steamboats traversing the Connecticut River. The newer steamboat dock, built in 1878, survives at 67 Main Street. Like its predecessor, it once provided a key stop for passengers and cargo on routes that used the river and the roads through the district until the demise of steam transportation.

A general account of Saybrook from 1819 reported that 30 ships involved in the coasting trade were based in the town, and there was also shipbuilding, especially at Pettipaug. Although

³⁰³ Ann P. Barry, *Connecticut Towns and Their Establishment* (Hartford, Connecticut: Connecticut State Library, Archives, History, and Genealogy Unit, 1985); Bayles 1884; Keegan 2021.

³⁰⁴ Bayles 1884.

³⁰⁵ Bayles 1884.

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the riverine shad fishery had begun to decline, Saybrook was still actively involved in it.³⁰⁶ Essex Village's connection to maritime history began with the local construction of early merchant and warships, continued with coasting vessels, and ultimately transitioned to recreational yacht construction and maintenance. The Hayden family, among the first British settlers in this area, began shipbuilding and commerce here as early as the 1740s. These economic activities, and the number of shipyards and wharves, only increased after the first substantial wharf was built at the end of the point in 1753. After the Revolutionary War, the economic expansion of the newly independent states ran through Essex as it did in other places, leading to a proliferation of new and updated homes of shipmasters and merchants along Main Street, as well as housing for the less prominent residents. Chandleries and other commercial enterprises, from inns to general stores, began to appear. Both the embargo that preceded the War of 1812 and the British attack of 1814 (see the Military History section) proved to be only temporary setbacks to the shipbuilding industries of the village. In the 1838 topographic map, a dry dock was noted in the vicinity of Ferry Street, which led to a draw bridge across the mouth of North Cove (Figure 7).³⁰⁷

Nonetheless, due to factors external to the village, the shipbuilding industry peaked in approximately 1840 and trailed off thereafter. The largest vessel ever built there was the *Middlesex* in 1851, at an estimated 1,400 tons' capacity. By 1884, one historian states that no large vessels had been built there for at least a decade.³⁰⁸ Before that decline occurred, however, the area's future looked bright. According to the 1850 federal census, the vast majority of occupations among the 191 households in Essex Borough were in maritime, shipbuilding, and ancillary fields. The 1853 map of the borough recorded the presence of a shipyard and a lumber yard, along with the rope walk, and a facility called Neptune Works (presumed, from the name, to be shipbuilding-related). There were three docks and wharves at the end of the peninsula (Figure 8).³⁰⁹ Similarly, an 1859 map showed a sail loft, two wharves, a marine railway, a steamboat dock, a lumber yard, and a steam-powered sawmill. Further east were the older shipyard, the rope walk, and a maker of engines and boilers (Figure 9).³¹⁰ An 1874 map shows that ancillary enterprises like the rope walk, a sail loft, and a spar and block factory were still operating, as was the lumber yard (Figure 10).³¹¹

It was not that Essex Village lacked the expertise, facilities, or the capital to build ships, but that as the nineteenth century continued, the market increasingly demanded vessels that were larger than could be produced at Essex or even navigate the Connecticut River. In addition, steam technology led to the demise of the wooden sailing ship as the dominant form of water transport. A few builders continued on, making and repairing less expensive small work boats, pleasure craft, and yachts; one such enterprise still contains a contributing building at 37 Pratt Street, while another site has been fully modernized. The homes of past shipyard owners, workers' families,

³⁰⁶ John C. Pease and John M. Niles, *A Gazetteer of the States of Connecticut and Rhode-Island* (Hartford, Connecticut: William S. Marsh, 1819).

³⁰⁷ United States Coast Survey, *Topographical Survey of Connecticut River from Lyme to Westbrook Connecticut*. Sheet T-79 (Washington, DC: U. S. Coast Survey, 1838).

³⁰⁸ Bayles 1884.

³⁰⁹ United States Census, *Seventh Census of the United States [1850]. Schedule 1 – Free Inhabitants* (Provo, Utah: Ancestry.com); E. M. Woodford, *Map of the Towns of Saybrook and Old Saybrook, Middlesex County, Connecticut* (Philadelphia: Richard Clark, 1853).

³¹⁰ H. F. Walling, *Map of Middlesex County Connecticut* (New York: H. & C. T. Smith & Co., 1859).

³¹¹ F. W. Beers, *County Atlas of Middlesex, Connecticut* (New York: F. W. Beers & Co., 1874).

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ship captains, and sailors remain as evidence of the connection between the village's past and present.

Another contributor to the village's maritime and commercial development was roads to carry goods and people away from the village's docks and wharves. The Middlesex Turnpike Company (1802-1870s) developed a route to the west bank of the river in Essex. Later, the Essex Turnpike (1822-1860) crossed the Connecticut River at Ely's Wharf Ferry, north of Essex Village, then closely following the west bank of the river to the village. There, it crossed the mouth of North Cove to Ferry Street, first by ferry and later by drawbridge.³¹² This road and bridge continued to be used for years afterward; the drawbridge is portrayed in the 1874 map and the 1881 bird's eye view. By the time of the 1908 fire insurance map, however, the route had been abandoned, and the 1934 aerial photograph shows that open water had replaced an area of solid ground, or at least marsh, that the road northward once crossed, likely on a causeway (Figure 19).³¹³

As was typical for New England, the village residents built and sailed ships that were active in the West Indies trade, carrying provisions that supported the slave labor plantations on the islands and returning with slave-produced goods for resale. Money from this trade funded homes and businesses within the village. Two banks were established in Essex during the nineteenth century, complete with buildings constructed on Main Street in 1849 (replaced in 1924) and 1873. Shops, stores, chandleries, inns and hotels served the needs of locals and commercial visitors, and in later years, summer visitors and residents; many of them remain in place. A rail line did not come to Essex until 1871, when the Connecticut Valley Railroad opened between Saybrook Point, at the mouth of the Connecticut River, and Hartford. It bypassed the west side of Essex Village by a little under a mile. The line's passenger service ended in 1933, and freight service ended in the 1950s.³¹⁴ For those roughly sixty years, it provided easy access to the village for summer visitors, residents, and businesses. Later businesses in the district included hardware and tool manufacturing, a wadding factory (on made land south of Novelty Lane), a turning mill, and a factory making witch hazel. Unlike the homes of the owners and workers of these enterprises, the factories themselves do not survive.

Criterion A: Military History

The district meets Criterion A for military history for its association with Revolutionary War shipbuilding and for events that occurred there during the War of 1812. In 1776, Captain Uriah Hayden's Potapaug shipyard was commissioned to build the *Oliver Cromwell* for Connecticut's newborn navy. The work required subcontracts in the village and nearby areas for hardware, rigging, and weaponry, and boosted both the local economy and its prestige as a shipbuilding venue. The new ship of war was 80 feet long, with 300 tons of displacement, and was the colony's largest ship at the time. Its launch on June 13, 1776 under the command of Captain William Coit was followed by lightning damage that required repairs in Potapaug. It left the port

³¹² Frederic J. Wood, *The Turnpikes of New England and Evolution of the Same Through England, Virginia, and Maryland* (Boston: Marshall Jones Company, 1919):368-369, 391-392.

³¹³ Beers 1874; O. H. Bailey & Co., *View of Essex, Centerbrook & Ivoryton Conn* (Boston: O. H. Bailey & Co., 1881); Sanborn 1908; Fairchild 1934.

³¹⁴ G. M. Turner and M. W. Jacobus, et al., *Connecticut Railroads; An Illustrated History* (Hartford, Connecticut: Connecticut Historical Society, 1989):155-163, 169-169, 297-298.

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in April 1777 to be stationed at New London, where Captain Seth Harding was placed in command. The ship took nine prizes between 1777 and June 1779, when it was captured by the British.³¹⁵

Potapaug is also the place where, during the War of 1812, a British naval detachment burned the vessels in the harbor and briefly occupied the village. The local shipyards, Richard Hayden's in particular, had responded to the trade decline caused by embargo and war by building and outfitting privateering ships that operated against the British. As a result, in the predawn hours of April 14, 1814, a group of six boats was sent by Captain Richard Coote to attack the village. The British forces were large enough to overwhelm the local militia without injuries. The invaders quickly moved on to burn 26 ships around the point, and plundered supplies, especially ship supplies, from local businesses. They also attempted to take two completed privateers as prizes, one of which (the *Young Anaconda*) ran aground nearby and was burned. Due to quick militia response in the region, they also burned the other (the *Eagle*) and, in an evening fog, escaped downriver in their original boats. By December, the war was over.³¹⁶ The c. 1765 Uriah Hayden Tavern / Dauntless Club (52 Main Street) and 1732 Samuel Lay House (57 Main Street) date to this period.

Criterion A: Entertainment/Recreation

The district meets Criterion A for Entertainment/Recreation for the period 1890-1940 due to its development as a summer colony and resort. This transition is closely associated with the establishment of yacht clubs in 1917 and 1932, linking the village to a cultural trend that helped draw new temporary and permanent residents to Essex Village. Businesses catering to summer visitors appeared, including two movie theaters, a small one at 15 Main Street (East) and the larger Essex Square Theatre (5 Essex Square), built in 1927. In addition, this was the period during which the park called the Essex Town Green (14 Main Street) was established. Created during the Colonial Revival period, this vernacular landscape mimics 18th-century Connecticut town greens where the village layout centered on a plot of common ground, evoking the New England region's imagined geography.³¹⁷ New homes in late nineteenth and early twentieth century styles were constructed on land that was available in the district at the time, while other visitors and residents took over and preserved existing historic housing stock.

During the late nineteenth and early twentieth centuries, sport sailing developed as a key social development in Essex. The activity of sailing and racing small boats was popular enough in the United States that as of 1900, the country had 157 clubs, the most in the world. The establishment of the Dauntless Yacht Club in 1917 and the Essex Yacht Club in 1932 occurred in the midst of the sport's early development. At that time, it was a hobby of wealthy or at least middle-class men, who often were passengers in their own boats while professional sailors did the work. Those who did their own sailing became known as "Corinthians," and some even built their own boats. Despite the money involved, yacht clubs' facilities prior to World War II generally included modestly-sized club houses, a dock and anchorage, and a storage building, all of them open only to members and their guests. The 1934 aerial photograph of Essex Village shows that the largest docks belonged to the boatbuilding firms on the north side, while the Dauntless and Essex clubs provided smaller facilities. The development of large public marinas did not occur

³¹⁵ Griswold and Major 2020:26-28.

³¹⁶ Griswold and Major 2020:56-60.

³¹⁷ Joseph S. Wood, *The New England Village* (Baltimore: The Johns Hopkins University Press, 1997): Chapter 6.

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until after World War II, when the advent of new technologies reduced the cost of boat ownership and a cultural shift occurred that encouraged yachting as a family activity alongside the continuation of yacht racing.³¹⁸ Some of the early marinas' docks are visible in the 1934 aerial photograph (Figure 19).

The 1881 bird's eye view of the area shows numerous small sailing vessels and rowed boats anchored or drawn up near the water ends of the district's streets.³¹⁹ People continued to use landings even when docks and wharves were available, just as is done today; a tradition that is upheld by the numerous public water access points that are marked by the state and maintained by the town.³²⁰ Nonetheless, the existence of the boating clubs was part of the period's development as a summer resort. For example, two Dauntless Club members bought property in the village, specifically 51 Main Street.³²¹ Given that the clubhouses were closed to women, whenever the members travelled with their families, they would have needed to stay in a local hotel, a rented house, or kept a summer house here. This process was assisted by rail and automobile travel, and by the fact that the area is well suited to the pastime of yachting.

