

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: PROPOSED MOVE

PROPERTY NAME: Hoyt-Barnum House

MULTIPLE NAME:

STATE & COUNTY: CONNECTICUT, Fairfield

DATE RECEIVED: 2/05/16 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 3/22/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 69000199

NOMINATOR: STATE

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____

REVIEWER *[Signature]* DISCIPLINE Hoyt-Barnum

TELEPHONE _____ DATE 3/22/16

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

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

Certified Local Government Program
Chief Elected Official's Response Form
For Proposed Relocation of a National Register of Historic Places Listed Property

District/Property Name Hoyt-Barnum House
Address (For individual nomination) 713 Bedford Street
(Proposed relocation to 1508 High Ridge Road)

As Chief Elected Official for City of Stamford
(Name of Municipality)

I hereby:

- Approve
 Do not Approve

of the submission by the State Historic Preservation Officer of the National Register of Historic Places documentation for the proposed relocation of the above-named property, to the National Park Service for review. This documentation was prepared to support the retention of the National Register of Historic Places listed status of the property.

[Signature]
Name/Signature

MAYOR
Title

11/17/15
Date

Certified Local Government Program
Historic District Commission Response Form
For Proposed Relocation of a National Register of Historic Places Listed Property

District/Property Name Hoyt-Barnum House
Address (For individual nomination) 713 Bedford Street
(Proposed relocation to 1508 High Ridge Road)

As Historic Preservation Advisory Commission Representative for City of Stamford

I hereby:

- Approve
 Do not Approve

of the submission by the State Historic Preservation Officer of the National Register of Historic Places documentation for the proposed relocation of the above-named property, to the National Park Service for review. This documentation was prepared to support the retention of the National Register of Historic Places listed status of the property.

Lynn Drobbin



Name /Signature

Chairperson
Title

December 2, 2015
Date

MAYOR
DAVID MARTIN



DIRECTOR OF OPERATIONS
ERNIE ORGERA

LAND USE BUREAU CHIEF
NORMAN F. COLE, A.I.C.P
Tel: (203) 977-4714

CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION
888 WASHINGTON BOULEVARD
P.O. Box 10152
STAMFORD, CT 06904 -2152

To: Lou Casolo, City of Stamford Engineering Department
From: Lynn Drobbin, Chairperson
City of Stamford Historic Preservation Advisory Commission
Address: 713 Bedford Road
Project: Hoyt Barnum Relocation to 1508 High Ridge Road
Applicant: Lou Casolo, City Engineer
CW Architects as represented by Joe Chadwick and Christopher Williams
Date: December 1, 2015

The City of Stamford Historic Preservation Advisory Commission (HPAC), at the December 1, 2015 meeting, reviewed the plans for the proposed relocation of the Hoyt-Barnum House, located at 713 Bedford Street. The house is proposed for relocation by the city to accommodate an expansion of the Police Station Headquarters Building, located at 805 Bedford Street. The house is owned and maintained as a museum by the Stamford Historical Society (SHS) and was listed on the National Register of Historic Places in 1969.

The Hoyt-Barnum House, built circa 1699, is the oldest house in Stamford. The builder was a descendant of one of the original founders of Stamford. The large chimney stack of the Hoyt-Barnum House is made of field stone, laid up with clay, animal hair, and straw. The house is braced timber frame construction or post and beam. The foundation is of field stone. The west room of the house is plastered. The east room is whitewashed and the hearth room walls are sheathed with wood paneling, thus showing the various finishing techniques incorporated into the house during its evolution.

In our December 14, 2015 letter, HPAC issued a list of actions that need to be conducted prior to the filing of a demolition permit and included in the application for HPAC review:

1. Details of the move, such as: schematic drawings of how the building will be disassembled into manageable components for transportation and how it will be re-assembled on the new site.
2. Process for contracting the move.
 - a. Site preparations
 - b. Plans
 - c. Financial agreements
3. Required stabilization prior to the move.
4. Details for the preservation of the original interior finishes.
5. Timeline for the move.
6. Detailed documentation of the building exterior and interior conditions, including drawings, photographs and descriptions of all materials and details, i.e. conduct HABS (Historic American Building Survey) level documentation

MAYOR
DAVID MARTIN



DIRECTOR OF OPERATIONS
ERNIE ORGERA

LAND USE BUREAU CHIEF
NORMAN F. COLE, A.I.C.P.
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**CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION**

888 WASHINGTON BOULEVARD
P.O. Box 10152
STAMFORD, CT 06904 -2152

7. New Site Preparation Plans. The site plan needs to indicate the proposed location of the Barnum House on the new site, indicate the required changes to the existing parking layout, pedestrian access and a grading plan for a sloped site that would accommodate the "basement" and stone foundation.
8. Site plans need to be approved by Zoning and City Engineering departments,
9. Provision for an archeological excavation to be undertaken by professional archaeologists prior to the move and after.
 - a. Provision for security fencing around the perimeter of the excavation for the duration of the excavation.
 - b. Time frame for the excavation
 - c. A process and provisions for SHS to Retrieve and Catalog the Artifacts
10. Initiation of the Process to Get the House Re-listed on the National Register After the Move
 - a. Procedures that will restore the historic status after the move, as delineated in the SHPO letter, are important to retain the National Register status to assure the stewardship into the future. It is also important that the house can be restored to the National Register standards after the move.

It is generally agreed that the above actions have been conducted by the city and its consultants, to the extent possible at this point in time, and that these efforts are satisfactory to the Commission. Therefore, HPAC has recommended the following and has authorized Lynn Drobbin, as Chairman of the Commission, to sign the attached letter to be forwarded to the SHPO:

The Stamford HPAC approves of the plans for the disassembly, the preliminary plans for the move, and the new preliminary site plan for the proposed relocation of the National Register -listed Hoyt Barnum House from its original location at 713 Bedford Street to the Stamford Historical Society Headquarters at 1508 High Ridge Road. HPAC recommends that the State Review Board respectfully consider the continuation of the property's listing on the National Register of Historic Places.

Signed,

Lynn Drobbin
Chairman

Public Comment received via email - opened 12/7/15.
This constituent did not attend the SRB meeting.

Scofield, Jenny

From: metaqubit@aol.com
Sent: Sunday, December 06, 2015 11:58 PM
To: Scofield, Jenny
Cc: rkahnhnpp@optonline.net; limeburner@sbcglobal.net; balestrierep@yahoo.com; wilmdonath@gmail.com; carolacammann@optonline.net
Subject: The Hoyt-Barnum Testimony

Hi, Jenny, below, warts and all, are my comments. Any comments or questions are appreciated. I have to be on the road no later than 7:30. Best, Cort

Comments Presented to the State Historic Preservation Review Board, Dec. 7 2015

Thank you, members of the board, for the opportunity to speak today. My name is Cort Wrotnowski, 20 Zygmont Lane, Greenwich, CT. I am here on behalf of the Hoyt-Barnum House located in Stamford, CT. A recently formed group, of which I am a member, Save Hoyt-Barnum, is working to reverse the ill-considered and unnecessary decisions which have been made about this irreplaceable building. Hoyt-Barnum is unique because it is the last and only colonial era structure left in Stamford, as well as having been built before 1700.

Jennifer Scofield suggested I focus on my comments on the issue of feasibility concerning the possible relocation of the Hoyt-Barnum House. The four factors affecting feasibility which I want to present in this short time are: Risk, practicality, desirability and necessity.

Feasibility and Risk

Feasibility must be integrated with relevant factors in order to make a proper determination. Roget's Thesaurus suggests the word feasible is related to terms like credible or possible; but also to words like risk and liability. A determination of feasibility must involve a best effort that anticipates unexpected problems – even crises.

Feasibility also needs to determine what is irrevocable. If a wrong decision about feasibility creates irrevocable damage, then what? Was it worth the risk, if there were less risky alternatives still available – as there are in Hoyt-Barnum's case? The consequence of irrevocable damage will be some Potemkin structure posing as history.

My background is as a biotechnology analyst. Determining the feasibility of new products, new technologies, and marketing strategies is part of my work. Always, the question is “do I have enough information?” “Do I have the right information?” There are definite limits to what can be obtained in given time frames. But there is also a sense of when you have made reasonable determinations about risk as a part of assessing feasibility.

Feasibility and The Impractical

A decision can be both feasible and impractical. Hoyt-Barnum can be disassembled and reassembled, but is it a practical decision? The very thought of taking apart a 315 year old building which is the last colonial structure in Stamford should give anyone pause. But that has not been the case here. I want to suggest that the Stamford Historical Society's decision is primarily driven by financial considerations, and not the interests of the public or even of the building itself. They have had to engage in numerous rationalizations. As a result, their decision is both impractical and dangerous. If they wish to rebut, I welcome the debate.

Feasible and Undesirable

Our petition drive shows that easily 85% of the people we speak with find the idea of moving Hoyt-Barnum undesirable. A number of people who are part of Stamford's historical preservation community has complained they were shut out of the deliberations. They have made a decision which is undesirable to the public. So, you are being asked to make a determination of feasibility about a proposal which is highly unpopular as well as, we argue, ill-considered. So, yes, one can determine something is feasible even as it is undesirable.

Feasible, Unnecessary and Wasteful

A feasible decision can also be one that is unnecessary and wasteful. The cost estimates associated with this project are expensive and uncertain. \$800,000 has been floated as an estimated price tag. However, there are no contingencies for what to do when something goes very wrong with a 315 year old structure. I had a father-in-law who was a general contractor. He hated renovation work because there was always some nasty surprise, some unexpected problem, that added time and cost to the project. When a house this old has to be disassembled and reassembled, the problems can only be multiplied.

The case can be made that a more modest program of renovation in place coupled with a plan to promote and market Hoyt-Barnum as an educational site, and a tourist attraction will both cost far less than \$800,000 and earn the city money.

The architect commissioned to develop the plans for expanding the Stamford police station has no less than three options in his proposal which show how the Hoyt-Barnum House can be kept in place while expanding the police station. – The public interest has not been considered.

So, in summary, a narrow enough determination of feasibility can overlook such issues as risk, practicality, desirability and necessity. Such a determination can end up compounding ill-considered decisions that precede it. The board will function much more effectively by giving proper weight to these factors affecting feasibility. I ask that you reject their proposal in light of these observations, in light of the finding that the majority of the public is opposed to this move, that this move is unnecessary, and that there are far better uses for the building in its original location. Our proposals reflect the spirit of this board. Preserve our state's history, and cherish where we have come from in order to appreciate what we have accomplished as a modern society.

Despite the standards of the National Historic Register and the rationalizations of the Stamford Historical Society, the fact remains that removing the last colonial structure from its site will destroy this last piece of the city's history. Presumably stashed behind the historical society in a remote part of the back country far away from the schools, the public, the tourists, it will be forgotten.

If you do not know your history, who are you?

Thank you for listening.

HISTORIC STRUCTURE REPORT

VOLUME 1: REPORT AND COMMENTARY

VOLUME 2: MAPS AND DRAWINGS

NOVEMBER 4TH, 2015

Rev December 30th, 2015

HOYT BARNUM HOUSE RELOCATION

713 BEDFORD STREET,
STAMFORD, CONNECTICUT
TO
1508 HIGH RIDGE ROAD,
STAMFORD, CONNECTICUT





PREPARED FOR

THE CITY OF STAMFORD

888 WASHINGTON BOULEVARD

STAMFORD, CONNECTICUT

BY

CWA

CHRISTOPHER WILLIAMS ARCHITECTS, LLC

85 WILLOW STREET

NEW HAVEN, CT 06511



PUBLIC ARCHEOLOGY LABORATORY

26 MAIN STREET

PAWTUCKET, RI 02860



INTERNATIONAL CHIMNEY CORPORATION

55 SOUTH LONG STREET

WILLIAMSVILLE, NY 14221

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G 002 Perspective View, High Ridge Road

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A 101 Basement and First Floor Plans, 1508 High Ridge Road

A 102 Second Floor and Roof Plans, 1508 High Ridge Road

Detail Map of Route **32 pages**



EXECUTIVE SUMMARY

Executive Summary

This report describes the history and present circumstances of Hoyt Barnum House in Stamford Connecticut. The house is owned by the Stamford Historical Society (SHS) and is presently listed on the National Register of Historic Places. It is used primarily as an exhibit/teaching facility by the Society.

The house is located in the southwest corner of an urban block occupied by the police headquarters and its support facilities, and the superior court and parking. The City of Stamford plans to build a new police headquarters adjacent to the existing police facility. The Hoyt-Barnum property is part of the aggregated land necessary to fit the new headquarters. As an outcome of a settlement agreement with the SHS, the City of Stamford has acquired the house and committed funds to move it from the present Bedford Street site to the SHS headquarters on High Ridge Road, four and a half miles away.

Christopher Williams Architects LLC (CWA) was awarded a contract by the city to investigate relocation options for the structure with the intent of maintaining the National Register listing. To that end, CWA has contracted with the Public Archaeology Laboratory, Inc. (PAL) and International Chimney Corporation (ICC) for their respective expertise in historic resource management and the physical relocation of whole structures.

Research done to produce the HSR

Extensive records maintained by the SHS were made available for research in addition to direct site investigation and documentation by the entire consulting team. CWA contracted Existing Conditions Inc to produce an accurate point-cloud model of the house documenting the physical configuration and relationship of elements to a degree of precision not normally achievable by conventional means. A follow-up scan can be performed after the move to document variances caused by the move.

Major research findings

Documentation furnished by SHS identifies the majority of repairs and work performed under their ownership.

Major issues identified in the task directive

The route to the new site is particularly challenging in that the house must cross or go under Route 15, the Merritt Parkway. The initial investigations indicate that the most feasible and conservative approach in terms of preserving historic fabric will be to transport the house in coherent units that will fit under the bridge with the requisite bracing and transport packaging.



Conceptually, the current plan will:

- remove the roof as a unit from the top plate,
- wire saw the chimney above the attic floor level in order to package and transport as a unit
- remove the bump-out constituting the kitchen and toilet room addition and transport as a unit.
- wire saw the fireplace mass below the floor level and transport with the body of the house
- Document and code the stones making up the foundation and fireplace base for reconstruction at the new site.

Recommendations for treatment or use

This draft is submitted to obtain the reactions and guidance of the SHPO needed to achieve the City of Stamford's goal of retaining National Register listing of the house after it is moved.

LETTERS OF SUPPORT



**STAMFORD
HISTORICAL
SOCIETY**

1508 High Ridge Road
Stamford, CT 06903
203-329-1183
stamfordhistory.org

Thomas Zoubek, PhD
Executive Director

Board of Directors
Pamela Coleman
Chairman
Vincent Murace
First Vice Chairman
Andrew Dzamba
Second Vice Chairman
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UCONN@ Stamford
Campus Director

Jenny Scofield, National Register and State Register Coordinator
State Historic Preservation Office
Department of Economic and Community Development (DECD)
One Constitution Plaza, Second Floor
Hartford, CT 06103

November 3, 2015

Dear Ms. Scofield:

I am writing on behalf of the Stamford Historical Society Board of Directors regarding our historic Hoyt Barnum House (b. 1699). We strongly support the move of the house from its current location at 713 Bedford Street in Stamford to our headquarters at 1508 High Ridge Road.

The City of Stamford needs a new police station and that station must be centrally located. Currently, the old police station is next door to 713 Bedford Street. The City had proposed building right behind the Hoyt Barnum House, but we felt that this would further detract from the house (which is already lost among nearby 20th century structures). We suggested that moving the house next to our museum in North Stamford (where other 18th century buildings still survive) would improve its recognition as an important part of Stamford history. The police station could be built on the land where the house used to sit and we would be better able to oversee the building and utilize it as a historic house museum.

Currently, Hoyt Barnum House is listed on the National Register of Historic Places. We hope that this status will be bestowed again once the move is complete. The building has a unique style for its period of construction and was owned by descendants of early Stamford settlers for many years.

Thank you for your consideration of our request.

Sincerely,

Pamela Coleman, Chairman

CITY OF STAMFORD

MAYOR
DAVID MARTIN
DIRECTOR OF OPERATIONS
ERNIE ORGERA
Email: eorgera@stamfordct.gov



CITY ENGINEER
LOUIS CASOLO, JR., P.E.
Email: lcasolo@stamfordct.gov

**OFFICE OF OPERATIONS
ENGINEERING BUREAU**
Tel: (203) 977-4180/Fax: (203) 977-4137
Government Center, 888 Washington Blvd., Stamford, CT 06901

November 4, 2015

Ms. Jenny Scofield
Department of Economic and Community Development
Office of Culture and Tourism
One Constitution Plaza, 2nd Floor
Hartford, Connecticut 06103

Re: **Hoyt-Barnum House**
713 Bedford Street, Stamford, Ct 06902

Dear Ms. Scofield

I am writing this letter to express the City's support of the relocation of the Hoyt-Barnum House from 713 Bedford Street to 1508 High Ridge Road. As the oldest house in Stamford CT, Hoyt-Barnum represents an important link to the history and development of Stamford from a small agricultural community to the modern City Stamford has become.

In an ideal scenario, the house would remain where it is and be accessible to students and visitors alike. However, in its current location, sandwiched between the existing Police Station and a residential office, the property cannot permit accessibility and affords virtually no parking for visitors. As such, almost no one gets to visit and tour this building, an immeasurable lost learning opportunity for Stamford students and others.

Relocating the house to 1508 High Ridge Road, the location of the Stamford Historical Society (SHS) (current owners) has three major advantages.

1. The Hoyt-Barnum House can be made accessible to all visitors with ample parking.
2. The Hoyt-Barnum house will be adjacent to the SHS so that tours of the house can coincide with visits to SHS.
3. The existing Police Station structure, which is currently inadequate for the needs of the Stamford Police Department and cannot be renovated due to the presence of hazardous materials and logistics issues, could be abandoned once a new modern facility is constructed on the adjacent properties which include the existing location of the Hoyt-Barnum House.

Per your request, the City instructed the Architect it contracted with to design the new Police Station, Jacunski Humes Architects, LLC to prepare a schematic design of the Police Station with the Hoyt-Barnum House remaining in its current location, see attached. For the following reasons, we believe this solution is not feasible.

1. We have confirmed that a large portion of the Hoyt-Barnum House rests on the bedrock ledge. In order to construct the Police Station, the ledge will require blasting or hoe-

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ramming which we believe will cause significant damage to the existing structure; even if it was structurally braced and shored prior to blasting.

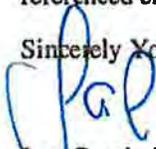
2. The new police buildings proximity to the Hoyt-Barnum House would make it difficult to construct without affecting the existing Hoyt-Barnum structure.
3. The 2 building uses are not compatible with each other and we believe would diminish the architecture of both buildings.
4. We would not have solved any of the accessibility issues and the likelihood of visitors to the Hoyt-Barnum House would be decreased.
5. Jacunski Humes Architects would have to sacrifice the design of the new Police Station in order to accommodate the Hoyt-Barnum House.
6. The current owners of the Hoyt Barnum House (SHS) have specifically requested the relocation to consolidate historic facilities at one address.

The City issued a Request for Proposal to obtain the services of an Architect that specializes in historic structures and their relocation and/or restoration. Chris Williams Architects has been contracted for this project with the express understanding that the relocation of the building be performed in a manner which will to the greatest extent possible keep the building on the National Register of Historic Places.

Therefore, for the reasons stated above, the City supports the relocation of the Hoyt-Barnum House.

Should you have any questions or comments, please feel free to contact me at the above referenced email address.

Sincerely Yours,

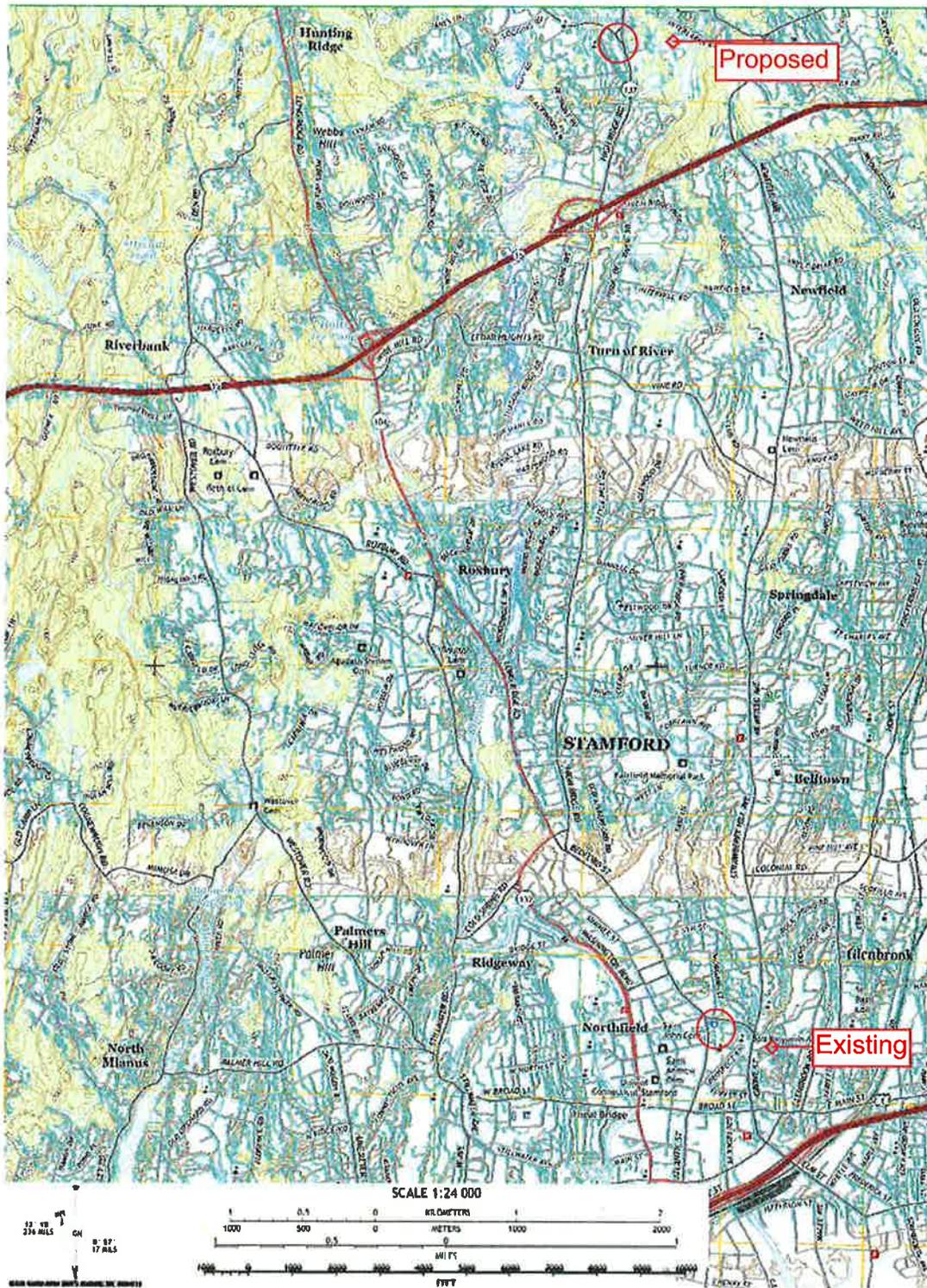


Lou Casolo Jr., PE
City Engineer

Reg. 392

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LOCATION MAP SHOWING
EXISTING AND PROPOSED SITES



INTERNATIONAL CHIMNEY CORPORATION

HISTORIC DATA

1.0 Historic Data

Historical Background and Context

Location and Setting

The Hoyt-Barnum House is located at 713 Bedford Street in Stamford, Connecticut. It is in the downtown area of the city and surrounded by nineteenth to mid-twentieth-century residential, commercial, and civic buildings. The house sits close to the road on a slight hill on the east side Bedford Street to the west. The approach to the front door consists of stepping stones leading up the small hill to the front door. There are three Black Walnut trees, some of the few of this kind remaining in Stamford. The Stamford Police Station is located to the north of the house and a hotel and office buildings are to the west. The east side of the property is lined with trees and shrubs obstructing the view of abutting property. The property is primarily made up of a rock ledge, which the house is built into, and the yard is a sloping hill with various landscaping features (*Stamford Advocate* 1950).

Early Site Settlement

Stamford, Connecticut, originally called Rippowam, was founded in 1641 by the Wethersfield Company, which was formed by a group of dissenters from the Church of Christ in Wethersfield, Connecticut in 1640. They decided to move west along Long Island shore and create a new community along the banks of the Rippowam River. The land they bought was an approximately 128-square-mile parcel that Captain Nathaniel Turner, an agent from the New Haven Colony, had originally purchased in 1640 from the local Native Americans. He then sold it to the Wethersfield Company (Feinstein 1999; Stamford Historical Society n.d.).

The settlers, consisting of approximately 28 men with their wives and children and at least two slaves, began construction of a meetinghouse and houses on high ground above the harbor in the summer of 1641. They barred non-Congregationalists from settling in the town and created a political system of annual town meetings of land-owning men led by a Board of Selectmen. The settlers attempted to farm the land in a semi-collective open-field system, similar to farming in England. However, due to availability and privatization of land, this system of farming did not work well and privatized farming became the leading industry. The primary crops grown were potatoes, rye, wheat, oats, and corn. Stock-breeding, fishing, and oystering were also important parts of the economy. Any surplus goods were sent to New York City's markets. Agriculture remained the basis of Stamford's economy until the nineteenth century (Feinstein 1999; Stamford Historical Society n.d.).

By 1700, Stamford consisted of 80 square miles because land in the north was ceded to Bedford and Pound Ridge in the Province of New York.¹ Also by this time, almost all the land in Stamford was owned by individuals instead of the Company. The Revolutionary War (1775–1783) was a tumultuous period for Stamford. There were many Loyalists in the town and residents contended with pirates who interrupted shipping along the waterways and thieves who stole firewood, food, and other items that could be sold to the British. Stamford also developed an important role in Connecticut government due to Abraham Davenport, one of the most influential men in the town, who was on the Council of Safety of the State

¹ The creation of New Canaan (1801) and Darien (1820) condensed Stamford to its current size of approximately 40 square miles (Feinstein 1999).

and close to Governor Jonathan Trumbull. By 1790, the town's population reached 4,051 and consisted primarily of farmers (Feinstein 1999; Marcus n.d.; Stamford Historical Society n.d.).

Construction of the Hoyt-Barnum House, ca. 1699

Joshua Hait acquired the land where the Hoyt-Barnum house is located from the Town of Stamford in 1668.² The property, although now located in a downtown urban setting, was originally north of the town center in a rural area. In 1691, Joshua Hait's sons, Joshua and Samuel, inherited the property from their father. According to research conducted by the Stamford Historical Society, Samuel Hait built the house in 1699 and lived there with his first wife, Susannah Slason. Samuel Hait was a blacksmith and farmer in Stamford and an important member of the community. Samuel Hait's grandfather was an original settler of Stamford in 1641. The house was built along an extension of North Street, what is now Bedford Street, which was a cow or horse path used to access the farm land of the Hait family and to travel between the town center and outlying agricultural land. Hait lived in the house with his children and wife until his death in 1738 (Anonymous 1750; Bailey 1971; Dater n.d.; Majdalany 1991:116–119; Marcus n.d.; Porstner 2004; Stamford Historical Society n.d., 1998b).

Change of Ownership and Use, 1783 – 1942

Samuel Hait's children inherited the house and property in 1738. In 1753, Johnathan Hait, John Knap, Jr. and Abigail Hait Knap, and Mary Hait sold the house and land to James St. John. The property was approximately five acres at this time. St. John's sons, James, Ezra, and John inherited the property in 1781, and in 1813, Ezra St. John purchased the entire property from his brothers. David Barnum bought the property at auction in 1826 from Ezra St. John. In 1838, David Barnum's wife, Betsey Hoyt Barnum, inherited the house. Betsey was a descendant of Samuel Hait and was one of the longest residents of the house, living there for almost 35 years. She sold the house to Charlotte Elizabeth Barnum Ferris in 1872, and in 1893, Ferris's sons, Silas H. and Theodore J., acquired the land, approximately 35 acres, and two houses from their mother. A bird's eye view image from 1875 shows the Hoyt-Barnum House and property along the outskirts of the town center (Appendix B-Figure B-1). Over the course of the nineteenth century, Stamford evolved from an agriculturally based town to an industrialized hub. Its close proximity to New York City made it a prime location for manufacturers, and the town's rapid growth over the second half of the nineteenth century led to incorporate as a city in 1893. A map from 1879 shows the land surrounding the Hoyt-Barnum property beginning to be divided into smaller lots and built on (Appendix B- Figure B-2). By 1883, the areas to the south and west of the Hoyt-Barnum property are developed and built up, but the property immediately surrounding the Hoyt-Barnum House remains agricultural fields (Appendix B-Figure B-3). By the end of the nineteenth century, the area around the Hoyt-Barnum House was no longer part of the agricultural outskirt of the town center, but developed into part of the urban downtown. A ca. 1900 photograph and a ca. 1900 colored postcard show the house as it appeared prior to restoration work in the latter part of the twentieth century and show the property's agricultural setting (Appendix B-Figure B-6 and B-7). A 1901 Sanborn Fire Insurance Map shows the property across from the Hoyt-Barnum House densely developed. The maps also shows the house with the rear ell and porch and an associated outbuilding located southeast of the house (Appendix B- Figure B-4). In 1904, Theodore Ferris inherited the property from Silas Ferris, and in 1922, sold it to Agnes C. Bemish.³ Agnes Bemish and her husband attempted to repair some of the historic features of the house in the mid-1920s, but according to a news report "missing parts could not be properly reproduced" (Bailey 1970). The property may have been rented out during this time. Partitions were added in the West Room

² Hait is an alternate spelling for Hoyt that appears in the early deeds and other historical records.

³ A 1908 map shows the dense development and shift from the area around the Hoyt-Barnum House from rural to urban and the Hoyt-Barnum property is part of the Silas H. Ferris Estate at the time (Appendix B-Figure B-5).

and the Keeping Room, which were removed prior to 1942 (Bailey 1875; Bailey 1970; Burleigh 1883; Dater n.d.; Hopkins 1879; Hyde 1908; Majdalany 1991:116–119; Marcus n.d.; Sanborn 1901; Stamford Historical Society n.d., 1998b, 2009b, 2009c).

Stamford Historical Society, 1942 – present

The Stamford Historical Society (Historical Society) acquired the property from Agnes C. Bemish, through an Administrators Deed, in 1942 and made the purchase through funds at the bequest of Lillian T. Mather. Between 1942 and 1948, the Historical Society rented the house as a residence. The Historical Society prepared the house for use as its headquarters and museum between 1948 and 1950. Doors and partitions were removed, and modern flues were installed in the chimney. The first floor was strengthened to withstand the weight of multiple people at once. The exterior was painted red, the roof was replaced, and the interior was stripped of layers of paint on the fireplaces and woodwork. The Historical Society also purchased furniture for the house. In 1950, the Hoyt-Barnum House officially opened as a house museum run by the live-in caretaker and hostess, Mrs. Plumb, who lived in the attic. The house was one of about 12 buildings included in historic house tours attended by about 350 people during the celebration of Settler's day and the founding of Stamford in 1641 as part of the "Tours of Yesteryears" in 1954. The Society used the building from 1950 to 1963 for exhibitions, meetings, and as their office. The pantry served as an office and library until the museum was created. The East room, originally a bedroom, and the other rooms held museum displays. During the latter part of the twentieth century, the neighborhood around the Hoyt-Barnum house redeveloped, including the Stamford Police Office to the north of the house and hotel to the west, and new commercial buildings were built in the area, extending the downtown of Stamford along Bedford Street (Dater n.d.; Marcus n.d.; *Stamford Advocate* 1950, 1954, 1956; Stamford Historical Society 1998b).

Between 1963 and 1973, the building required restoration and maintenance work. A ca. 1950s photograph of the Hoyt-Barnum House shows the house as it appeared prior to the restoration work (Appendix B-Figure B-8). The restoration was started with a grant from the Connecticut State Historic Preservation Office (SHPO) matched with funds from a bequest to the Society by Content Fessenden. The work began in 1968 and was completed five years later in 1973 at a total cost of \$30,000, Architect Mr. Robert Carter of Essex, CT, and Virginia Davis were in charge of the project. Mrs. Davis had also been restoration chairman during the Historical Society's earlier restoration in the 1950s. The restoration work followed a plan that retained some of the changes made to the house over the course of the eighteenth and nineteenth centuries in order to show different phases of history and use. The East Room walls were whitewashed using a latex mixture to replicate whitewash. Three floor boards along the exterior wall in the East Room that were severely damaged by termites were replaced, but most remaining original floorboards were retained. The floors were taken up and put back down, reusing the original nails where possible, otherwise replica-handmade nails were used. The Keeping Room floor was replaced with salvaged floor boards from another building. The boards do not match the East and West Room boards in either width or color. The trim around the cabinet to the left of the fireplace in the East Room is replacement, however the cabinet space is original to the home. The cracked hearthstone in the East Room was replaced with a hearthstone from the Ferris House, which was located on Bedford Street. The fireplace lintel in the Keeping Room was replaced with a salvaged lintel from the Darien House (located in Stamford). The chimney was repointed, and the roof sheathing was replaced. A central shed roof dormer was added to the facade sometime in the mid-twentieth century and was later removed during the restoration. Windows were removed on the east and west elevation of the attic level, leaving a single centrally located window on the attic level of both elevations. The clapboard was replaced with replicated hand-planed, beaded edge boards, based on the clapboards visible on the interior Kitchen wall. The Hoyt-Barnum property was listed on the Connecticut State Register of Historical Places in 1966. (Burnham 1979; Darbee 1969; Dater



n.d.; Davis 1973; Drobbin 2015; Simon and Phillips 1966; *Stamford Advocate* 1950, 1973b; Stamford Historical Society 1998b).

Robert Irving Carter

Robert Irving Carter (1908-1981) was an American Institute of Architects member and a Connecticut Society of Architects member. He specialized in historical restoration architecture and worked primarily in Connecticut. Carter is known for his work on the New London Historical Society Headquarters, the Amos Bull House in Hartford, the Lee House in East Lyme, the Old State House in Hartford, the Huguenot House in New London and work on the town halls of Essex, Old Lyme, Salem, and Westbrook. He graduated from Pratt Institute School of Architecture in 1933 and did his postgraduate work at New York University. He was a trustee of the Antiquarian & Landmarks Society and a member of the Lyme Historical Society (*The Day* 1981).

Virginia T. Davis

Virginia T. Davis (1919–1983) was a member of the Stamford Historical Society and was chairwoman of the Restoration Committee of the Hoyt-Barnum House. She was chairwoman of the Building Survey Committee, which completed the *Manual for Title Research* in 1975. She also was a trustee of the Antiquarian & Landmarks Society. The Stamford Historical Society annually awards the Virginia T. Davis Distinguished Service Award in her honor to a volunteer or member of the Historical Society (Connecticut Department of Health 1983; Stamford Historical Society 2009d).

The Historical Society used the Hoyt-Barnum House as its office until 1984 when it acquired the Martha Hoyt School on High Ridge Road in Stamford and moved its headquarters there. Since then the Hoyt-Barnum House has functioned primarily as a house museum. The house was also opened for tours and a location of festivities as part of the 350th celebration of Stamford in 1991. The Historical Society replaced the roof of the house in 2004 with hand-split cedar shingles. During the 2000s, the house was open by appointment only for tours by the Historical Society (Porstner 2004; *Stamford Advocate* 1991; Stamford Historical Society 2004).

Moving the House, 2015 – 2017

The City of Stamford is relocating the Hoyt-Barnum House to a site at the Historical Society's headquarters on High Ridge Road, to accommodate the construction of a new Police Station on the property occupied by the Hoyt-Barnum House. The relocation is set to follow actions and guidelines set by the Connecticut SHPO and Historic Preservation Advisory Commission of Stamford and to take place by the end of 2016. The house is scheduled to reopen by 2017 for tours (Drobbin 2015; Stamford Historical Society 2009a).

National Register of Historic Places Status

The Hoyt-Barnum property (parcel 002-6853), is approximately 0.65 acres and was listed on the National Register of Historic Places on June 11, 1969 for its significance in agriculture, architecture, and education.