For a short period – from 1914 to 1919 – Essex Village was served by the Shore Line Electric Railway, which had a stop in Essex Square.³²² The trolley line avoided the hill to the west of Essex Square by crossing the western end of Middle Cove on a causeway, leaving only a small gap for water flow. The route would have passed between the two buildings on the south side of Essex Square to reach the stop, before proceeding up North Main Street.³²³ In the present day, the only reminder of this trolley line is a stretch of the causeway that once carried its rails across Middle Cove (Figure 19). The existence of the line reflects investors' perception that there was a market for passenger transport to the district, which was coming into its own as a summer resort at the time.

Criterion C: Architecture

The district meets Criterion C for the local significance of the Colonial through early twentieth century architecture. The most prominent Georgian structures are two-story, five-bay homes with intricately decorated entryways; these are accompanied by a number of simpler versions of the same size or smaller. Some of the Greek Revival homes are the elaborate type, with wide pilasters at the corners, flat roofs, and a variety of other decorative details. There are also numerous examples of the more modest gable-end, pedimented type with classical entries. In addition, there are several one-story, eighteenth-century gambrel-roofed homes scattered

³¹⁸ E.M. Libby, "Yacht Club to Get New Clubhouse," *The Day (New London)*, Tuesday, December 31, 1935, p. 8 (Newspapers.com); Don Malcarne, *Houses of Essex*, Volume 1 (Ivoryton, Connecticut: Ivoryton Library Association, 2004):23; James C. Williams, "Sailing as Play," *Icon* 19(2013):1320-192 (<https://www.jstor.org/stable/23788124>):138, 140-141, 166-169.

³¹⁹ O. H. Bailey 1881.

³²⁰ Connecticut Department of Energy and Environmental Protection (DEEP), "Coastal Access in Connecticut" (Created 2022; accessed January 3, 2025, <https://portal.ct.gov/deep/coastal-resources/coastal-access>).

³²¹ Malcarne 2004:36.

³²² The Shore Line Trolley Museum, "The Connecticut Trolley System," Undated web page (Accessed November 27, 2024, <https://shorelinetrolley.org/the-connecticut-trolley-system-3-2/>).

³²³ Danziger & Berman, "Public Square & Trolley Station, Essex, Conn.," Postcard (New Haven, Connecticut: Danziger & Berman, 191x).

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throughout the district. Taken together, these houses reflect the growth and development of the village during the time periods when these styles were common.

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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
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property 121.6 acres
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: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

Zone	Easting	Northing
18	-72.396203556299994	41.358934250799997

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18	-72.390268069900003	41.361261765099997
18	-72.383718120599994	41.352107486000001
18	-72.384138670100000	41.349068593799998
18	-72.399014354499997	41.351258454000003
18	-72.399125211799998	41.354373098000003

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

Beginning at the northern end of the district, the boundary includes parcels on the north side of New City Street, one on the east side of Spinnaker Lane, and on the west side of Riverview Street. It then continues southeasterly including parcels on the south side of New City Street, the northeasterly side of North Main Street, and then follows the northwestern boundary of River View Cemetery to the shoreline of North Cove. It then follows the shoreline to Little Point Street, turning westward to exclude certain parcels on that street, Dickinson Lane, Teale Lane, and Bushnell Street, before returning to the waterline east of Bushnell Street and following the coast around Pettipaug Point to Middle Cove, excluding two parcels at the end of Novelty Lane. It then follows the northern shore of Middle Cove to the western side of the old trolley causeway and proceeds northerly and then westerly to include parcels on the south side of South Main Street. It then turns north to include parcels on the west side of Champlin Square, then west to include parcels on both sides of West Street. North of West Street, the boundary includes most parcels on the west side of Prospect Street, then most parcels on the southwest side of North Main Street and one on Grove Street, before returning to the starting point near the junction of North Main Street and New City Street.

Boundary Justification

(Explain why the boundaries were selected.)

The core of the district is Main Street; however, the village, both historically and now, contains more than one street. The goal was to compromise between including areas that are among the oldest sections in the village’s history without extending the boundaries indefinitely into the surrounding historic farmland. The inclusion of all the streets and parcels on the peninsula and abutting Essex Square is natural. Prospect Street and Methodist Hill, with their array of past and present churches, were also natural inclusions. Because historical sources indicate that Champlin Square was the original economic and social center of the area, it was also selected for inclusion, as were portions of the two roads (West Avenue and South Main Street) leading towards it. The selected distance along these two streets relies on the change to a more open, low-density landscape to the south, and both the landscape and the age of several structures to the west. Including Prospect Street required including North Main Street up to their junction, and it followed that the streets running east from North Main (Bushnell, Dickinson, and Little Point Streets) should be included. The parcels around Teal Street, however, were excluded because those structures date to the 1980s and later.

Beyond these choices, further street inclusions are justified by reference to the streets named by the new Essex Borough in 1821. This showed that New City Street was already part of the borough, encouraging the inclusion of part of Riverview Street. The land across from the northern end of Ferry Street, where a ferry and later drawbridge used to be, was excluded despite its proximity because it is almost exclusively post-1934 artificial land built on former salt marsh.

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The district reflects the community's oldest stages, specifically the agricultural and early shipbuilding and commercial development phases, while also acknowledging later trends within those boundaries.

11. Form Prepared By

name/title: Kristen Noble Keegan, Ph.D.
organization: Bywater Historical Services LLC
(Edited by Jenny Scofield, CT SHPO)
street & number: 85 Summit Street
city or town: Manchester state: CT zip code: 06040
e-mail drknkeegan@gmail.com
telephone: 860-966-6174
date: April 12, 2026

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.

See the separate figures document for this and other maps cited herein.

- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

See Photographs section.

- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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GRAPHICS

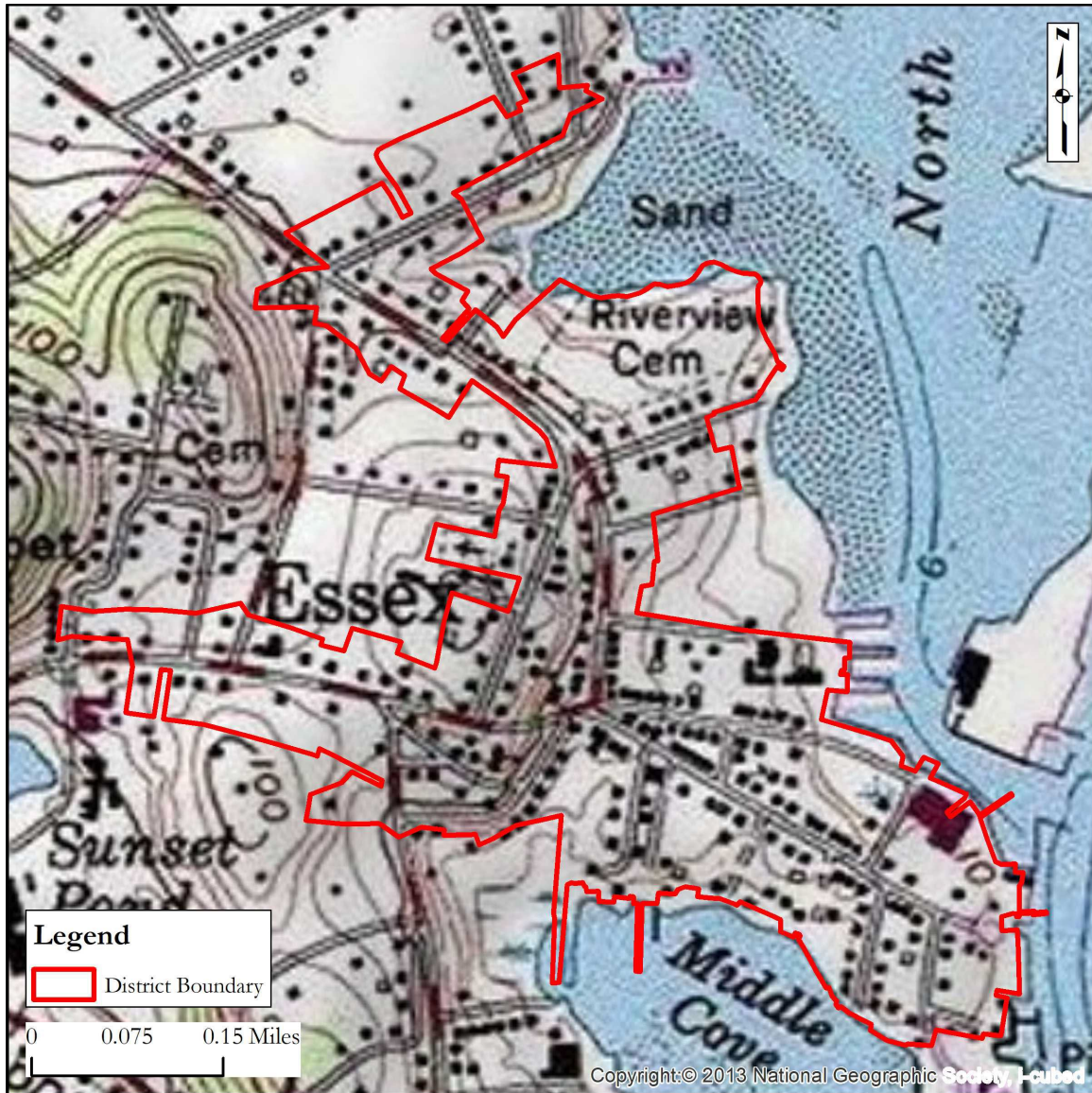


Figure 1. Location of Essex Village Historic District in Middlesex County, CT.

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Figure 2. Essex Village Historic District boundaries and parcels overlaid on 2021 aerial photograph (USDA 2021).