DEVELOPMENT OF CHRONOLOGY
AND USE 1668-1998

1.2 Development of Chronology and Use, 1668–1998

Brief Chronology and Use, 1668–1998

Extracted from Stamford Historical Society. “Hoyt-Barnum House Chain of Ownership”, 1998, with supplemental information.

| DATE | HISTORICAL INFORMATION | SOURCE |
|------|--|--|
| 1668 | Town of Stamford to Joshua Hait, land only, by Deed. | Stamford Historical Society 1998b |
| 1691 | Joshua Hait to sons, Joshua and Samuel Hait, land only, by inheritance. | Stamford Historical Society 1998b |
| 1699 | Samuel Hait built house for his first wife, Susannah Slason. | Stamford Historical Society 1998b |
| 1738 | Samuel Hait to his children, by inheritance. | Stamford Historical Society 1998b |
| 1753 | Johnathan Hait, John Knap, Jr. and Abigail Hait Knap (his wife) and Mary Hait to James St. John, by deed. Tract of land was approximately 5 acres. | Stamford Historical Society 1998b |
| 1781 | James St. John to his sons James, Ezra and John, by inheritance | Stamford Historical Society 1998b |
| 1813 | Ezra St. John purchased the whole estate from his siblings | Stamford Historical Society 1998b |
| 1826 | Ezra St. John to David Barnum, by auction. | Stamford Historical Society 1998b |
| 1838 | David Barnum to his wife Betsey Hoyt Barnum (a descendant of Samuel Hait), by inheritance. | Stamford Historical Society 1998b |
| 1872 | Betsey Barnum to Charlotte Elizabeth Barnum Ferris, by deed. | Stamford Historical Society 1998b |
| 1875 | Hoyt-Barnum House appears on bird’s eye view map (Figure B-1). | Bailey 1875 |
| 1879 | 1879 map shows house and property owned by Silas H. Ferris (Figure B-2). | Hopkins 1879 |
| 1883 | 1883 bird’s eye view shows house and property (Figure B-3). | Burleigh 1883 |
| 1893 | Charlotte Elizabeth Barnum Ferris to her sons Silas H. and Theodore J., land tract was approximately 35 acres and included two houses, by deed. | Stamford Historical Society 1998b |
| 1900 | Ca. 1900 postcard and photograph show the house and property (Figure B-6 and B-7). | Stamford Historical Society 2009b, 2009c |
| 1901 | 1901 Sanborn Insurance Map shows house and outbuilding (Figure B-4). | Sanborn 1901 |
| 1904 | Silas Ferris to Theodore Ferris, by inheritance. | Stamford Historical Society 1998b |
| 1908 | Map shows property owned by Silas H. Ferris Est. | Hyde 1908 |
| 1922 | Theodore Ferris to Agnes C. Bemish, by deed. Property was possibly rented during later years. | Stamford Historical Society 1998b |

| | | |
|-----------|--|-----------------------------------|
| 1942 | Agnes Bemish to Stamford Historical Society, by administrator's deed. Funds for purchase came from bequest of Lillian T. Mather. | Stamford Historical Society 1998b |
| 1942–1948 | The house was rented. | Stamford Historical Society 1998b |
| 1948–1950 | The Society prepared the house for use as its headquarters. Doors and partitions were removed. Modern flues were installed in the chimney. First floor was strengthened for the weight of people attending meetings. Furniture purchased. Mrs. Plumb became the hostess caretaker and lived on the second floor. | Stamford Historical Society 1998b |
| 1950 | Photograph shows house prior to restoration work in the 1960s and 1970s (Figure B-8). | <i>Stamford Advocate</i> 1950 |
| 1950–1963 | The Society used the building for meetings, exhibits, and as a business office. | Stamford Historical Society 1998b |
| 1966 | Hoyt-Barnum House listed on the Connecticut State Register of Historical Places. | Simon and Phillips 1966 |
| 1969 | Hoyt-Barnum Property listed on the National Register of Historic Places. | Darbee 1969 |
| 1963–1973 | It became apparent that the building required major repairs. The restoration was started with a matching grant from the state Historical Commission. The match was from a \$55,000 bequest to the Society by Content Fessenden. Restoration was started in 1968. Mr. Robert Carter of Essex, CT, an architect and Virginia Davis were responsible for the project. The restoration objective of the Society was to accomplish the repairs. | Stamford Historical Society 1998b |
| 2000s | Hoyt-Barnum House open for tours by appointment only. | Stamford Historical Society 2004 |

CURRENT APPEARANCE

2.0 Current Appearance

2.1 Physical Description

2.1.1 Setting

The Hoyt-Barnum House is located on the east side of Bedford Street in the City of Stamford, Connecticut, and is sited just north of North Street and southeast of Dolsen Place. It is surrounded by dense twentieth-century development, including the Stamford Police Station to the north and the eight-story Stamford Suites Hotel across the street to the west. The house faces south with a center entrance facing towards North Street. Its partially at-grade fieldstone cellar and foundation wall are exposed at the west elevation facing Bedford Street and at the west end of the south elevation. The house sits on a lawn that slopes upward east from Bedford Street. The lawn contains mid- and late-twentieth-century landscaping including mature plantings, ornamental ground cover such as myrtle and ivy, and three large black walnut trees. There are significant exposed stone bedrock slabs to the south and southeast of the house with a rocky ledge running along the east side of the rear yard. An exposed stone slab to the northeast of the house has what appear to be quarry marks. The house is approached from Bedford Street via a curving walkway with about 22 flat stone slabs leading from the sidewalk up to the front door. The stone step nearest Bedford Street is in two parts and about 2'-4" and 2' wide. The stone stoop at the front door is approximately 7' x 1' and appears to go underneath the house, possibly serving as part of the foundation, and is also part of the stone retaining wall west of the front door that curves along the west side of the approach path. The stone steps nearest the front door are likely contemporary to the construction of the house, while the remainder of the stone pathway leading from Bedford Street is a later landscape feature that were possibly added in the mid-twentieth century (Photos 1, 2, and 10-12).⁴

A one-story, one-bay, gable-roof shed, dated ca. 1920 based on visual analysis, is east of the main house and the rock ledge and faces southwest into the front yard. A shed-roof outbuilding, no longer extant, appears on a 1901 Sanborn map and in a ca. 1900 historic photograph, located southwest of the current shed. The existing shed has an asphalt-shingle clad front-gable roof with overhanging eaves and vertical board walls. The entrance is located centrally on the southwest elevation and is vertical board with metal strap hinges and is accessed by one concrete block step. The shed sits on rubblestone piers and is in dilapidated condition (Figure B-7, Photo 12).

Historic images show the appearance of the property's setting in the first half of the twentieth century. Two ca. 1900 images of the Hoyt-Barnum House show the immediately surrounding landscape in the fall or winter due to the bare trees. A wood fence with open gate separates the house from unpaved Bedford Street. There are significant rock outcroppings east of the house with open, likely agricultural, land visible to the north and southeast. The large black walnut tree currently adjacent to the main entrance is shown in a ca. 1950 image (Figures B-6, B-7, and B-8).

2.1.2 Hoyt-Barnum House Architectural Summary

Based on readily available research materials, the Hoyt-Barnum House, traditionally thought to have been built ca. 1699, appears to be a one-and-one-half-story hall and parlor plan dwelling with a rear integral lean-to, known as a "breakback" (CTDOT 2013:39) house in Connecticut. Recent scholarship on early Connecticut houses suggests that the original construction may date to the early eighteenth century. The

⁴ Building and architectural detail measurements were sourced from the existing conditions architectural drawings by Christopher Williams Architects, LLC, dated October 2015, or else were observed during fieldwork conducted by PAL Architectural Historians on October 6-7, 2015.

house is a rare surviving example of its type and period in Connecticut; the majority of extant early houses are two- or two-and-one-half-story tall.

The seminal historical and architectural analysis of early Connecticut architecture dates to the early twentieth century when architectural historians Norman M. Isham (1864–1943) and Albert F. Brown writing together, and J. Frederick Kelly (1888–1947) defined early Connecticut house types in two classic publications. In recent years, new scholarship has contributed to an expanded understanding of early Connecticut architecture, based in part on archaeological evidence from seventeenth- and eighteenth-century house foundations and sites.

European settlement of Connecticut began ca. 1630. During this period, houses were commonly constructed as small, one-and-one-half or two-stories, one-room buildings with an end chimney. The singular room at the ground floor, referred to as a “hall,” contained the large stone fireplace and provided space for cooking, eating, and other work functions. The upper full or half story held the “chamber” for sleeping or storage (CTDOT 2013:39-43).

Early-twentieth-century scholarship discussed the transition from a one-room, end-chimney house plan to a hall and parlor plan around a center chimney over two consecutive periods ending in 1700. According to Kelly, Isham, and Brown, the Earliest Period in the Connecticut Colony (1635–1675) was characterized by residential construction of, generally, a two-room plan with a center chimney and a rear kitchen lean-to added later. The Second Period in the Connecticut Colony (1675–1700) saw the enlargement of residences and the addition of a greater number of divided spaces. This marked an end of the framed overhang, and brick and lime plaster became popular building materials. By this time, the rear kitchen ell with a lean-to roof was being constructed as part of the original house framing. The early-twentieth-century scholars concluded that by, what they called the early Third Period (1700–1750), the rear lean-to roof was raised to match the height of the front wall, which afforded additional floor space. This change created, what is referred to in New England as, the “upright-house.” However, recent scholarship has viewed the evolution to a hall and parlor plan in Connecticut as an eighteenth-century phenomenon. This two-room type of plan with a center chimney added a second room, the “parlor,” to serve multiple purposes, such as socializing or sleeping. A lean-to could be added to the rear of a hall and parlor house for the kitchen, pantry, and additional work space. In New England, generally, this type of house is referred to as a “saltbox,” and in Connecticut, specifically, it is known as a “breakback” house. Houses during this period usually had a dug-out cellar that was lined with fieldstone underneath all or a portion of the building (CTDOT 2013:39-43; Dater n.d.; Isham and Brown 1900:12, 49, 51, 67; Kelly 1924:5–20).

Analysis of early Massachusetts houses by noted architectural historian Abbott Lowell Cummings (b. 1923) show that prior to the end of the seventeenth century, the rear lean-to was constructed as an integral part of the framing of the main house. Additional interior changes during this period include elaborate stairways at the front entryway, plaster walls and ceilings, and, towards the mid-eighteenth century, a hallway on one side of the staircase running the length of the interior was popular (Cummings 1979:33;).

In Colonial-era Connecticut, building materials were sourced locally and most construction was timber framed; log cabins and stone houses were uncommon. Houses were clad in split wooden clapboards with wood-shingle clad roofs. In the seventeenth century, windows were typically small diamond-pane casement windows with hand-blown glass panes that opened outward. By the eighteenth century, casement windows were replaced with sash windows consisting of square glass panes set in a wooden frame. Most glass during this period was either hand-blown or imported from England and was typically a blue or blue-green in color. Mass-produced clear glass did not become available until the late nineteenth century. Fireplaces were typically mortared using limestone or else clay mixed with straw (CTDOT 2013: 39-43).

The Hoyt-Barnum House is a center chimney plan, five-room dwelling of post-and-beam construction with hand-pegged mortice and tenon joints, and chimney girts atop part of the chimney. The house has an asymmetrical gable roof with a steeper south slope than north. Based on field inspection and probes, the extended roof overhang on the rear (north) elevation with (west to east) kitchen and bathroom ell and former open porch was added after the original construction of the main house, probably in the nineteenth century. The evidence for this sequence is: 1) the main house rafters appear to terminate at the rear plate; 2) the originally exterior north wall (now enclosed as the south wall of the kitchen and bathroom) is constructed of vertical planks that extend continuously from the sill, past the rear plate, to the roof; 3) the exterior of the wall is sheathed with clapboards that are not beaded, that extend up into the attic, that are notched at the rafters at the attic level; 4) the rear ell rafters are of varying sizes and somewhat misaligned and at a lower angle from those of the main house.⁵

2.1.3 Hoyt-Barnum House Exterior

Massing

The Hoyt-Barnum House is a rectangular, gable-roof, one-and-one-half-story, three-by-two-bay, wood-frame house with its side-gable front facing south. The house measures 32'-8" x 32'-8.25". The ell at the northeast end of the rear (north) elevation measures 17'-3.25" x 6.5'. The west end of the north elevation that was formerly a porch underneath the roof overhang measures approximately 15' x 5'-2" with a 1.5'-wide stone foundation and two support posts of varying heights with chamfered molding (Photos 4, 5, 8, and 9).

Foundation

The fieldstone foundation is underneath approximately just over the half of the main house on the south, west, and north and is exposed at the at-grade cellar along the west elevation and southwest corner. The foundation was originally set drylaid and was mortared later. The foundation is exposed approximately 6" from the ground at the east elevation; 2' at the north elevation, underneath the roof overhang; and 4'-2" at the west elevation and the west corner of the south elevation. The east side of the house rests on natural ledge with chinking stones. The mortared foundation at the rear ell has an uneven face that suggested it was intended to be below grade (Photos 5, 6, 8, and 9).

Walls and Trim

The Hoyt-Barnum House is clad in hand-planed reproduction clapboards with hand-beaded edge on the west, south, and east elevations, as well at the north elevation underneath the roof overhang. The north elevation at the rear ell is clapboarded with no hand-beaded edge. Approximately the east half of the north elevation of the main house has historic beaded clapboards, painted white, enclosed in the kitchen and bathroom ell. Clapboards that are unbeaded and painted pale yellow continue up from above the kitchen/bathroom ceiling through the attic level to the roof. All elevations have smooth cornerboards that are approximately 5" wide with bead edges. The clapboards surrounding the front entrance and underneath the roof overhang at the north elevation are approximately 6.5" wide with a 0.5" reveal. The clapboards near the entrance at the rear ell are approximately 8" wide, although some are 6.5" or 7.5", with a 0.6" reveal. The clapboards at the north side of the rear ell vary between 5.8", 6.8", or 7" wide with a 0.5" reveal. A wood gutter with metal hardware that runs along the south roofline was added ca. 1950 (Photos 3-6, 8-9, and 21).

Doorways

⁵ Interior ell and north wall conditions and framing observations were gathered from an inspection conducted by Christopher Williams Architects, LLC in October 2015.

There are three existing entrances and one former exterior entrance into the building. The main entrance is centrally located at the south elevation under a 5'-wide shed-roof hood. Historic images show that in 1900, the entrance was covered by a hip-roof porch supported by simple posts, which was replaced with this hood by ca. 1950. The front door is approximately 5'-9" x 2'-10" with a wood step at its threshold measuring approximately 3'-10" long. The outer face of the front door has wide vertical wood planks with inner horizontal boards, reinforced with two vertical boards. The exterior has a handmade, wrought-iron spire-tipped door pull with wrought-iron thumb-latch passing through to the interior of the door and curving into a hand grasp below the catch bar. The west side of the interior door has paired strap hinges. The bottom of the exterior shows insect, animal and weather damage. The front door is framed on the exterior with smooth surround with bead molding; this framing is a replacement as evidenced by its smoothness and minimal coats of paint (Figures B-6, B-7, and B-8; Photos 3 and 13).

A secondary entrance is at the north end of the east elevation at the rear ell. The wood door is approximately 5'-8" x 2'-4" with a lintel measuring 3'-3" x 1". The stone step at the threshold is approximately 5'-1" x 2' (Photo 9).

The third entrance is set within the foundation at the west side of the south elevation and accesses the cellar. The heavily worn tongue-and-groove vertical board door, possibly original to the construction of the house, is slightly recessed underneath the clapboards at the lower first-story and is framed with bead molding (Figures B-6, B-7, and B-8; Photos 5 and 21).

Within the house, a fourth historic originally exterior entrance is located on the north wall of the main house inside the kitchen ell (Photo 21).

Windows

The Hoyt-Barnum House has a mix of likely original, historic, and reproduction windows. Windows are, generally, twelve-over-eight or six-over-six, double-hung and pegged wood sash. The trim is flat side molding and hand-pegged projecting sills and lintels. There are four likely original six-over-six windows, one in the cellar west wall and three on the north wall of the main house. There are three likely historic eighteenth- or nineteenth-century windows, one in the cellar west wall and two on the south elevation. Old windows have a rough wood surround thick with years of paint layers. The remaining windows are ca. 1968–1973 reproductions. The cellar windows consist of one likely original six-over-six double-hung sash and one historic five-light transom. The full window maintains its original pintles for shutters and a metal horizontal bar with latch. The transom window was originally a full-height window, as indicated by stone infill ghost marks in the foundation. There are two twelve-over-eight double-hung sash windows on the first floor of the south, west, and east elevations; those on the south elevation appear historic, while those on the west and east elevations are reproductions. On the north elevation, there are three likely original six-over-six, double-hung sash windows; one is under the roof overhang and two, which were formerly exterior windows, are now within the interior of the building at the kitchen and bathroom of the rear ell. The north elevation of the rear ell has two casement windows that were likely added in the mid-twentieth century. Attic windows, one each on the west and east elevations, are reproduction six-over-six, double-hung sash. There is evidence at the attic interior of two additional windows on the west and east elevations, probably added in the nineteenth century, that appear in early-twentieth-century images and were removed in the mid-twentieth century, probably during the ca. 1968–1973 restoration. A shed dormer with four twelve-light casement windows added to the south roof slope between ca. 1900 and 1950 was removed between ca. 1950 and 1973 (Figures B-6, B-7, and B-8; Photos 4, 6–9, 21–22, 24).

Roof

The roof of the Hoyt-Barnum House, including the rear ell, is clad in replacement wood shingles. The roof exhibits sagging on the west side; there is evidence in the interior of the West Room that support

beams once existed to rectify this. The roof overhang at the rear ell maintains original framing with decking plank that measure up to approximately 2' wide (Photos 2, 6, 14).

Chimney

The center chimney is fieldstone and mortared with clay, animal hair, and straw. The visible chimney shaft above the roofline was rebuilt in ca. 1968–1973 and is composed of smooth stone blocks with mortar. The chimney is angled (or canted) at its corners and slopes significantly towards the south, or front, of the house; this configuration is visible in the attic (Photos 3, 5, 9, and 25).

Rear Ell and Porch

A rear lean-to extension with a (north) kitchen ell (east) and porch (west) was added to north elevation, probably in the nineteenth century and definitely before 1900. The kitchen ell was extended to the west in the twentieth century. The rear ell has a secondary entrance on its east elevation and two mid-twentieth-century casement windows on its north elevation (Figure B-4; Photos 8–9).

2.1.4 Interior

Cellar

The 26'-3.75" x 24'-11.75" rectangular unfinished cellar lies below the west side and southeast corner of the main house. The northeast corner of the house has a partial crawl space against the ledge. There is no cellar under the rear ell. The cellar is divided into two primary sections the form an L-plan on the north and west sides of the chimney, with a smaller space south of the chimney. The small space is separated by a plank wall with a wood door that accesses the utility room with HVAC equipment and ledge at the east wall and southeast corner. The north and south parts of the cellar are separated by a vertical board wall extending from the west foundation wall towards the northwest corner of the chimney, with a 4'-wide opening at the chimney. The cellar has rough whitewashed fieldstone walls on the south, west, and north with its east wall set into ledge. The fieldstone mortared and whitewashed chimney occupies the central and east portion of the cellar with its east side based in the ledge. The floor is concrete, and framing timbers are exposed at the ceiling. The ground sills are set atop the stone foundation. The ceiling boards are approximately 12" wide and the joists are approximately 5" or 7" wide. Some floor joists maintain original bark, and some posts exhibit original raising numbers, in the form of Roman numerals. Square wood posts installed in the late twentieth or early twenty-first centuries support the first floor joists, which are notched to sit atop the girts and posts. The cellar is accessed in its northeast corner by wood stairs from a low and narrow doorway at the east interior wall of the first floor Keeping Room. The stairwell ceiling is plaster and the east wall is vertical wood boards that measure approximately 10.5" wide. At the landing, a fieldstone and brick wall has a four-light, wood sash viewing window to the rock ledge that forms the east foundation east wall. A wood handrail runs along the west side of the stairs. The chimney north face has wood bracing for the Keeping Room hearthstone, and the southwest face of the chimney has a low, angled fireplace with a stone lintel. The west wall has one transom window in the north section and one historic six-over-six-light, wood sash window in the south section. The door to the exterior at the west side of the south wall is horizontal board with wood horizontal lock and wrought iron strap hinges (Photos 26–29).

First Floor Plan

The first floor plan consists of a five rooms surrounding the chimney, plus a two-room rear ell. The house is a traditional five-room center chimney plan, but differs from typical layouts of this type with stair access to the attic at the rear rather than in the front hall adjacent to the chimney. In addition, at least two walls associated with the West Room and the Keeping Room have been removed in the northwest quadrant. The primary spaces are the East Room, West Room, Keeping Room, and Buttery (northeast corner). The entrance foyer, centered on the south side of the chimney, is a small square room with open



doorways to the east and west. Between the Keeping Room and the Buttery, an historic formerly exterior doorway in the north building wall connects with the rear kitchen and bathroom ell, and a door and wood stairway access the attic. The cellar is accessed by stairs directly below the attic stairway, through a door at the east wall in the Keeping Room near the entrance to the East Room (Appendix A).

The entrance foyer measures 5'-10" x 5'-10", with the main entrance door and a simple surround on the south wall and a plastered wall with a recessed cabinet on the north wall. The cabinet has wood-paneled doors, a molded wood surround, and four wood shelves. The east and west wall are composed of vertical boards with openings into the East and West rooms (Photos 13 and 14).

The West Room originally served as a parlor. There is evidence on the floor near the fireplace at the south side of the room that posts once existed, either to create smaller spaces or as support posts for the room. The fireplace is angled towards the southwest corner, and the hearthstone is original. The wood mantel with delicate molded profile is approximately 6' long and is between 6" and 9" wide, and has replacement plaster over mantle area, which is unevenly undulating due to the contour of the underneath fieldstone chimney. The West Room has two historic built-in wood elements: a segmental-arch corner cabinet with one recess-paneled door below and three open shelves above at the southeast corner of the room near the doorway to the entrance foyer; and a recessed wall cabinet with one recess-paneled door northwest of the fireplace. The north wall of the West Room has been removed, so it flows into the Keeping Room to the north (Photos 14 and 18).

The East Room likely originally served as a sleeping chamber. It has been referred to as the Parents Room and was used by the Stamford Historical Society as their office. The East Room is accessed through open doorways at its northwest corner connecting to the Keeping Room and southwest corner connecting to the entrance foyer. The room measures 13'-7" x 10'-6" and has a fireplace with no mantle or ornamentation on the replacement plastered west wall, which is not flat due to the contours of the underneath fieldstone chimney. The approximately 2'-8" x 5' hearthstone is a replacement from the Old Ferris House on Bedford Street in Stamford. There is a small wall cabinet with no door north of the fireplace. The south, east, and north walls have exposed vertical plank walls, posts, beams, and floor joists. The beam and post at the southwest corner of the room exhibit their original raising numbers, in the form of Roman numerals (Photos 15-17).

The Keeping Room, now the largest space in the house, The Keeping Room was previously divided with a partition to form a small room (reputedly a burning room) in the northwest corner. The north end of the east wall of the Keeping Room is open into the narrow Buttery (or pantry) in the northeast corner of the house. The Keeping Room has a large stone fireplace, a bread oven, and original hearthstone measuring approximately 7'-10" x 4'-3" deep. The stained wood mantle, likely added ca. 1950, above the fireplace is approximately 8'-1" x 5". The space is open between the West and Keeping Room and the Keeping Room has doorway openings into the Buttery, rear ell, and East Room, with a door allowing access to the cellar (Photos 18 and 19).

The Buttery, once the pantry and later the library for the Stamford Historical Society has five built-in open wood shelves along the entirety of the interior east and south walls. The east wall has a window with a 9"-deep shelf (seat) at the sill with a decorative radiator metal panel below (Photo 20).

The rear ell has a kitchen at the east side and a bathroom on the west side with mid-twentieth-century finishes. The south wall of the kitchen and bathroom has original exterior clapboard walls and two original windows. The modern finishes include gypsum board walls and ceiling, and sheet vinyl floor. Counter space, upper and lower cabinets, and complete with a sink, dish washer, and stove top are located along the interior north wall. The bathroom has a sink and toilet. The 1901 Sanborn map depicts the rear

ell as only accommodating the kitchen space; present architectural drawings indicate that the rear ell now runs about half the length of the north elevation. This indicates that the rear ell was expanded sometime after 1901 to include the bathroom (Figure B-4; Photo 21).

Floors

The floors throughout the main house first floor and attic are original wood boards that are joined by hand-wrought rose-head nails or else replacement wood boards. All floor boards run in the north-south direction with the exception of those in the Keeping Room, which are replacement, and run east-west. The floors in the entrance foyer are stained boards and narrower than elsewhere in the house; they measure between 8" and 11.5" wide. The interior threshold at the front entrance has a rounded 11.5" deep wood step. The floorboards in the East Room and the West Room are all original with the exception of three boards at the east wall in the East Room, which were replaced due to termite damage. The West Room has original floorboards that measure 16" at their widest with square-head nails. The widest floorboard in the East Room, near the door to the entrance foyer, measures 15" wide. The Keeping Room has wide stained replacement floor boards that are narrower than those in the East and West rooms; these were replaced ca. 1970. The Buttery and attic floors are wide boards. The rear ell kitchen has sheet vinyl floors and the bathroom has flagstone tile floors (Dater n.d.) (Photos 14–16, 18–21).

Walls and Ceilings

The walls throughout the main house are original vertical planks, paneling, or replacement plaster. The walls in the entrance foyer are whitewashed vertical planks framing the doorways into the East and West rooms, smooth plaster on the south wall surrounding the entrance door, and coarsely plastered on the south wall on the chimney surrounding the cabinet. Walls in the West Room are replacement plaster. In the Keeping Room, the walls are wide, milled, vertical board paneling of varying widths with a beveled edge. This type of simple bead or feather-edge joint paneling became popular in New England after 1700 and presents one of the most common types of wall sheathing. In the East Room, the walls are exposed whitewashed vertical wood planks with plaster at the west wall with the fireplace. The walls have very wide wood planks that measure 22" at the widest, to the east of the window on the south wall. The Buttery walls are vertical wood paneling, possibly added in the mid-twentieth century (Cummings 1979:175–178) (Photos 14–21).

The ceilings throughout the main house first floor are exposed timber framing or replacement plaster. In the West Room, Keeping Room, and Buttery the ceilings are plastered. In the East Room, the ceiling is exposed whitewashed wood beams, measuring 14" at their widest, with plaster at the west wall with the fireplace (Photos 14–20).

In the rear ell, the bathroom and kitchen south walls are original exterior beaded clapboards, with two original six-over-six, double-hung, wood sash windows. The ceilings and the west, north, and east walls are gypsum wallboard. The bathroom has ceramic tile and plaster walls and plastic crown molding (Photo 21).

The attic has walls and ceilings of exposed wood framing and sheathing planks. The interior west and east walls in the attic are whitewashed horizontal planks approximately 11" wide. The ceiling in the attic has exposed horizontal wood decking on the interior roof slope (Photos 22–25).

Trim and Millwork

In general, the interior trim is simple with limited ornamentation. The West Room has cased and beaded corner posts and beams, and molded, narrow window surrounds. The Keeping Room has cased and beaded corner posts and beams, feather-edge wall paneling, and window surrounds of flat boards with corner beads. The East Room, which has exposed framing members, has window casings that are simple



pegged wood planks set proud of the exposed sheathing walls. The corner posts and beams in the Keeping Room have beaded wood casings. Doorway openings are generally smooth plaster with bead molding or wood plank partitions. There are three historic recessed wall cabinets, one each in the entrance foyer, West Room, and East Room; and one historic corner cupboard in the West Room. The Keeping Room mantel shelf and the Buttery shelving are mid-twentieth-century (Photos 14–16, 18–19).

Doors

The interior generally lacks doors, but rather maintains open doorways for maximum room flow. There are five interior open doorways, two in the entrance foyer into the East and West rooms and three in the Keeping Room to the rear ell, the Buttery, and the East Room. There are two wood doors to stairways in the interior, one accessing the attic stairs and one on the east wall of the Keeping Room accessing cellar stairs. The doorways between the entrance foyer and the East and West rooms measure 2'-7" at their opening in whitewashed vertical boards. The original exterior doorway between the Keeping Room and the rear ell is 3'-2" wide. The doorway to the cellar from the Keeping Room is approximately 1'-1" wide. The door to the attic at the first floor has wide vertical boards with metal hardware and measures approximately 3' wide. The doorway between the East Room and the Keeping Room has a wood surround with beaded edge at the interior of the East Room and measures approximately 2'-6" at its opening (Photos 14, 16, 19, and 21).

Windows

The predominant window is a twelve-over-eight or six-over-six, double-hung, wood sash configuration. There are four likely original windows, three historic windows, six reproduction windows, and two mid-twentieth-century windows. Two of the likely original windows that were once exterior windows at the north elevation are now part of the interior. Window modifications are visible as ghost marks at the interior west wall of the cellar five-light transom, which was a full window opening, and the interior of the attic east and west gable ends where a window added in the eighteenth or nineteenth century was removed in the twentieth century (Photos 14–15, 18–21, 27).

Stairways

There are two stairways in the house. One set of open stringer wood steps leads down to the cellar from the east wall in the Keeping Room and one wood staircase enclosed in plank walls leads up to the attic from the rear entrance between the Buttery and the Keeping Room. The stairs between the first floor and attic have approximately 8" risers and 6" treads. This stair was once open on its east side, but is now separated from the Buttery with a vertical-board partition that was likely added ca. 1950 when the attic space was used as living quarters for caretakers who resided in the house beginning in the early 1950s (*Stamford Advocate* 1959) (Photo 22).

Painted Finishes

Interior trim varies from room to room as exposed unfinished or whitewashed wood posts, beams, and wall sheathing else smooth or variable surface painted plaster. Historic and added wood paneling, and the two interior doors, have a natural wood finish. The West Room wood trim and four historic wood cabinets are painted (Photos 14–15, 19, and 22).

Heating Fixtures

The four original fireplaces consist of three on the first floor and one in the cellar. Baseboard heating dates to the mid-twentieth century and is located in the West Room, Keeping Room, and attic. The rear ell, in the kitchen near the exterior door, has a mid-twentieth-century radiator underneath the original, formerly exterior, window. The heating unit is located in a small enclosed space at the southeast corner of the cellar (Photos 14–16, 19, and 23).

Lighting Fixtures

An electric reproduction lantern is in the entrance foyer. There is minimal track lighting in the West and East rooms. There are no lighting fixtures in the East Room, although there is one electrical outlet at the north side of the east wall. The Attic also has one electrical outlet at the north side of the east wall. There are floodlights in the attic, attached to the ceiling between the West and Keeping Room, and at the exposed ceiling beams in the Keeping Room (Photos 15, 18, 19, 22, and 23).

Plumbing Fixtures

Plumbing dating to the mid-twentieth century is located in the rear ell including the kitchen sink and the bathroom sink and toilet.

Attic

The attic is a semi-finished single space with exposed roof framing and sheathing and the fieldstone chimney that is angled and sloped in its south face. The space was likely finished in the mid-twentieth century and served as a living space. It is reached by a wood staircase at the rear of the interior immediately against the east side of the Keeping Room's east interior wall. The stairwell is separated from the Buttery by wood paneling. The attic has visible house framing with cross-braced framing with original sheathing on the north wall and mid-twentieth-century cabinets built into the south knee wall. The attic has a mix of exposed historic and replacement wood framing. The common rafters and connecting collar beams are notched and hand-pegged to the rafters. The notched rafters surround the plate, which are hand-pegged to the posts. Common purlins are exposed in front of the sheathing. The fieldstone chimney is roughly mortared and slopes towards the south, or front, of the house. On either side of the chimney, and running the length of the ceiling, are collar beams and common rafters exhibiting ax markings. A few of the rafters, especially at the west side, are replacements (Cummins 1979:53; *Stamford Advocate* 1959) (Photos 22–25).

2.1.5 Summary Timeline of Alterations

Exterior

- 19th c. Rear (north) kitchen ell (east) and porch (west) built. Entrance porch built. One window added in attic on west and east.
- Early 20th c. Shed-roof dormer added to south roof slope.
- Ca. 1950 Bathroom added to west end of kitchen. Dormer and attic windows removed. Entrance porch changed to hood.
- 1968–1973 Clapboards copied from the remaining originals found at the interior south wall of the rear ell and entire exterior clapboarded (previously there were wood shingles on the west).
Roof redone.
Windows rebuilt.
Chimney rebuilt above roof line.

Interior

- Ca. 1950 Rear ell, bathroom addition, and kitchen finishes, when caretaker couple resided there for the Stamford Historical Society ca. 1950-1970.
West Room support beams removed.
Attic stairs were once entirely open on both sides and are now separated from the Buttery and Keeping Room by full-height vertical-board partitions.
- Ca. 1973 Attic finished for living with cabinets at the south wall, baseboard heat, likely added by
Cellar square post supports and concrete floor.

2.2 Character-Defining Features

The character-defining features of the Hoyt-Barnum House are indicative of its reported ca. 1699 construction.

2.2.1 Exterior Features

- Setting with sloped site, lawn surrounded by mature plantings, especially the black walnut trees.
- Construction of the house foundation and the chimney into the rock ledge, forming the cellar with its exposed fieldstone foundation on the west and south elevations.
- Massing with rectangular plan, one-and-one-half-story, three-by-two-bay, asymmetrical gable roof, and center chimney plan.
- Historic windows.
- Front doorway and cellar doorway on south elevation.
- Original hand-pegged window frames, sills, and lintels, especially at the north elevation.
- Original clapboards on the north elevation.

2.2.2 Interior Features

- Arrangement of interior spaces.
- Original framing material, especially exposed in the attic, cellar, and East Room. Floor joists in the ceiling of the cellar have original bark. Corner posts in the East Room and cellar have original Roman numerals for initial construction.
- The south interior wall in the rear ell that was originally the exterior north wall has original clapboards and two windows, one in the kitchen and one in the bathroom
- Fieldstone, clay mortared central chimney
- Original hearthstone in the West Room.
- Original floorboards in the West Room and East Room, except three at the east side in the East Room.
- Historic wood paneling in the Keeping Room.

HISTORICAL INTEGRITY

2.3 Historical Integrity

As defined in the National Register program, integrity is the ability of a property to convey its significance and consists of seven aspects: location, design, setting, materials, workmanship, feeling, and association. The National Register regulations on relocating properties listed in the National Register require an assessment of “The effect on the property’s historical integrity” (36 CFR 60.14 (2) (ii)).

The relocation of the Hoyt-Barnum House will result in a new *location*, as the house will be removed from its original and historic site to a new site within the city of Stamford. Its direct link of historical *association* with the early settlement of Stamford will be lost due to the removal of the house from its original site in the center of the city. The new *setting* will be different but will possess some characteristics similar to the original setting. In its current setting, the house is oriented on a 0.65-acre lot that slopes up away from the street with its front elevation facing south and its west elevation set close to the sidewalk. The lot is in an urban context with adjacent residential, commercial, and institutional buildings of two to eight stories constructed between the late nineteenth and late twentieth centuries. Ledge outcroppings and informal landscaping create a sense of enclosure around the house. The new setting will be an approximately 0.5-acre area at the north end of the larger property of the former Hoyt School (now the Stamford Historical Society headquarters) within a suburban neighborhood. The site was formerly a level play area for the five-story, cobblestone school built in 1913. A rubble stone retaining wall built in the early twentieth century delineates the west and north property lines. The wall is approximately 9 feet tall along the west (rear) and tapers down to about 3 feet tall on the north. The relationship of the Hoyt-Barnum House to the surrounding open space and landscape features will be similar to that of the historic site. The house will be set back approximately 40 feet from the street, and new paved vehicular and unpaved pedestrian access from an existing paved parking lot will establish a close relationship between the house and circulation/access. The topography of the flat site will be built up to create a slope that will approximate the character of the original site. The existing retaining wall at the rear and side of the lot and new plantings will create a sense of enclosure around the house. The house will be oriented on the new site to face east with its south elevation toward the parking lot. The relocation process will require temporary and targeted modifications to the building’s *design, materials, and workmanship* in the form of cutting the building into three sections. The reassembly and repairs will reuse or replicate in-kind the existing architectural elements and will restore the building to its current appearance. The original foundation and chimney are built into ledge on the east side of the current site. These constructed elements will be moved with the house, and the ledge condition will be replicated on the new site with materials that are compatible in appearance. Therefore, the move will result in no overall changes to these aspects of integrity. After the relocation, the Hoyt-Barnum House will continue to convey the aesthetic and historic character of an early eighteenth-century house that is locally significant as the oldest remaining house, and building, in Stamford, thus retaining its integrity with respect to *feeling*.

In summary, moving the Hoyt-Barnum House to a new site will result in unavoidable loss of integrity with respect to the aspects of location and association. The layout of the new site will moderate the effect of the move on integrity of setting, and careful detailed planning for the move and interventions necessary to accomplish the move will minimize the effect on design, materials, and workmanship integrity. In its

new location, the Hoyt-Barnum House will retain its character-defining features as an important example of early eighteenth-century Connecticut architecture and will continue to stand as the oldest house in Stamford within an appropriate visual context. The house will retain its function as a locus for study and documentation of early building design, materials, and techniques and for education and interpretation about settlement architecture and lifeways.



PHOTOS, OVERVIEW

Hoyt-Barnum House, Photographs

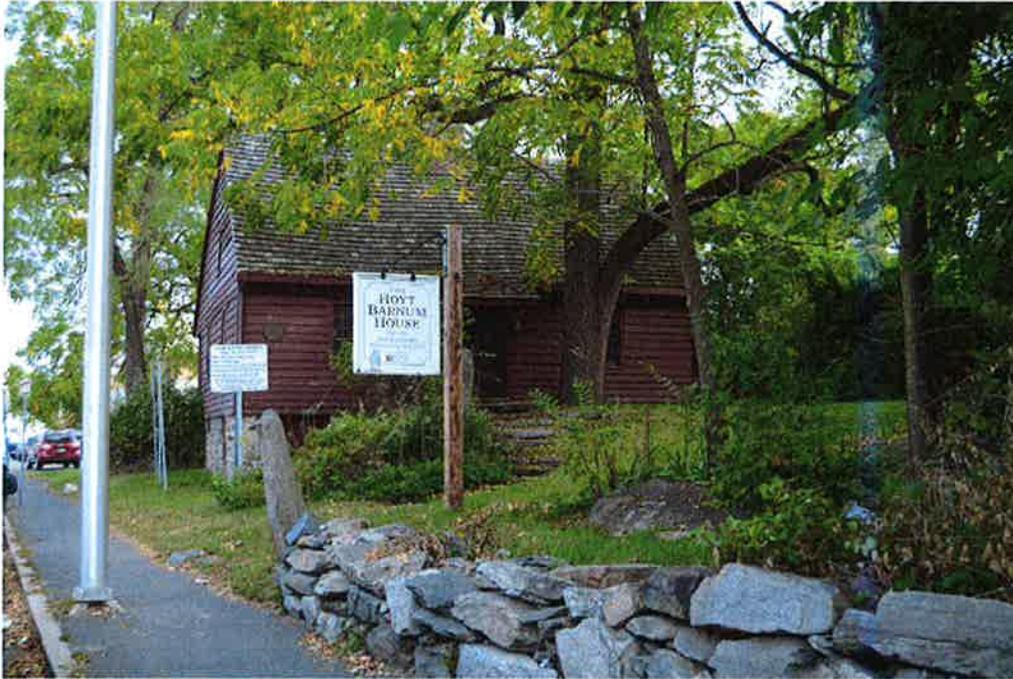


Photo 1. Hoyt-Barnum House, looking northeast from the Bedford Street sidewalk



Photo 2. Hoyt-Barnum House, looking north from the lawn.



Photo 3. Detail of the main entrance door, stepping stones, top of retaining wall, fieldstone chimney, and black walnut tree looking north from the lawn.



Photo 4. East and south elevations, looking northwest from the lawn.



Photo 5. South and west elevations with original cellar access door at the west side of the south elevation within the at-grade fieldstone foundation, looking northeast from the Bedford Street sidewalk.



Photo 6. West elevation of the Hoyt-Barnum House, looking east from the Bedford Street sidewalk. The ghost marks for the former full-size window at the north side of the foundation are visible.



Photo 7. Detail of the cellar window at the south side of the west elevation, looking east.



Photo 8. North elevation with rear ell and former porch area, looking south from the lawn.



Photo 9. North and east elevations, looking southwest. The original exterior north wall clapboards and window are visible just within the doorway of the rear ell.



Photo 10. Exposed stone outcroppings in the front lawn, looking southeast.



Photo 11. Stone ledge in the side yard to the east of the main house, looking northwest.



Photo 12 . Shed in the side yard east of the house, looking northwest.

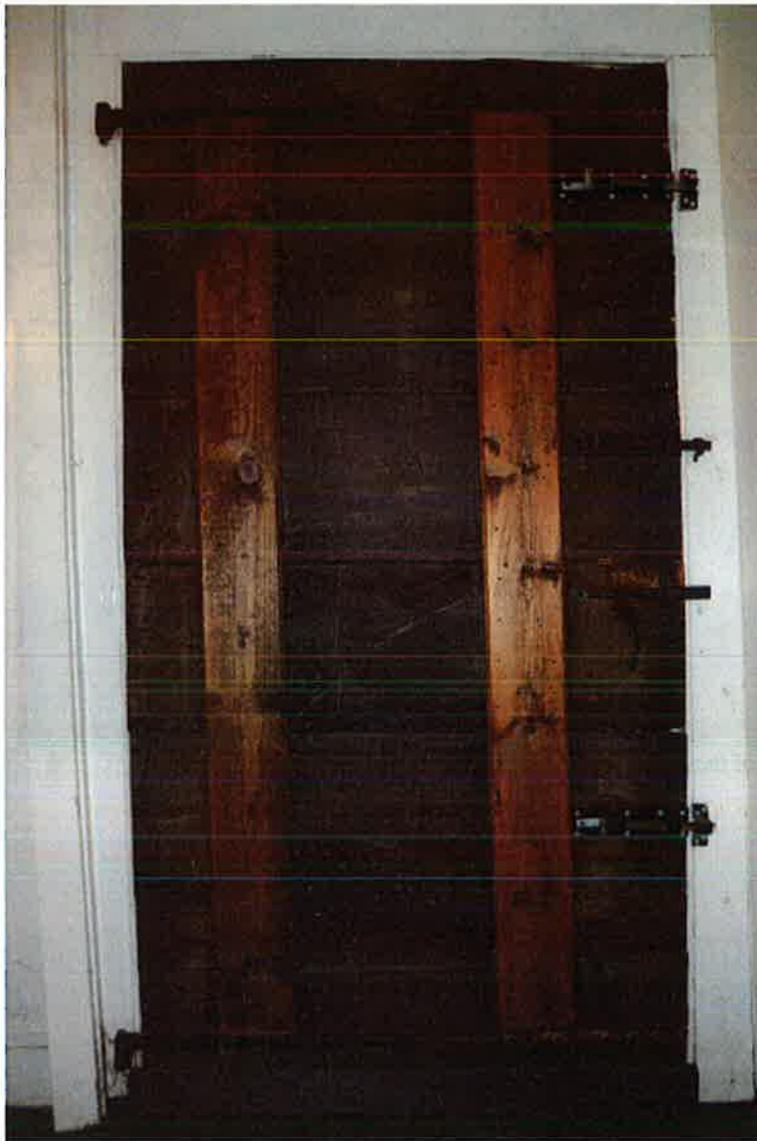


Photo 13. Entrance foyer detail of the interior main entrance door, looking south. The metal strap hinges are visible on the left side of the door frame.



Photo 14. West Room, looking southeast from the Keeping Room. The Federal-style built-in cabinet at the southeast corner dates to the early eighteenth century and the hearthstone is original.



Photo 15. East Room looking southeast at exposed framing and original floor.



Photo 16. East Room looking northwest at the plaster wall with the fireplace and built-in shelving towards the doorway to the Keeping Room. The hearthstone is a replacement from the Old Ferris House on Bedford Street in Stamford.



Photo 17. East Room detail of original Roman numerals carved into the southwest corner posts in the doorway to the entrance foyer.



Photo 18. Keeping Room looking southwest towards the West Room. The fireplace with bread oven has an original hearthstone. The Keeping Room paneling is historic; the floorboards are replacement.



Photo 19. Keeping Room looking east towards the Buttery and rear ell

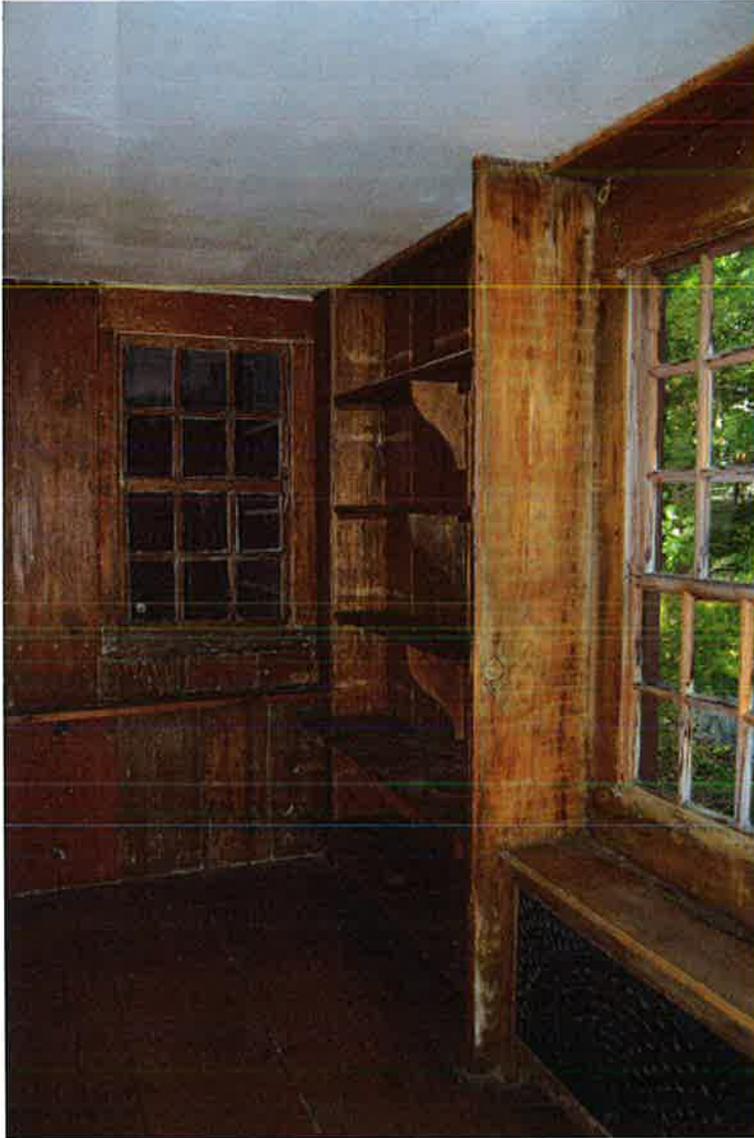


Photo 20. Buttery looking northeast. The window at the north wall was originally an exterior window and is now located within the rear ell.



Photo 21. Rear ell looking east to the exterior at the east elevation and through an original exterior entrance to the Buttery. The white wall with original clapboards and window was once the original exterior north wall.



Photo 22. Attic looking southeast to the stairwell and east and south walls showing a corner of the chimney, roof framing, and floor boards. Ghost marks of a nineteenth-century window are visible north of the window, and twentieth-century knee wall cabinets are visible along the south wall.



Photo 23. Attic looking northeast toward the access stairwell and north and east walls showing exposed roof framing and sheathing and house framing with cross-bracing framing with original sheathing along the north wall. Baseboard heat is also visible along the north wall.

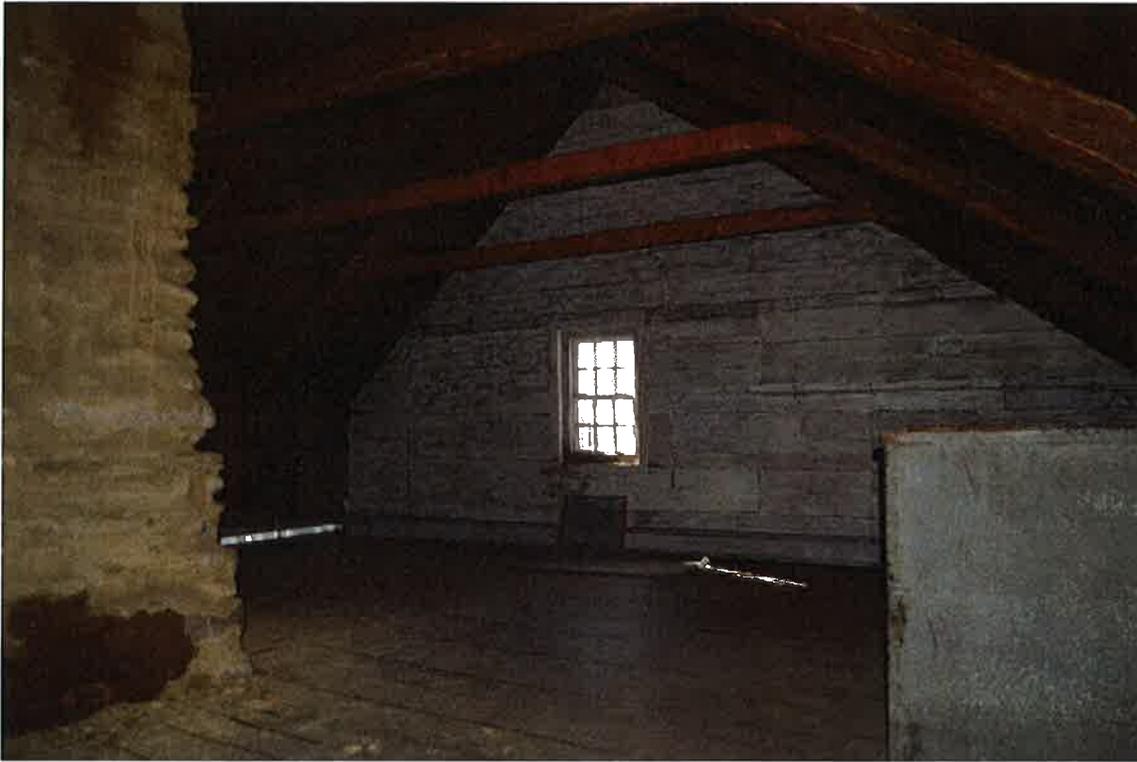


Photo 24. Attic looking southwest towards the west attic wall. Ghost marks of a nineteenth-century window are visible north of window, and the two collar beams to the west of the chimney are replacements.



Photo 25. Detail of the west side of the chimney in the attic looking east showing significant slope towards the south and front of the house. The visible collar beam is a replacement.



Photo 26. Cellar looking east showing wood stairs, showing stone ledge at the east side of the foundation and at the base of the north side of the stone chimney. The bracing for the Keeping Room hearthstone, brick infill wall at the stair, and added support posts are visible.

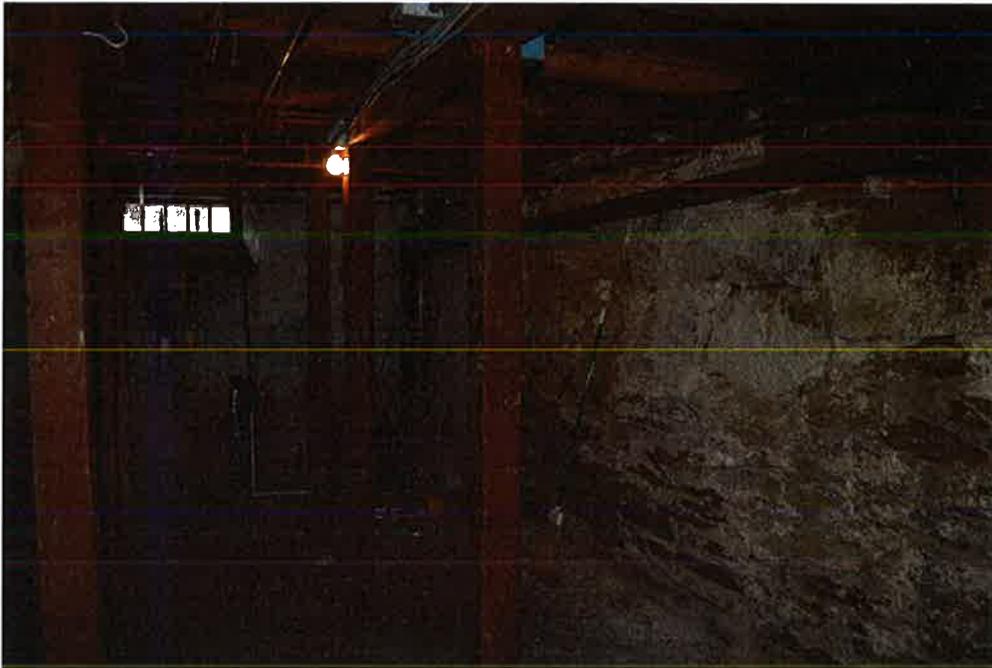


Photo 27. Cellar looking northwest, showing the west and north fieldstone foundation walls, floor joists, square wood posts installed in late twentieth or twenty-first century, and the five-light transom, where a full-size window at the north side of the foundation was once located.



Photo 28. Cellar looking northeast near the exterior access door to the cellar towards the north foundation wall. The board wall dividing the cellar spaces is on the left, and the fireplace wall to the utility room are on the right.



Photo 29. Cellar looking southwest from near the fireplace showing the south and west foundation walls. The original exterior door is visible on the left, and the original joists below the West Room still maintain bark.



CONDITIONS ASSESSMENT

3.0 Conditions Assessment

Introduction

The Architectural Assessment was made by direct visual observation. Very limited probes were performed to remove clearly recent twentieth century finishes (GWB Kitchen ceiling) and loose older finishes (interior boards on gable ends of attic) to better observe the condition and nature of older framing.

For the purpose of this report, the qualitative descriptors can be interpreted as follows:

- “*excellent*” shall mean that the item or assembly has the capacity to serve its current function for the foreseeable future with no observable limitations or inherent inadequacy.
- “*good*” describes a condition that is adequate to perform the intended function with a clear window of predictable service life. Where historic fabric is discussed, a focused maintenance protocol is advised.
- “*fair*” indicates that the adequacy of service-to-function and the remaining service life are marginal. Repair, replacement, or renewal of consumable items will be noted. Where the subject item is historically significant, conservation planning is recommended.
- “*poor*” refers to a condition barely able to support the intended function due to conditions that will be noted in the description. Immediate and specific conservation measures are strongly recommended.
- “*original*” material or assemblies are those that appear to have been part of the earliest making of the subject premises.
- “*older*” refers to materials or assemblies not likely to be original but replaced in the normal use cycle of the structure.
- “*replicant*” refers to materials or assemblies of relatively recent origin manipulated to suggest or emulate characteristics of older or original work.

Civil

The lot is situated in a well-developed urban block that is served by utilities consistent with twentieth century accommodation: sanitary and storm sewers, water, and gas are buried in the street, electrical power, telephone, cable, and fiber are furnished from a pole line set at the curb.

Motor vehicle and pedestrian access

The site is immediately adjacent to downtown Stamford. Bedford Street is a primary neighborhood vehicular route that conducts one-way traffic northbound from commercial center to the residential neighborhoods. Its southbound counterpart is Summer Street, one block to the west. Bedford and Summer Streets intersect at a northern terminus that splits as a pair of two-way streets, joining Route 137, as High Ridge Road and 104 as Long Ridge Road.

Downtown Stamford is served by three exits from Interstate 95, one of which connects to Atlantic Street, the southern extension of Bedford Street, placing the site less than a mile from I-95 access. To the north, both High Ridge Road and Long Ridge Road intersect the Merritt Parkway with exits approximately three miles from the site.

Pedestrian access is available as a bituminous concrete side walk proximate to the site. All local blocks provide sidewalks for pedestrian circulation among high density residential and neighborhood convenience commercial.

Site

The site is located on the south western corner of a large urban block. It is bounded to the north by the Stamford Police Headquarters, to the south by a single family house converted to law offices, and to the east by a one story maintenance facility for police vehicles. The remainder of the block is occupied by State of Connecticut Judicial facilities and dependent parking. Directly across Bedford Street is a seven story hotel immediately adjacent to a two story office building.

The subject site is comprised of a knob of ledge with two prominent exposed rises, four and eight foot respectively above the adjacent grade. The predominant slope of the site runs from the north east to the south west. A narrow curb-cut of unclear purpose was made in the northern Bedford Street side walk just beyond the house. The natural slope meets Bedford Street along the northern and southern extremities, with the house and dry-laid stone retaining walls interrupting the slope at the approximate middle of the property line. The house is situated with the gable end at a slight angle to Bedford Street, about ten feet from the side walk. It was constructed in a cleft of ledge that occupies approximately half of the projected plan area, allowing a partial basement accessible to grade. The house is oriented with its “front” door facing due south and the ridge, east west. Access to the front door from Bedford Street is achieved by climbing an arced path paved with local stone placed among projections of exposed ledge. A tall narrow stone “post” with an iron ring marks the entry to the path at the sidewalk. A similar stone is positioned as part of the retaining wall that confines the west edge of the entry path. The low dry-laid stone wall continues south from the stone post and turns the corner to form the southern boundary.

All exposed dry-laid stone site features observed were stable and either vertical or appropriately battered against the slope. A potential exists for displacement by vegetation. In general the condition can be regarded as good to excellent.

Site Landscaping

The landscaping is a combination of “lawn” varieties of grasses planted in the layer of earth that filled the clefts and valleys of ledge, and an abundance of random woody material. A number of mature black walnuts populate the site including a 36” caliper specimen growing a few feet from the front door that overshadows the house. The peripheries of the site host a collection of sumac, vines and ivies. Although there are a few likely beds, no positively identifiable vegetation was discernable due to the time of year of the visit. In general, the landscaping appears to represent localized decoration and an ad-hoc acceptance of volunteer materials.

The landscaping does not appear to specifically inform or enhance the experience of the house. Random creeping vines will contribute to a variety of problems if left untended.

Architecture

The Hoyt Barnum House is a one and a half story timber framed dwelling with an extant form somewhat atypical of houses recorded in that era. Among the typical features is an asymmetrical gable, central stone chimney mass with hearths in each of the three principal first floor spaces and basement. The north room or “keeping room” hearth is the largest and contains a “beehive” style bread oven. The northeast quadrant



of the house adjacent to the kitchen is occupied by stairs that define a narrow room outfitted with shelves for a pantry. The stairs lead down to the basement and up to the open, habitable attic. The plan of the original limits of the first floor is described by a rectangle about 33 feet east to west, and 27 feet north to south. The atypical extent of the roof form continues approximately six feet to the north to shelter what had been a porch (deck not present at the time of the inspection) and a contemporary kitchen and adjacent room for a toilet and sink yielding a 33' square plan with a symmetrical eave relationship despite the asymmetrical gable angle.

The finishes are primarily wood, plaster and stone. Ornamentation is limited to the customary expression of the craftsmen's sensibilities in process of making the object. Ogee-profile brackets support shelves, wall panels are arranged symmetrically, joints prone to shrinkage are distracted with beading or beveling, and hinges are forged to traditional patterns. Latch hardware includes several likely original pieces as well as interpretive reproductions.

General Building Assessment

The subject building is stable, and capable of sustaining live loads to limits to be calculated under a separate analysis. Observations and limited probing indicate a number of localized failures that may cooperate in a system of progressive distress.

Exterior

The Hoyt Barnum House is an asymmetrically pitched roof building, one story above grade plus habitable attic. It sits on a combination of rubble wall foundation and exposed ledge. The roof is covered with split shakes and the walls are covered with a wooden board siding. The house is painted red, presumably to emulate the red-lead oxide pigment noted for its color stability and durability. Windows are thin sash, multi pane double hung and represent a variety of mullion widths and generations of manufacturing techniques. Doors are plank construction fastened with clinched nails. Both the main door and the kitchen (NE corner) entries are accessed from a single rise split stone stoop.

Foundations/Basement

The foundation is a combination of rubble stone and ledge. Rubble stone appears to be laid dry and pointed with sand and clay mortar that is also used as a parge coat. Various reports mention the scarcity of lime and reference the use of vegetable fiber and animal hair reinforcement in the mortar but none was noted at this level of investigation. Interior stone work typically shows clay mortar. The exterior shows a variety of mortar species and application techniques

The Basement occupies a habitable "L" of space leading from a grade level entry at the southwest corner to the stairs in the northeast corner. The "L" wraps around the foundation and lower fire box of the central chimney which engages the ledge that occupies the east and south east portion of the projected perimeter of the house.

Any construction on ledge is likely to permit the passage of site water, rubble-stone being the least practicable joint to seal. Evidence of retained water, persistent flooding, or a high water event that predates the sump pit in the northwest corner of the basement was not clearly evident. Further, although some mortar loss has occurred, the walls are uniformly plumb and the stones remain stable and well seated.

The west foundation wall is rubble construction, continuous from the footing to the underside of

the ring beam. It is partially parged in the southwest portion, more fully parged in the northwest portion. Surfaces appear to have been white-washed. A standard height double hung window is located in the southwestern portion of the wall. The northwestern portion has a single strip multi pane sash just below the first floor sill beam. It rests over an infilled opening sized comparable to the south west window.

The north foundation wall is rubble stone bonded at the west corner to the west foundation wall and extends easterly to a ledge out cropping. A brick masonry wall intersects the rubble wall at the line of the east side of the basement stairs. The wall extends vertically from what appears to be a ledge footing to the apparent line of the former ceiling. Stones had been removed from the top of the wall to route heating pipes and radiation under the floor of the kitchen and bathroom. The north wall is a continuation of the construction and finish of the west wall with the notable exception of exfoliating clay parge (Photo 4) and mortar showing patterns typically associated with insect galleries.(Photo 5) The weak definition of trails and the composition of clay suggest an older problem. The fact that it occurred within a period of time to leave a recoverable record indicates an environment and opportunity that calls for regular inspection.

The east foundation condition is substantially concealed by a brick partition that separates the habitable basement from the rapidly rising ledge that ultimately supports the eastern sill. It is double wythe brick masonry composed of “Stiles” bricks and a lime mortar laid perpendicular to the north wall and closes the void along the landing and stair to the first floor. A single double hung window sash is friction-fit into an opening over the stair landing.

The south foundation wall is a fragment of wall that contains the entry from grade to the basement. It extends from the door jamb to the sloping ledge, over the ledge to the southeast corner. An interior wall intersects this wall at the line of the fireplace mass to separate the habitable basement from the sloping ledge. The ledge space is occupied by the hydronic gas boiler. Two exterior stone retaining walls extend perpendicularly from the south wall to mitigate the sloped fill approaching the main entrance.

Walls

The exterior walls show an extent of out-of-plumb, twist, and bulge conditions commonly encountered in timber frame houses of this era. The gable ends each lean to an outward diversion from plumb as well as bow at the middle of the wall. Invasive exploration to determine the nature and cause of the various misalignments was not conducted at this time.

The base of the walls on the south east and east sides are in contact with or within inches of finished grade (Photo 6). This condition presents an extraordinary challenge to the base of the wall. Accumulations of leaf litter and snow guarantee the opportunity for moisture uptake as well as provide cover for insects and vermin.

The timber frame is sheathed with rough sawn vertical boards as wide as 24 inches. The house is sided with a replicant system comprised of ¾” thick, flat sawn horizontal board siding attached with 1⁷/₈” long nails having forged oval heads, tapered shanks and a square blunt point (Photo 7). The siding is beaded along the drip edge and rusticated parallel to the grain with longitudinal scallops consistent with a scrub plane (Photo 8). Exposure is nominally 7” but varies widely from 5” to 8”. Coursing is discontinuous around corners and does not attempt to align to openings or building features. The siding begins without a finished skirt board base course and terminates into a narrow fascia on the north and south elevations. The rake overhangs the siding on the gable ends. The overall condition of the siding is



poor to fair. The flat sawn boards were not back-primed nor edge sealed, resulting in pronounced and consistent cupping with wind and twist occurring at upper courses (Photo 9). The combination of cumulative thickness and cupping causes the edge of the siding to stand irregularly proud of the window and door trim. Since the tapered nails provide barely ½” penetration into the sheathing, an abundance of nails are jacked free due to cupping stress. Decayed sheathing can be probed in several locations with minimal effort (Photo 10). The most dramatic examples of siding problems can be seen on the gable faces looking towards the ridge of the east and west. The lack of positive fastening presents a clear hazard in a high wind event.

Trim

Trim is plain rectangular section with beaded edge used on windows, doors, and corners. The beaded edge is generally set against the opening receiving trim, or in the case of corner boards, against the clapboard. Window and door trim is in generally better condition than corners and rakes, “better” being straight, tight joints, and well fastened. Window trim is possibly “older” but not likely due to the propensity of the trim detail at the sill to encourage failure (Photo 11). The customary arrangement of the time was for window frames including the sill, to align with the sheathing, with the trim applied to the frame overlapping the sheathing and the frame. Most of the sills observed are of a contemporary configuration and likely a replacement (Photo 12). Window heads are typically butt to the clapboard, however several conditions exist with the insertion of a contemporary wood head-molding with an integral drip covered in metal flashing. Rakes are made-up with a two board profile, a nominal 8” face overlaid with a nominal 3” board supporting the edge of the shingles. The rake overlays the corner boards but does not return into the eave. At the eave, rafter tails are capped with a four inch board at the fascia and soffit (Photo 13).

Doorways

There are three securable doorways: The main entrance (Photo 14) in the south-upper elevation, the kitchen entrance (Photo 15) in eastern face, and the basement entry (Photo 16) in the south-lower wall. The main and kitchen entries are conventional with respect to size, threshold relationships and operation. The basement entry is approximately five feet tall due to the raised threshold and is secured from the interior with a cross-bar.

The exterior entrances are constructed of vertical exterior boards with horizontal boards for the full height of the interior door face. The main entrance additionally has two contemporary vertical boards overlaying the horizontal interior boards. Clinched nails are used to fasten the layers of original boards as well as the forged hardware. Hinges are a pair of forged straps hanging on pintles driven into the jambs. The main door is kept closed casually by a forged strap thumb latch. Lock-down security is accomplished with one original and two contemporary throw bolts operated from the secure side. The kitchen door has an older replicant thumb latch and is secured using two keyed deadbolts.

Windows

The predominant window format is double hung, with a four-over-three fixed upper sash and four-over-two operating lower sash. The operating sash is not counterbalanced and the contact surface of the meeting rails is parallel rather than wedge-beveled. A “step-stick” is used to both hold the operable sash open and lock it closed. The glass types range from “bottle-glass” to float glass and are glazed with putty. The kitchen has a modern twin casement window with two-over-three lite sash and the toilet room has a

single casement with the two-over-three lite arrangement. Each are outfitted with an applied head made up of a drip and wide plinth board (Photo 17). Operating hardware has exceeded its useful life on both windows. The exterior sill of the toilet room window has completely disengaged due to rot and is held in place by friction and habit.

Several specific models or “types” of sash were observed:

Type-1 (Photo 18)- is the most common and has a 7/8” thick frame with mullions of the same width. Glass is held in a 5/16” rabbet. The vertical mullions are through mortised showing a 3/16”x 7/8” tenon edges. Horizontal mullions are coped to a loose fit and many show “tear-through” on the out feed of the coped profile. Flat surfaces show a uniform circular saw kerf. The molded profile is typically a 1/4” radius recessed 1/16”. Sash edges are radiused as much as 3/16”.

Type- 1a (Photo 19) varies in that the mullion tenons show a lozenge profile.

Type 1b (Photo 20) Varies in that the mullion tenons show a round profile

Type-2 (Photo 21)- are among the older sash and in the most distressed condition. Frames are approximately 1” thick, mullions are 3/4” wide. The vertical mullions are through mortised showing a 1/2” x 5/8” tenon. Tenons are secured with wooden pegs. Molding faces are beaded rather than flat.

Type-3 (Photo 22) are older sash with narrower sections with ovolo rather than radiused profiles

Type-4 (Photo 23) has chamfered molding, rectangular tenons.

Overhangs and Soffits

Three roof projections are found: (1) the typically minimal sloped soffit and fascia perpendicular to the slope projecting from the house approximately six inches; (Photo 24) (2) the extended shed added to shelter the front door, having a pronounced eave and board soffit; (3) the six foot overhang of the “porch,” whose eave-line relationship is consistent with the front of the house. The porch is open to the roof deck and framing. Visual inspection did not indicate leakage from ice dams, vermin infiltration, or insect habitation.

Light Fixtures

Two exterior light fixtures were noted, both electrified replicants of older lantern formats. The light adjacent to the main door (Photo 25) is a four inch by ten inch framed rectangular case made from folded brass with a folded metal top vent. All glass is intact; a lamp was installed but not tested. The kitchen entry light (Photo 26) is fabricated from sheet metal into a tapered case with a formed roof with finial, and punched and pierced ornament at the broad top face. All glass was intact, no lamp was installed. The patina of both fixtures suggests brass

Roofing

The roof form is a simple gable sloping asymmetrically to the north and south. Measured against a straight line projection from the ridge to the eave, The north pitch is 10’-5” rise per 12’ run (41°) and the south facing pitch is 8’-3” rise per 12’ run (35°). The chimney rises through the ridge with two-thirds of the mass projecting through the north slope with the remaining third rising through the south slope.

Viewed from the exterior, the roof is covered with eighteen inch hand split, squared and rebuted cedar shakes with a nominal eight inch exposure. Consistent with shake application practice, there are no metal edge or drip accessories. Laps and overhangs are well placed though incidental swell-rises were noted indicative of spacing that is too narrow or clogged with debris. The shingles are step-flashed to the chimney with what appears to be copper. One 3" copper DWV plumbing vent penetrates the roof through a manufactured metal and rubber flashing boot. (Photo 27)

Viewed from the interior, older cedar shingles are visible through the gaps in the roof sheathing. Overlaying these shingles is an application of blue urethane foam board probed to be ¾" thick, likely one of a family of contemporary nail-base-roof-insulation panel products (Photo 28). To the credit of the installer, random fasteners were not evident penetrating the sheathing.

The presence or extent of ice-dam barrier, ventilation mesh, or underlayment was not investigated, nor were shingle fasteners or the specific kind and lapping arrangement of metal in the chimney flashing. Staining is noted on the upper extent of the chimney visible from the attic. Effective flashing at rough stone penetrations is an achievement rarely witnessed, particularly in residential construction.

Gutters are used only on the south facing slope starting at- and pitching away from the shed over the entry. A copper half-round gutter connects to 3" copper elbows and leaders directly connected and discharging into presumed storm sewer lines at the east and west corner. There is no lower cleanout. The gutter is set into an open-top box-shaped construction finished to emulate a rough adze finish (Photo 29). The assembly is supported by square section spikes forged with a flat face retaining bar terminating in a scroll and fastened to the gutter face with a Phillips screw (Photo 30). The spike end is driven through the clapboard into the upper beam. The gutters were loaded to overhanging with debris at the time of this inspection.

The overall roof condition is good to very good. The primary challenge facing the roof is the excess biological material contributed by the overhanging tree. The extent of slime present at the time of inspection negated climbing the roof. Coupled with the tannins naturally released by the shakes, the pH of the runoff water will rapidly deteriorate the metal gutter liner. Adhered accumulated decaying biological matter will encourage mold growth between the shakes and underlayment..

Chimney

The chimney mass cants through the attic (Photo 31) to exit the roof in a generally plumb aspect when viewed from the north or south. Viewed from the east or west, the chimney leans 3½" over four feet to the south. The mortar appears to be a combination of the original clay (based on color and texture) and lime based mortar overlay. The stonework appears fundamentally sound, showing no voids, instabilities, or missing stones. Historical reports indicate the installation of a contemporary flue liner. This was not confirmed.

Interior

The interior has been generally well maintained as an exhibit and instructional facility. Floors are wide plank predominantly original, but removed and replaced with a layer of 15# felt laid between the plank and sub floor. Wall finishes vary and include plaster, plain vertical board and edge molded vertical board. Ceilings also vary between exposed beams and subfloor to full plaster and gypsum wall board. Exposed

riven lath and plaster can be seen in the northwest basement ceiling (Photo 32). The rooms are heated with hydronic radiators including vertical sectional and base board in both cast iron and fin-tube convector types. Illumination is provided primarily by mini-can semi-track light clusters arranged to highlight objects and displays. The attic walls are sheathed at the gable ends with rough sawn boards. The space is open to the rafters and roof sheathing



| VESTIBULE | | | |
|-------------------|-----------|--|-----------|
| ELEMENT | COMPONENT | DESCRIPTION | CONDITION |
| <i>Floor</i> | | Wide plank, generally tight, N/S orientation | Good |
| <i>North Wall</i> | | Plastered back of chimney mass, built-in cabinet, bi-part flush panel doors. | Good |
| | Window | None | - |
| | Passage | None | - |
| | Base | None | - |
| | Features | Built-in cabinets, painted bi-part, two panel flush doors, a-typical frame molding, three fixed shelves | Good |
| <i>East Wall</i> | Window | None | - |
| | Passage | To East room 1 x 4 trimmed opening, jamb trim extends to ceiling, head trim copes to jamb trim. Threshold suggests prior door location. Minor out of squareness at north corner of head, pronounced acute out of square at south corner. | Good |
| | Base | None | - |
| | Features | None | - |
| <i>South Wall</i> | | Plaster finish; diagonal crack downward west to east. Wall thickness offsets 1 1/4" after trim at wood door surround. | Good |
| | Window | None | - |
| | Passage | Main exterior door, 1 x 4 rectangular trim either side of door extends to ceiling | Fair |
| | Base | Painted 6" flat wood with 2" molded cap (dimensions nominal) | Fair |
| | Features | Bronze plaque commemorating 1973 Restoration | Excellent |
| <i>West Wall</i> | | Painted vertical wood boards, random width, bead one edge | Good |
| | Window | None | - |
| | Passage | To West Room, 1 x 4 trimmed opening, jambs extend to ceiling, head coped to jambs, bead. No threshold. | Good |
| | Base | None | - |
| | Features | Duplex push button light switch | Fair |
| <i>Ceiling</i> | | Painted plaster | Good |
| <i>Heat</i> | | None | - |
| <i>Power</i> | | None | - |
| <i>Light</i> | | Pendant reproduction lantern style, single lamp suspended from NE corner ceiling. | Good |

| WEST ROOM | | | |
|-------------------|-----------|---|--------------|
| ELEMENT | COMPONENT | DESCRIPTION | CONDITION |
| <i>Floor</i> | | Wide plank, closely spaced, N/S orientation | Good |
| <i>South Wall</i> | | Plaster, moderate staining around window sill | Fair |
| | Window | Type 2 | |
| | Passage | None | |
| | Base | Cast iron baseboard radiation | |
| | Features | Built-in corner cabinets, arch top, four open fixed shelves, lower panel door located in SE corner adjacent to Vestibule passage | Good |
| <i>East Wall</i> | | Painted vertical boards aligned to orthogonal geometry of room meet jamb of passage to vestibule. Intersect angled fire place mantle. Masonry mass arcs in gentle convex profile above mantle. | Good |
| | Window | None | |
| | Passage | To Vestibule | Good |
| | Base | None | |
| | Features | Small shallow built-in wall cabinet adjacent to and just above fireplace mantle next to post. | Good |
| <i>North Wall</i> | | Open to Borning Room | |
| | Window | None | |
| | Passage | None | |
| | Base | None | |
| | Features | | |
| <i>West Wall</i> | | Painted plaster, moderate staining at window sill | Good |
| | Window | Type 1 | Fair |
| | Passage | None | |
| | Base | Cast iron baseboard radiation | Good |
| | Features | | |
| <i>Ceiling</i> | | Painted plaster | Good |
| <i>Heat</i> | | Baseboard radiation as noted | Good |
| <i>Power</i> | | Electrial outlet in floor, NE corner | |
| <i>Light</i> | | Four fixture spotlight group attached to beam drop separating NW room. (2) mini halogen spotlight group attached to head trim west window, fed by two conductor lamp cord stapled to side of window trim | Fair Poor |

| BORNING ROOM | | | |
|---------------------|------------------|--|------------------|
| ELEMENT | COMPONENT | DESCRIPTION | CONDITION |
| <i>Floor</i> | | Wide plan, closely spaced, E/W orientation | Good |
| <i>North Wall</i> | | Wide plank vertical orientation bevel edge panel, random width, natural finish | Good |
| | Window | None | |
| | Passage | None | |
| | Base | Partial cast iron base board radiator | Good |
| | Features | None | |
| <i>East Wall</i> | | Open to Keeping Room | |
| | Window | None | |
| | Passage | None | |
| | Base | None | |
| | Features | None | |
| <i>South Wall</i> | | Open to West Room | |
| | Window | None | |
| | Passage | None | |
| | Base | None | |
| | Features | None | |
| <i>West Wall</i> | | Wide plank bevel edge panel, random width, natural finish | Good |
| | Window | Type 4 | |
| | Passage | None | |
| | Base | Cast iron base board radiator | Good |
| | Features | Smoke detector within 8" of ceiling (not recommended location) | Fair |
| <i>Ceiling</i> | | Painted plaster | Good |
| <i>Heat</i> | | Perimeter cast iron hydronic radiation | Good |
| <i>Power</i> | | Verify | |
| <i>Light</i> | | Spotlight group on West face of NE beam | |