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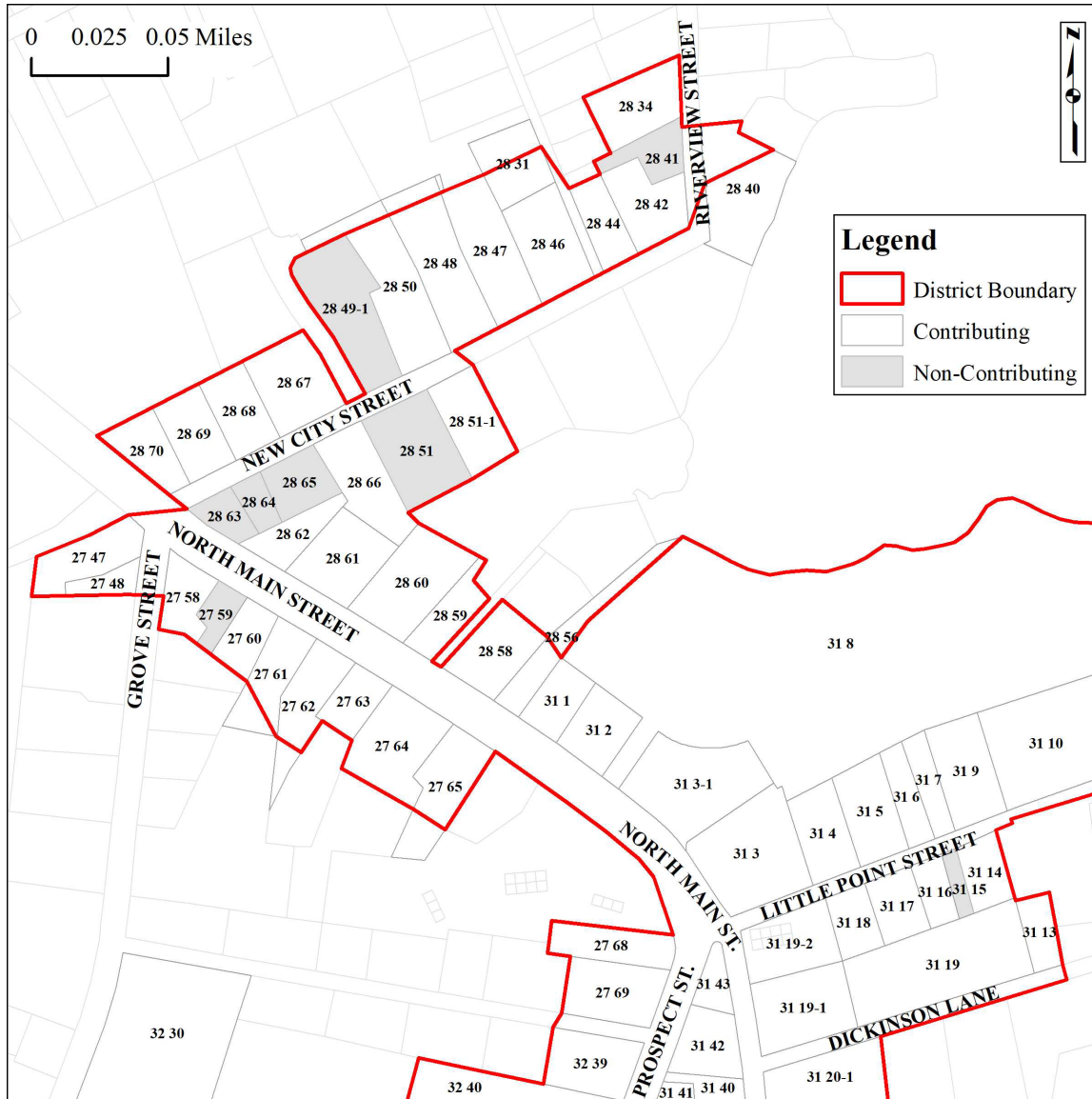


Figure 3. Essex Village Historic District Parcels (upper northern end).

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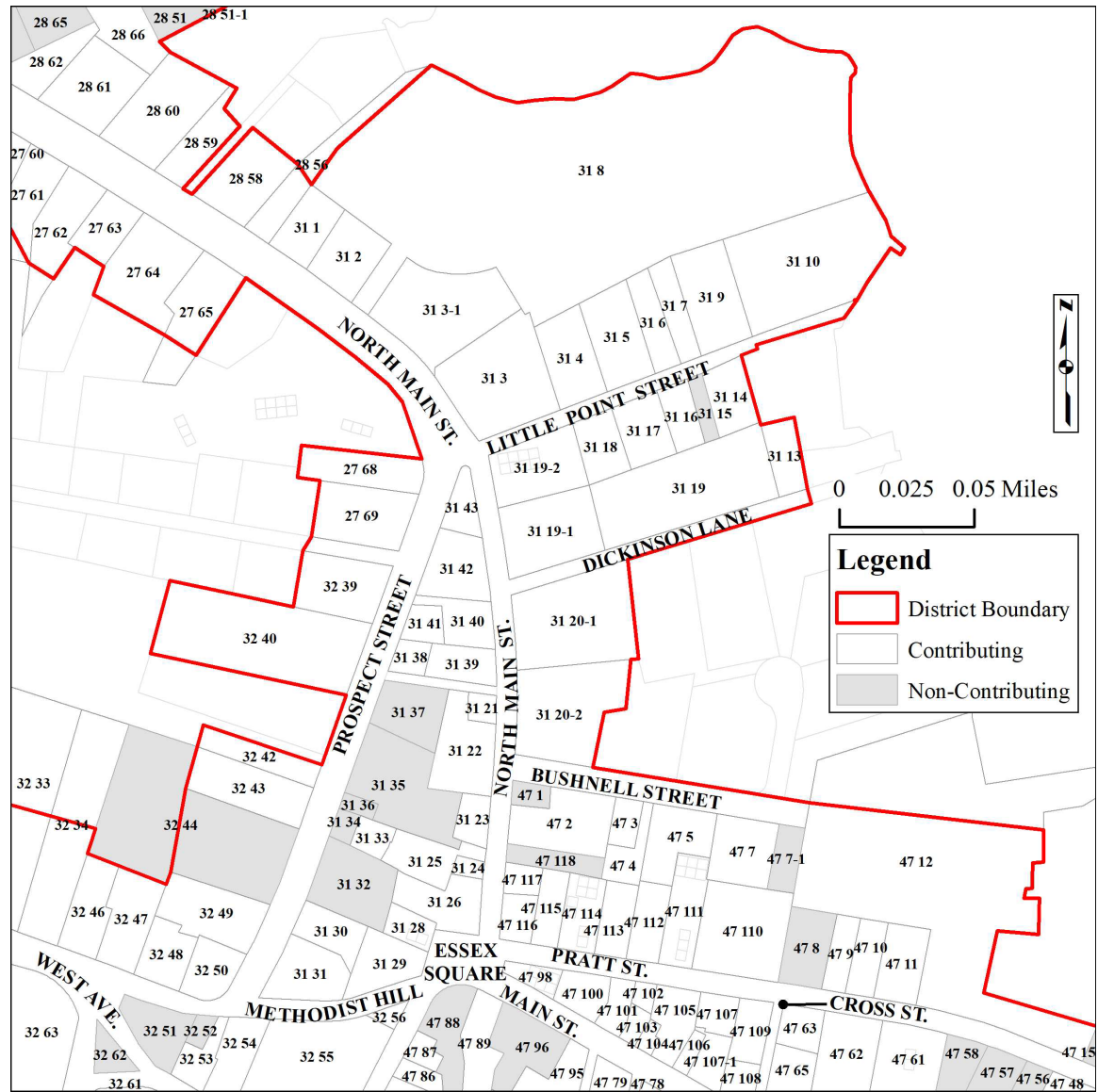


Figure 4. Essex Historic District Parcels (lower northern end).

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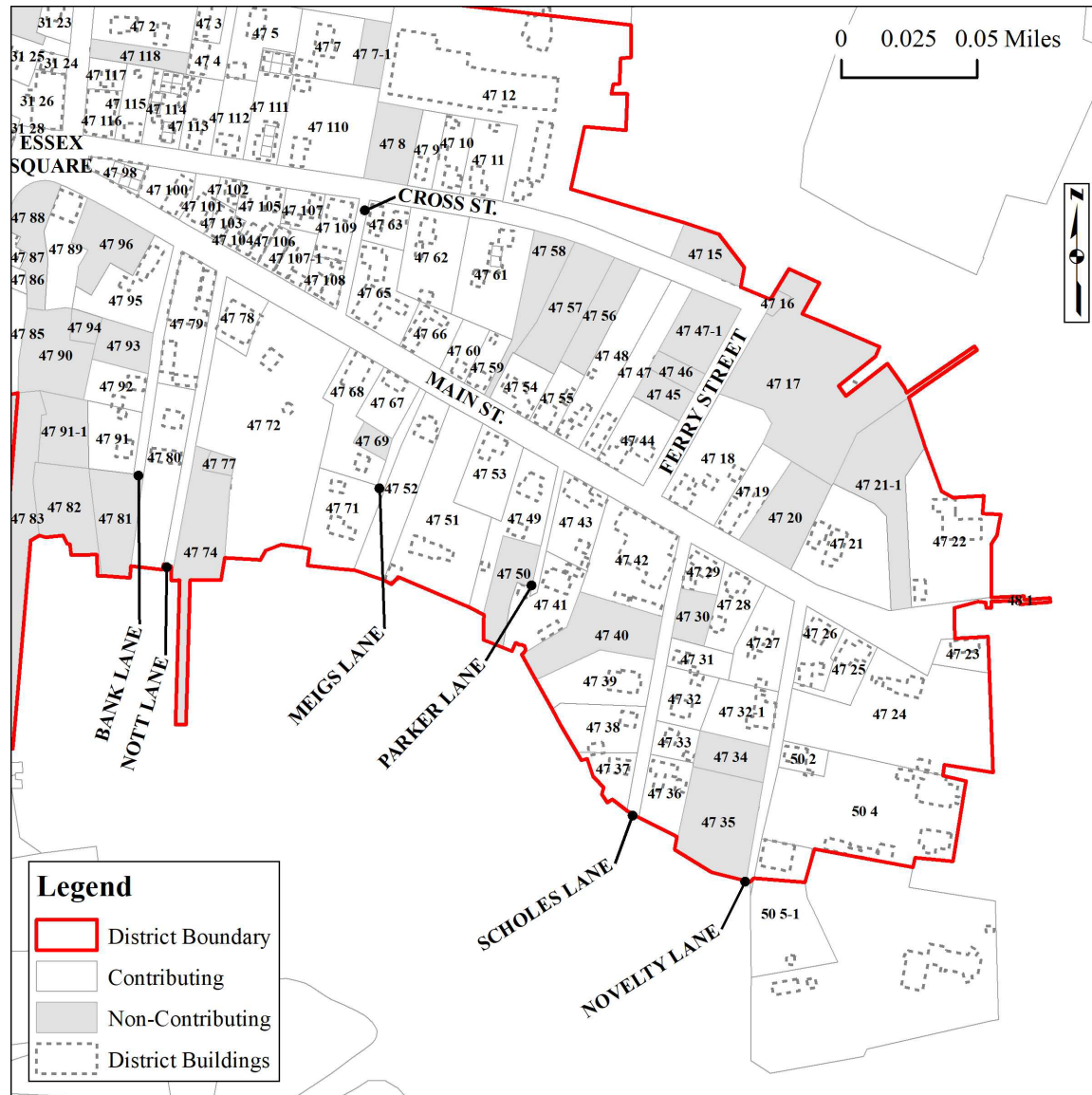


Figure 6. Essex Village Historic District Parcels (eastern end).