| KEEPING ROOM | | | |
|-------------------|-----------|--|-----------|
| ELEMENT | COMPONENT | DESCRIPTION | CONDITION |
| <i>Floor</i> | | Wide plank, closely spaced, E/W orientation, prominent stone hearth | Good |
| <i>North Wall</i> | | Wide plank bevel edge panel, vertical orientation, random width, symmetrical arrangement, natural finish | Good |
| | Window | (West) Type 2 | Fair |
| | Window | (East) Type 2 | Good |
| | Passage | None | |
| | Base | Cast iron baseboard radiation | Good |
| | Features | None | |
| <i>East Wall</i> | | Random width bevel edge vertical plan | Excellent |
| | Window | None | |
| | Passage | To Buttery | |
| | Passage | To Basement-flush plank door with replicant latch set opening into stair landing | Good |
| | Base | Partial cast iron hydronic radiator | Good |
| | Features | Toggle style light switch adjacent to latch side of door | Fair |
| <i>South Wall</i> | | Large stone hearth fireplace outfitted with beehive oven, bracketed natural finish, wood mantle and plaster over mantle. | Good |
| | Window | None | |
| | Passage | Framed opening within beam drop and post projection to East room | Good |
| | Base | None | |
| | Features | Notable lack of hangers and built-in cooking support | |
| <i>West Wall</i> | | Open to Boring Room | |
| | Window | None | |
| | Passage | None | |
| | Base | None | |
| | Features | None | |
| <i>Ceiling</i> | | Painted plaster | Good |
| <i>Heat</i> | | Perimeter cast iron hydronic radiation | Good |
| <i>Power</i> | | Duplex outlet in North wall | Fair |
| <i>Light</i> | | Spotlight group on east face of NW beam drop | Fair |

| BUTTERY | | | |
|-------------------------|------------------|---|------------------|
| ELEMENT | COMPONENT | DESCRIPTION | CONDITION |
| <i>Floor</i> | | Wide plank, closely spaced, N/S orientation | Good |
| <i>North Wall</i> | | Wide plank vertical orientation beaded edge panel, random width, formerly painted, now natural finish | Good |
| | Window | Type 2 | |
| | Passage | Framed and trimmed opening with 4" step down to kitchen | Good |
| | Base | None | |
| | Features | Fixed shelf approximately 30" a.f.f. | Good |
| <i>East Wall</i> | | Wide plank vertical orientation beaded edge panel, random width, formerly painted, now natural finish | Good |
| | Window | Type 1b | Fair |
| | Passage | None | |
| | Base | None | |
| | Features | Five fixed shelves (vertically relocated) each side of window. Shelf supported mid span by ogee shaped wood bracket | Good |
| | | Pierced tin panel radiator cover is handsome folk art but minimized the effectiveness of the convective and radiant properties of the radiator. | Good |
| | | Fire alarm pull station located in shelves, approximately 60" a.f.f. | |
| <i>South Wall</i> | | Wide plank vertical orientation beaded edge panel, random width, formerly painted, now natural finish | Good |
| | Window | None | |
| | Passage | None | |
| | Base | None | |
| | Features | Five fixed shelves (vertically relocated) each side of window. Shelf supported mid span by ogee shaped wood bracket | Good |
| <i>West Wall</i> | | Wide plank vertical orientation beaded edge panel, random width, formerly painted, now natural finish | Good |
| | Window | None | |
| | Passage | Vertical board opening, no threshold | |
| | Base | None | |
| | Features | Duplex push button light switch | Fair |
| <i>Ceiling</i> | | GWB painted | Good |
| <i>Heat</i> | | Segmented cast iron radiation | Good |
| <i>Power to Kitchen</i> | | Duplex outlet in lower East wall, Pair of contemporary toggle switches adjacent to passage | |
| <i>Light</i> | | Replicant electrified candle fixture upper east wall adjacent to Kitchen passage | |

| SOUTH EAST ROOM (Parent's Room) | | | |
|---------------------------------|-----------|---|-----------|
| ELEMENT | COMPONENT | DESCRIPTION | CONDITION |
| <i>Floor</i> | | Wide plank, closely spaced, N/S orientation | Good |
| <i>North Wall</i> | | Random width, square edge, closely spaced vertical boards finished to resemble a lime wash | Good |
| | Window | None | |
| | Passage | Nominal 3" trim in conventional head-over jam arrangement. | Good |
| | Base | None | |
| | Features | Smoke detector located just above and to right of door opening. Thermostat located to right of door opening. | |
| <i>East Wall</i> | | Random width, square edge, closely spaced vertical boards finished to resemble a lime wash | Good |
| | Window | Type 3 | Poor |
| | Passage | None | |
| | Base | Cast iron baseboard radiation | |
| | Features | None | |
| <i>South Wall</i> | | Random width, square edge, closely spaced vertical boards finished to resemble a lime wash. Of notable concern was the presence of wood particles consistent with carpenter ants below the window, sill on the radiator. (Photo 33) | Verify |
| | Window | Type 2 | Fair |
| | Passage | None | |
| | Base | Cast iron baseboard radiation | Good |
| | Features | None | |
| <i>West Wall</i> | | Plastered masonry fireplace, with a pari of random width square edge, closely spaced vertical boards finished to resemble a lime wash extending from the masonry mass to the passage to the Vestibule. | Good |
| | Window | None | |
| | Passage | Un-trimmed board edge opening, extant threshold | Good |
| | Base | None | |
| | Features | Built-in open shelves, 2 fixed | Fair |
| <i>Ceiling</i> | | Exposed beams and deck, lime washed | Good |
| <i>Heat</i> | | Perimeter baseboard hydronic radiation | |
| <i>Power</i> | | Duplex receptacle in East corner of North wall | |
| <i>Light</i> | | None | |

| KITCHEN | | | |
|-------------------|------------------|--|------------------|
| ELEMENT | COMPONENT | DESCRIPTION | CONDITION |
| <i>Floor</i> | | Underlying construction not confirmed, finish is Vinyl Composition Tile | Good |
| <i>North Wall</i> | | Gypsum wall board, kitchen cabinets, counters, backsplash | Fair |
| | Window | Contemporary casement, failing operators | Poor |
| | Passage | None | |
| | Base | None | |
| | Features | None | |
| <i>East Wall</i> | | Gypsum wall board | Fair |
| | Window | None | |
| | Passage | Exterior door with replicant thumb latch, abandoned cylinder from rim lock and active deadbolt. Forged strap and pintle hinges, possible original. | Fair |
| | Base | None | |
| | Features | None | |
| <i>South Wall</i> | | Predominantly original exterior wall of house, painted clapboard. | Good |
| | Window | Type 2 looking into NE room | |
| | Passage | Framed opening 4" step up to Keeping Room | Fair |
| | Base | None | |
| | Features | Cast iron segmented radiator cut in under window | Good |
| <i>West Wall</i> | | Gypsum wall board | Good |
| | Window | None | |
| | Passage | Doorway to Toilet room, 2" step down | Good |
| | Base | None | |
| | Features | None | |
| <i>Ceiling</i> | | Gypsum Wall Board | Good |
| <i>Heat</i> | | Segmented hydronic radiation | |
| <i>Power</i> | | Duplex receptacle over counter | |
| <i>Light</i> | | Ceiling and soffit fixtures | |

| TOILET ROOM | | | |
|-------------------|-----------|--|-----------|
| ELEMENT | COMPONENT | DESCRIPTION | CONDITION |
| <i>Floor</i> | | Underlying construction not confirmed, finish is random cut slate tile | Good |
| <i>North Wall</i> | | Gypsum Wall Board with 4" square ceramic tile wainscot | Good |
| | Window | Single leaf casement, failing operator, sill and underlying structure rotted | Poor |
| | Passage | None | |
| | Base | Ceramic Tile | Good |
| | Features | Built-in ten segment cast iron radiator | Good |
| <i>East Wall</i> | | Gypsum Wall Board with ceramic tile wainscot | Good |
| | Window | None | |
| | Passage | To Kitchen; framed door opening | Good |
| | Base | Ceramic Tile | Good |
| | Features | None | |
| <i>South Wall</i> | | Original exterior wall of house, painted clapboard | Good |
| | Window | Type 2 looking into North Room | |
| | Passage | None | |
| | Base | None | |
| | Features | None | |
| <i>West Wall</i> | | Gypsum Wall Board with ceramic tile wainscot | Good |
| | Window | None | |
| | Passage | None | |
| | Base | None | |
| | Features | None | |
| <i>Ceiling</i> | | GWB, painted | Good |
| <i>Heat</i> | | Built-in segmented radiator/convactor | Good |
| <i>Power</i> | | Verify | |
| <i>Light</i> | | Verify | |

| ATTIC | | | |
|-------------------|-----------|--|-----------|
| ELEMENT | COMPONENT | DESCRIPTION | CONDITION |
| <i>Floor</i> | | Random width plank, close spaced, N/S orientation | Good |
| <i>North Wall</i> | | Braced frame exposed, showing back side of sheathing | Good |
| | Window | None | |
| | Passage | None | |
| | Base | None | |
| | Features | None | |
| <i>East Wall</i> | | Gable end, covered in random width closely spaced square edge horizontal boards | Good |
| | Window | Type 1 | Fair |
| | Passage | None | |
| | Base | None | |
| | Features | None | |
| <i>South Wall</i> | | Storage cubbies constructed of rough sawn wood with knobs attached in the fashion of the Vestibule cabinet (wedge through stem). Plate and rafter connections visible within cubbies. | Good |
| | Window | None | |
| | Passage | None | |
| | Base | None | |
| | Features | Storage as noted | Excellent |
| <i>West Wall</i> | | Gable end, covered in random width closely spaced square edge horizontal boards | Good |
| | Window | Type 1 | Poor |
| | Passage | None | |
| | Base | None | |
| | Features | None | |
| <i>Ceiling</i> | | Rafters and collar ties exposed. Collar tie at West end replicant replacement. Framing generally suggests salvage and re-used material; patch locations in rafters are possible original construction error, more likely former collar ties from previous use; no matching patch on opposite rafter. Blind mortises looking up are cut in top face of collar ties with no apparent purpose in this installation. | Fair |
| <i>Heat</i> | | Perimeter fin-tube hydronic radiation | Fair |
| <i>Power</i> | | Verify | |
| <i>Light</i> | | Spotlights | |

PHOTOS REFERENCED IN THE
CONDITIONS ASSESSMENT

Photos Referenced in Conditions Assessment



Photo 1 - corner, looking North on Bedford South West Street



Photo 2 - Vertical Stone at entry path



Photo 3 - Cement rich pointing mortar at Southeast corner of North elevation at removed porch



Photo 3a – West foundation. Infilled original window, variety of mortars and pointing techniques



Photo 4 - North wall, basement. Mortar has fallen away from joints. Deposition and texture is not characteristic of having been displaced by water.



Photo 5 - Mortar displacement consistent with insect activity.



Photo 6 - South Elevation, east side, clapboard in contact with grade.

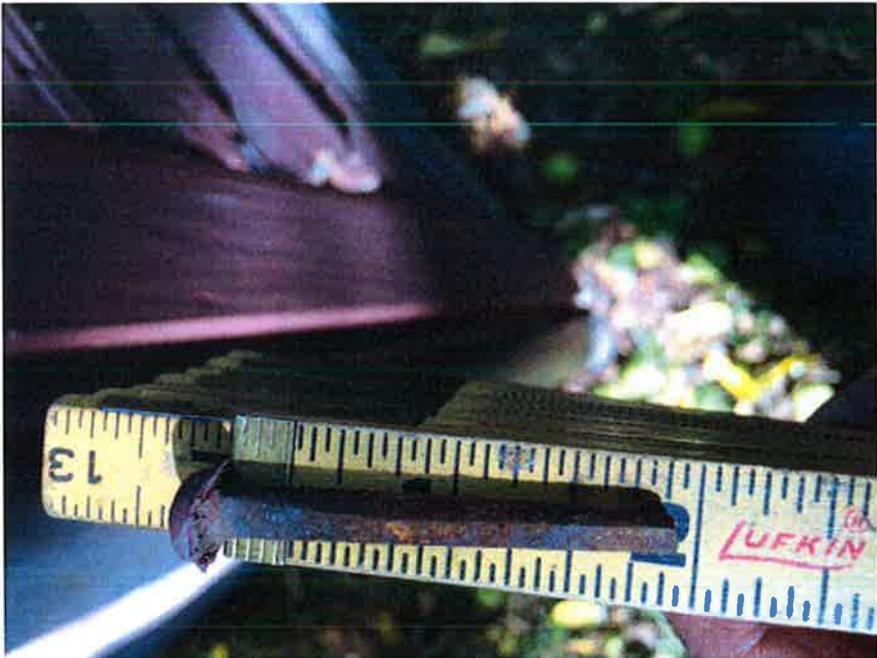


Photo 7 - Typical siding nail, removed (and replaced) without the use of tools.



Photo 8 - Detail of clapboard



Photo 9 - West gable overview of cupped siding, jacked nails, overall warped surface.



Photo 9a - Close view of siding meeting West attic window head and jamb.



Photo 9b - Siding curling away from East attic window



Photo 10 - Probing indicates localized decay; easy knife penetration to 3" depth, SE corner



Photo 10a - Typical nail jacking due to cupping



Photo 11 - Rotted jamb, East elevation, SE Room



Photo 12 - Contemporary sill configuration



Photo 13 - Rake and eave detail, East Gable, North corner



Photo 14 - Exterior elevation, main entrance door, South Elevation



Photo 14a - Detail of main entrance door latch (Suffolk Latch)



Photo 14b - Interior elevation, main entrance



Photo 14c - Interior main entrance hinge



Photo 14d - Interior latch



Photo 14e - Interior main entrance throw bolt

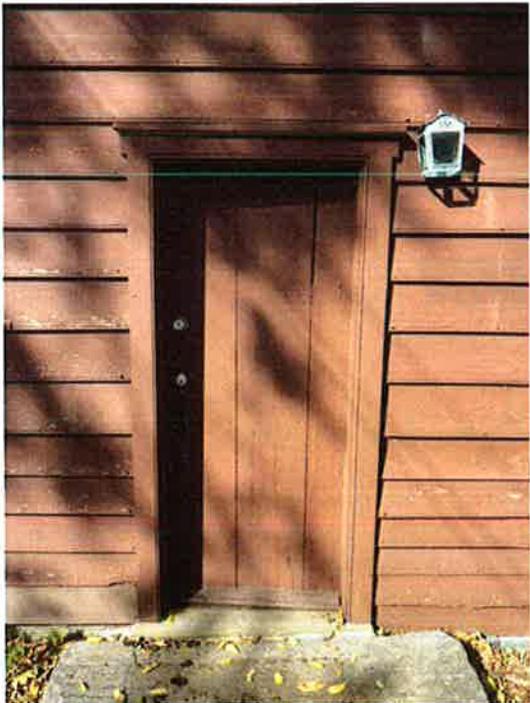


Photo 15 - Kitchen entrance, hinge



Photo 15a - Kitchen entrance interior



Photo 15b - Kitchen entrance hinge



Photo 15c - Kitchen exterior entrance latch, a later interpretive product.



Photo 15d - No surviving interior latch; rim lock replaced by deadbolt



Photo 16 - Basement entry, exterior



Photo 16a - Basement entry, interior



Photo 17 - Toilet room window, interior



Photo 17a - Toilet window, exterior, rotted sill



Photo 18 - Type 1 Window sash, meeting rail



Photo 19 - Type 1a Window looking down on meeting rails



Photo 20 - Type 1b window looking down on meeting rails



Photo 21 - Type 2 Window looking at meeting rails



Photo 22 - Type 3 Window looking down on meeting rails



Photo 23 - Type 4 Window looking down on meeting rails



Photo 24 - View of later entry shed and minimal overhang along balance of façade. Note debris accumulation in gutters.



Photo 25 - Electrified lantern replica, hinge side of main door



Photo 26 - Electrified replica, hinge side kitchen door



Photo 27 - General view of roof looking south east



Photo 28 - Penetration into visible urethane foam=3/4"



Photo 28a - Underside of roof deck spaced for shingles



Photo 29 - End view of gutter assembly



Photo 30 - Gutter support



Photo 31 - Chimney cant through attic. Note mortar-wash stain at upper extent.



Photo 32 - NW corner, basement ceiling exposed riven lath



Photo 33 - Wood detritus typically associated with carpenter ants

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CONCEPTUAL MOVE FEASIBILITY AND
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Dated: October 28, 2015

Rev 12-30-15

Christopher Williams Architects, LLC
85 Willow Street
New Haven, CT 06511

File: CH-42929-C

Attention: Christopher Williams AIA, Principal

Subject: Study of the Relocation of the
Hoyt Barnum House
Stamford, CT

Dear Mr. Williams:

On several occasions we've jointly looked at the structure and move route. While we've determined that the structure cannot be moved in one piece due to size considerations through the move route; it may be possible to separate sections of the house, making lower pieces to transport.

The advantage and goal of transporting sections in lieu of total disassembly is to attempt to preserve the historic nature of the fit up of historic fabric and existing deflections in the structure. As a structure ages, it develops deflections due to sinking foundations, age, moisture content of the wood/timber frame, shrinkage, overloaded floors, etc. These deflections define the historic character of structure. Doors that have been planned to open when their frames no longer are square; windows that are trapezoidal and floors and steps that show the wear from previous residents; all tell the story of the structure. If relocation can be accomplished while limiting the amount of dismantling, a greater portion of this history is preserved. We note that even the limited separation of the structure into sections, which we propose, will change things, but will preserve more than a total dismantling.



Before proceeding, we invite you to read the attached "Theory of Moving Historic Structures" that will explain the theory and practice of structure relocation.

Proposed Preparation of the Structure:

We propose to remove the following sections of the structure and move them independently:

1. The chimney/fireplace will be removed in three (3) sections: above the roof line; above the attic floor and just above or just below the first floor. Removal is necessary as it is too tall to fit under wires or the bridge. Additionally, the heavy, eccentric load of the chimney would cause too much deflection on the move support frame over the course of the move. Our intention would be to perform piecemeal removals on select exterior stone and core drill or saw cut to make holes to insert support beams for assembly of a lifting frame. The actual lift would be performed by a crane and the sections transported on a low-boy trailer. The sections of stonework would be corseted (vertical staffs held in place with cable or banding).

Below the first floor, the fireplace would be partially demolished and/or abandoned in place for a number of reasons. We strongly suspect that it is partially supported by a natural rock cropping. The rock is visible in the basement and its size can be estimated by the size of the unexcavated portion of the basement. As this would make the footprint of the fireplace very uneven, we could not support it on a move frame (so we could not lift it out) and could not lift the first floor around and above it. As engineering develops, we can analyze and determine if the mid-portion of the chimney can be moved with the frame structure once the top is removed in consideration of the resultant lessened weight.

2. The kitchen addition of the structure would be removed and moved separately. A heavy stud wall, floor and diagonal bracing would be installed prior to relocation such that the addition could be laid down on a truck for transport to reduce height.
3. The roof would be separated from the walls and removed by installing bracing and constructing bracing and a lifting frame above the knee wall elevation to simultaneously keep the roof from spreading and provide a platform from which to support, lift and spot the roof on a trailer or dollies. To aid with height limitations, the bracing would not be installed parallel to the attic floor, but canted to maintain the lowest profile. The actual lift would be done with a crane and a spreader beam that would evenly lift against the bracing/frame.
4. The entire first floor (minus the addition), including the attic floor would be moved on a steel support frame, carried by rubber tired dollies. Holes would be cut out of the existing stone foundation to insert steel beams to construct a steel support frame under the sill plate. As the structure is loaded onto the move frame, multiple shims and grout will be used to maintain the relative elevation of existing floor beams, like the rough beam showed to the right.



The location of existing columns will be noted and supported to the steel support frame.

Shear walls and bracing will be designed and constructed above the first floor to strengthen the structure's envelope and limit deflection. Doorways will be blocked in to even out the upward forces on the structure. Rolled roofing or tarps will be installed on the attic floor to protect the structure beneath.

The knee wall adjacent to the addition would be examined to determine if portions would need to be removed (and later reattached) due to height limitations. The gable walls would be cut to fit the profile of the roof during transport. This would be later reattached.

All utilities, mechanical, electrical, plumbing, sewer, etc. must be capped and removed to the plane of separation, under the sill level. All other items must be removed from the cellar area, including the steps. (by others)

Although there are various methods of supporting and transporting the structure, we are in consideration of utilizing main beams with windows for the cross steel, such that the cross steel passes thru the main beam. While this set up has less strength than a conventional main under cross support, the advantage is that the plane of separation can be carried as low as two (2) feet above ground level.

We assume that the main beams will be inserted from the west, on Bedford Street and that cross steel can be inserted from the north. All excavation work would be performed by the site contractor. (By others)

Relocation Assumptions:

1. The current plan is to relocate the structure and components approximately (5) miles north; from 713 Bedford St to 1508 High Ridge St. Stamford, CT. The route would head north on Bedford St. to High Ridge Rd, crossing under the Route 15 underpass; and finally West onto the Stamford Historical Society property. The structure would be assembled on the northwest corner of the property.
2. Because of the rock cropping under the structure, we would first install a steel support frame between the rock and the sill. We would lift the structure off of the rock cropping and slide it on roller beams off of the existing foundation onto Bedford St. There, the rollers and roller beams would be dismantled and bolster beams and rubber tired dollies installed. (see below)
3. As previously mentioned, our initial concept for the steel support frame and transportation would consist of a support frame constructed of main beams with windows running the length of the structure and cross steel beams running the width of the structure, thru the windows. The main beams would be spread out near the side walls.

This would allow a third level of beams; called bolster or rocker beams to be attached perpendicular and above the main beams, in front of and behind the structure. Hydraulic dollies (incorporating jacks) would be installed under the bolster beams; in-between the main beams, keeping the cross section to a minimum, perhaps as small as 30 ft, with the dollies installed perhaps 23 or 24 ft apart, out to out. Four (4) dollies is the minimum that could be used. The length of the mains would probably be over 50 ft. and the assembly would be pulled by a tractor-trailer.

4. There are several limitations on the proposed move route, including: height of wires and light poles; the width of the roadway, traffic patterns, and the clearance under the Route 15 bridge. Our height measurements on the wires allow for a height of approximately 16 ft. however the height limitation of the Route 15 underpass is approximately 14'-2". While we have gathered much of this information, there is much to be verified in the design phase of the project before proceeding with the work.
5. Currently, we estimate that the weight of the bottom portion, with the fireplace is approximately 45 tons. The chimney portion of the fireplace is estimated at 26 tons.
6. We estimate that the move will take two (2) days, but should plan for three (3) days. We envision that the move will involve a street closure, but that the closure can occur during night hours, limiting detours. By necessity then, we need to plan for at least two (2) areas along the route that we can store the structure during the day. There must be an understanding that if there is an equipment malfunction, we have to stop and repair before continuing on, and so we must plan for contingencies.
7. We should plan for a full time police escort and work with the police to plan out the route, detours and rest stops. Detours can be rolling, in the sense that once the structure(s) have passed, the road behind the move can be opened to traffic. The exception to this may be at the intersection (turn) from Bedford St. to High Ridge St. where the lane will have to be built up to make the turn. Planks and gravel should be laid at this area to allow the dolly wheels up over the curb.
8. Once under the bridge, the road narrows considerably, and we would be taking up both lanes.
9. In preparation for turning onto the Stamford Historical Society property, the built up wall bordering the entrance would have to be removed and the approach leveled. The fence post(s) on the property would have to be removed and later replaced.
10. The new foundation footing would be pre-installed and designed to accommodate the dynamic load of the rolling building. The foundation walls would not be constructed until the building was sitting above the footing. The walls would be constructed around the support steel frame up to the sill as to accommodate existing deflections in the structure. All new plumbing, sewer, utilities, mechanical would be installed in the basement area. New drainage would be installed.

11. The stone from the existing foundation will be salvaged by carefully marking, cataloging and crating each piece, transporting the stone to the site and re-constructing it exactly as it existed in its current configuration on a concrete foundation below grade matching the width of the reconstructed wall.

Work Scope Responsibility:

The outline below shows the work considered, as relating to the scope of the mover specialty. Items noted “by others” would be considered work performed by the GC.

| <i>Item</i> | <i>Description</i> | <i>Considered</i> | <i>By Others</i> |
|-------------|---|-------------------|------------------|
| 1. | <i>Design Development</i> | | |
| • | Documentation of existing conditions | shared | shared |
| • | Investigation of underground utilities | | X |
| • | Determine geotechnical suitability of move route, new location, etc. | | X |
| 2. | <i>Design</i> | | |
| • | As built drawings (move system) | X | |
| • | Plans and specifications for corollary work | | X |
| • | Foundation design | (Mover input) | X |
| • | Utility design | (Mover input) | X |
| • | Move Plan (bracing and steel drawings) | X | |
| • | Permits, code upgrades & compliance as needed | (Mover support) | X |
| • | All Surveys (existing, during the move & final position & elev.) | | X |
| 3. | <i>Preparation of the Structure</i> | | |
| • | Salvage/removal of vegetation/trees/hardscape | | X |
| • | Disconnect/abandon/re-route utilities | | X |
| • | Remove/clear all items, utilities, fixtures, stairways, etc. from below the plane of separation | | X |
| • | Excavation & Grading (Around: perimeter, existing location, move route, new foundation, etc. as necessary) | | X |
| • | Installation of interior cross bracing | X | |
| • | Installation of bracing in openings | X | |
| • | Removal and salvage of other architectural fabric | | X |
| • | Brace the addition | X | |
| • | Separate the addition | X | |
| • | Move addition | X | |
| • | Install roof bracing | X | |
| • | Separate and lift the roof | X | |

- Move roof & set on cribbing at new location X

| <i>Item</i> | <i>Description</i> | <i>Considered</i> | <i>By Others</i> |
|-------------|---|-------------------|------------------|
| • | Install chimney bracing | X | |
| • | Saw cut, lift and move fireplace and chimney | X | |
| • | All other work as identified above as (By others) | | X |
| • | Detours and public safety issues | | X |
| • | Walkway/driveway removals/replace new | | X |
| • | Bracing and Reinforcing on first floor | X | |
| • | Step/threshold removal, salvage & re-installation | | X |
| 4. | <i>Installation of the Support Frame</i> | | |
| • | Installation of Cross Steel | X | |
| • | Installation of Main Beams | X | |
| • | Installation of Needles | X | |
| • | Installation of Hydraulics | X | |
| 5. | <i>Pre-Tensioning</i> | | |
| • | Shimming and grouting | X | |
| • | Activate hydraulics in common pressure | X | |
| 6. | <i>Lift</i> | | |
| • | Re-arrange hydraulics in Unified | X | |
| • | Lift & crib in 12" increments (As to install transport system) | X | |
| 7. | <i>Install roll beams & rollers: roll off foundation:</i> | X | |
| • | Install roll beams | X | |
| • | Install rollers | X | |
| • | Transfer load | X | |
| • | Roll off onto street | X | |
| • | Crib up and remove roller beams and rollers | X | |
| 8. | <i>Preparation of the Move Route</i> | | |
| • | Salvage/removal of vegetation/trees | | X |
| • | Removal of existing stone ledges, outcropping, etc. | | X |
| • | Rough grade, compact | | X |
| • | Disconnect/re-route utilities | | X |
| • | Soil/grading improvements, etc. | | X |
| • | Reclamation of all disturbed property/utilities, etc. | | X |

| <i>Item</i> | <i>Description</i> | <i>Considered</i> | <i>By Others</i> |
|-------------|--|-------------------|------------------|
| 9. | <i>Transport on Rubber Tired Dollies)</i> | | |
| | • Install rocker/bolster beams | X | |
| | • Install rubber tired dollies | X | |
| | • Re-route hydraulics | X | |
| | • Set hydraulics for 3-zone | X | |
| | • Set angle on dollies & rotate on street | X | |
| | • Initiate transport | X | |
| | • Final placement | X | |
| 10. | <i>New Foundation</i> | | |
| | • Clearing and grading | | X |
| | • Excavation | | X |
| | • Soil improvements | | X |
| | • Foundation Installation | | X |
| | • Foundation infill (After Lowering) | | X |
| | • Beam pocket infill (after steel removal) | | X |
| | • Fireplace foundation and column footers | | X |
| | • Grout fireplace to fireplace foundation | | X |
| | • Install foundation veneer (optional) | | X |
| 11. | <i>Lowering</i> | | |
| | • Remove dollies & rockers | X | |
| | • Re-route hydraulics | X | |
| | • Set hydraulics for Unified | X | |
| | • Lower in 12" increments | X | |
| | • Hold for foundation infill | X | |
| | • Lower support frame | X | |
| | • Dismantle | X | |
| 12. | <i>Corollary Work</i> | | |
| | • Reset and grout fireplace | X | |
| | • Lift and reattach roof | X | |
| | • Reattach addition | X | |
| | • Remove all bracing | X | |
| | • Backfill all excavations | | X |
| | • Install and hook up utilities | | X |
| | • Re-attach or provide new Elec. HVAC & plumbing | | X |
| | • Replace columns on interior | | X |
| | • Provide for all detours & public safety | | X |

| <i>Item</i> | <i>Description</i> | <i>Considered</i> | <i>By Others</i> |
|-------------|--|-------------------|------------------|
| • | Demolish remove old foundation remnants. | | X |
| • | Fill in old foundation | | X |
| • | Rough Grade old & new site, move route | | X |
| • | Finish Grade old & new site, move route | | X |
| • | Landscape old & new site, move route | | X |
| • | Install/re-establish walkways & hardscape | | X |
| • | Rebuild/reinstall porches | | X |
| • | Reinstall windows | | X |
| • | Patching and repair as/if necessary | | X |
| 13. | <i>Historic Building in condition to be occupied/code compliance, etc: (At final location)</i> | | X |

Thank you for this opportunity to perform on this study. Please feel free to contact the writer with any questions at 716-650-3427 or our Mr. Tyler Finkle at 716-650-3450.

Sincerely: International Chimney Corporation
 By: *Joseph J. Jakubik*
 Joseph J. Jakubik, Manager,
 Historical Preservation Division

PHOTOGRAPHS OF
PROPOSED LOCATION

High Ridge Road Site

The Hoyt Barnum House will be delivered to, and reestablished on, the property of the former Hoyt School, the present home of the Stamford Historical Society. The survey showing the topography of the block indicates an overall pronounced slope to the road. The site of the school was “scooped” level at the time of its construction to accommodate outdoor athletic space. Much of that space has been taken to hard surface for parking.

The House will be sited on a restoration of the neighboring contour lines, adjusted to replicate the existing relationship of grade to the house, with a sufficient distance to the existing building to retain the sense of the former site’s adjacency to the road. The following image shows the flat extent of parking lot and grassy area at the side of the building most remote from High Ridge Road. The trees conceal a retaining wall that approaches twelve feet at the extreme corner of the site. Renderings included in Volume II depict the proposed finished physical relationships.



View of exist site, rear parking area.

When viewed from the High Ridge Road the house will be seen through a vignette of mature trees:



View of 1508 High Ridge Road from High Ridge Road. When viewed from the High Ridge Road the house will be seen through a vignette of mature trees:



View of 1508 driveway from High Ridge Road

APPENDIX B
HISTORICAL MAPS AND IMAGES

Appendix B – Historical Maps and Images

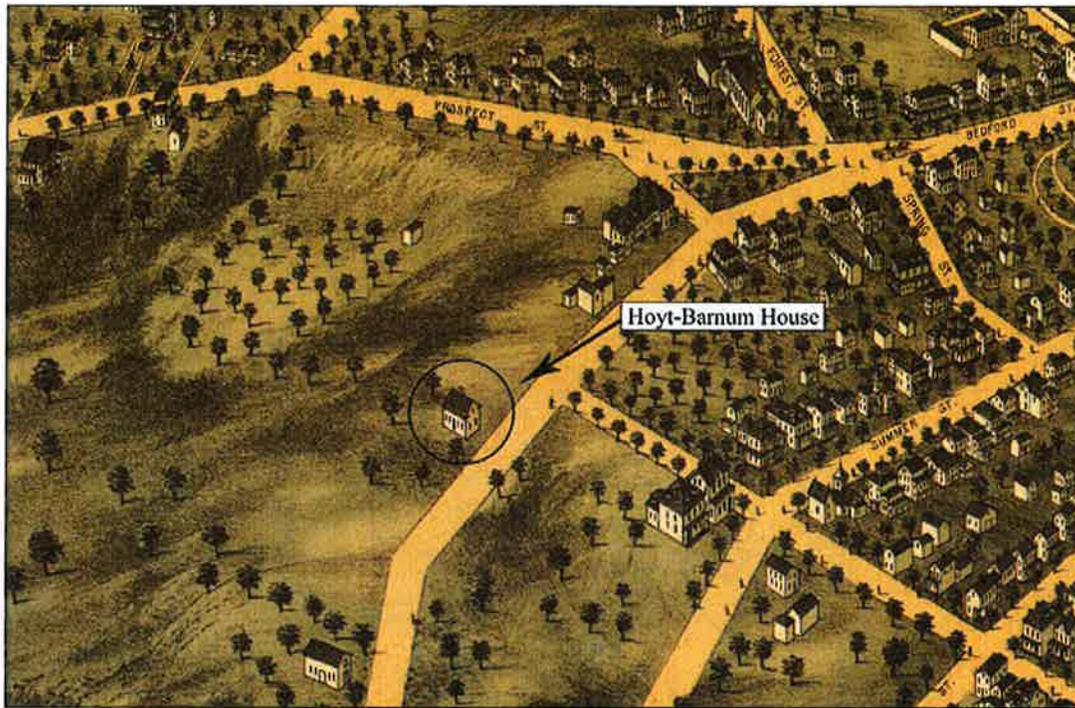


Figure B-1. 1875 bird's eye view showing the Hoyt-Barnum House (Bailey 1875).

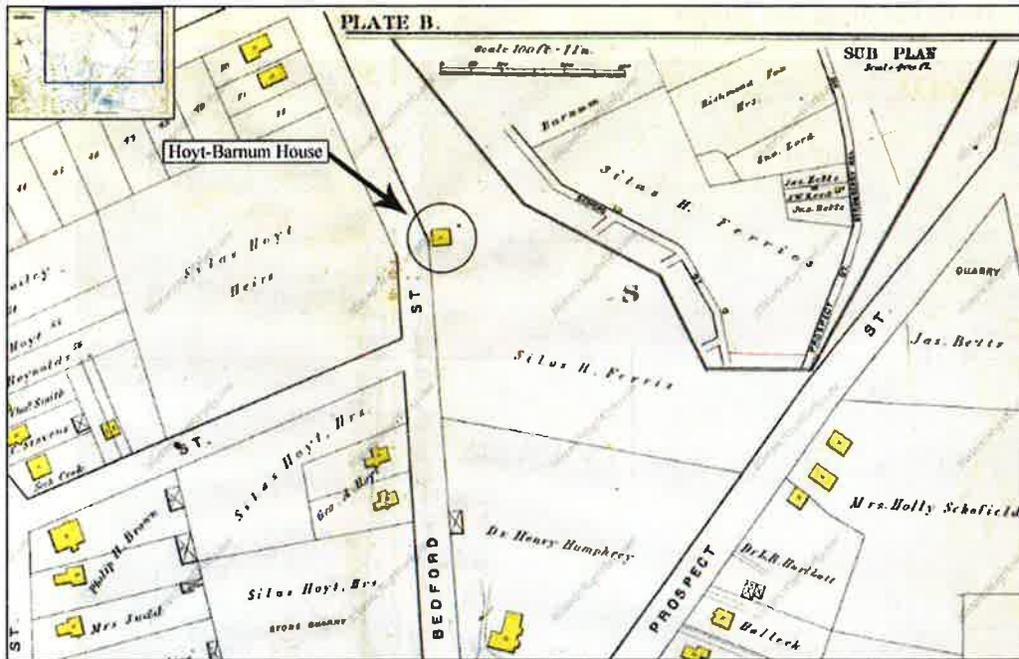


Figure B-2. 1879 map showing the Hoyt-Barnum House and property (Hopkins 1879).



Figure B-3. 1883 bird's eye view showing the Hoyt-Barnum House (Burleigh 1883).

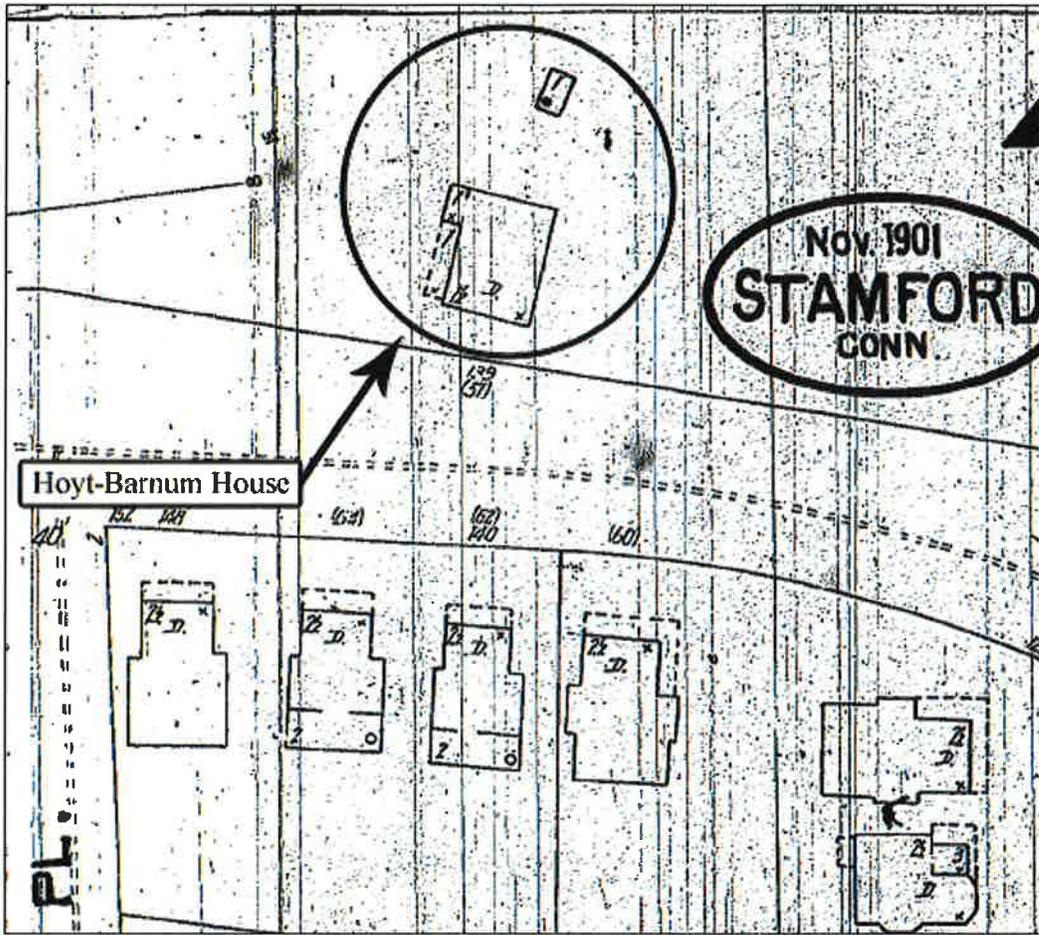


Figure B-4. 1901 Sanborn Insurance Map showing the Hoyt-Barnum House and shed (Sanborn 1901).



Figure B-5. 1908 map showing the Hoyt-Barnum House property (Hyde 1908).

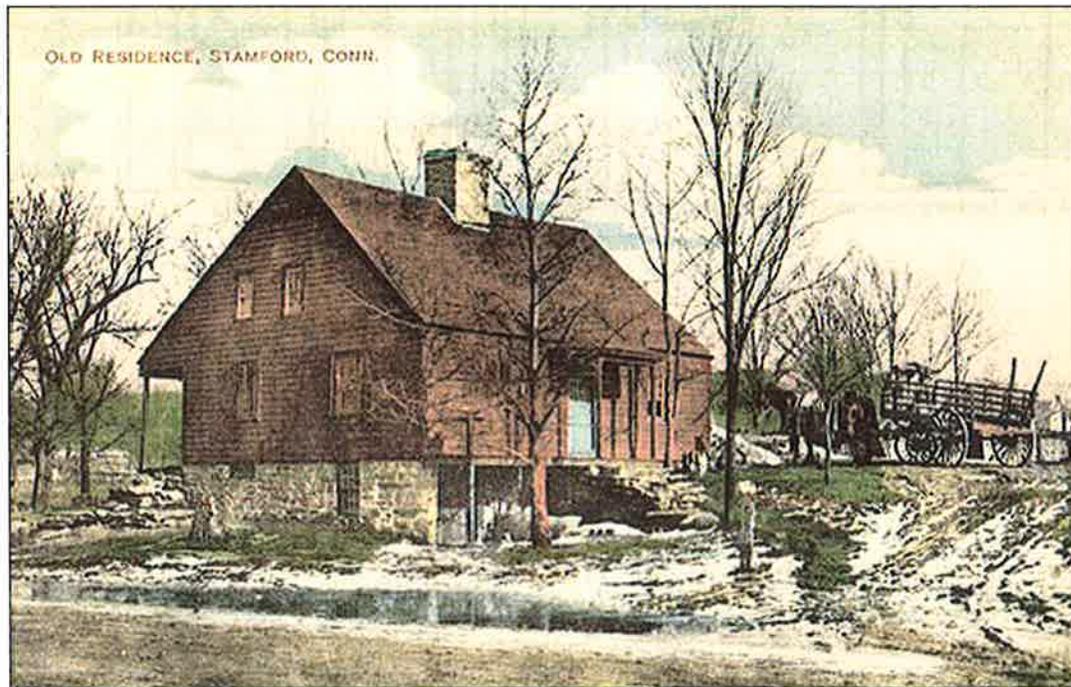


Figure B-6. A ca. 1900 colored postcard of the Hoyt-Barnum House (Stamford Historical Society 2009b).



Figure B-7. A ca. 1900 colored photograph of the Hoyt-Barnum House (Stamford Historical Society 2009c).



Figure B-8. A ca. 1950s photograph of the Hoyt-Barnum House (Stamford Advocate 1950).

APPENDIX C
THEORY OF MOVING HISTORIC
STRUCTURES

International Chimney Corporation
Theory of
Historic Structure Relocation

Proprietary Content – *The information contained herewith is proprietary in nature and shall not be copied or distributed to other parties without the written permission of the writer.*

Introduction:

The following is intended as a brief explanation of the process of moving historic structures. Owners and General Contractors considering the relocation of an historic structure may find the information provided useful for determining the feasibility of their intended project, and gain insight as to the factors that may increase the difficulty and cost.

The Basics

Every building relocation project has distinct phases of work associated with the process. These are:

- **Design Development** – In this phase, information is gathered and initial decisions are made as to what portion of the structure will be relocated to what location. A *move route* (path) is planned and obstructions at the existing and new site, and in the move route are identified. These may be underground and overhead utilities, sewers, grade variants, bridges, traffic patterns, tight turns, unsuitable soils, etc. The soil will be evaluated (perhaps tested) and water-table height will be determined. The dimensions, wall thickness, footprint, material identification, etc. of the structure are established. Photographs will be taken to determine and document the buildings pre-move condition.
- **Design** – In the Design phase, the structure's weight is estimated and a center of gravity determined, as to calculate the design of the *support frame* (steel beams placed perpendicular) and *hydraulic jacking system* (jacks and controls). Areas of the structure that require repair, bracing, or shoring before the move are identified. The *plane of separation* (location where the structure is separated from its foundation) is established; the *transport system* is decided, and the initial design of the foundation is considered.
- **Preparation of the Structure** – In this phase, all improvements, reinforcements, temporary bracing, shoring, etc. are performed. The utilities are abandoned and cut off (at the plane of separation). The perimeter of the structure is excavated to expose foundation walls and holes are placed in the foundation walls to allow for the insertion of steel beams, which will form the support frame. On two adjacent sides of the building, the size of the excavation is increased to approximately the length and width of the structure to allow for the additional room needed for the eventual placement of the steel beams.

- **Installation of the Support Frame** – Individual steel beams that are components of the support frame are inserted into the holes in the foundation. There are usually (2) primary levels of beams: the *cross steel*, which is usually placed on the width of the structure and are in direct contact with its underside and the *main beams*, which are usually placed lengthwise and under the cross steel. Hydraulic jacks are placed either within or under the main beams. The jack head is commonly placed downwards to push against wooden *cribbing* (nominal 6" X 6" x 4'-0" oak) towers. Short needle beams are generally installed between cross steel beams to support walls/chimneys or other loads, not directly supported by the cross steel beams.
- **Pre-tensioning** – The hydraulic jacks are activated in *common pressure* (all jacks receive the same pressure) to snug against the underside of the structure. Shims or grout is placed between the cross steel and the underside of the structure and a reverse-deflection is induced into the support frame to counteract the impending load deflection. When the structure is loaded properly on the hydraulics, a uniform *crack* will develop along the plane of separation. When the “crack” develops around the perimeter of the structure, the actual loads and center of gravity can be calculated.
- **Lift** – The support frame is now ready to lift the structure out of the excavation. The structure must be raised enough to install the transportation system underneath the support frame. A *Unified Jacking Machine* is used to perform the lift. The unified jacking machine is a hydraulic control device that allows all jacks to rise at the same rate, regardless of the load placed on any individual jack. This is necessary as un-even loading can develop between jacks (i.e.: between interior walls and exterior walls). The lifts are accomplished in approximate 12" increments, and jacks individually retracted and cribbing placed under the jack in preparation for the next lift.
- **Preparation of the Move Route** – Depending on the method of transport, this phase may involve significant work which might include: removing obstacles from the move route, soil improvement, curb and underground utility removal, shoring, traffic control, etc.
- **Transport** – Two systems of transport are commonly used. *Rubber tired dollies*, similar to large, heavy-duty truck tire assemblies, are used for usually relatively light loads that require maneuvering and speed. *Roller dollies on rail* (chain linked bearings on steel beams or *roll beams*) are used for heavier loads, usually moved straight back in line with the centerlines of the structure. Common to both methods is the requirement to hydraulically provide (3) *zone common pressure* support to the support frame. In principle, the support jacks are divided into three zones of common pressure on the theory that (3) points determine a plane. Each jack within an individual zone is allowed to “float” or seek its own level. If a depression is encountered, the jack leading into the depression will extend, while all other jacks in the zone retract, maintaining equal pressure against the support frame. In that the hydraulics are divided into (3) individual zones, limited stress differential will be transferred to the support frame and hence the structure, as the frame will always be kept in the same plane.

- **New Foundation** – The design of the new foundation must accommodate a number of factors. It must be designed to withstand the *dynamic load* or point loading of the structure as it travels across it. It must also allow for removal of the support frame and the foundation walls must be built to the plane of separation, rather than having the structure lowered onto it. Typically, a heavily reinforced and oversized slab or oversized footings are constructed in a pre-move phase, then after the structure is in place and held by the hydraulics, the foundation walls are built up to the plane of separation. Pockets are left around the support frame beams.
- **Lowering** – Before the foundation walls are built, cribbing is in filled over the slab or footing (to allow for transport over the slab at existing ground level), the structure is placed over the foundation and the transportation system is removed. The support frame is then lowered to the desired elevation and held in place. After the foundation walls or in-fill is constructed around the support steel, the support steel frame is lowered away from the plane of separation. This allows for all existing building deflections to remain the same (limiting the potential for new settlement cracks to develop and allowing doors and windows to operate normally). After the support frame is dismantled, the holes in the foundation left from the support steel are in-filled.

Factors Affecting Cost and Performance

- Amount of available room for site logistics, maneuvering, and steel beam placement. (Set up area) At least (2) adjacent sides of the structure must have enough room for beam layout.
- The amount and location of underground and overhead utilities.
- Traffic patterns.
- Soil bearing capacity.
- The availability of as-built drawings and a site plan.
- The strength of materials on the existing structure.
- Bracing requirements. (i.e.: many windows and doors? Location of chimneys and fireplaces? Unsupported walls? Inaccessible load bearing walls?)
- The lack of a cellar, basement or crawl space.
- Obstacles in the move route or at the new site.
- Remote or very busy location?
- Time for completion.
- New foundation design.
- Move Method. (Dollies or Rail).
- Construction Season. (summer vs. winter)
- Mobilization distance.
- Un-balanced building loads.
- Weight of the structure.
- Poor condition of the existing foundation.



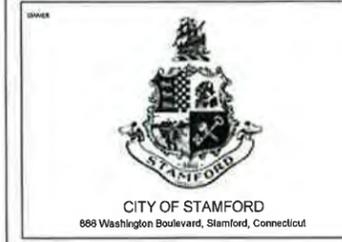
HOYT BARNUM HOUSE

713 BEDFORD STREET
STAMFORD, CONN.

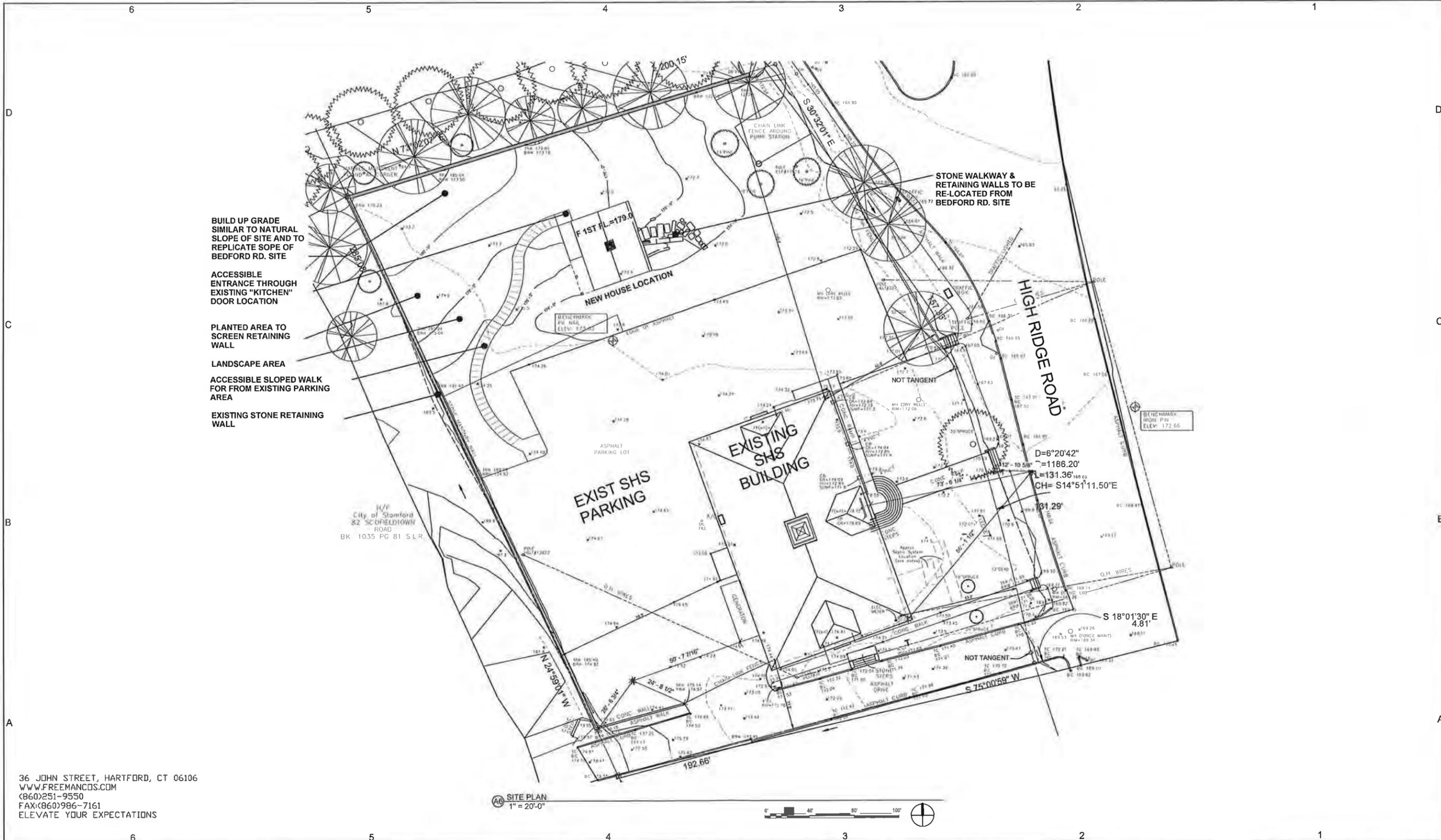
REVISED December 30th, 2015

DRAWING LIST

| NO. | NAME |
|-------|---|
| A0 | COVER SHEET |
| C101 | HIGH RIDGE RD SITE PLAN |
| * | PROPERTY AND TOPOGRAPHIC SUVERY OF 671, 713 BEDFORD STREET |
| ** | PROPERTY AND TOPOGRAPHIC SURVEY OF 1508 HIGH RIDGE ROAD |
| G001 | PERSPECTIVE VIEW |
| G002 | PERSPECTIVE VIEW |
| G003 | SCHEMATIC HOUSE MOVE PLAN |
| AE101 | EXISTING BASEMENT AND FIRST FLOOR PLANS, 713 BEDFORD STREET |
| AE102 | EXISTING SECOND FLOOR AND ROOF PLANS, 713 BEDFORD STREET |
| AE201 | EXISTING EXTERIOR ELEVATIONS, 713 BEDFORD STREET |
| AE202 | EXISTING INTERIOR ELEVATIONS, 713 BEDFORD STREET |
| AE301 | EXISTING BUILDING SECTIONS, 713 BEDFORD STREET |
| A101 | BASEMENT AND FIRST FLOOR PLANS, 1508 HIGH RIDGE ROAD |
| A102 | SECOND FLOOR AND ROOF PLANS, 1508 HIGH RIDGE ROAD |
| --- | DETAIL MAP OF ROUTE - 37 PAGES |



HSR SUBMISSION
November 4th, 2015



BUILD UP GRADE
SIMILAR TO NATURAL
SLOPE OF SITE AND TO
REPLICATE SOPE OF
BEDFORD RD. SITE

ACCESSIBLE
ENTRANCE THROUGH
EXISTING "KITCHEN"
DOOR LOCATION

PLANTED AREA TO
SCREEN RETAINING
WALL

LANDSCAPE AREA
ACCESSIBLE SLOPED WALK
FOR FROM EXISTING PARKING
AREA

EXISTING STONE RETAINING
WALL

STONE WALKWAY &
RETAINING WALLS TO BE
RE-LOCATED FROM
BEDFORD RD. SITE

NEW HOUSE LOCATION

EXIST SHS
PARKING

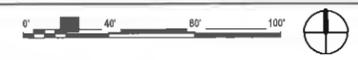
EXISTING
SHS
BUILDING

HIGH RIDGE ROAD

N/P
City of Stamford
82 SCOFIELDTOWN
ROAD
BK 1035 PG 81 SLR

36 JOHN STREET, HARTFORD, CT 06106
WWW.FREEMANCO.S.COM
(860)251-9550
FAX:(860)986-7161
ELEVATE YOUR EXPECTATIONS

AG SITE PLAN
1" = 20'-0"



CWA
CHRISTOPHER WILLIAMS ARCHITECTS
85 Willow Street New Haven, CT 06511
203 776 0184 cwarcbt@icloud.com

OWNER
CITY OF STAMFORD CT
888 Washington Blvd
Stamford CT

CULTURAL PROPERTIES CONSULTANT
Public Archeology Laboratory
26 Main Street
Pawtucket RI 02860

LANDSCAPE ARCHITECT
THE FREEMAN COMPANIES
36 JOHN STREET, HARTFORD, CT 06106
WWW.FREEMANCO.S.COM
(860)251-9550
FAX:860986-7161

PROJECT NAME
HOYT BARNUM HOUSE
713 BEDFORD STREET
STAMFORD, CONN

STAMP

Ownership and use of documents:
Drawings and specifications, as
instruments of professional service, are
and shall remain the property of the
Architect. These documents are not to
be used in whole or in part, for any other
projects or purposes, or by any other
parties, than those properly authorized
by contract, without the specific written
authorization of Christopher Williams
Architects, LLC

| NO | DATE | REVISION |
|----|----------|---------------|
| 2 | 12/30/15 | SHPO COMMENTS |
| 1 | 10/28/15 | DRAFT REVIEW |
| | | |

ISSUE/REVISION

DRAWING TITLE
HIGH RIDGE RD SITE PLAN

SHEET NUMBER
C101

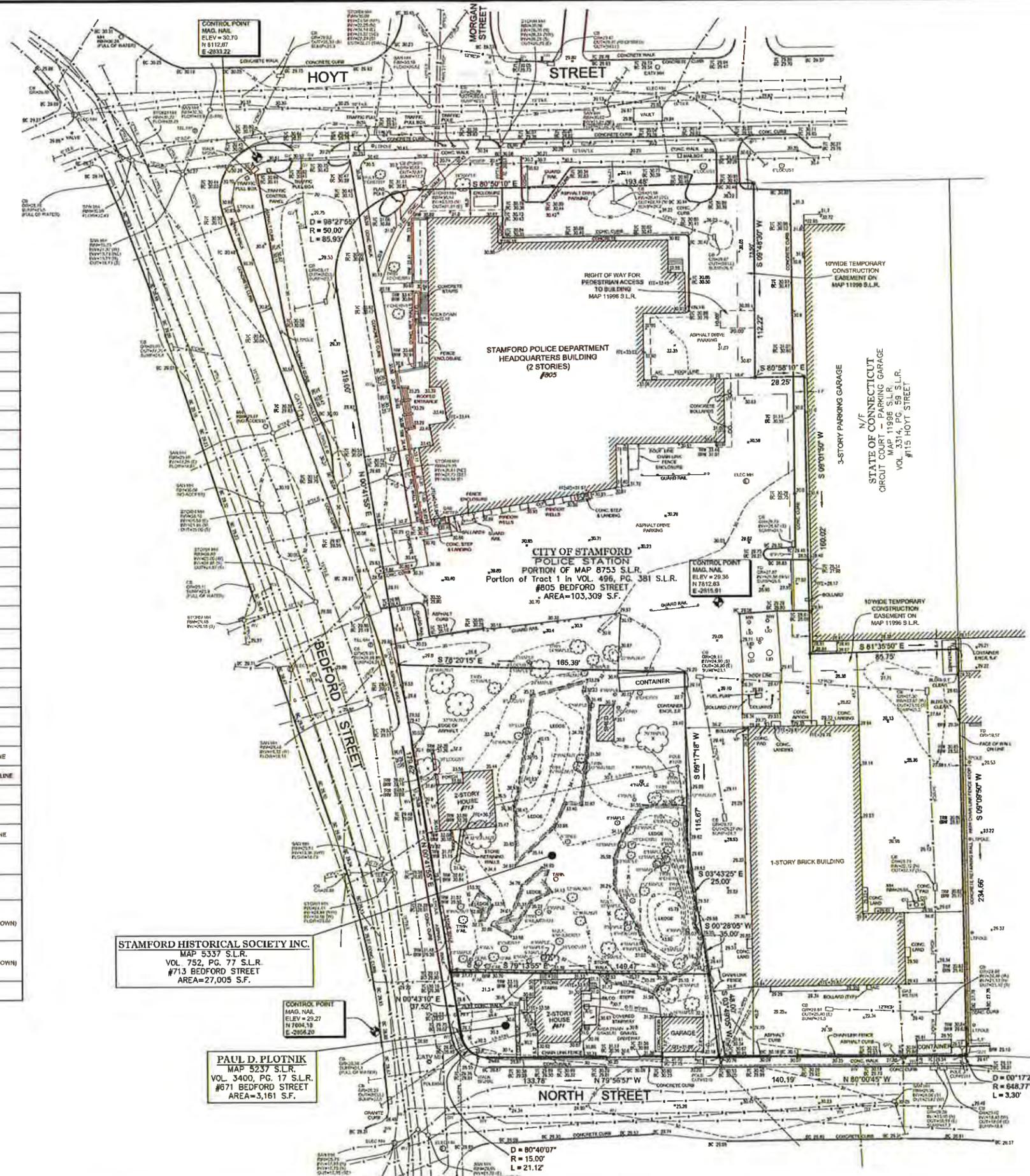
PROJECT NUMBER
1517



STAMFORD, CT 1"=800'

ORIENTATION

| LEGEND | |
|--------|--------------------------------|
| | PROPERTY LINE |
| | CURB LINE |
| | CHAIN LINK FENCE |
| | STOCKADE FENCE |
| | GAS METER |
| | WATER VALVE |
| | FIRE HYDRANT |
| | STAND PIPE |
| | GAS VALVE |
| | OIL FILL |
| | VENT PIPE |
| | UTILITY POLE |
| | STONE RETAINING WALL |
| | CONCRETE WALL |
| | OVERHEAD WIRES |
| | MANHOLE |
| | STORM MANHOLE |
| | CATCH BASIN |
| | LIGHT POLE |
| | ELECTRIC MANHOLE |
| | UNDERGROUND GAS LINE |
| | UNDERGROUND WATER LINE |
| | UNDERGROUND ELECTRIC LINE |
| | UNDERGROUND TELEPHONE LINE |
| | UNDERGROUND CABLE LINE |
| | UNDERGROUND STORM LINE |
| | UNDERGROUND SANITARY LINE |
| | SPOT ELEVATION |
| | CONTOURS |
| | TREES (SIZE AND TYPE AS SHOWN) |
| | DECIDUOUS |
| | EVERGREEN |
| | ZONE LINE |



STAMFORD HISTORICAL SOCIETY INC.
MAP 5337 S.L.R.
VOL. 752, PG. 77 S.L.R.
#713 BEDFORD STREET
AREA=27,005 S.F.

PAUL D. PLOTNIK
MAP 5237 S.L.R.
VOL. 3400, PG. 17 S.L.R.
#671 BEDFORD STREET
AREA=3,161 S.F.

- NOTES:**
- This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. as a Property and Topographic Survey of the Boundary Determination Category of which is a Survey conforming to Horizontal Accuracy Class A-2 and the locations and elevations of which conform to Topographic Accuracy Class T-2. It is intended to depict property boundaries, locations and elevations of Improvements and topographic features.
 - Total area of surveyed parcels = 133,475 SF (3.0642 Acres).
 - Reference is made to the following:
 - Maps 2827, 5237, 5337, 5928, 6844, 6753 and 11998 of the Stamford Land Records (S.L.R.).
 - Warranty Deed recorded in Vol. 496 at Pg. 381 S.L.R.⁽¹⁾
 - Warranty Deed recorded in Vol. 518 at Pg. 222 S.L.R.⁽²⁾
 - Quit Claim Deed recorded in Vol. 752 at Pg. 77 S.L.R.⁽³⁾
 - Quit Claim Deed recorded in Vol. 3400 at Pg. 17 S.L.R.⁽⁴⁾
 - Easement recorded in Vol. 3314 at Pg. 61 S.L.R.
 - Instruments of record as labeled hereon.
 - Elevations depicted hereon are based on the North American Vertical Datum of 1988 (NAVD-88).
 - Parcel lies within FIRM Zone X as depicted on Community 090015 Panel No. 0516 Suffix G, Map Revised July 8, 2013.
 - Subsurface utility, structure and facility locations depicted hereon have been compiled, in part, from municipal records and field measurements. These locations must be considered as approximate, may not be complete and other such features may exist on the site. The size, location and existence of all such features must be verified by the appropriate authorities prior to construction.
 - Wetlands, if any, have not been depicted hereon.

N/F
STATE OF CONNECTICUT
COUNTY COURT HOUSE
3.211 ACRES, MAP 6844 S.L.R.
VOL. 1137, PG. 314 S.L.R.
#123 HOYT STREET

PROPERTY & TOPOGRAPHIC SURVEY
DEPICTING
#671, #713 and 805 BEDFORD STREET
STAMFORD, CONNECTICUT
PREPARED FOR
THE CITY OF STAMFORD

To my knowledge and belief this map is substantially correct as noted hereon

CESAR J. FOLINI, P.E., LICENSE NO. 70256

JOB NO.: 1585A-2 DATE: 01/15/2015
DRAWN BY: CJP CHECKED BY:
SCALE: 0 30 60
1" = 30'

REDNISS & MEAD
ENGINEERS - SURVEYORS - PLANNERS - WWW.REDNISSMEAD.COM
22 FIRST STREET - STAMFORD, CONNECTICUT 06903-2032-0900



NOTES:

1. This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. as a Property and Topographic Survey of the Boundary Determination Category of which is a First Survey conforming to Topographic Accuracy Class A-2 and elevations of which conform to Topographic Accuracy Class T-2. It is intended to depict property boundaries, locations and elevations of improvements and topographic features.
2. Reference is made to maps 3698, 4349, 6341, 7710 & 8344 of the Stamford Land Records.
3. Area of the Surveyed Parcel = 58,977 Sq. Ft. or 1.3539± Acres
4. Wellands if any are not depicted hereon.
5. Property does not lie within any FEMA Flood Hazard Zone as depicted on Flood Insurance Rate Map, Panel 506 of 626, Map Number 09001C0506F, Map revised June 18, 2010.
6. Elevations depicted hereon are based on North American Vertical Datum of 1988 (NAVD-88)
7. Reference is made to an "Installers Sketch" for address 1508 High Ridge Road, Stamford, Conn. for the Stamford Historical Society, dated May 29 1998. Prepared by Robert E. Aillery Lic#3429 and on file at the Stamford Health Department.

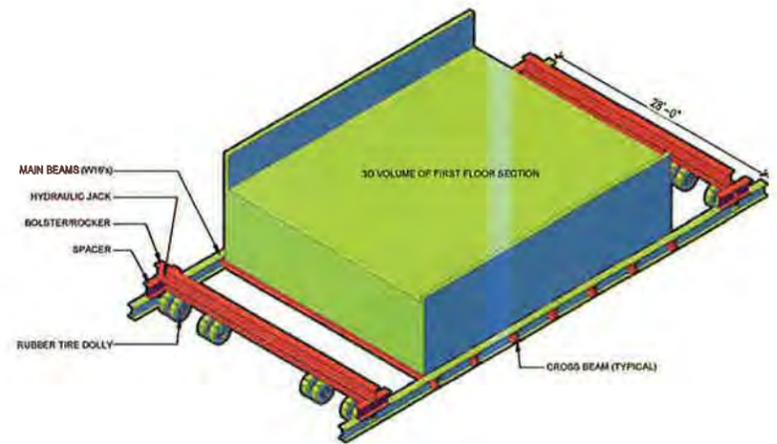
PROPERTY & TOPOGRAPHIC SURVEY
 DEPICTING
1508 HIGH RIDGE ROAD
 STAMFORD, CONNECTICUT
 PREPARED FOR
THE CITY OF STAMFORD

| | | | |
|---|------------------|---|-------------------|
| To my knowledge and belief this map is accurately and truthfully as noted hereon JORGE P. PEREIRA CT. LIC. NO. 70179 DATE 9/30/2015 | JOB NO.: 3451A-1 | DATE: 09/30/2015 | 3451_PST5.dwg |
| | DRAWN BY: AB | CHECKED BY: | |
| SCALE: 0 20 40 1" = 20' | | REDNISS & MEAD ENGINEERS - SURVEYORS - PLANNERS WWW.REDNISSMEAD.COM 22 FIRST STREET, STAMFORD, CONNECTICUT 06903-203212950 | |

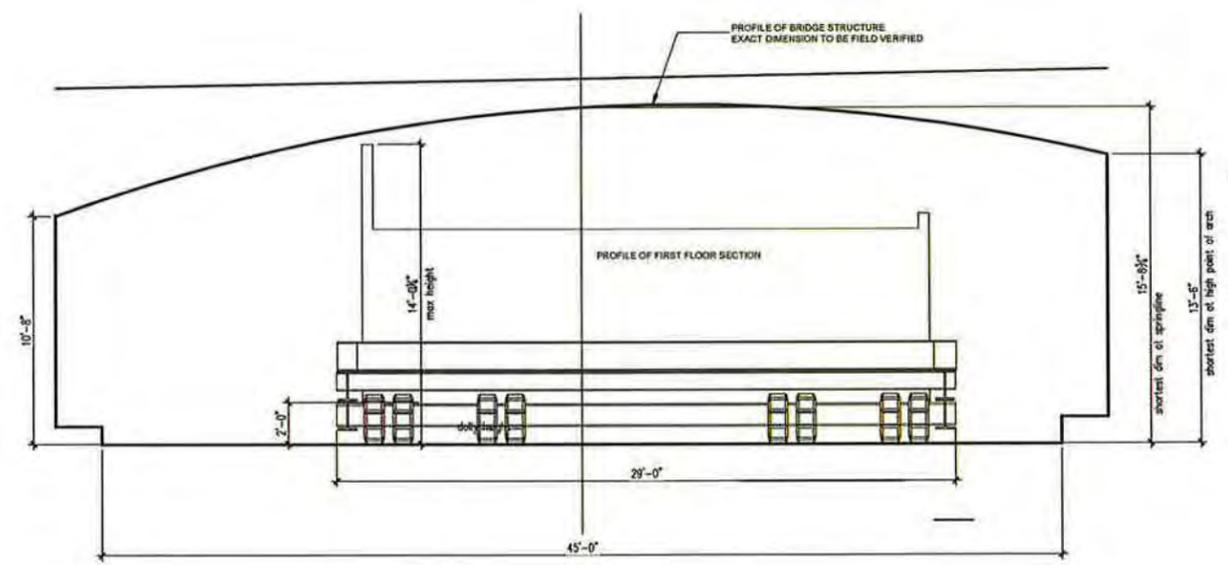
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 BETHANY ASSEMBLY
 2 SCOFIELDTOWN ROAD
 BK. 1837 PG 192 S.L.R.

N/F
 City of Stamford
 82 SCOFIELDTOWN ROAD
 BK. 1035 PG 81 S.L.R.

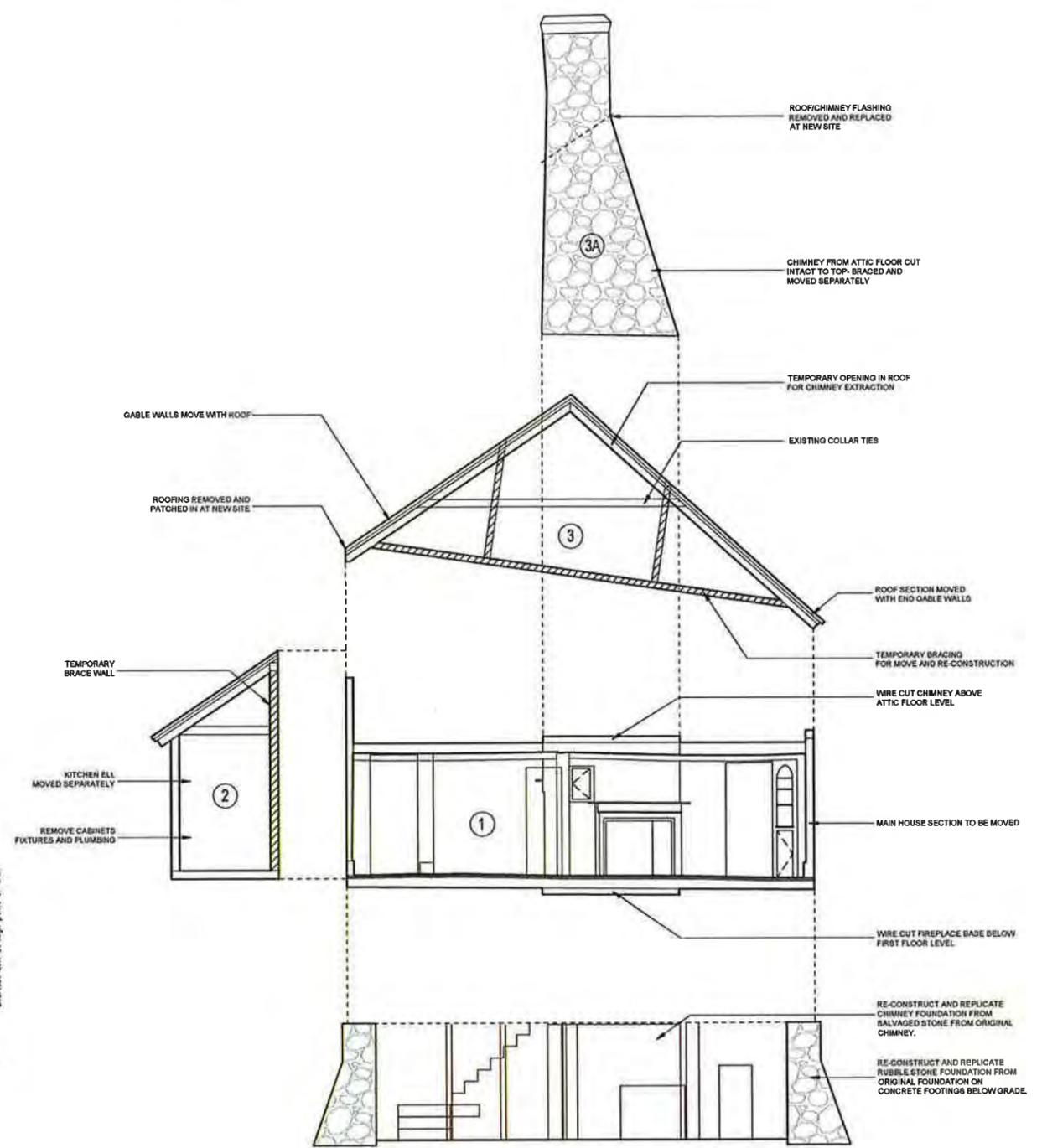
N/F
 Cornell High Ridge
 Associates LLC
 1492 HIGH RIDGE ROAD
 BK. 7339 PG 111 S.L.R.