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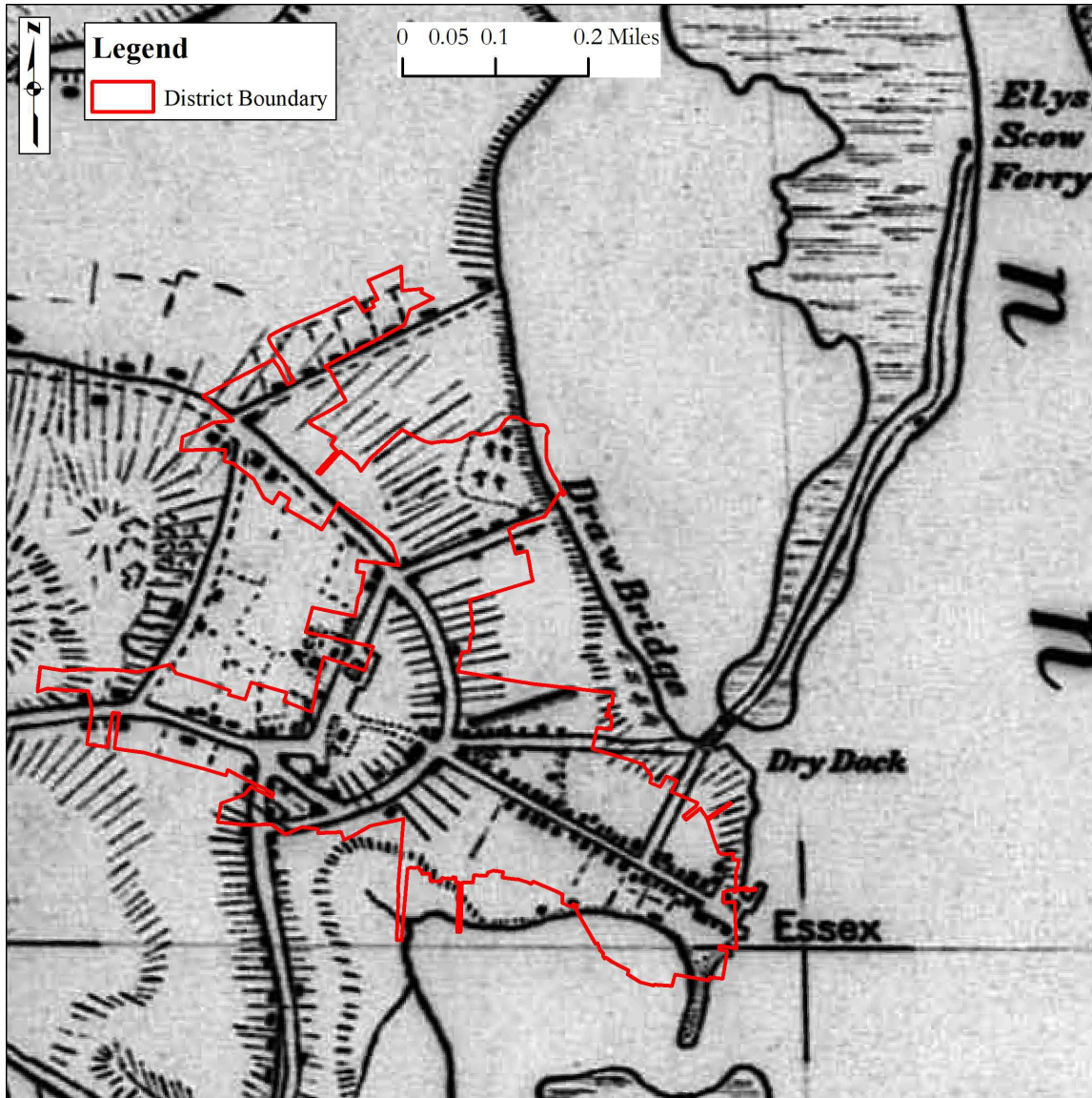


Figure 7. Excerpt of Coast Survey Map of 1838 with district boundary (USCS 1838).

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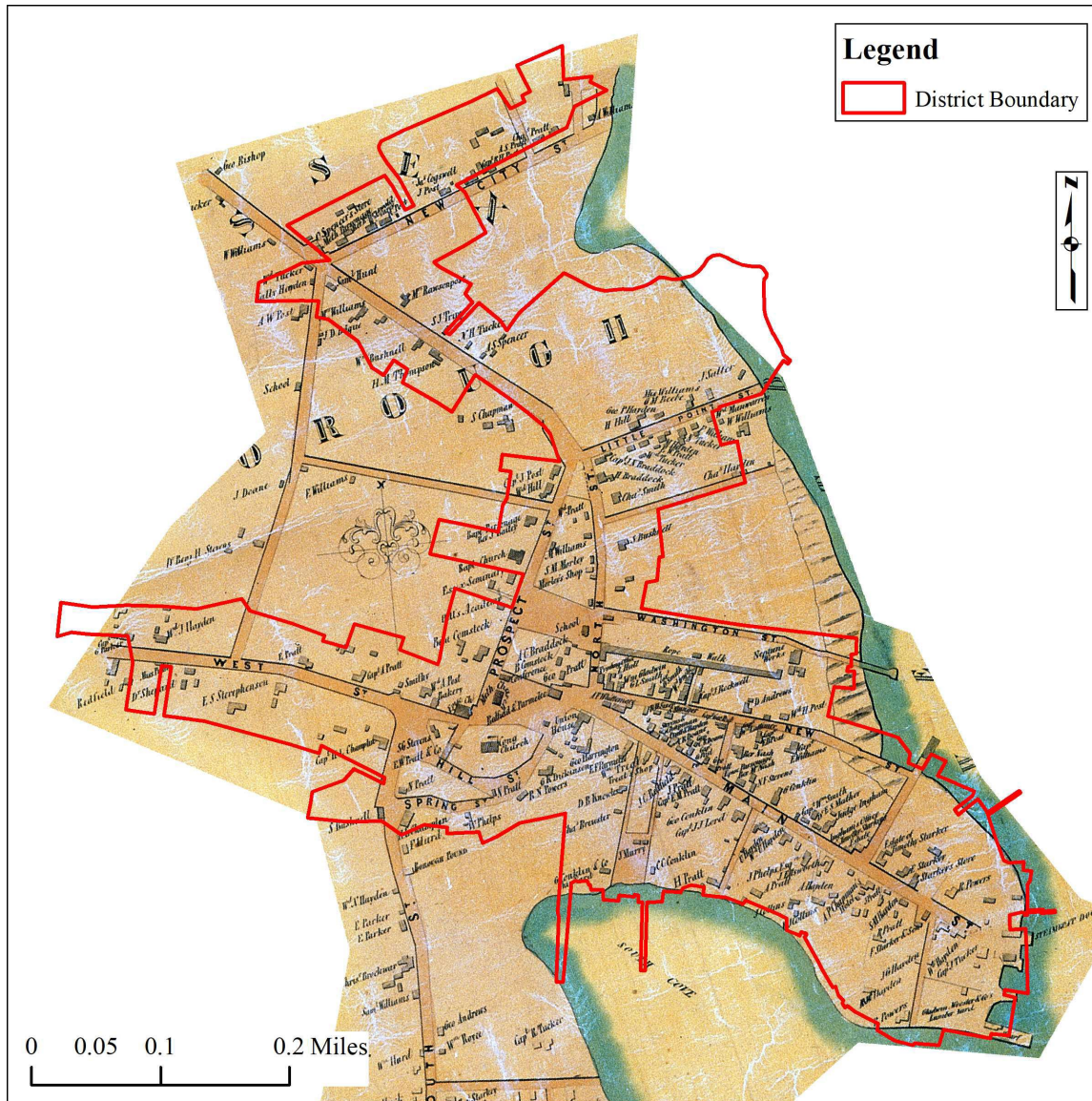


Figure 8. Excerpt of Essex Borough map of 1853 with district boundary (Woodford 1853).

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Figure 9. Excerpt of Middlesex County map of 1859 with district boundary (Walling 1859).

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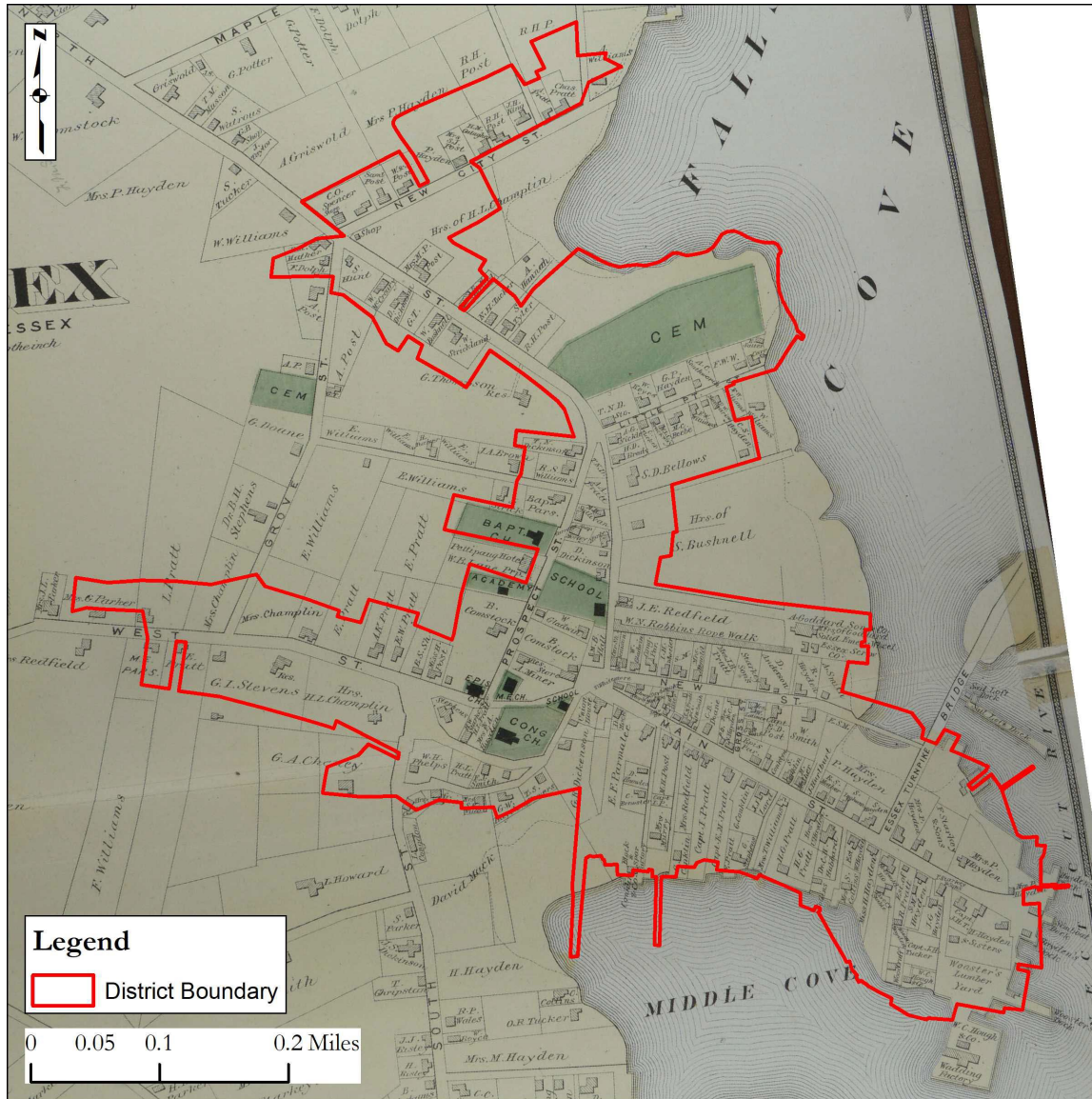


Figure 10. Excerpt of Essex map of 1874 with district boundary (Beers 1874).

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Figure 11. Excerpt from 1884 fire insurance map with district parcels (Sanborn Map 1884).