C6 CONCEPTUAL DOLLY
G003 1/8"=1'-0"



A6 MERITT PARKWAY/HIGH RIDGE ROAD UNDERPASS TRAVEL LANE
G003 1/4"=1'-0"



A3 SCHEMATIC HOUSE MOVE DIAGRAM
G003 1/4"=1'-0"



CWA
CHRISTOPHER WILLIAMS ARCHITECTS LLC
85 Willow Street New Haven, CT 06511
203 776 0184 cwar@ctarch.com

OWNER:

City of Stamford
888 Washington Blvd
Stamford, CT 06901

CULTURAL PROPERTIES CONSULTANT:

Public Archaeology Laboratory
26 Main Street
Pawtucket, RI 02860

BUILDING MOVE CONSULTANT:
International Chimney Corporation
55 South Long Street
Williamsville, NY 14221

PROJECT NAME:
HOYT BARNUM HOUSE RELOCATION
EXISTING LOCATION: 713 BEDFORD ST., STAMFORD, CT 06901
NEW LOCATION: 1508 HIGH RIDGE ROAD, STAMFORD, CT 06903

STAMP

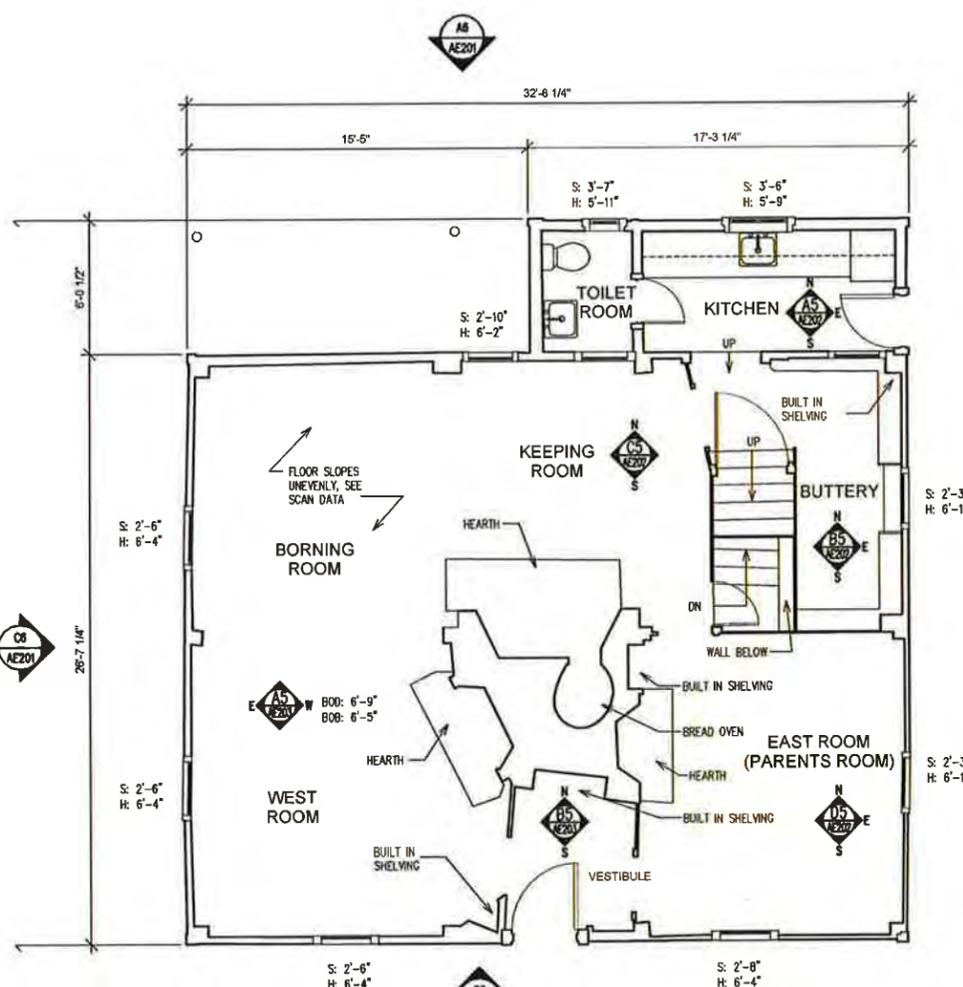
Ownership and use of documents:
Drawings and specifications, as instruments of professional service, are and shall remain the property of the Architect. These documents are not to be used in whole or in part, for any other projects or purposes, or by any other parties, than those properly authorized by contract, without the specific written authorization of Christopher Williams Architects, LLC.

| NO. | DATE | REVISION |
|-----|---------|----------------|
| 1 | 11/4/15 | HSR SUBMISSION |

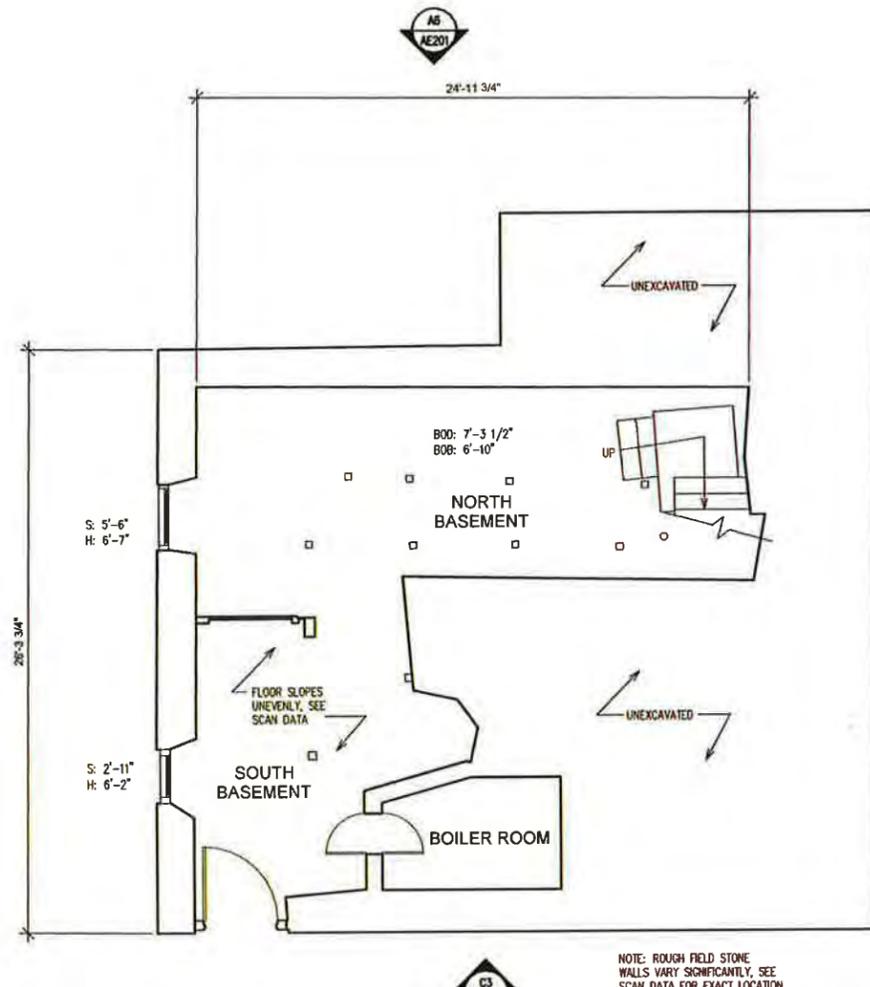
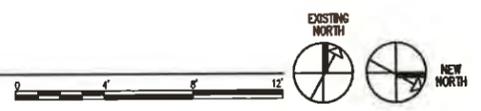
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SCHEMATIC HOUSE MOVE PLAN
SHEET NUMBER:
G003
PROJECT NUMBER:
1517

GENERAL NOTES 1

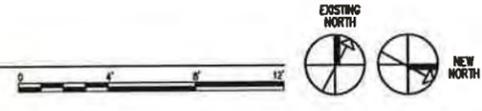
- The intent of the Contract Documents is to include all items necessary for the proper execution and completion of Work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all. Where a conflict within the Contract Documents exists, the Contractor shall provide the better quality or greater quantity of work in accordance with the Architect's resolution without any increase in the Contract sum. Organization of the Specifications into divisions, sections and articles, and arrangement of sheets shall not control the Contractor in dividing the work among subcontractors, or in establishing the extent of Work to be performed by any trade.
- REFERENCE KEY NOTES and SHEET KEY NOTES are intended to indicate and clarify the extent and requirements of the Work. They do not indicate every location or occurrence of required Work. The lack of a key note to an individual item of Work will not relieve the Contractor of responsibility to execute that Work as part of the Contract when the requirement for that Work is logically inferred by other parts of the Contract Documents.
- All corners are 90 degrees unless noted or dimensioned otherwise.



A6 EXISTING FIRST FLOOR PLAN
 AE101 1/4"=1'-0"



A4 EXISTING BASEMENT PLAN
 AE101 1/4"=1'-0"



NOTE: WALLS SHOWN AT 4'-0" CUT HEIGHT, SEE SCAN DATA FOR EXACT LOCATION AT OTHER ELEVATIONS

NOTE: ROUGH FIELD STONE WALLS VARY SIGNIFICANTLY, SEE SCAN DATA FOR EXACT LOCATION

CWA
 CHRISTOPHER WILLIAMS ARCHITECTS LLC
 85 Willow Street New Haven, CT 06511
 203 776 0184 cwarcbt@icloud.com

OWNER

 City of Stamford
 888 Washington Blvd
 Stamford, CT 06901

CULTURAL PROPERTIES CONSULTANT

 Public Archaeology Laboratory
 26 Main Street
 Pawtucket, RI 02860

BUILDING MOVE CONSULTANT
 International Chimney Corporation
 55 South Long Street
 Williamsville, NY 14221

PROJECT NAME
HOYT BARNUM HOUSE RELOCATION
 EXISTING LOCATION: 713 BEDFORD ST., STAMFORD, CT 06901
 NEW LOCATION: 1508 HIGH RIDGE ROAD, STAMFORD, CT 06903

STAMP

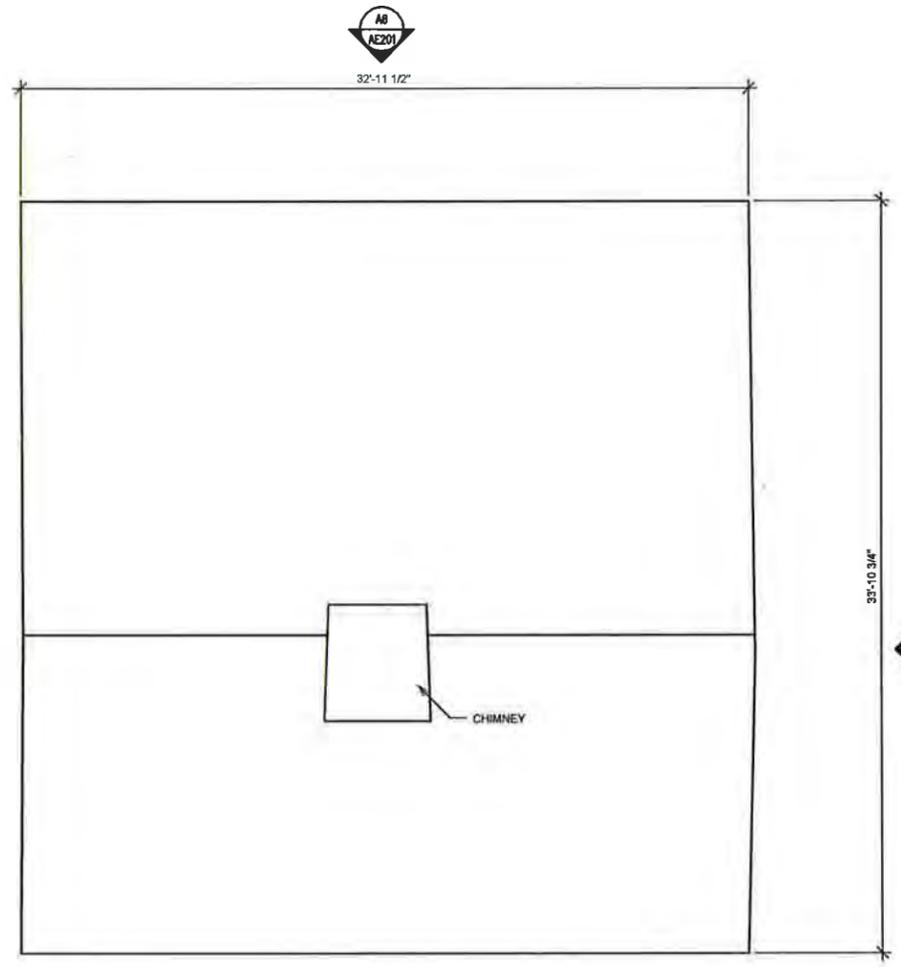
Ownership and use of documents:
 Drawings and specifications, as instruments of professional service, are and shall remain the property of the Architect. These documents are not to be used in whole or in part, for any other projects or purposes, or by any other parties, than those properly authorized by contract, without the specific written authorization of Christopher Williams Architects, LLC.

| NO. | DATE | REVISION |
|-----|---------|----------------|
| 1 | 11/4/15 | HSR SUBMISSION |

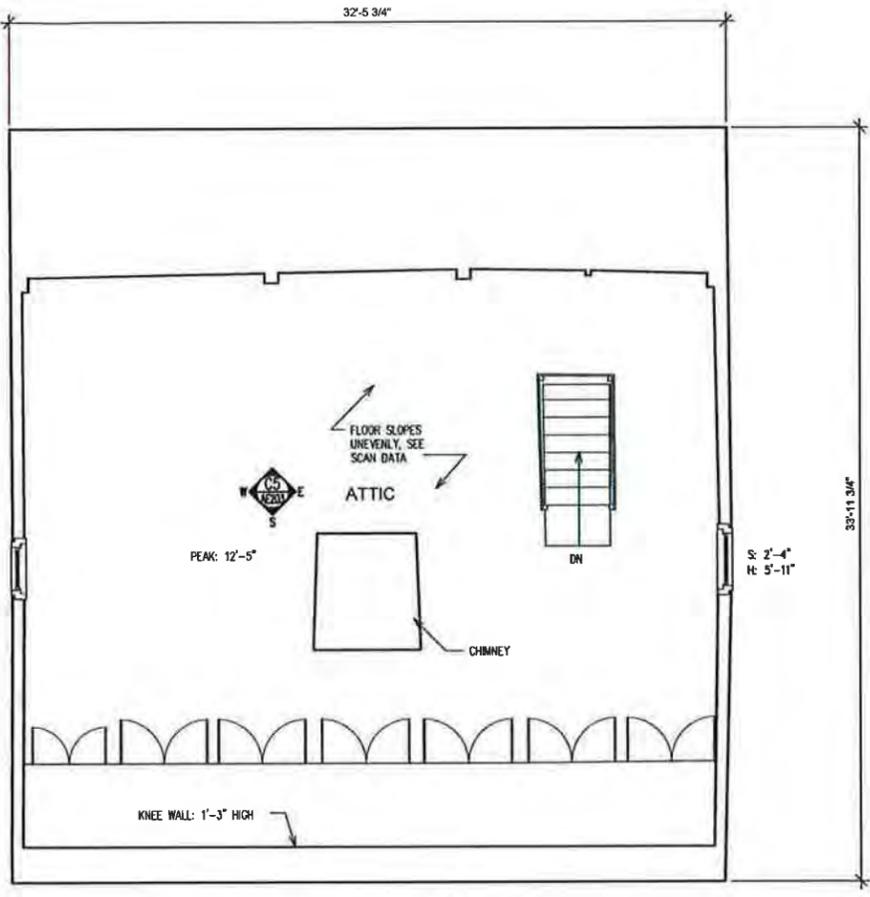
DRAWING TITLE
EXISTING FLOOR PLANS BASEMENT 1ST FLOOR
 SHEET NUMBER
AE 101
 PROJECT NUMBER
 1517

GENERAL NOTES 1

1. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of all Work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all. Where a conflict within the Contract Documents exists, the Contractor shall provide the better quality or greater quantity of work in accordance with the Architect's resolution without any increase in the Contract sum. Organization of the Specifications into divisions, sections and articles, and arrangement of sheets shall not control the Contractor in dividing the work among subcontractors, or in establishing the extent of Work to be performed by any trade.
2. REFERENCE KEY NOTES and SHEET KEY NOTES are intended to indicate and clarify the extent and requirements of the Work. They do not indicate every location or occurrence of required Work. The lack of a key note to an individual item of Work will not relieve the Contractor of responsibility to execute that Work as part of the Contract when the requirement for that Work is logically inferred by other parts of the Contract Documents.
3. All corners are 90 degrees unless noted or dimensioned otherwise.



A6 EXISTING ROOF PLAN
AE102 1/4"=1'-0"



A4 EXISTING SECOND FLOOR PLAN
AE102 1/4"=1'-0"



CWA
CHRISTOPHER WILLIAMS ARCHITECTS LLC
85 Willow Street New Haven, CT 06511
203 776 0184 cwarchitectsllc.com

OWNER

City of Stamford
888 Washington Blvd
Stamford, CT 06901

CULTURAL PROPERTIES CONSULTANT

Public Archaeology Laboratory
26 Main Street
Pawtucket, RI 02860

BUILDING MOVE CONSULTANT
International Chimney Corporation
55 South Long Street
Williamsville, NY 14221

PROJECT NAME
**HOYT BARNUM HOUSE
RELOCATION**
EXISTING LOCATION: 713 BEDFORD ST., STAMFORD, CT 06901
NEW LOCATION: 1508 HIGH RIDGE ROAD, STAMFORD, CT 06903

STAMP

Ownership and use of documents:
Drawings and specifications, as instruments of professional service, are and shall remain the property of the Architect. These documents are not to be used in whole or in part, for any other projects or purposes, or by any other parties, than those properly authorized by contract, without the specific written authorization of Christopher Williams Architects, LLC.

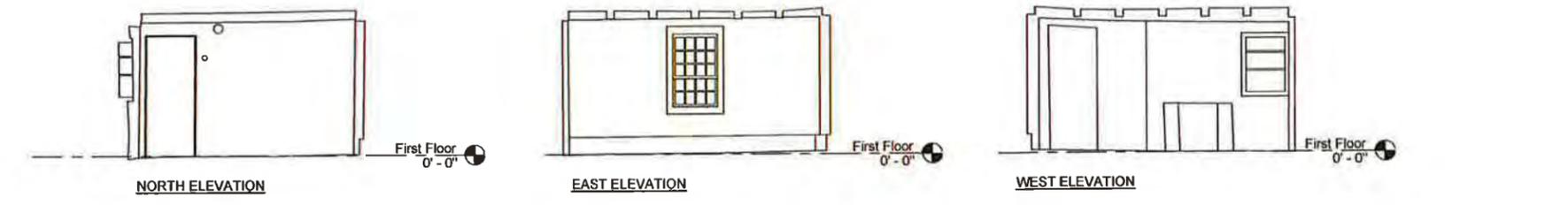
| NO. | DATE | REVISION |
|-----|---------|----------------|
| 1 | 11/4/15 | HSR SUBMISSION |

DRAWING TITLE
**EXISTING FLOOR PLANS
2ND FLOOR AND ROOF**
SHEET NUMBER
AE 102
PROJECT NUMBER
1517

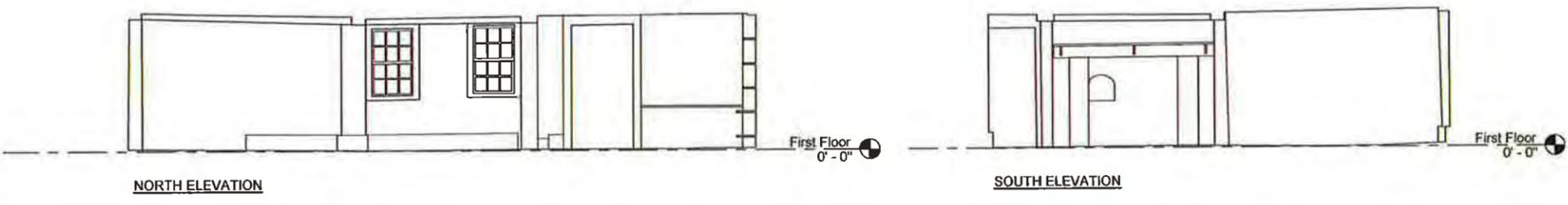
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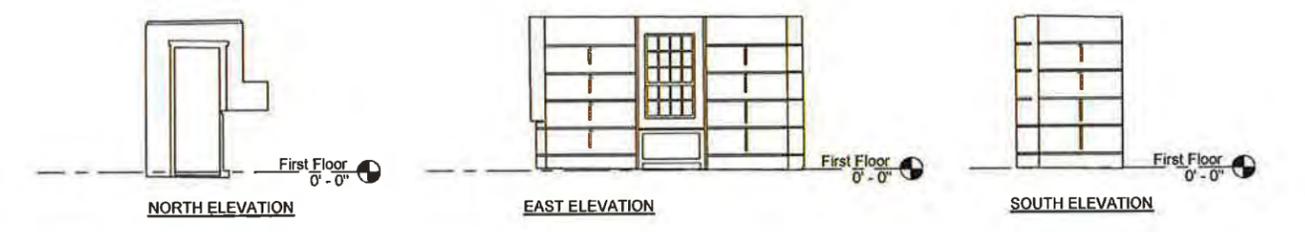
D5 EAST ROOM INTERIOR ELEVATIONS
1/4"=1'-0"



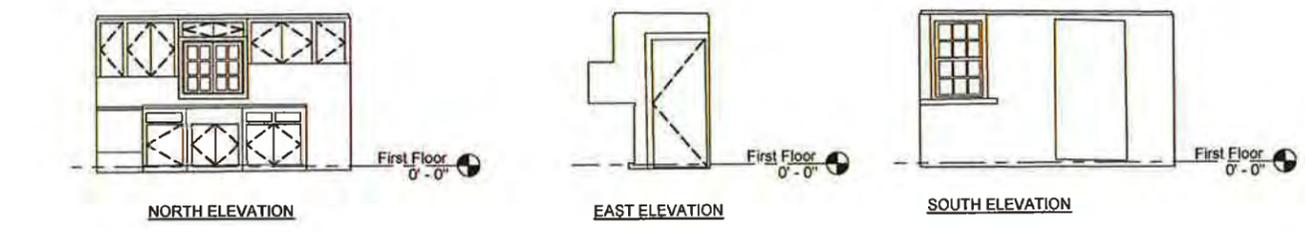
C5 KEEPING ROOM INTERIOR ELEVATIONS
1/4"=1'-0"



B5 BUTTERY INTERIOR ELEVATIONS
1/4"=1'-0"



A5 KITCHEN INTERIOR ELEVATIONS
1/4"=1'-0"



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CHRISTOPHER WILLIAMS ARCHITECTS LLC
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203 776 0184 cwarchitectsllc.com

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CULTURAL PROPERTIES CONSULTANT

Public Archaeology Laboratory
26 Main Street
Pawtucket, RI 02860

BUILDING MOVE CONSULTANT
International Chimney Corporation
55 South Long Street
Williamsville, NY 14221

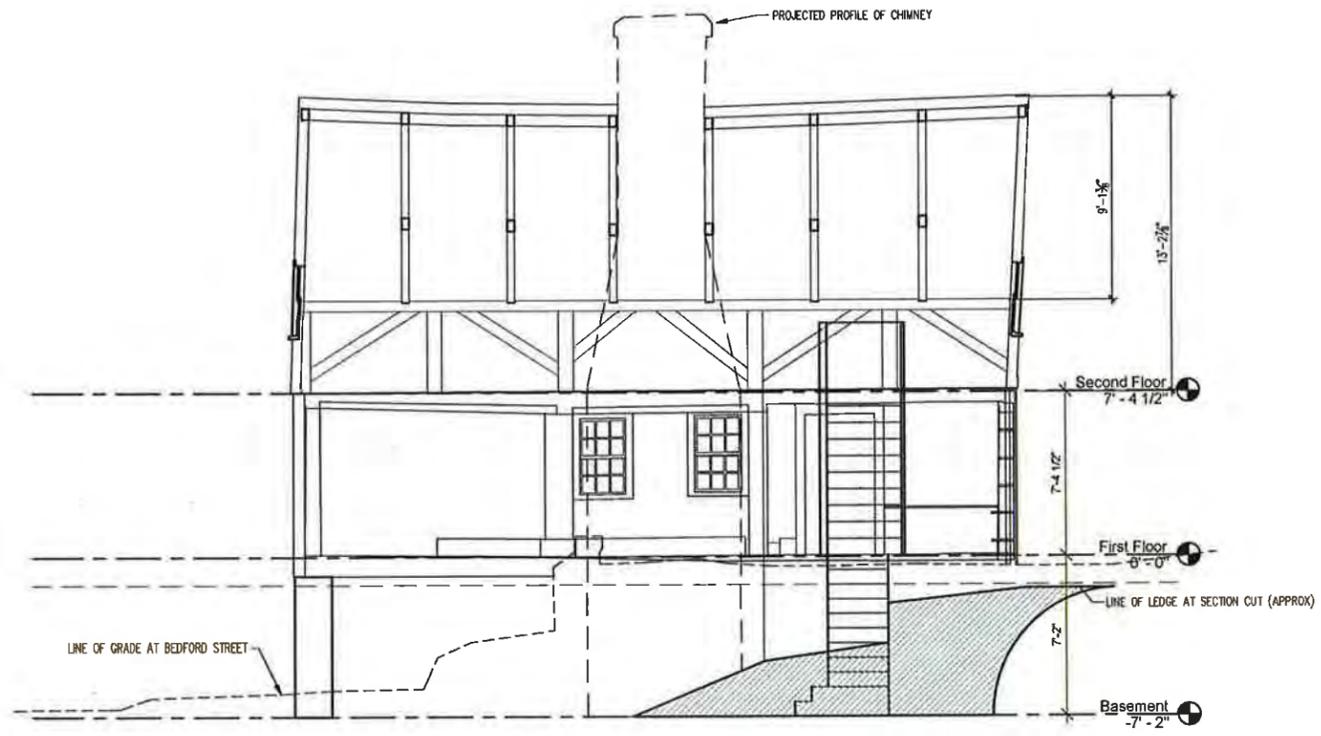
PROJECT NAME
HOYT BARNUM HOUSE RELOCATION
EXISTING LOCATION: 713 BEDFORD ST., STAMFORD, CT 06901
NEW LOCATION: 1508 HIGH RIDGE ROAD, STAMFORD, CT 06903

STAMP

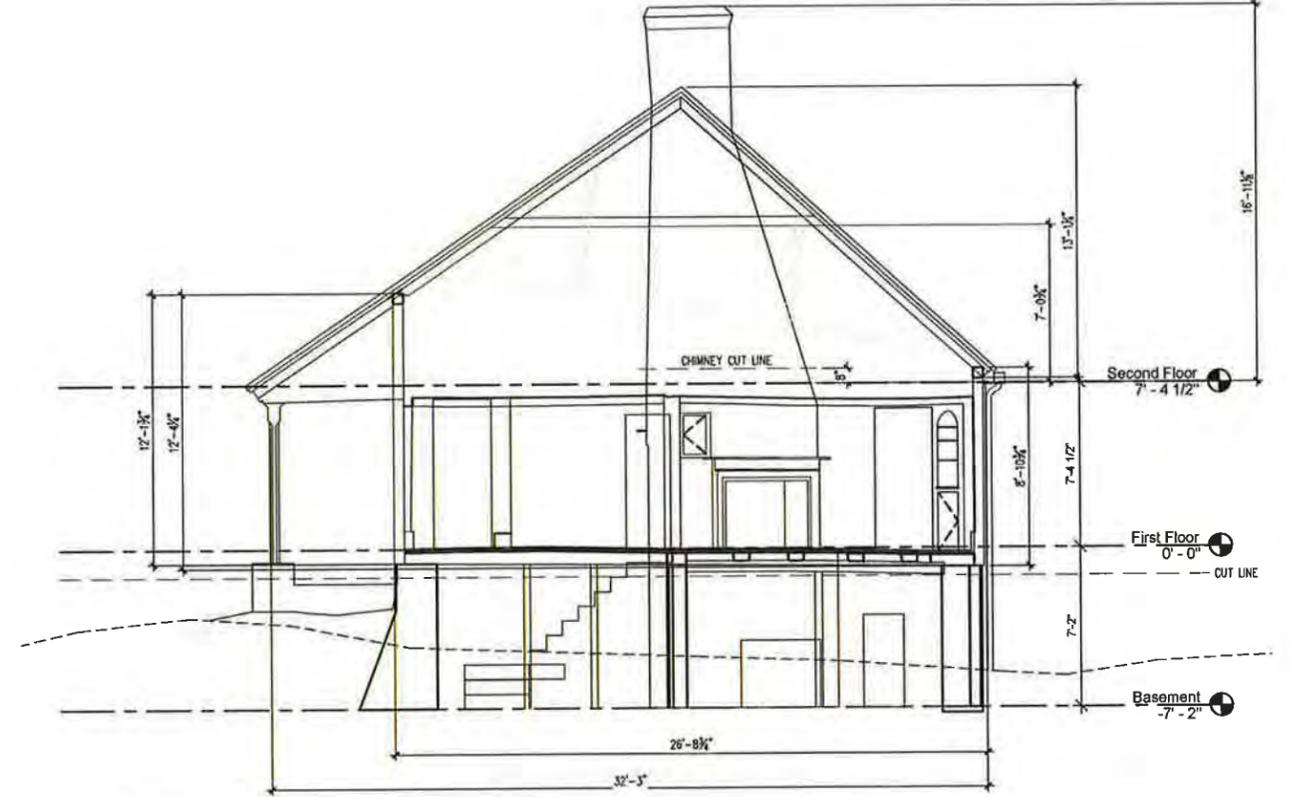
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|-----|---------|----------------|
| 1 | 11/4/15 | HSR SUBMISSION |

DRAWING TITLE
EXISTING INTERIOR ELEVATIONS
SHEET NUMBER
AE 202
PROJECT NUMBER
1517



A6 EXISTING HOUSE SECTION
 AE301 1/4"=1'-0"



A3 EXISTING HOUSE SECTION
 AE301 1/4"=1'-0"



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 85 Willow Street New Haven, CT 06511
 203 776 0184 cwarchitectsllc.com

CITY OF STAMFORD
 City of Stamford
 888 Washington Blvd
 Stamford, CT 06901

PAL
 Public Archaeology Laboratory
 26 Main Street
 Pawtucket, RI 02860

BUILDING MOVE CONSULTANT
 International Chimney Corporation
 55 South Long Street
 Williamsville, NY 14221

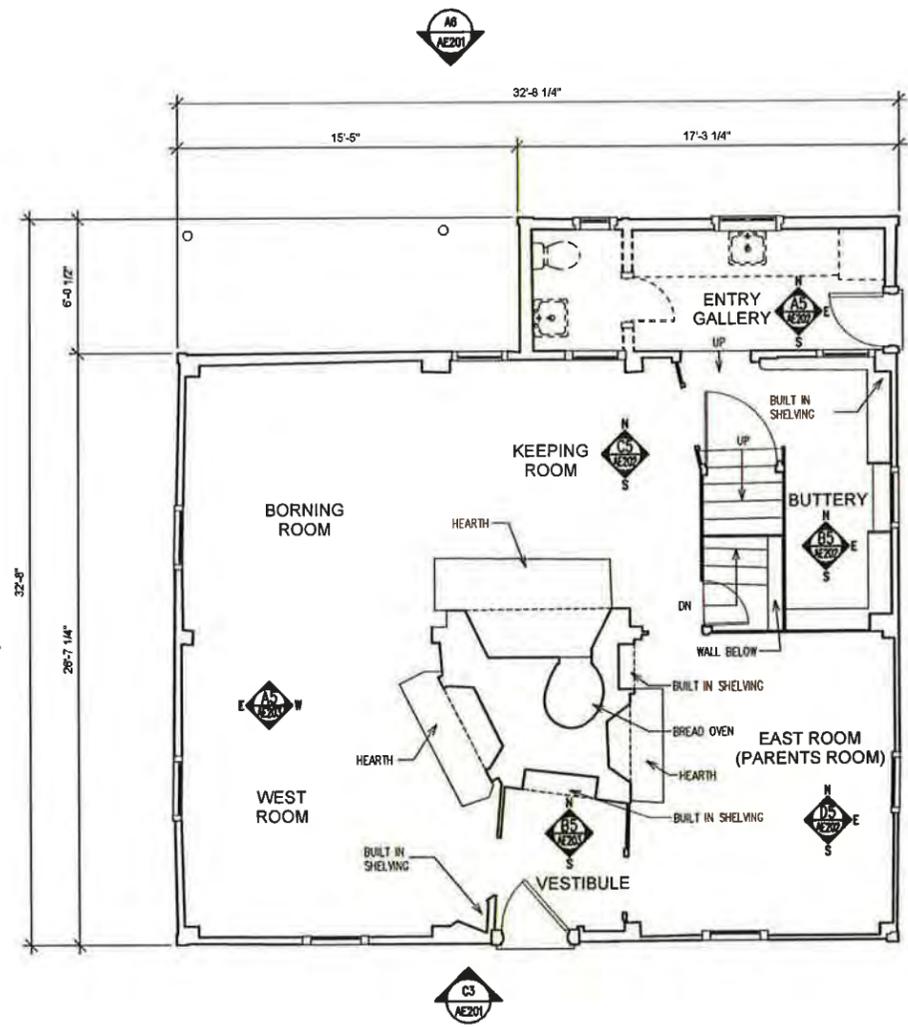
PROJECT NAME
HOYT BARNUM HOUSE RELOCATION
 EXISTING LOCATION: 713 BEDFORD ST., STAMFORD, CT 06901
 NEW LOCATION: 1508 HIGH RIDGE ROAD, STAMFORD, CT 06903

STAMP

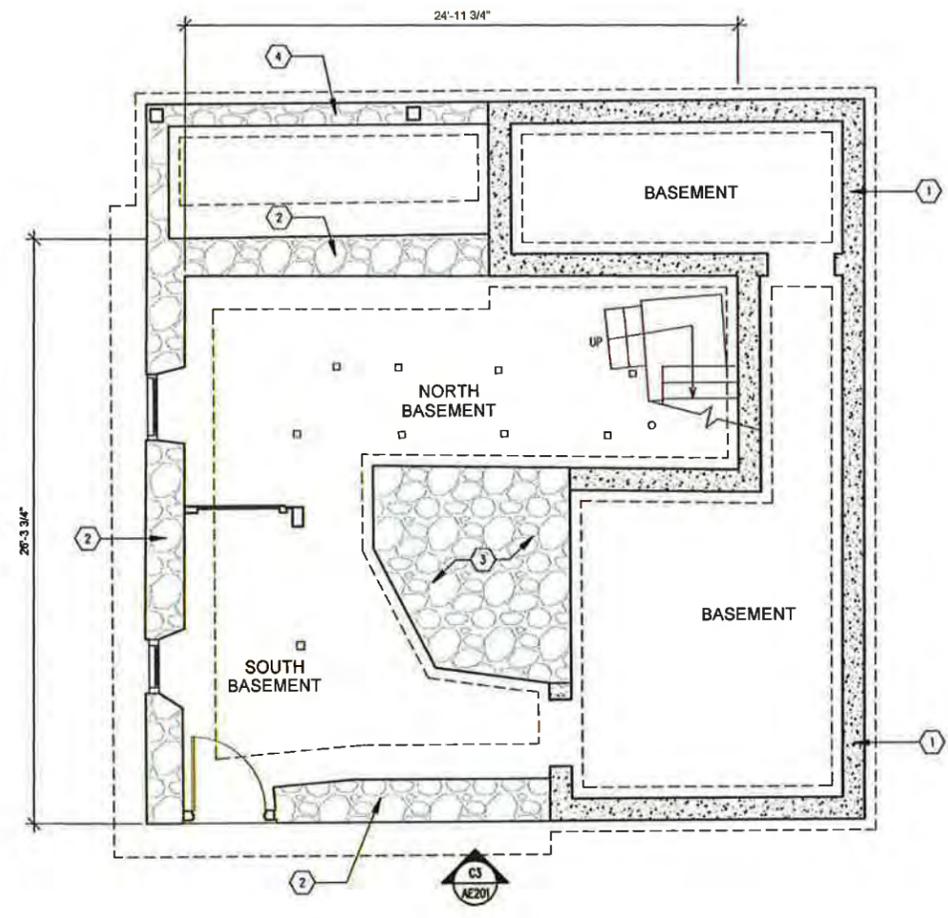
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DRAWING TITLE
EXISTING SECTIONS
SHEET NUMBER
AE 301
PROJECT NUMBER
1517



A6 FIRST FLOOR PLAN
A101 1/4"=1'-0"



A4 BASEMENT/FOUNDATION PLAN
A101 1/4"=1'-0"

GENERAL NOTES

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NEW CONSTRUCTION KEYNOTES

- NEW CONCRETE FOUNDATION WALL ON CONCRETE FOOTINGS WHERE EXISTING FOUNDATION IS BELOW GRADE.
- RE-CONSTRUCT AND REPLICATE RUBBLE STONE FOUNDATION FROM ORIGINAL FOUNDATION ON CONCRETE FOOTINGS BELOW GRADE.
- RE-CONSTRUCT AND REPLICATE CHIMNEY FOUNDATION FROM SALVAGED STONE FROM ORIGINAL CHIMNEY.
- RE-CONSTRUCT AND REPLICATE STONE LOW WALL FROM ORIGINAL FOUNDATION ON CONCRETE FOOTINGS BELOW GRADE.