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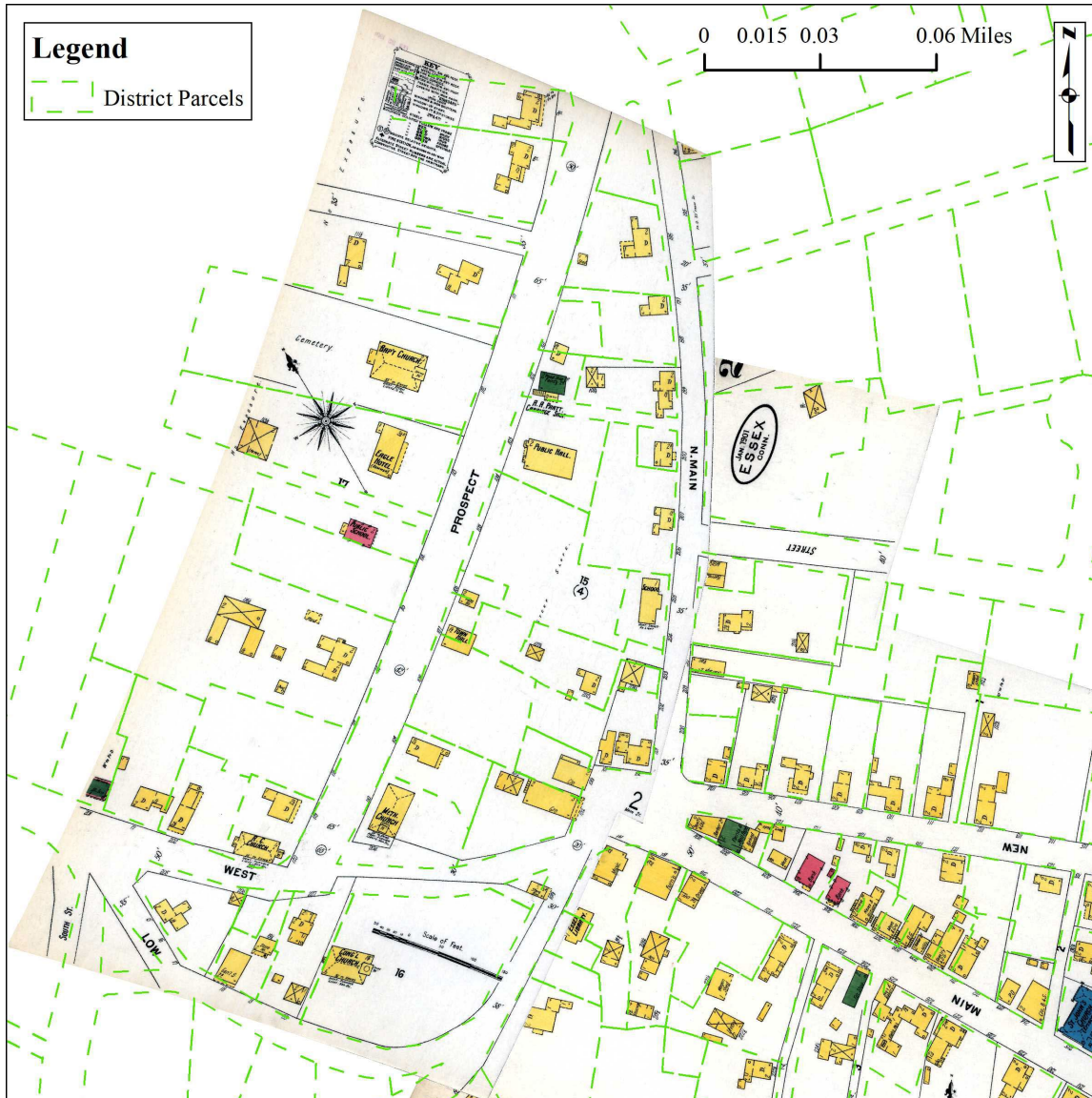


Figure 12. Prospect Street area with district parcels, excerpted from 1901 fire insurance map (Sanborn-Perris 1901).

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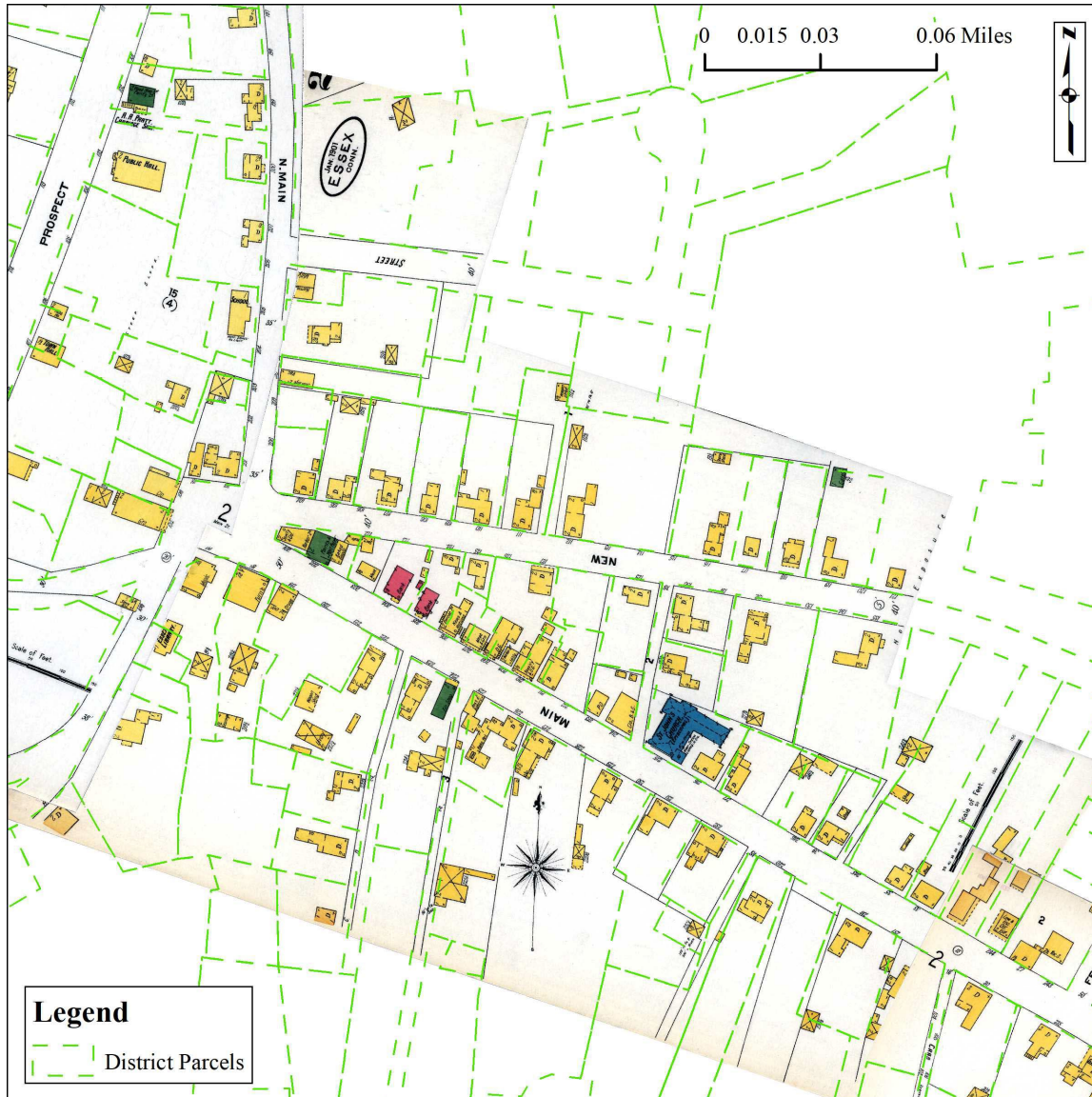


Figure 13. West end of Main Street area with district parcels, excerpted from 1901 fire insurance map (Sanborn-Perris 1901).

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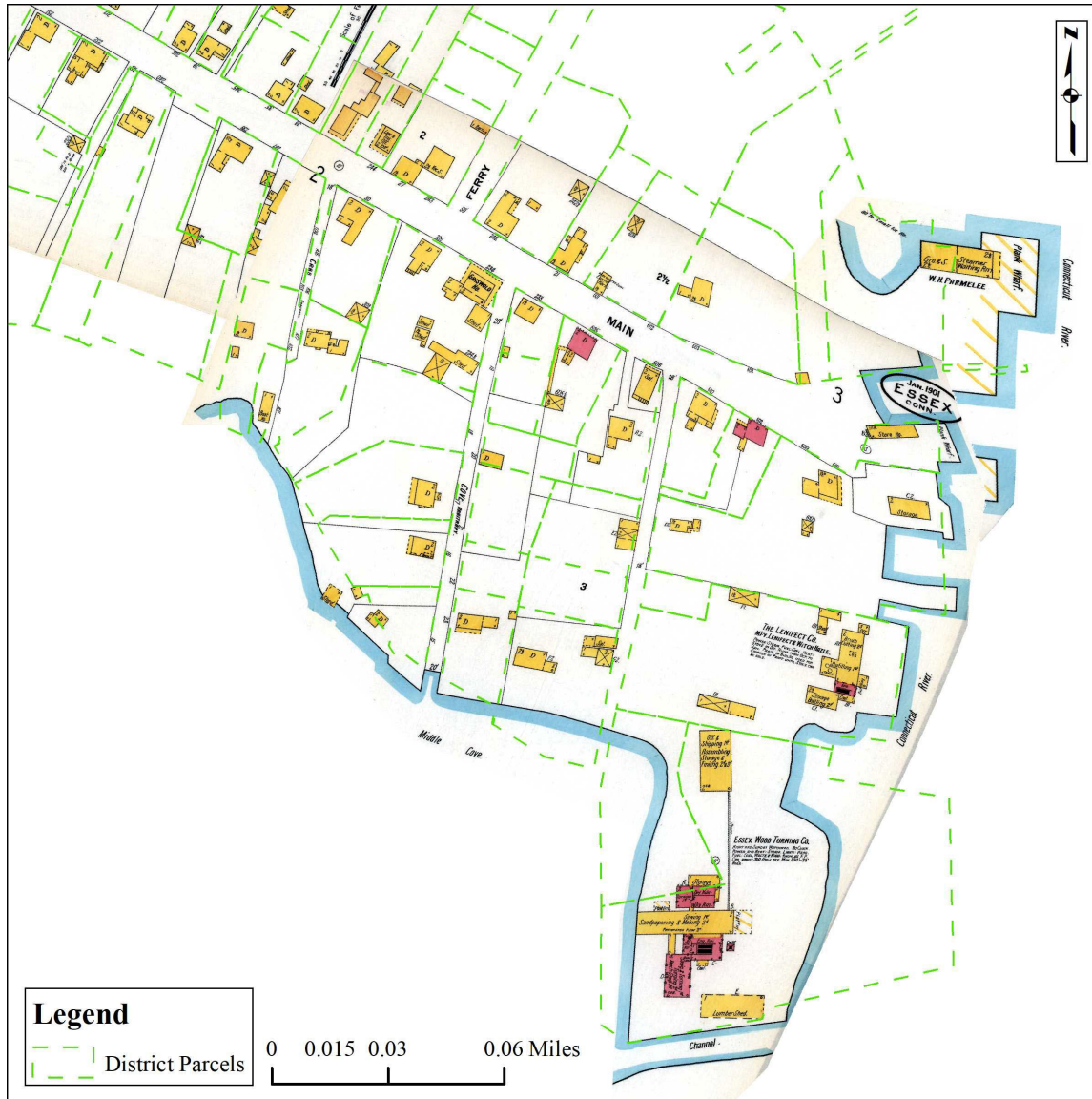


Figure 14. East end of Main Street and Novelty Lane area with district parcels, excerpted from 1901 fire insurance map (Sanborn-Perris 1901).