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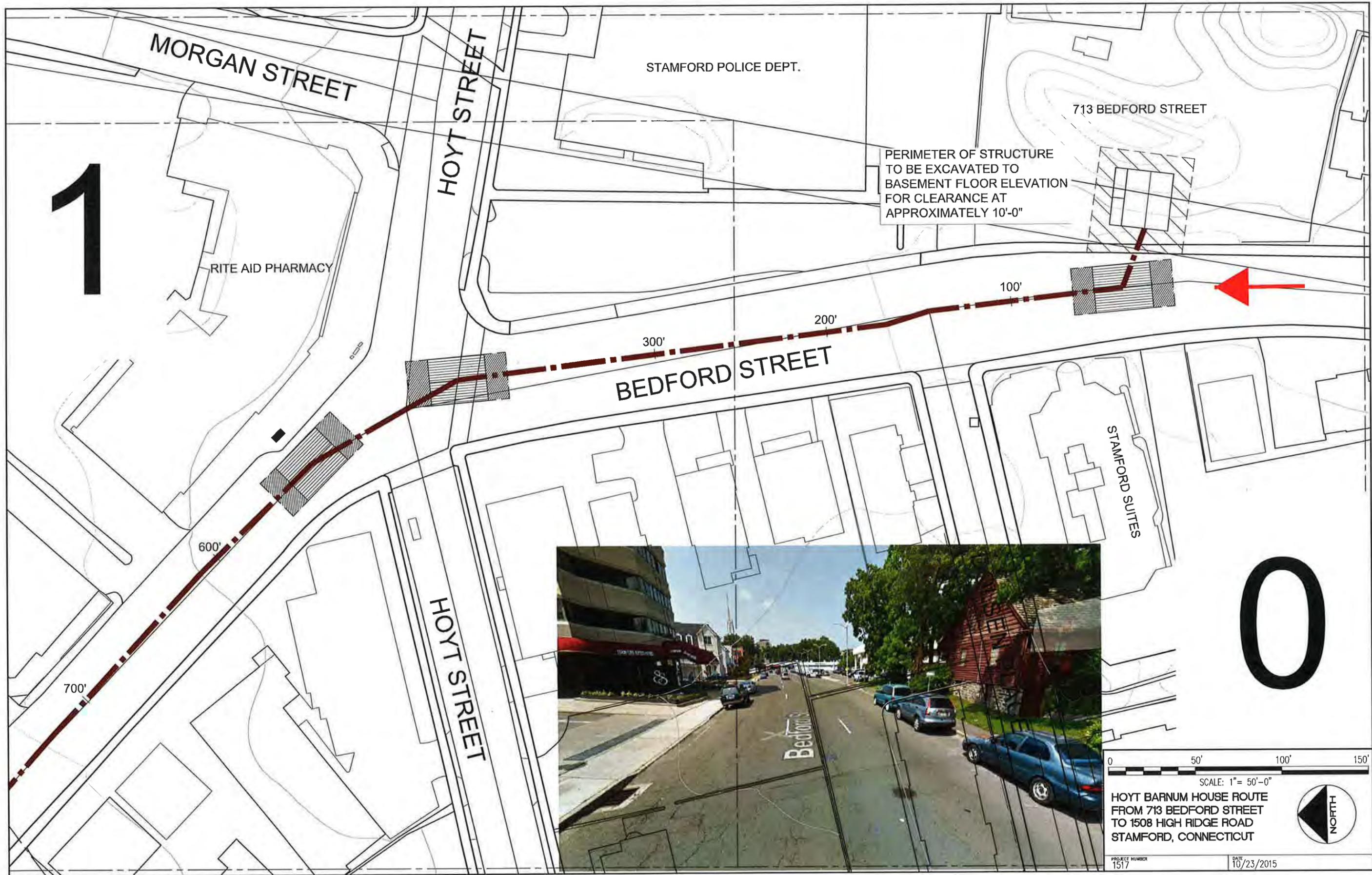
PROJECT NAME
HOYT BARNUM HOUSE RELOCATION
EXISTING LOCATION: 713 BEDFORD ST., STAMFORD, CT 06901
NEW LOCATION: 1508 HIGH RIDGE ROAD, STAMFORD, CT 06903

STAMP

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DRAWING TITLE
BASEMENT AND 1ST FLOOR PLAN
SHEET NUMBER
A101
PROJECT NUMBER
1517





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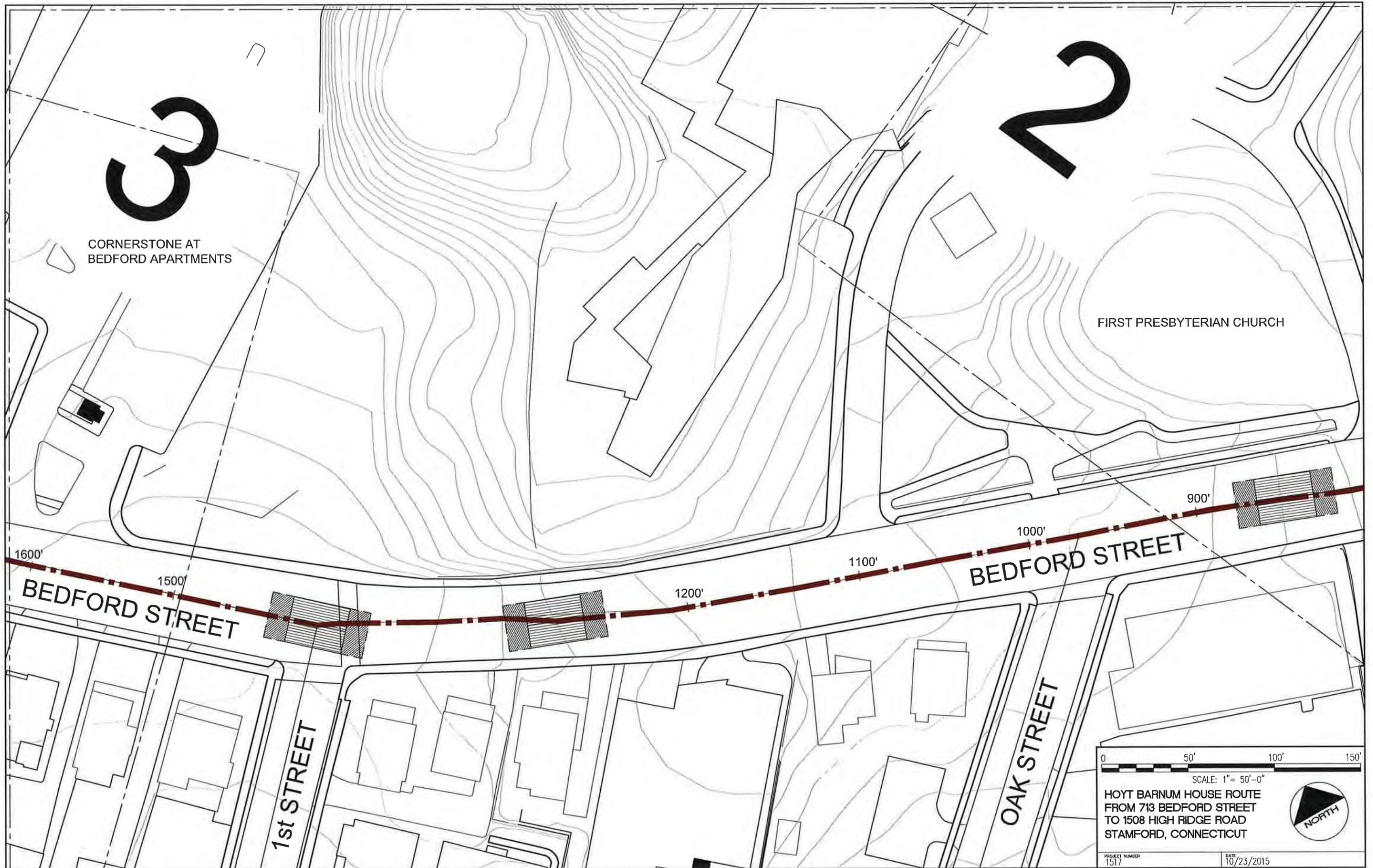
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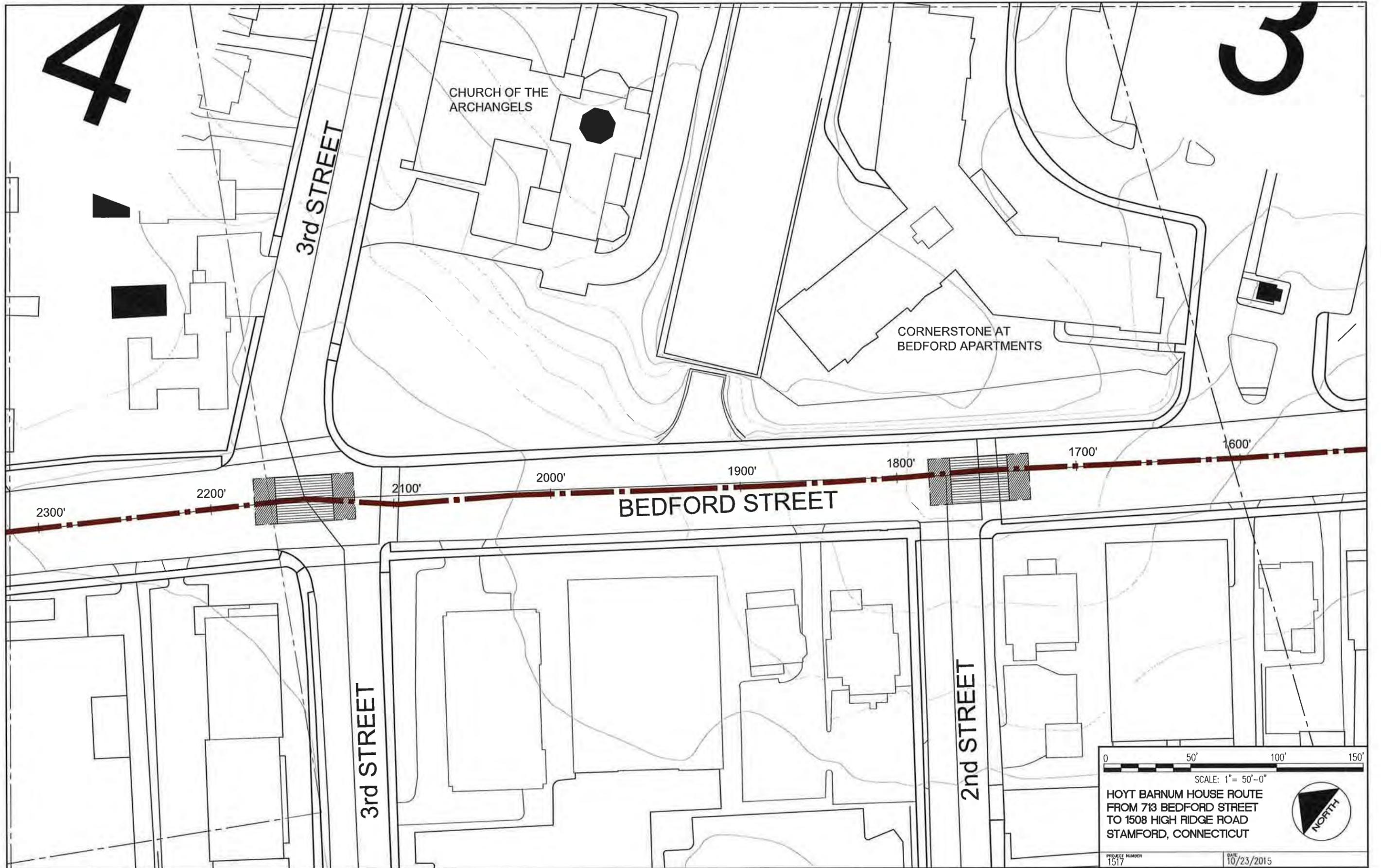
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FROM 713 BEDFORD STREET
TO 1508 HIGH RIDGE ROAD
STAMFORD, CONNECTICUT

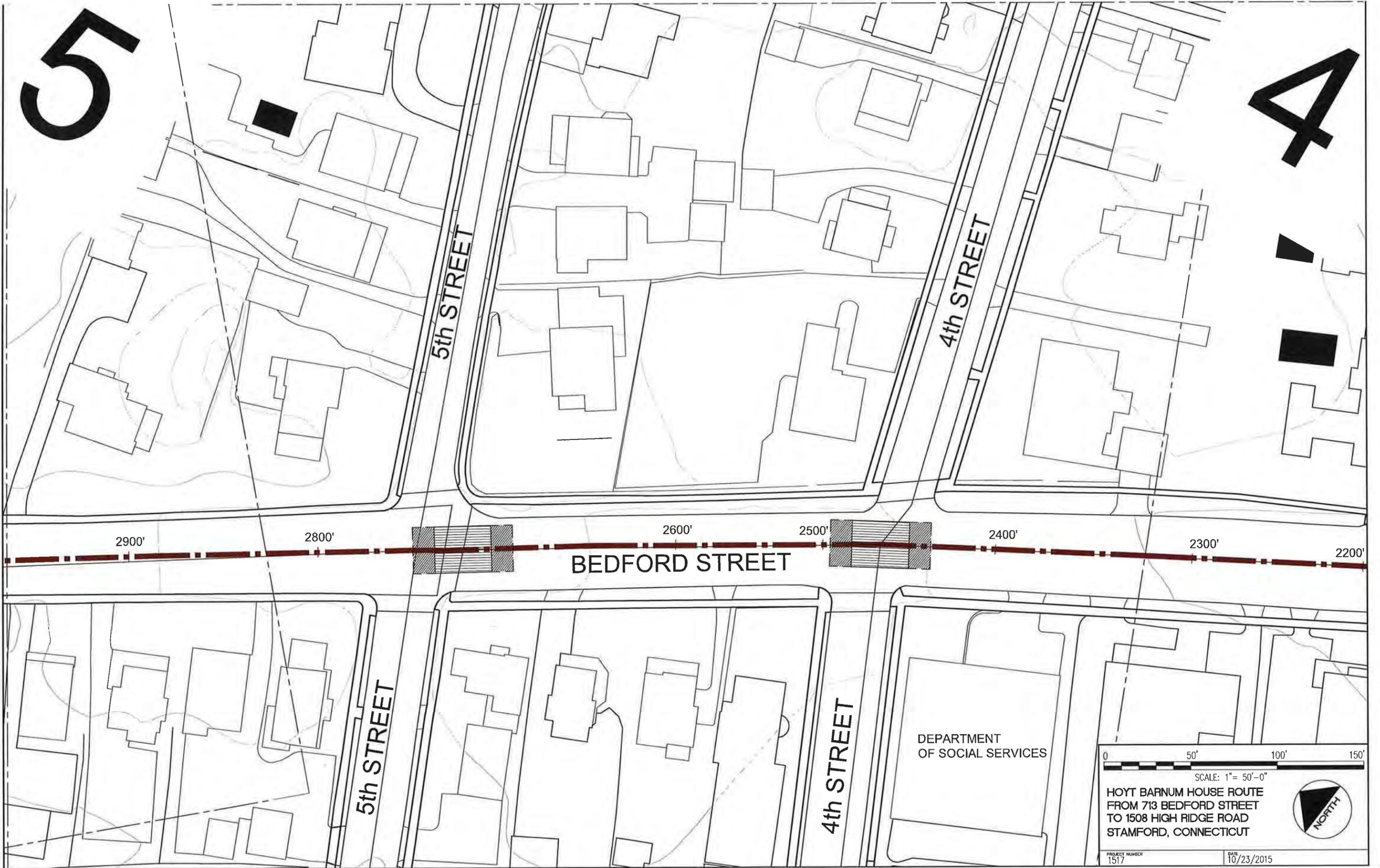
PROJECT NUMBER
1517

DATE
10/23/2015

NORTH







5

4

5th STREET

4th STREET

BEDFORD STREET

5th STREET

4th STREET

DEPARTMENT
OF SOCIAL SERVICES



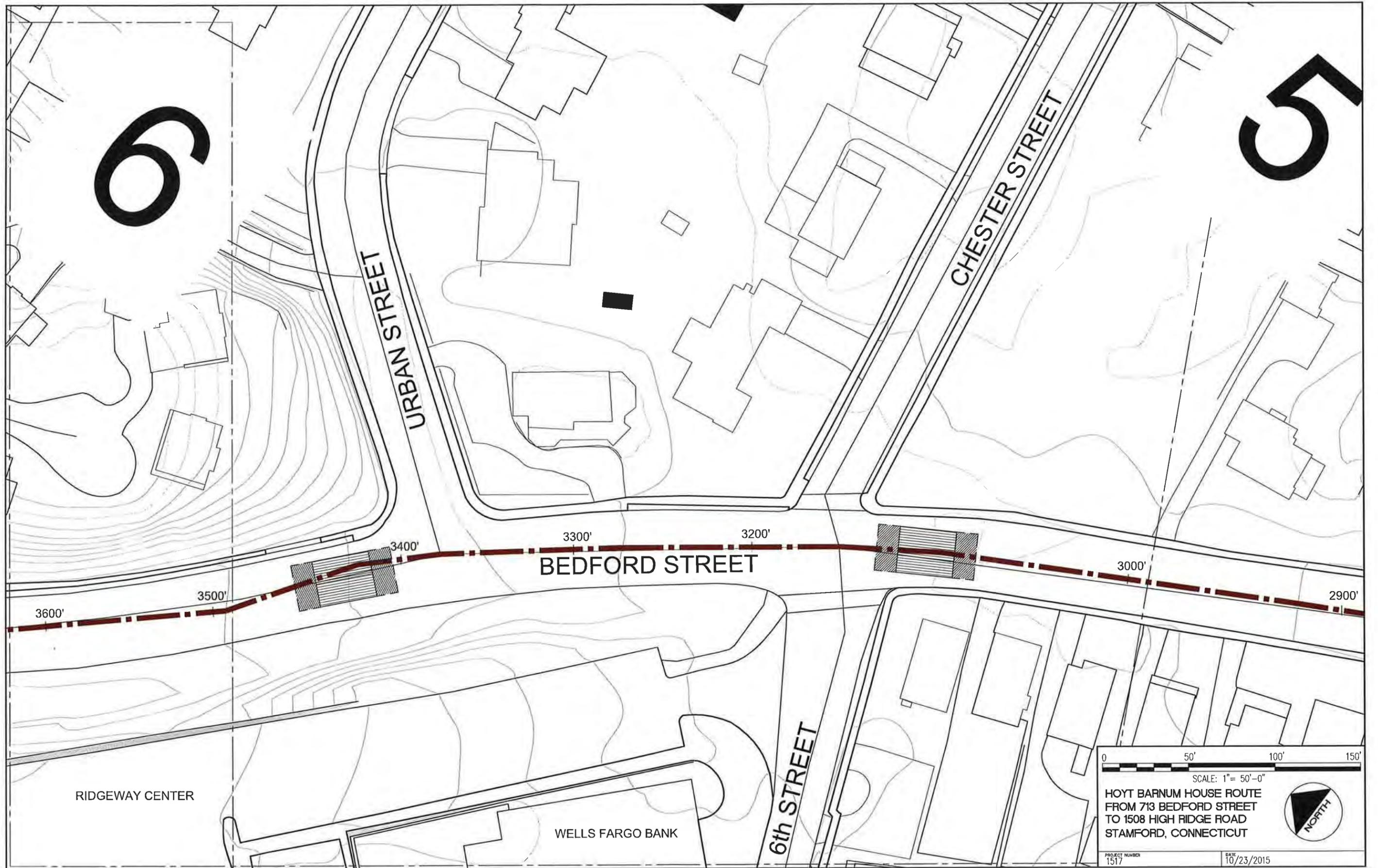
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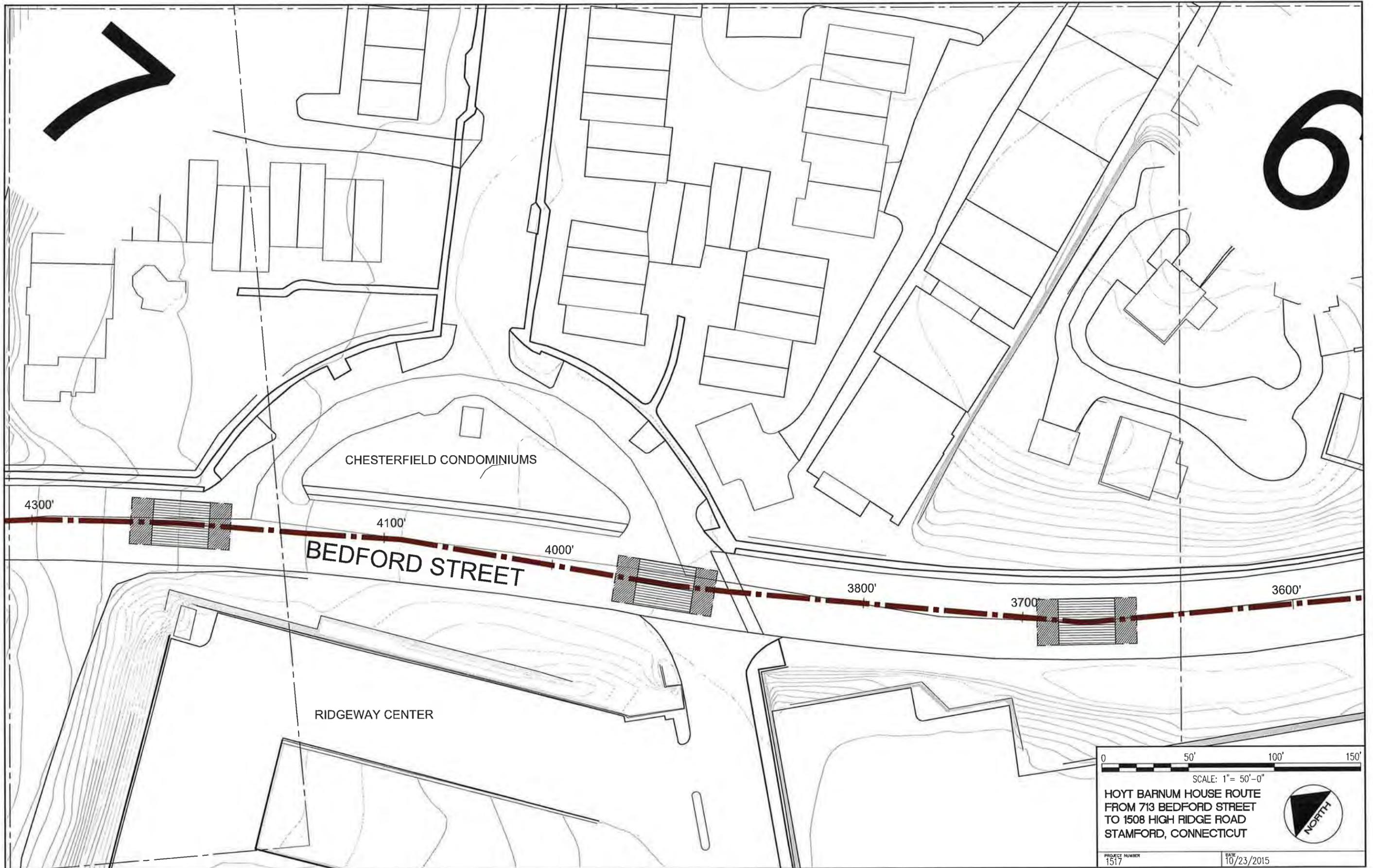
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FROM 713 BEDFORD STREET
TO 1508 HIGH RIDGE ROAD
STAMFORD, CONNECTICUT

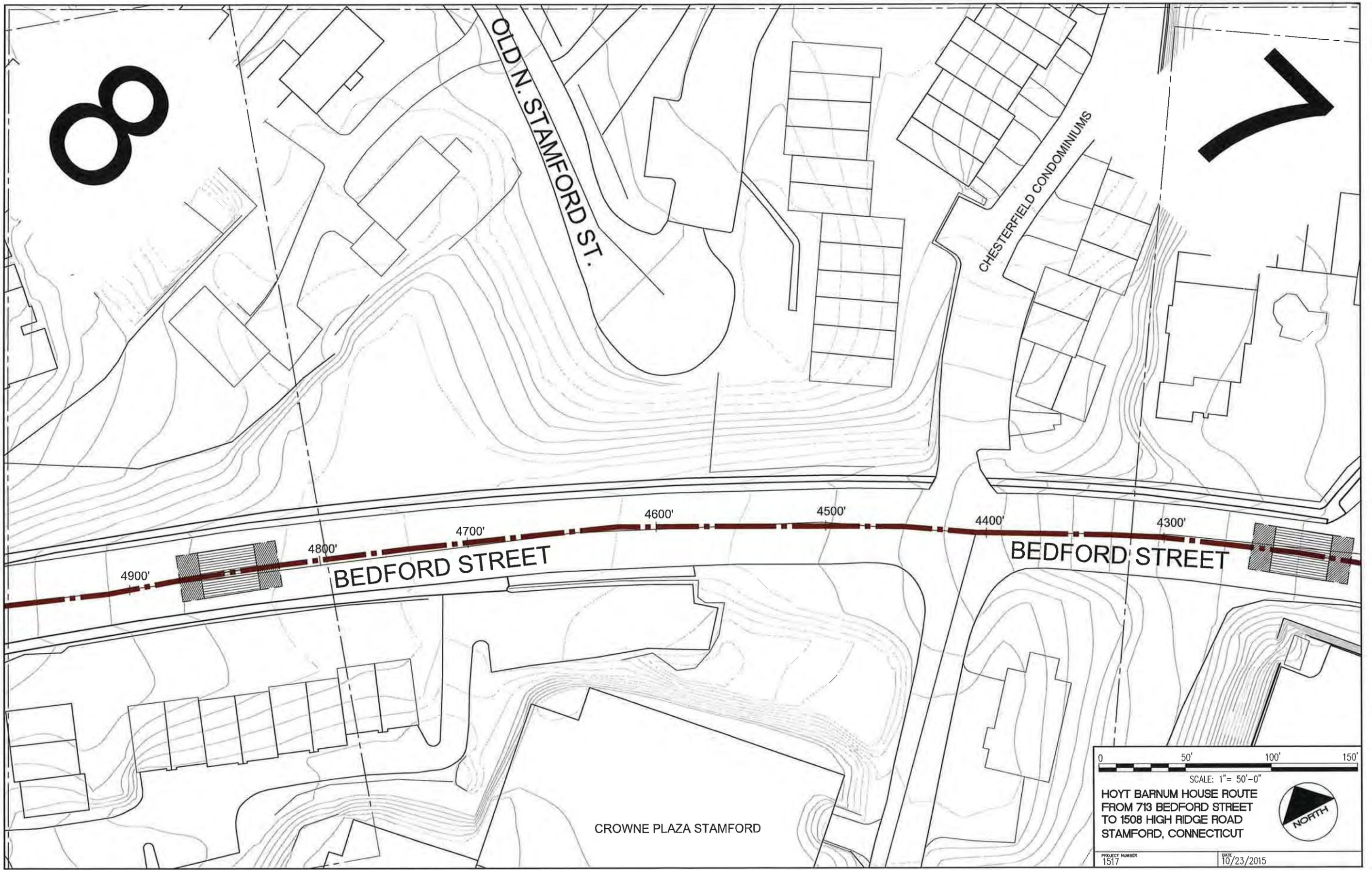


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DATE
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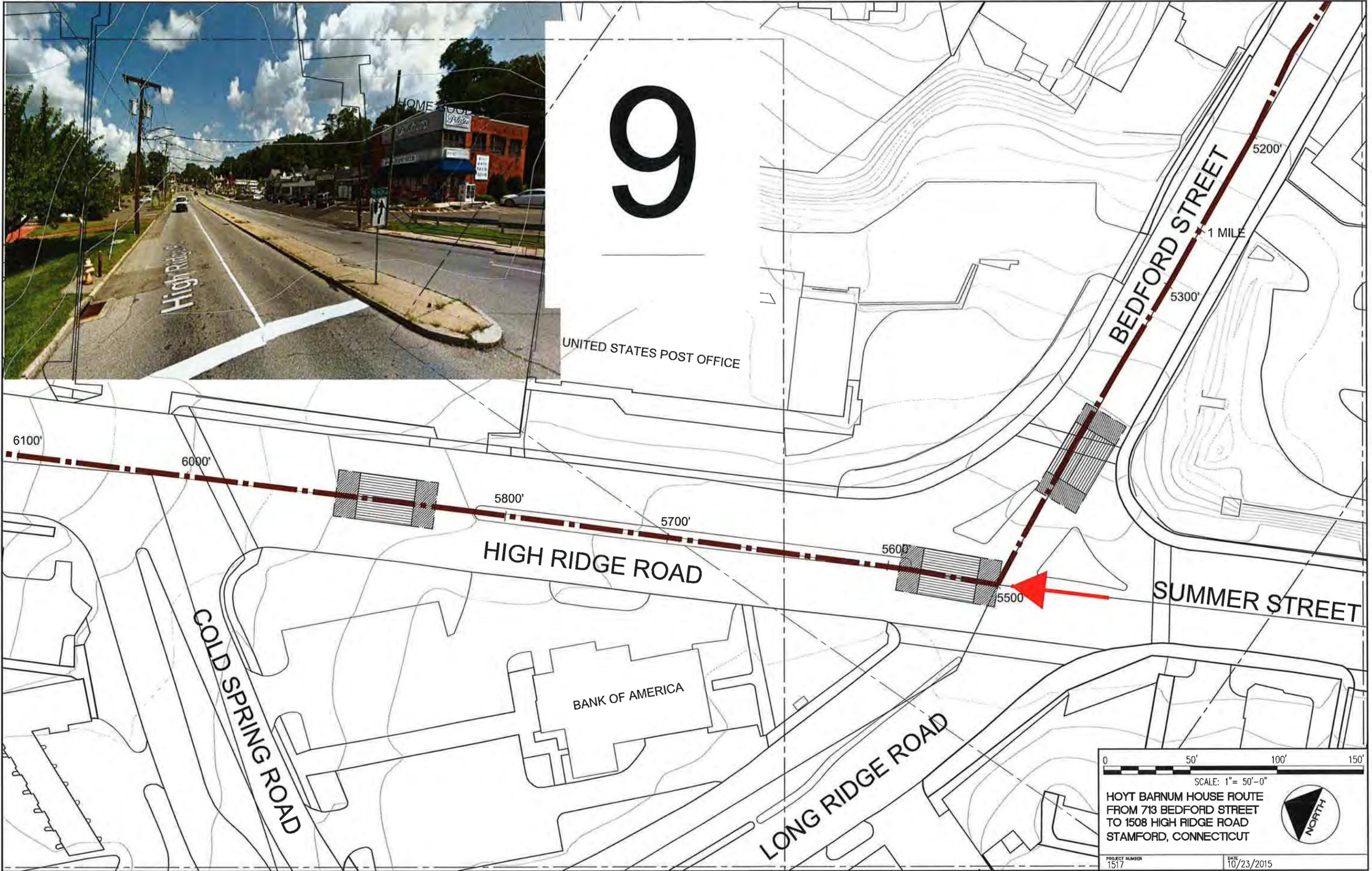
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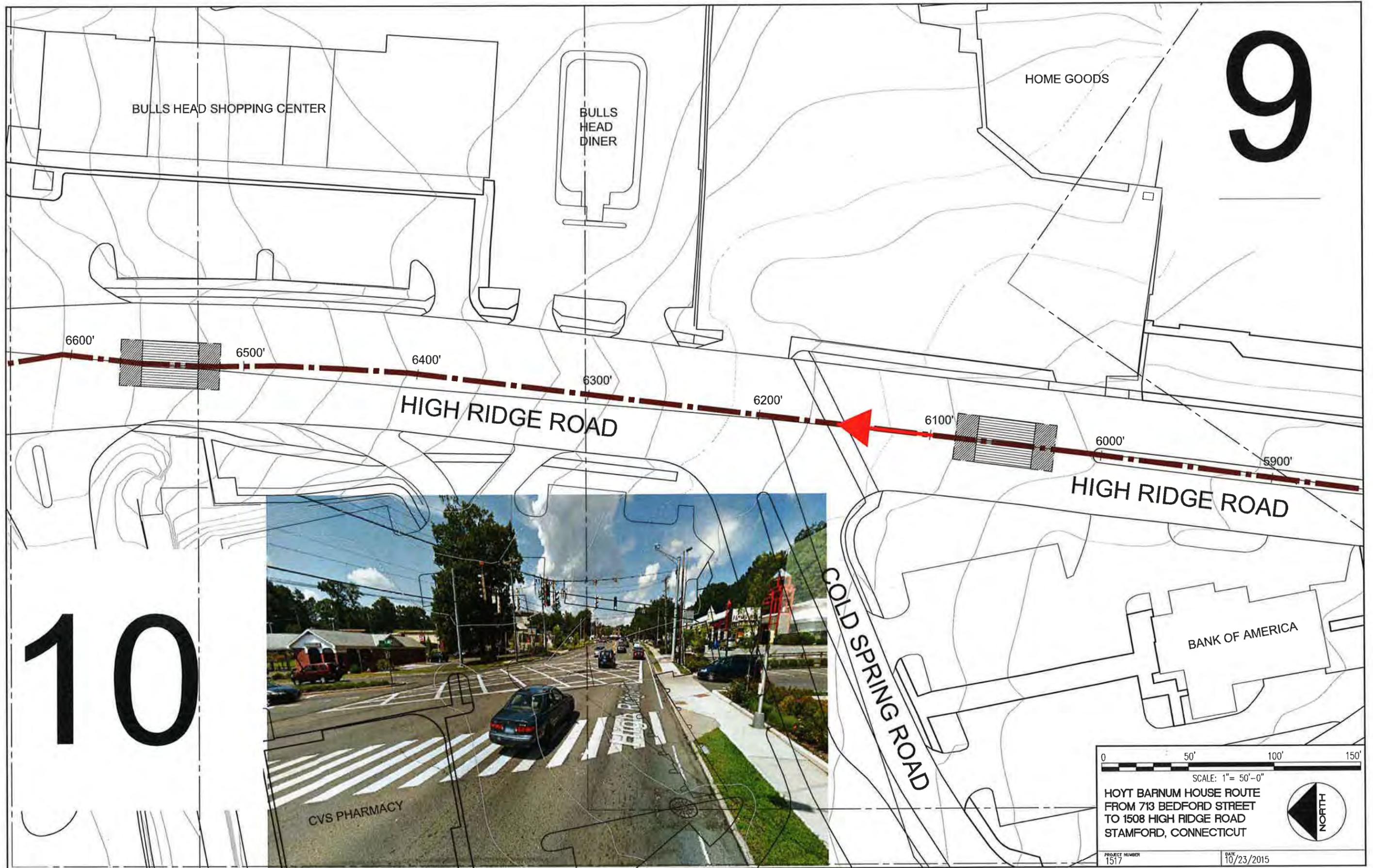
HOYT BARNUM HOUSE ROUTE
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TO 1508 HIGH RIDGE ROAD
STAMFORD, CONNECTICUT

PROJECT NUMBER 1517 DATE 10/23/2015

NORTH







11

BULLS HEAD SHOPPING CENTER

HALPIN AVENUE

HOME RIDGE PLAZA

HIGH RIDGE ROAD

10

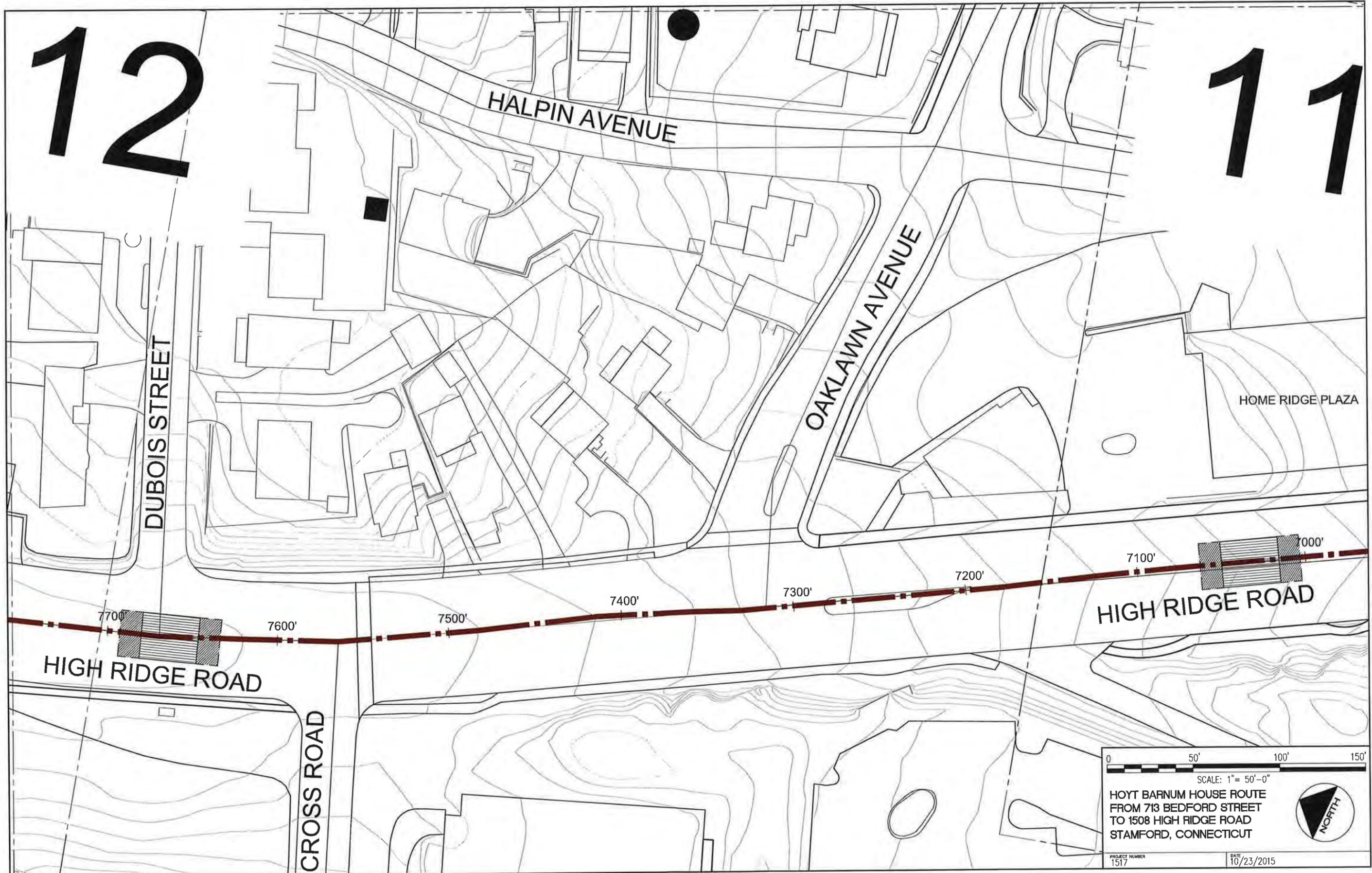
LORD AND TAYLOR

0 50' 100' 150'

SCALE: 1" = 50'-0"

HOYT BARNUM HOUSE ROUTE
FROM 713 BEDFORD STREET
TO 1508 HIGH RIDGE ROAD
STAMFORD, CONNECTICUT

PROJECT NUMBER: 1517 DATE: 10/23/2015



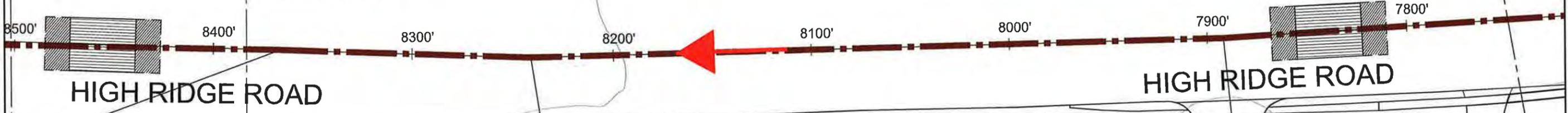


13

12



GENERAL ELECTRIC



TERRACE AVE

McCLEAN AVE

0 50' 100' 150'

SCALE: 1" = 50'-0"