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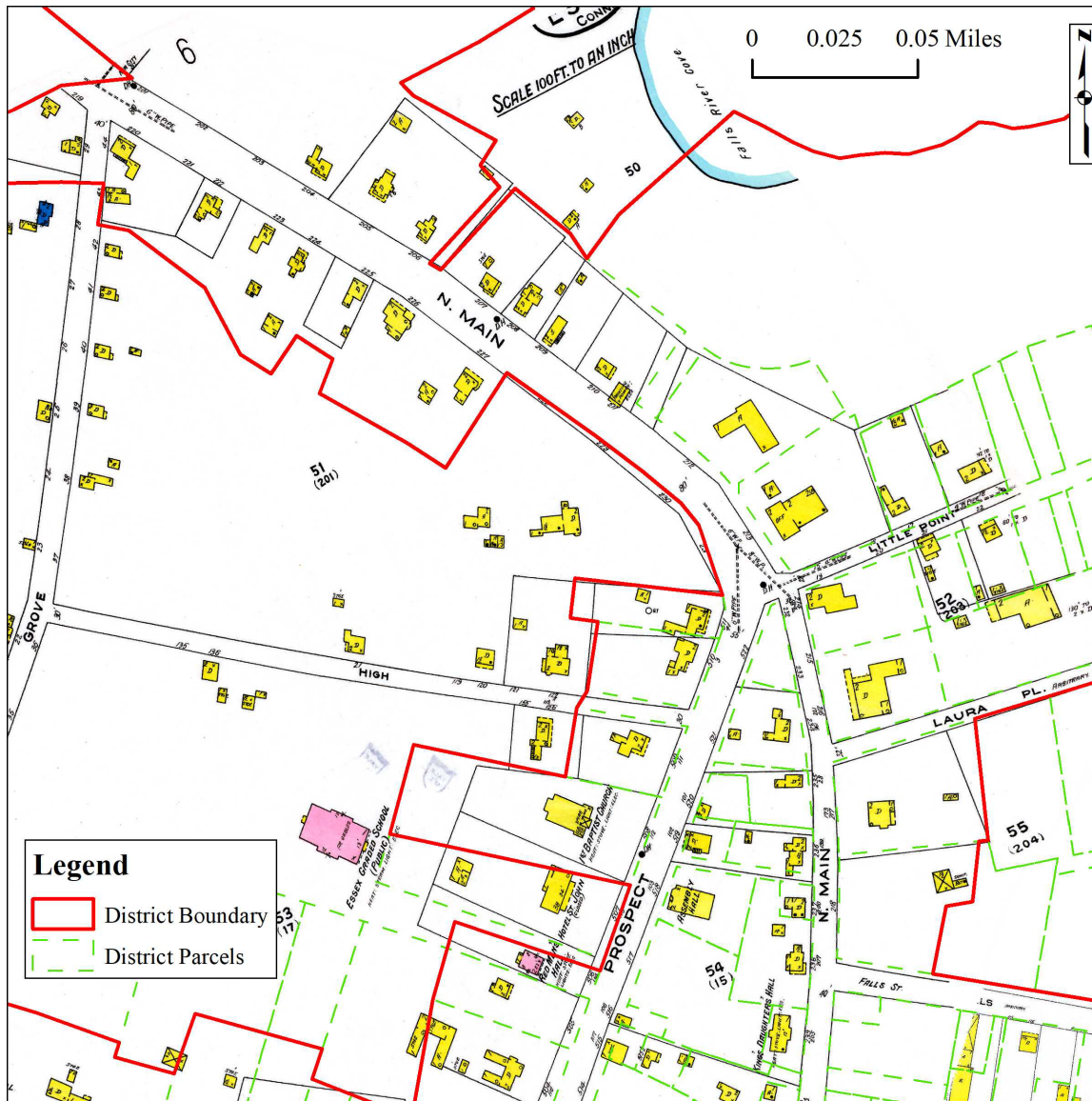


Figure 15. North Main Street and Prospect Street area with district parcels and boundary, excerpted from 1925 fire insurance map (Sanborn-Perris 1925).

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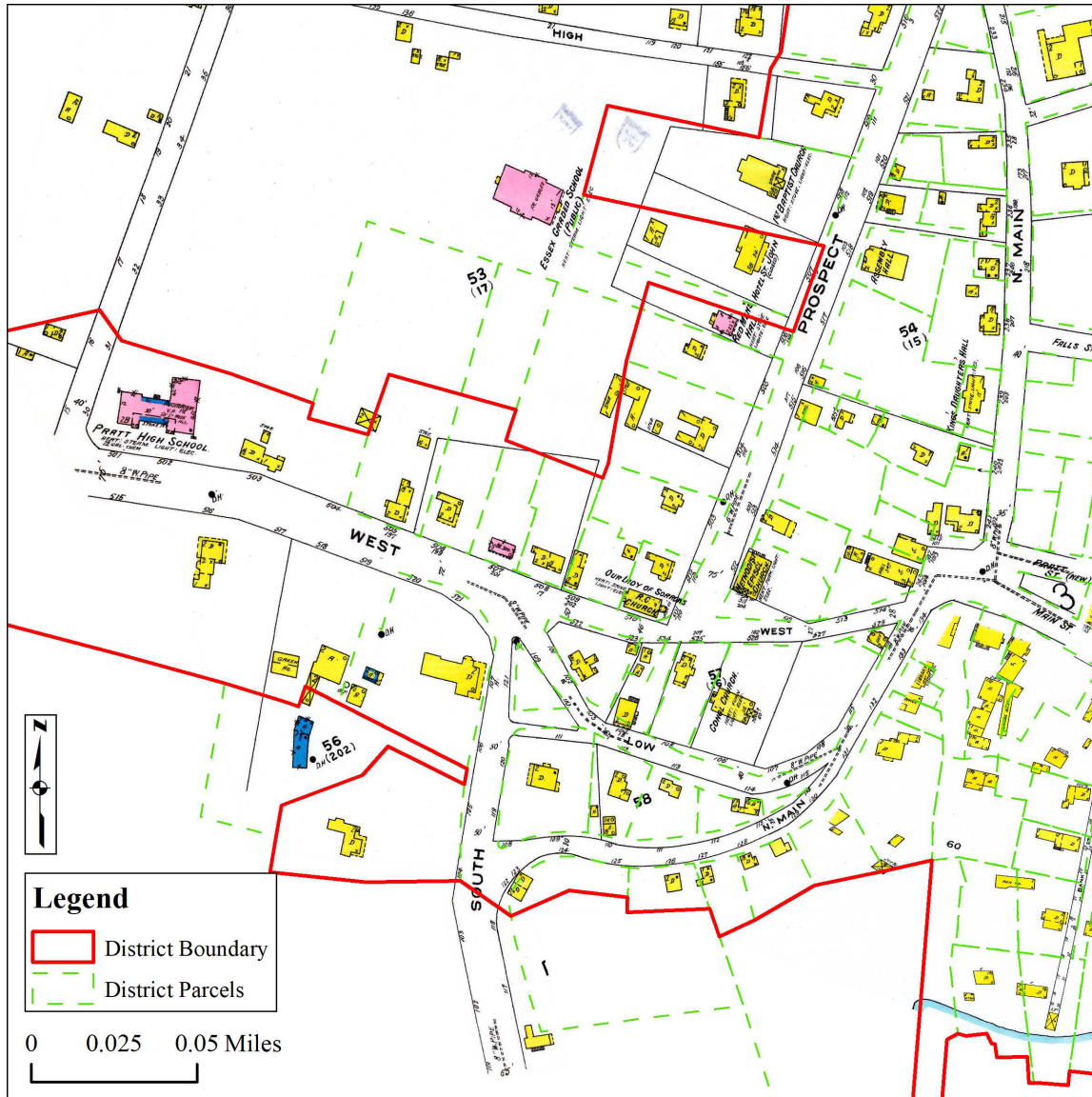


Figure 16. West Avenue and Prospect Street area with district parcels and boundary, excerpted from 1925 fire insurance map (Sanborn-Perris 1925).

Essex Village Historic District
Name of Property

Middlesex County, CT
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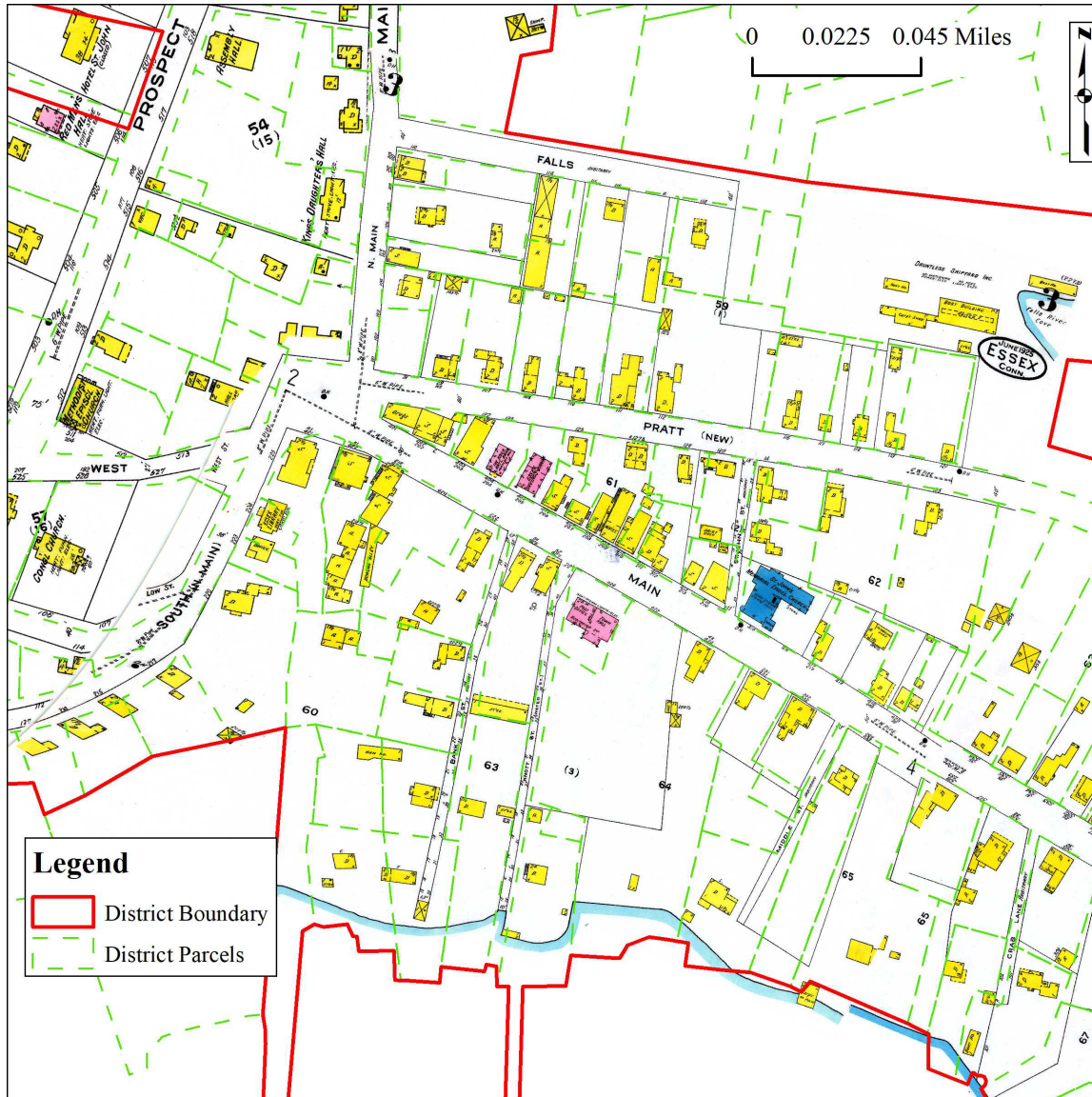


Figure 17. West end of Main Street area with district parcels and boundary, excerpted from 1925 fire insurance map (Sanborn-Perris 1925).

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County and State

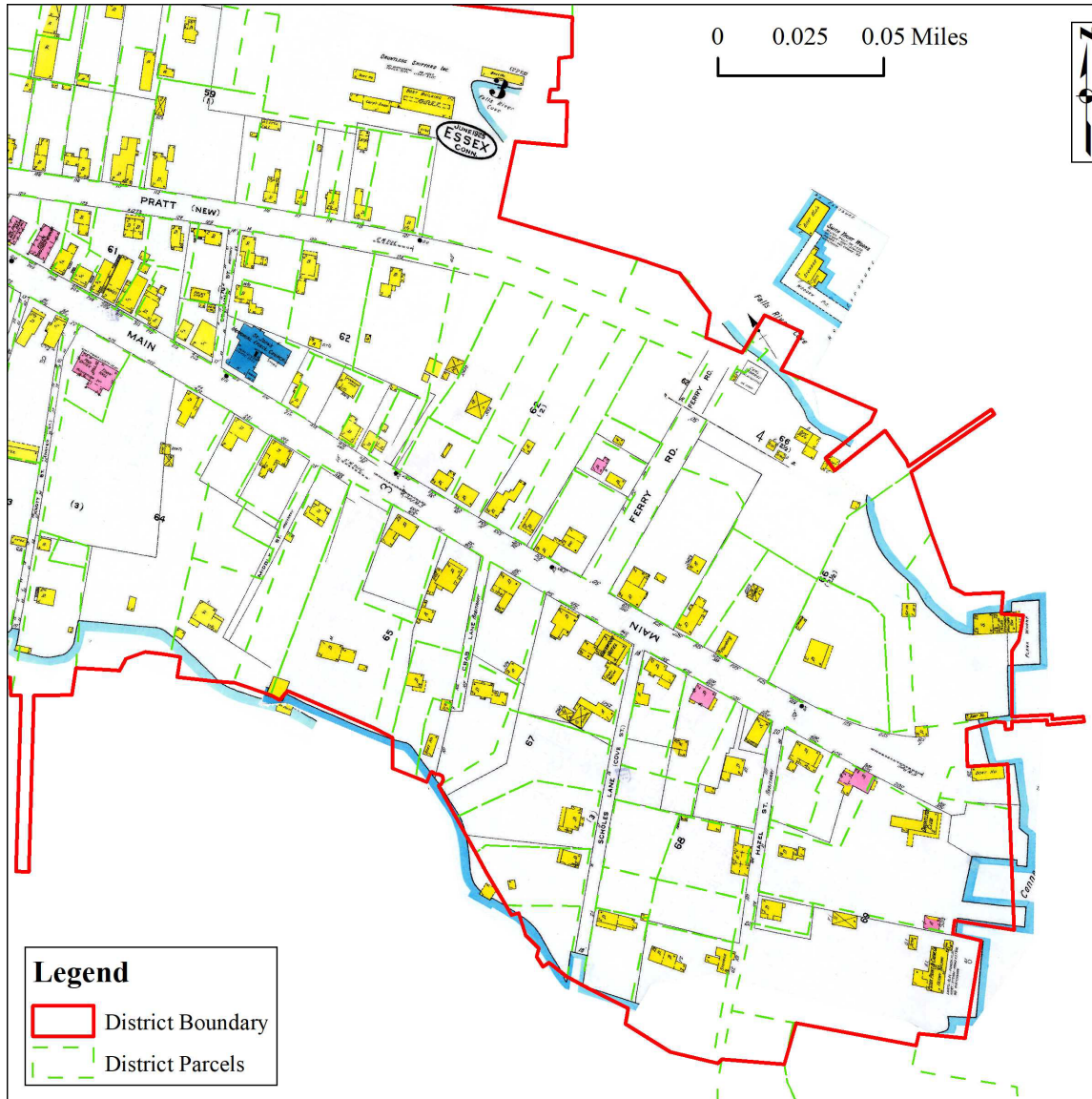


Figure 18. East end of Main Street and Novelty Lane area with district parcels and boundary, excerpted from 1925 fire insurance map (Sanborn-Perris 1925).

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County and State

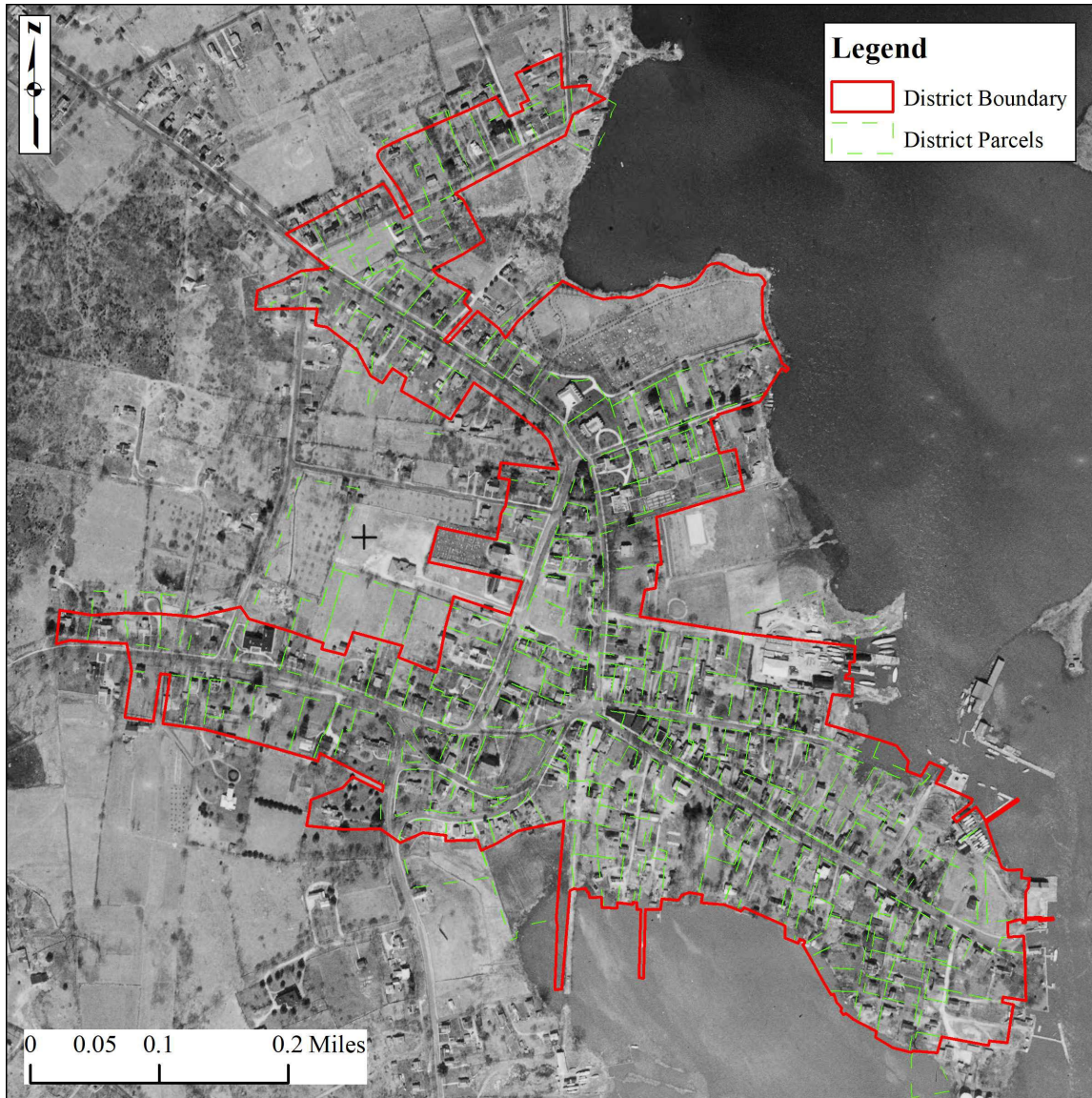


Figure 19. Excerpt of 1934 aerial photograph with district parcels and boundary (Fairchild Aerial Survey, 1934).

Essex Village Historic District
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Photograph Log

Instruction: Submit clear and descriptive photographs. The size of each image 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.

Name of Property: Essex Village Historic District

City or Vicinity: Essex

County: Middlesex

State: Connecticut

Photographer: Bill Keegan

Date Photographed: March 7 and 13, 2026

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

1 of 25. View of upper Bank Lane, facing south and west, showing intact and modified nineteenth and early twentieth century structures.

2 of 25. View of Bushnell Street, facing east and south, showing converted utility building, temporal mix of structures, and termination at a marina.

3 of 25. View of Cross Street, facing north, showing church buildings and the appearance of the street.

4 of 25. View of Pratt Street, facing west towards Essex Square, showing Pratt Street homes with Palladian windows and some Essex Square buildings.

5 of 25. View of Ferry Street, facing north, showing non-contributing streetscape and North Cove beyond.

6 of 25. View of Main Street, facing southeast, showing group of Georgian houses and the Connecticut River.

7 of 25. View of Novelty Lane, facing east and south, showing Yacht Club Group, docks, and the Connecticut River.

8 of 25. View of Main Street, facing east and south, showing Georgian homes.

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9 of 25. View of Main Street, facing northeast, showing the dense commercial area of late nineteenth and early twentieth century buildings, including the two banks.

10 of 25. View of lower North Main Street, facing northeast, showing commercial area near Essex Square.

11 of 25. View of lower North Main Street residential area, facing northwest, showing mix of nineteenth and early twentieth century homes.

12 of 25. View of lower North Main Street residential area, facing northeast, showing 21 North Main Street through 31 Main Street.

13 of 25. View of upper South Main Street, facing north towards Essex Square, showing the variety of historic building styles, including the Essex Square Theatre building.

14 of 25. View of First Congregational Church of Essex (6 Methodist Hill), facing west.

15 of 25. View of upper South Main Street, facing northeast, showing building density near Essex Square, including the former Essex Public Library building.

16 of 25. View of South Main Street, facing southwest, showing building density a little further from Essex Square.

17 of 25. View of West Avenue, facing northeast, showing the wider spacing of older and newer buildings in this part of the district.

18 of 25. View of West Avenue, facing southwest, showing the wider spacing of older and newer buildings in this part of the district.

19 of 25. View of Prospect Street, facing northwest, showing a variety of more closely set buildings, including Pratt's Smithy (40 Prospect Street).

20 of 25. View of First Baptist Church (12 Prospect Street), facing west.

21 of 25. View of upper Prospect Street, showing modified and less modified Georgian houses.

22 of 25. View of Little Point Street, facing northeast, showing Georgian and colonial Cape style homes.

23 of 25. View of North Main Street, facing southwest, showing Georgian and monumental Greek Revival homes.

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24 of 25. View of New City Street, facing northeast, showing colonial Cape and gambrel style homes.

25 of 25. View of River View Cemetery, facing south from New City Street.

Essex Village Historic District
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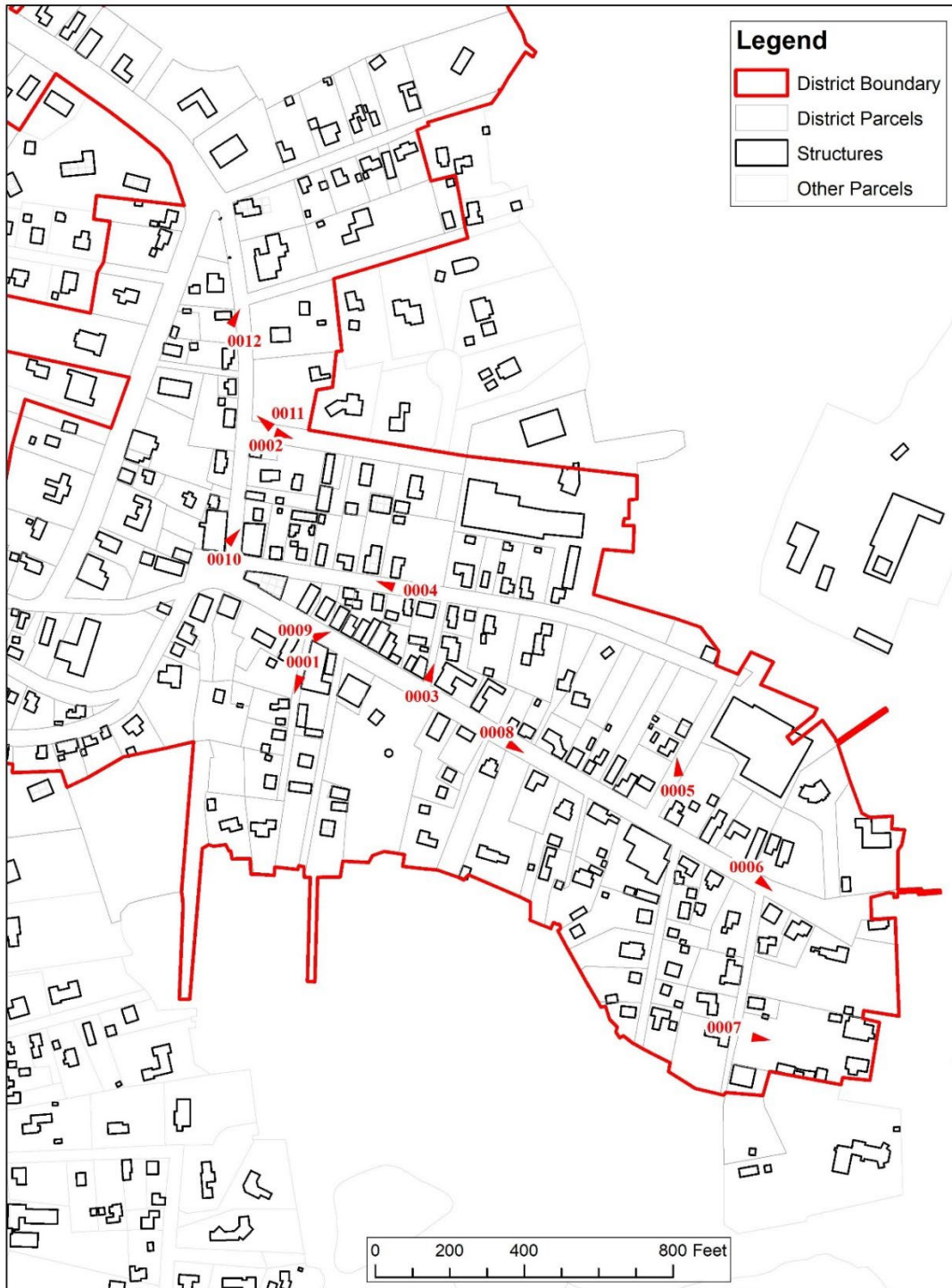


Photo Key Map 1

Essex Village Historic District
Name of Property

Middlesex County, CT
County and State

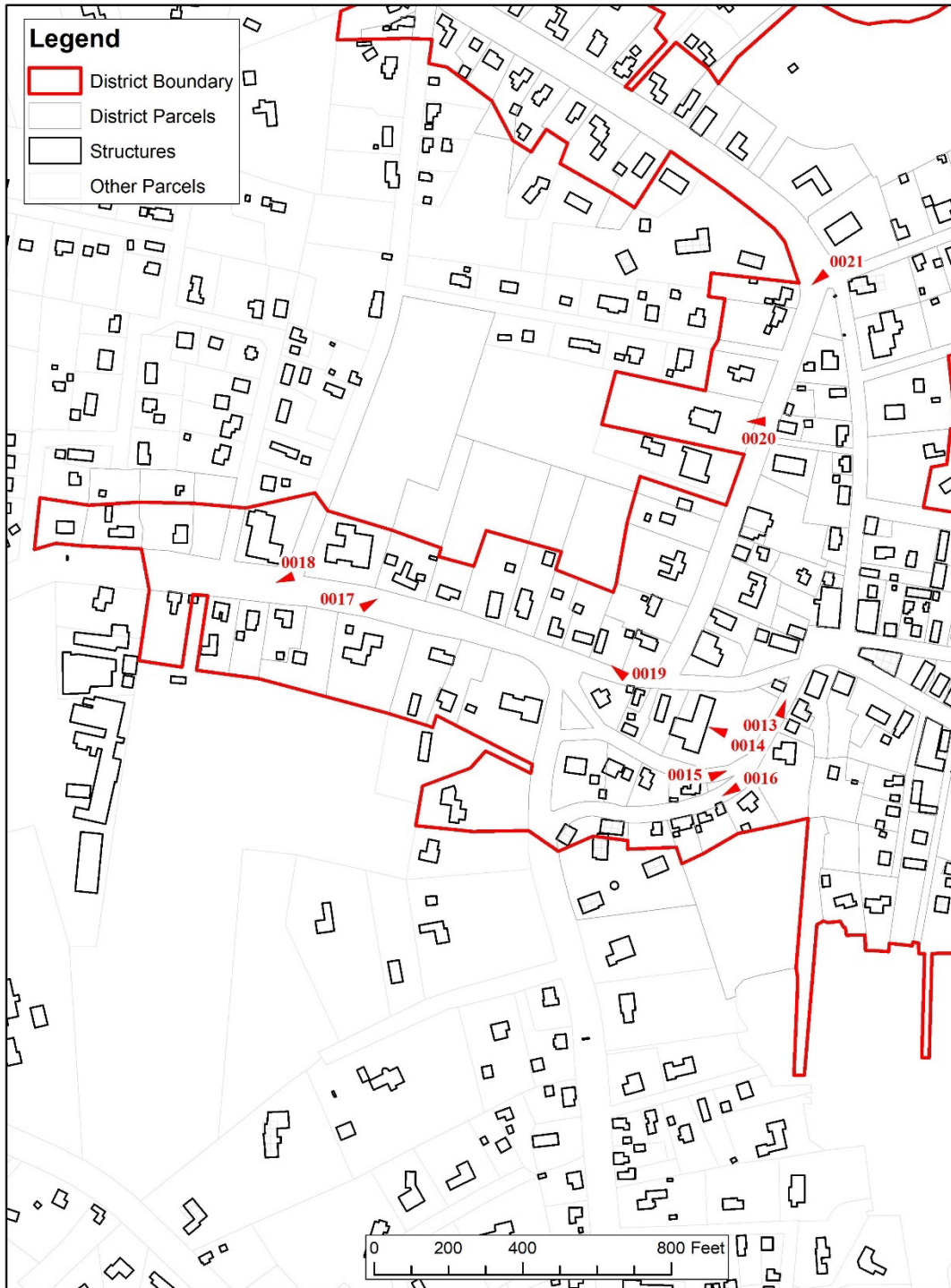


Photo Key Map 2

Essex Village Historic District
Name of Property

Middlesex County, CT
County and State

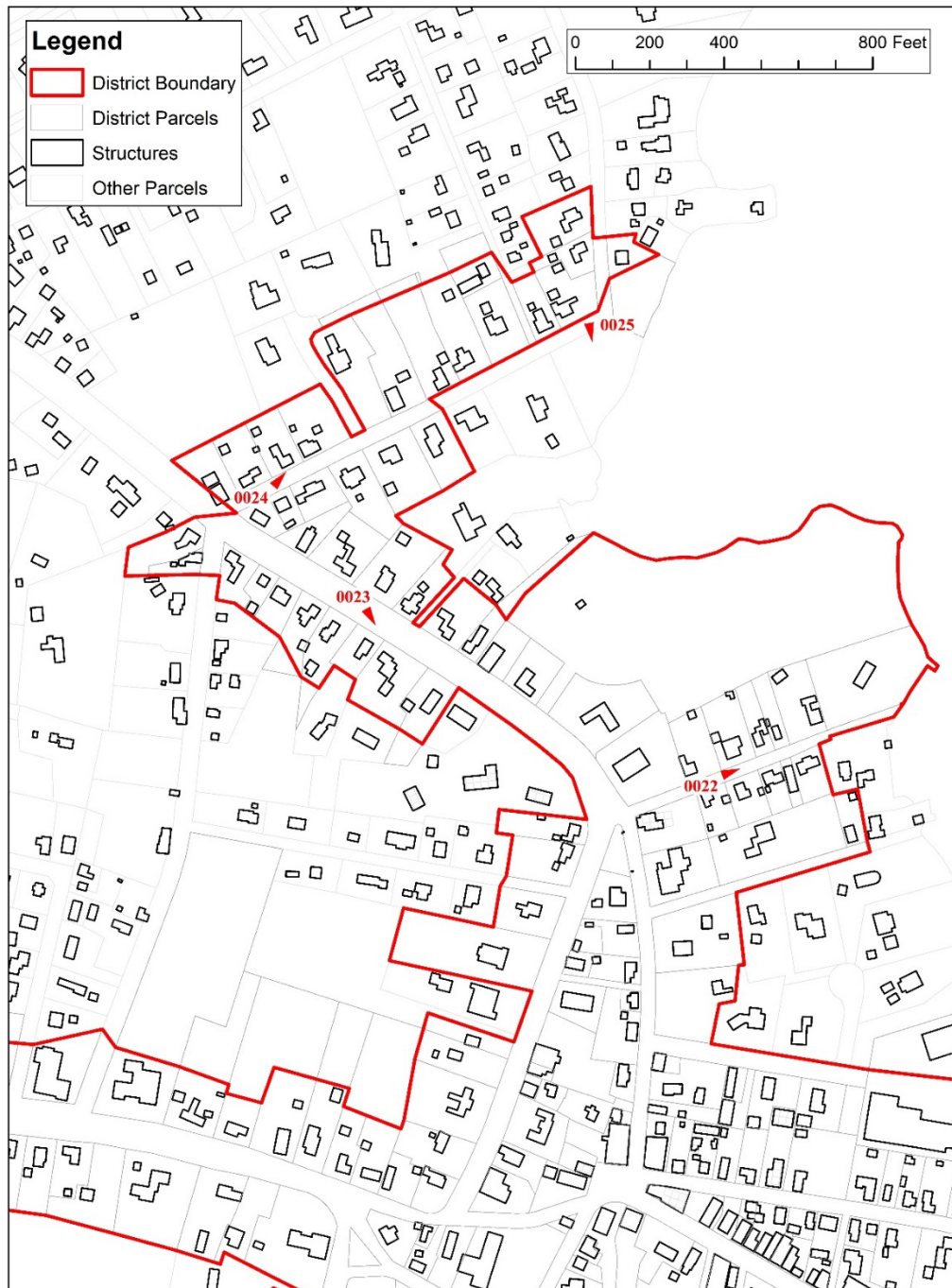


Photo Key Map 3

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.).

Essex Village Historic District
Name of Property

Middlesex County, CT
County and State

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.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

Essex Village Historic District Photographs, 2026



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