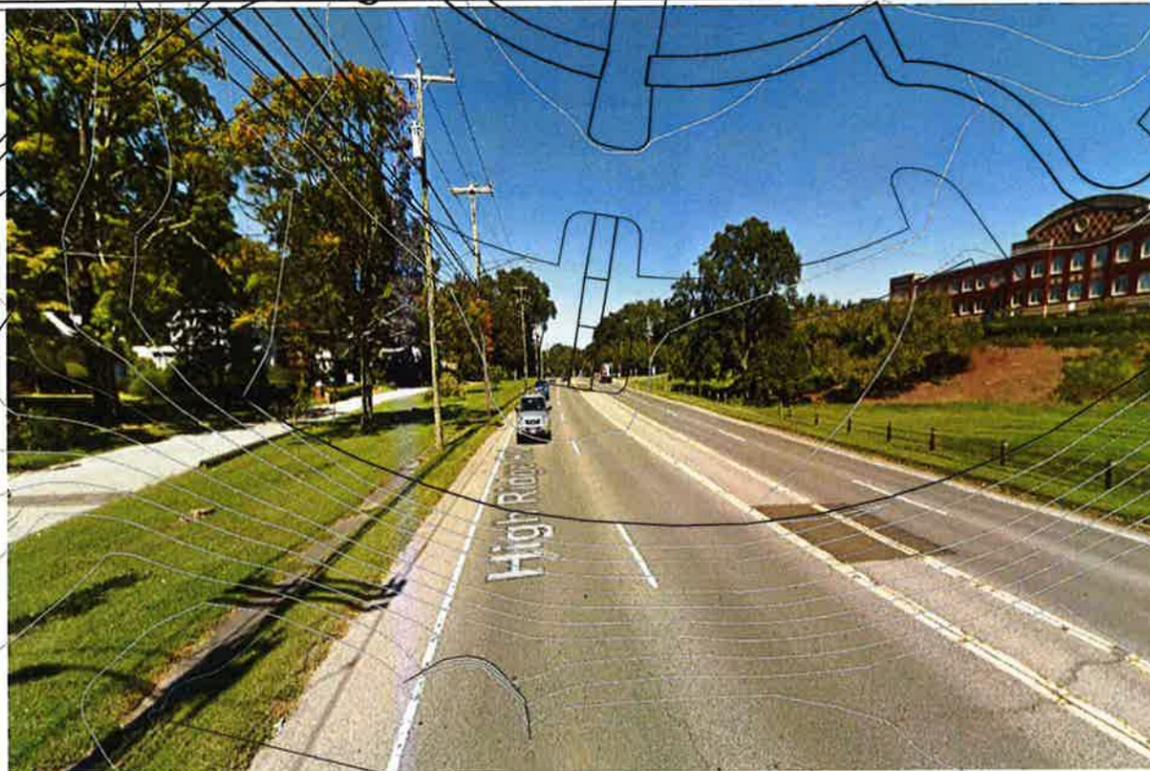
HOYT BARNUM HOUSE ROUTE
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PROJECT NUMBER
1517

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10/23/2015

NORTH

13



0 50' 100' 150'

SCALE: 1" = 50'-0"

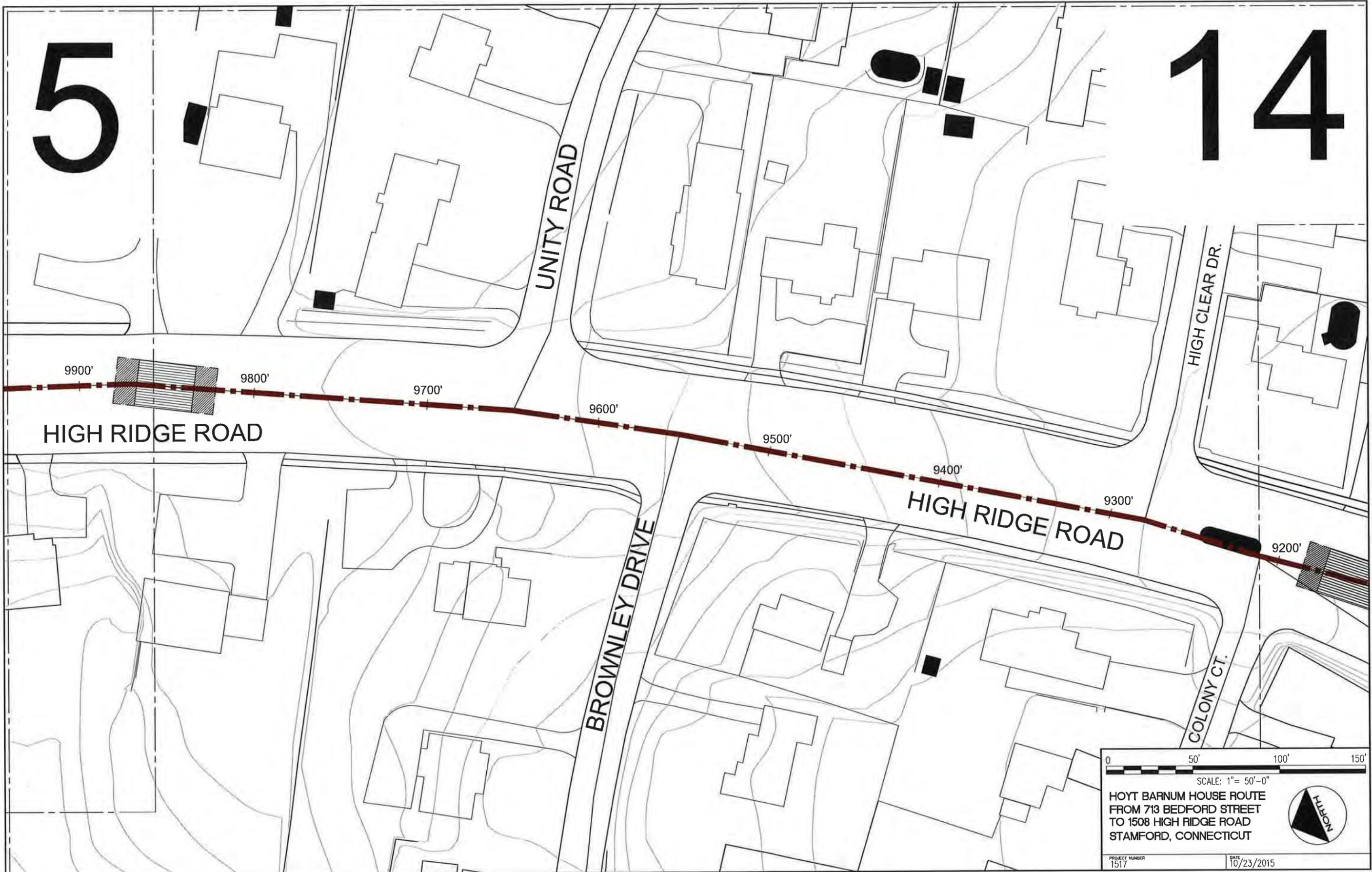
HOYT BARNUM HOUSE ROUTE
FROM 713 BEDFORD STREET
TO 1508 HIGH RIDGE ROAD
STAMFORD, CONNECTICUT

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1517

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10/23/2015

5

14



0 50' 100' 150'

SCALE: 1" = 50'-0"

HOYT BARNUM HOUSE ROUTE
FROM 713 BEDFORD STREET
TO 1508 HIGH RIDGE ROAD
STAMFORD, CONNECTICUT

PROJECT NUMBER: 1517 DATE: 10/23/2015

16

15



10600'

2 MILES

10400'

10300'

10200'

10000'

9900'

HIGH RIDGE ROAD

LAKEVIEW DRIVE



SCALE: 1" = 50'-0"

HOYT BARNUM HOUSE ROUTE
 FROM 713 BEDFORD STREET
 TO 1508 HIGH RIDGE ROAD
 STAMFORD, CONNECTICUT



PROJECT NUMBER
1517

DATE
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17

16

LOVELAND ROAD

HIGH RIDGE ROAD

HIGH RIDGE ROAD

WALNUT RIDGE LANE

0 50' 100' 150'

SCALE: 1" = 50'-0"

HOYT BARNUM HOUSE ROUTE
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0 50' 100' 150'

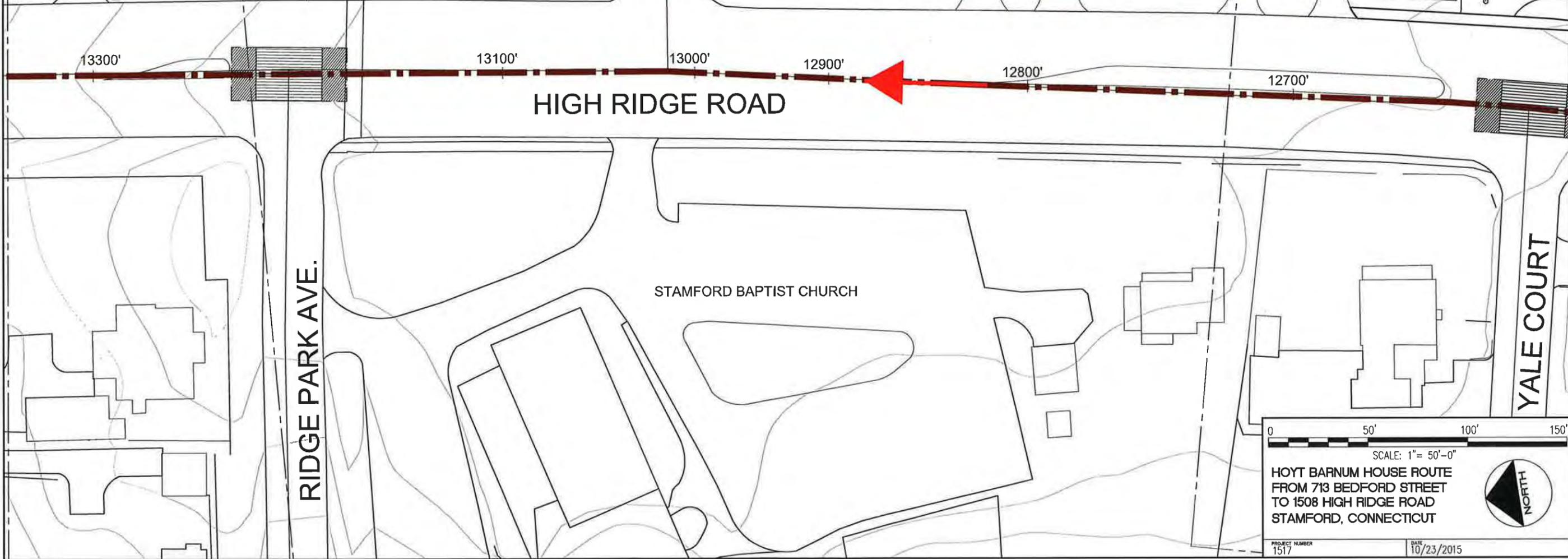
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**HOYT BARNUM HOUSE ROUTE
FROM 713 BEDFORD STREET
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STAMFORD, CONNECTICUT**

PROJECT NUMBER: 1517 DATE: 10/23/2015







0 50' 100' 150'

SCALE: 1" = 50'-0"

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PROJECT NUMBER 1517 DATE 10/23/2015

NORTH







0 50' 100' 150'

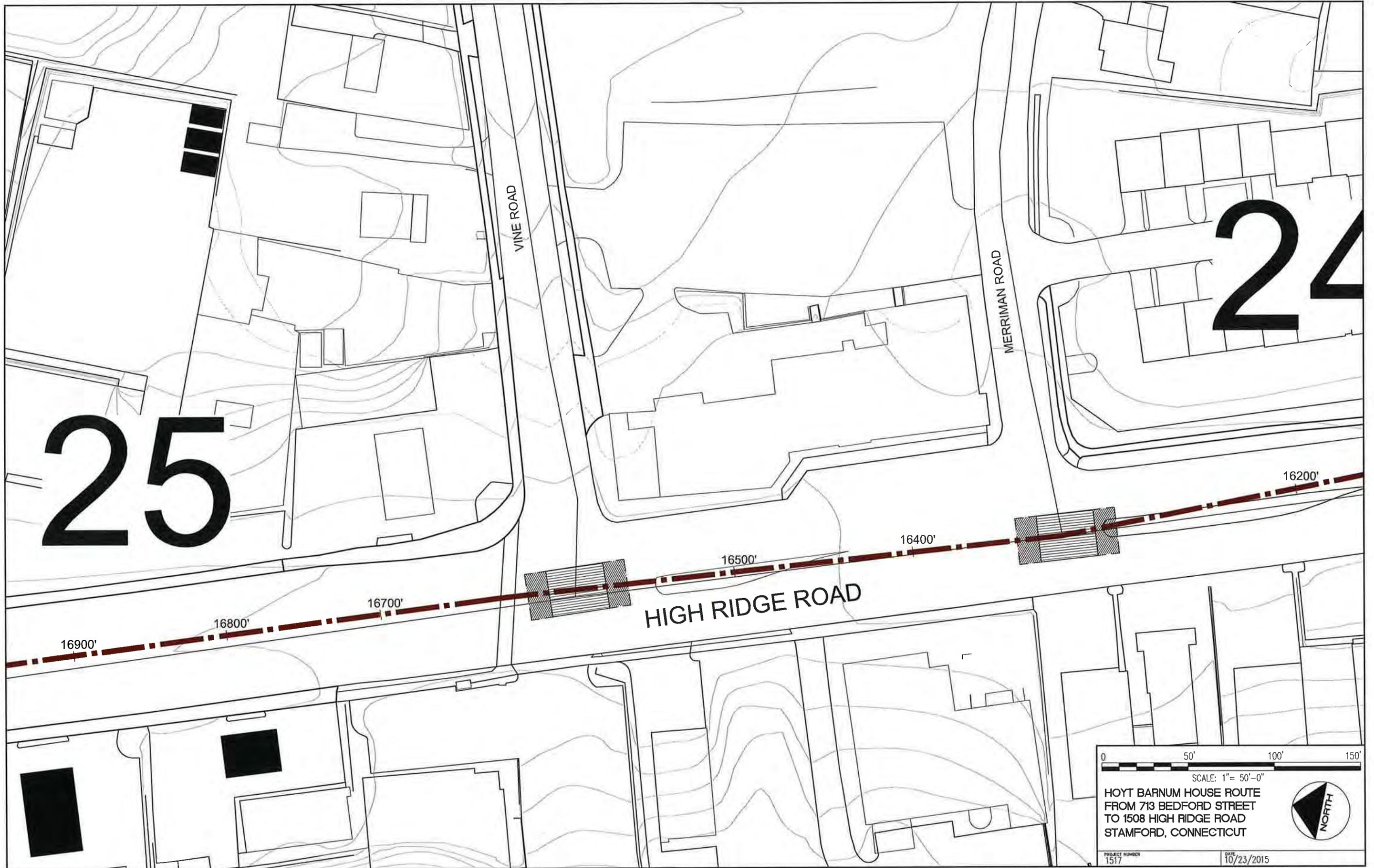
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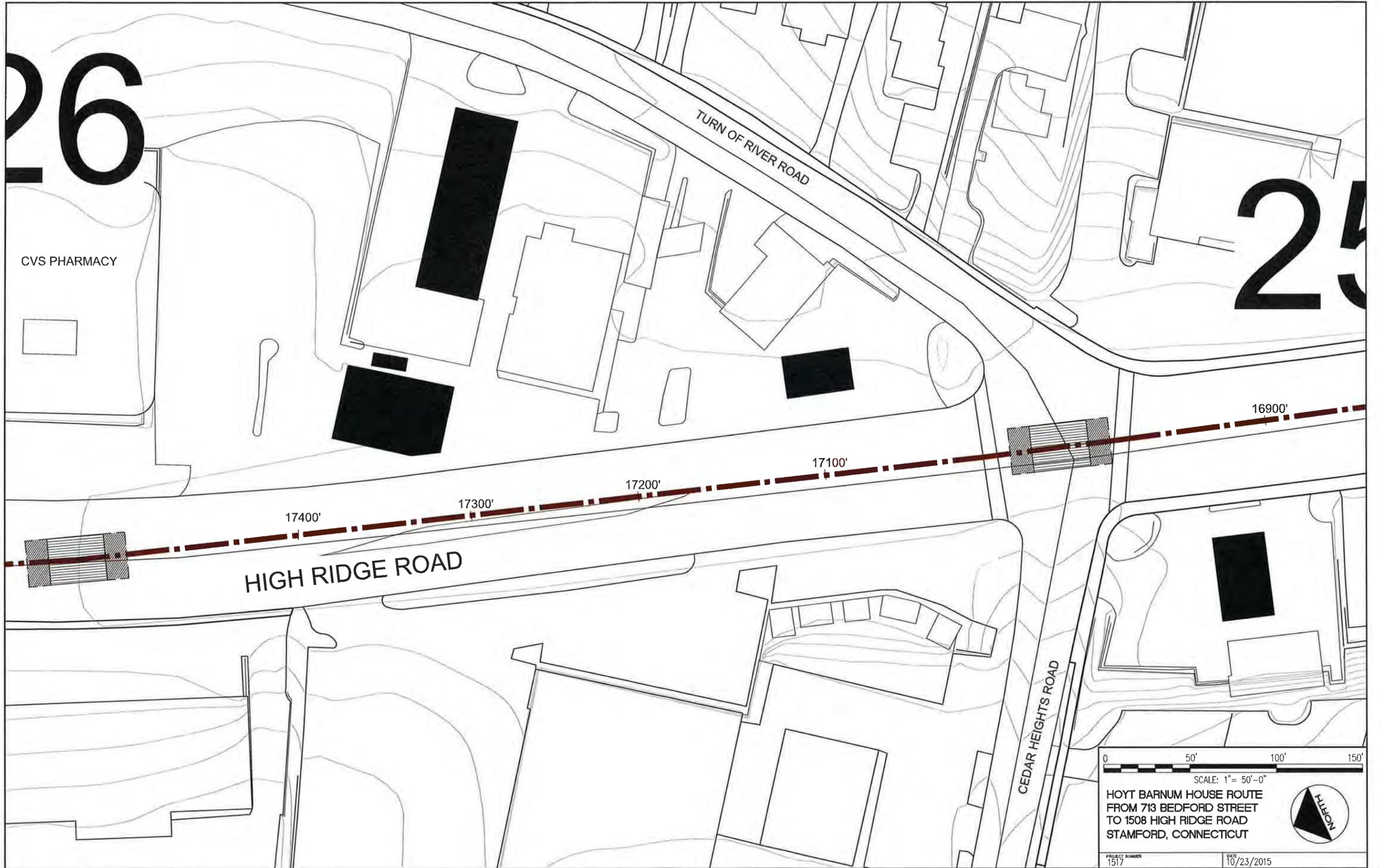
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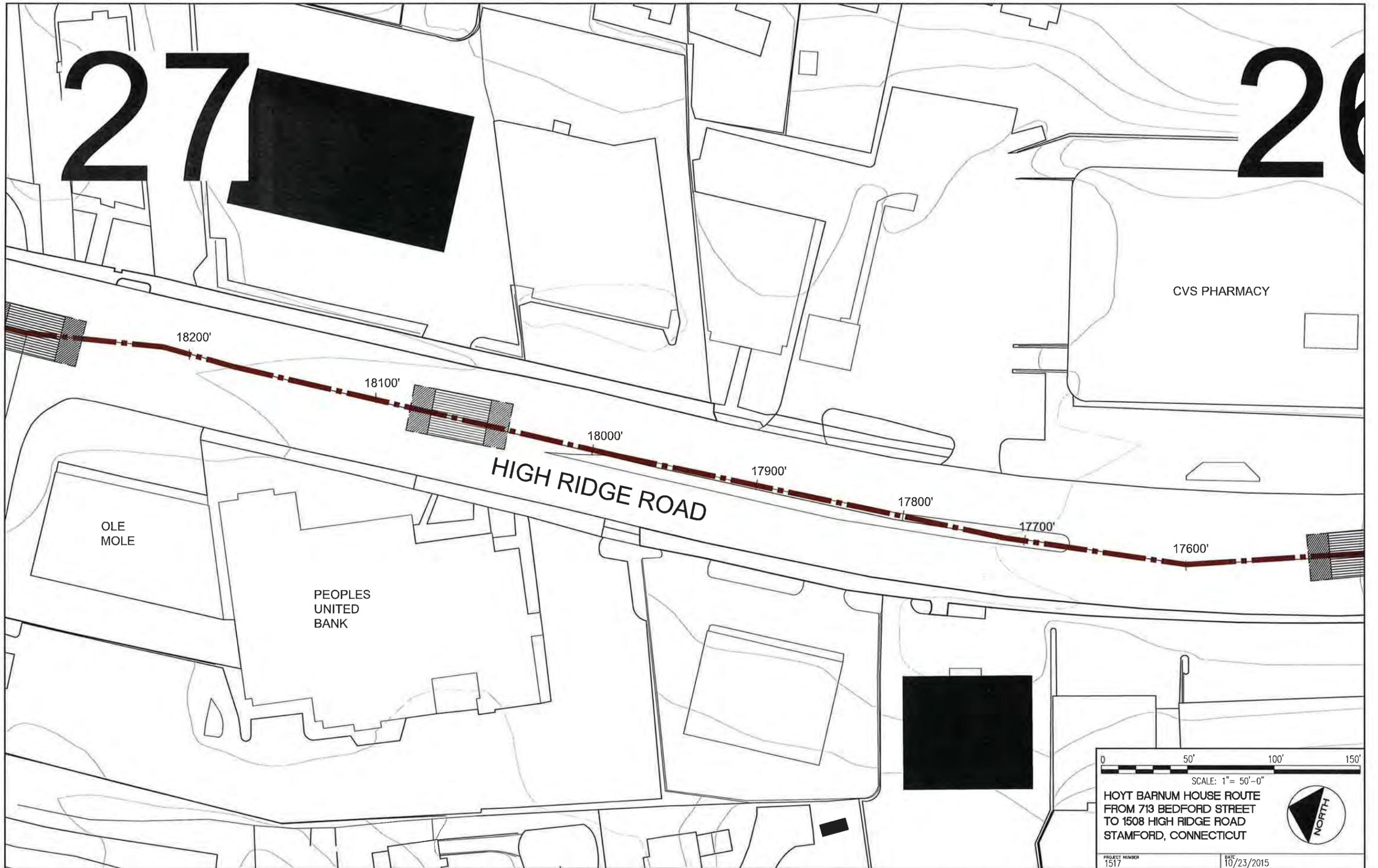
PROJECT NUMBER: 1517 DATE: 10/23/2015

NORTH









28

GRAND CENTRAL PLAZA SHOPPING CENTER

TRADER JOE'S

27

19000'

18900'

18800'

18700'

18600'

18500'

18400'

HIGH RIDGE ROAD

BANK OF AMERICA

PARKWAY DINER

BURGER KING

FIRST COUNTY BANK

OLGA ROAD



SCALE: 1" = 50'-0"

HOYT BARNUM HOUSE ROUTE
 FROM 713 BEDFORD STREET
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 STAMFORD, CONNECTICUT



PROJECT NUMBER
1517

DATE
10/23/2015

29

GLOBAL GAS

GRAND CENTRAL PLAZA SHOPPING CENTER

28

HIGH RIDGE ROAD

NOELLE SALON

DONUT DELIGHT

BANK OF AMERICA

SQUARE ACRE DR.



19500'

19400'

19300'

19200'

19100'

19000'

18900'



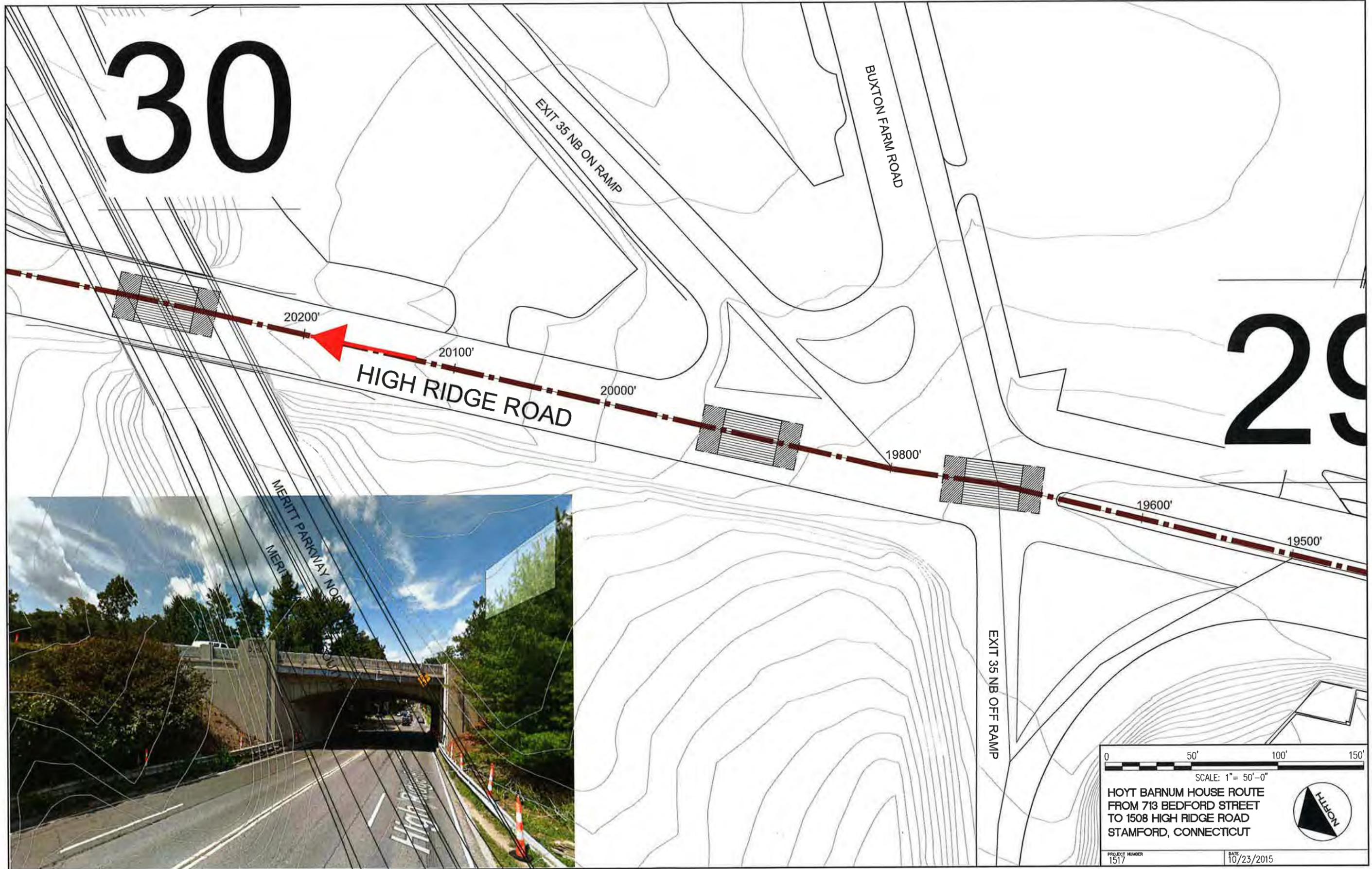
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PROJECT NUMBER
1517

DATE
10/23/2015



30

29

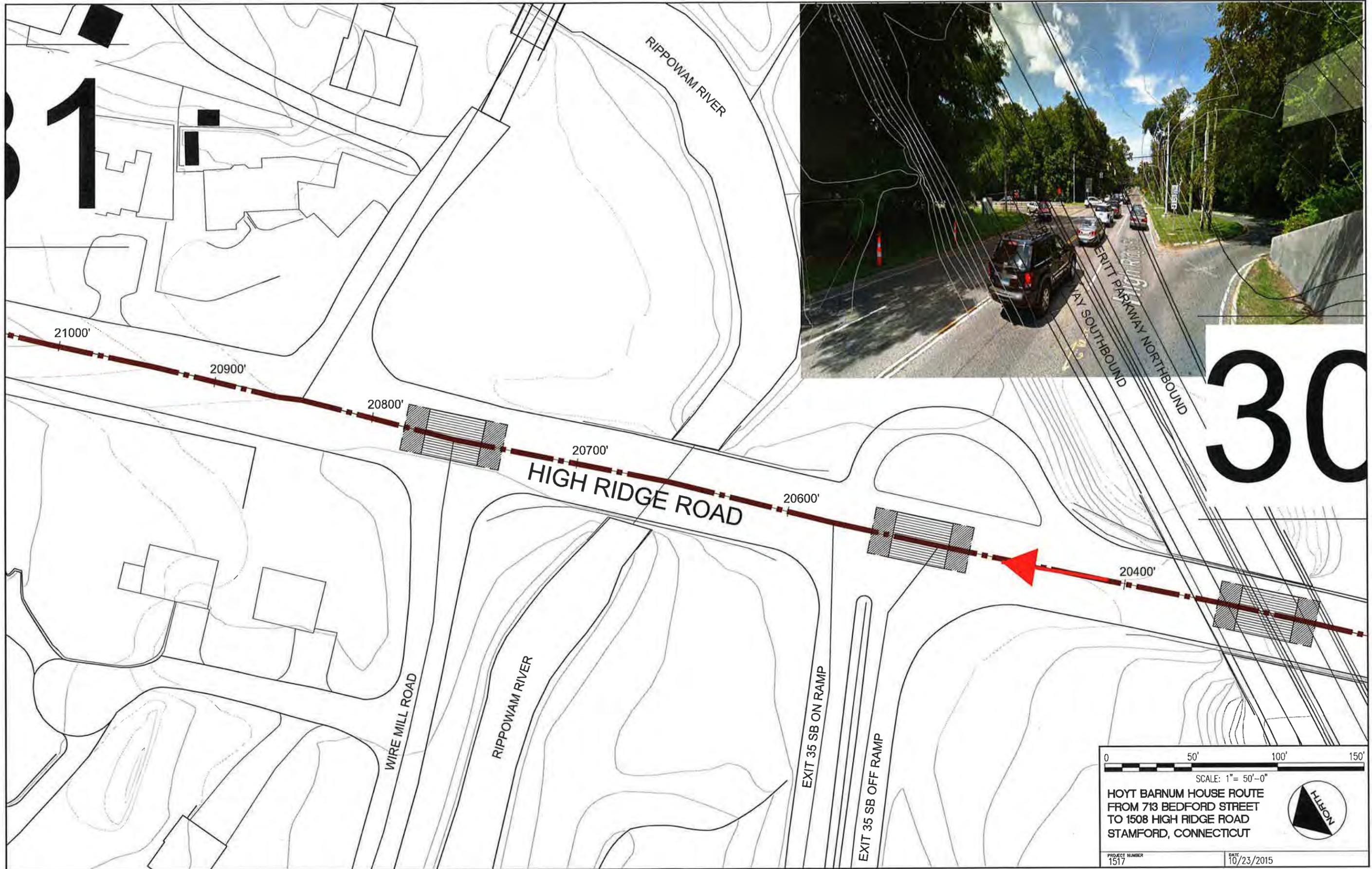


0 50' 100' 150'

SCALE: 1" = 50'-0"

HOYT BARNUM HOUSE ROUTE
FROM 713 BEDFORD STREET
TO 1508 HIGH RIDGE ROAD
STAMFORD, CONNECTICUT

PROJECT NUMBER 1517 DATE 10/23/2015



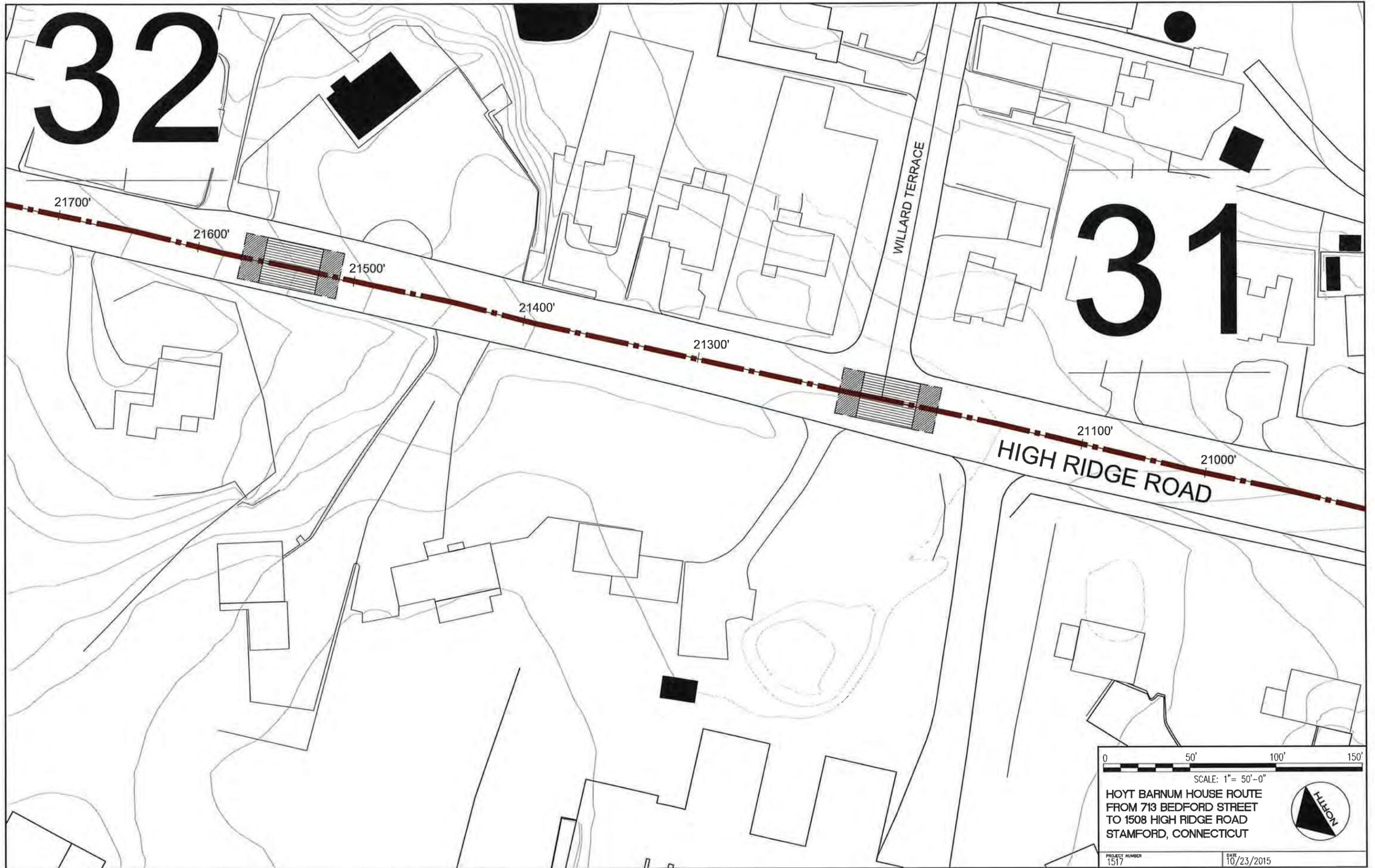
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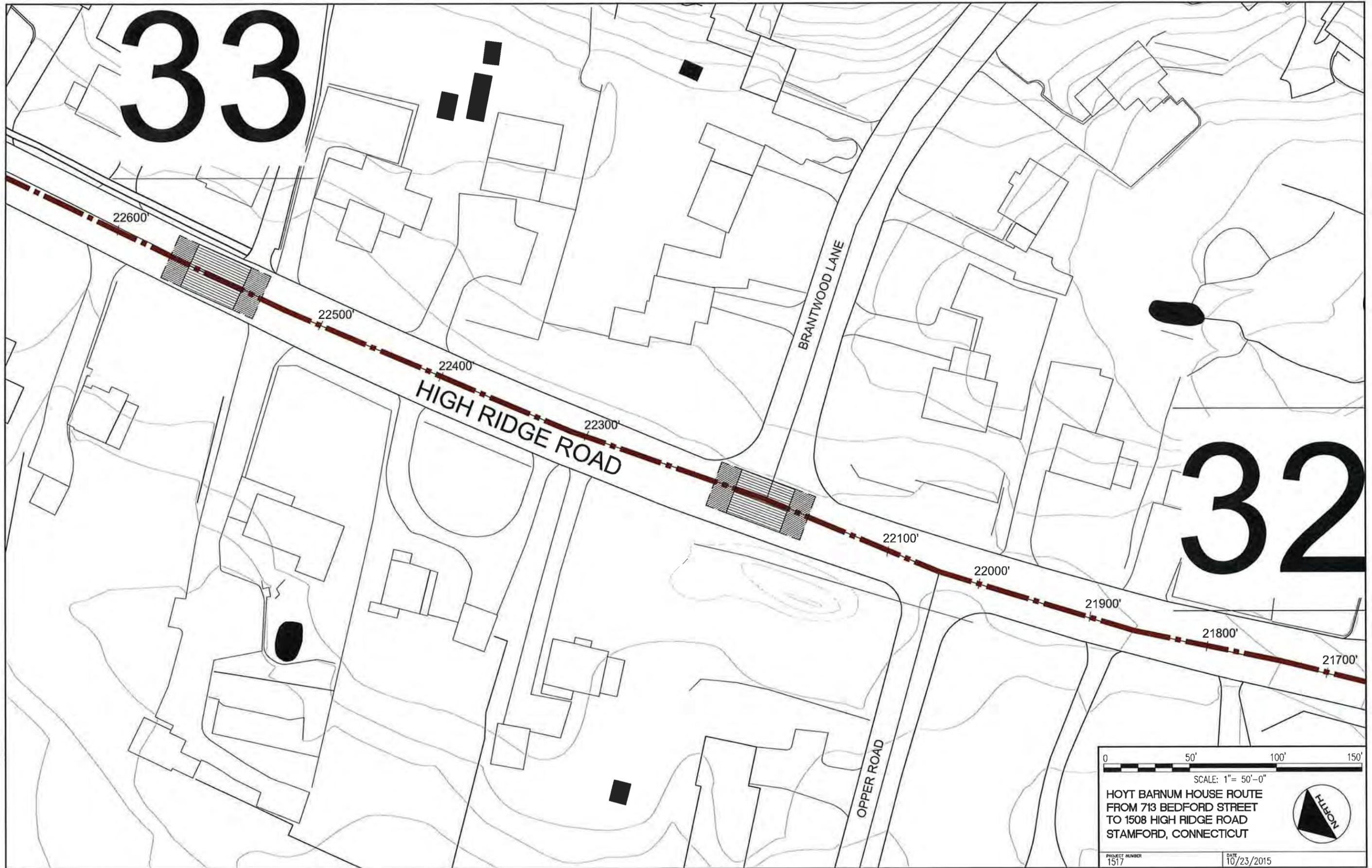
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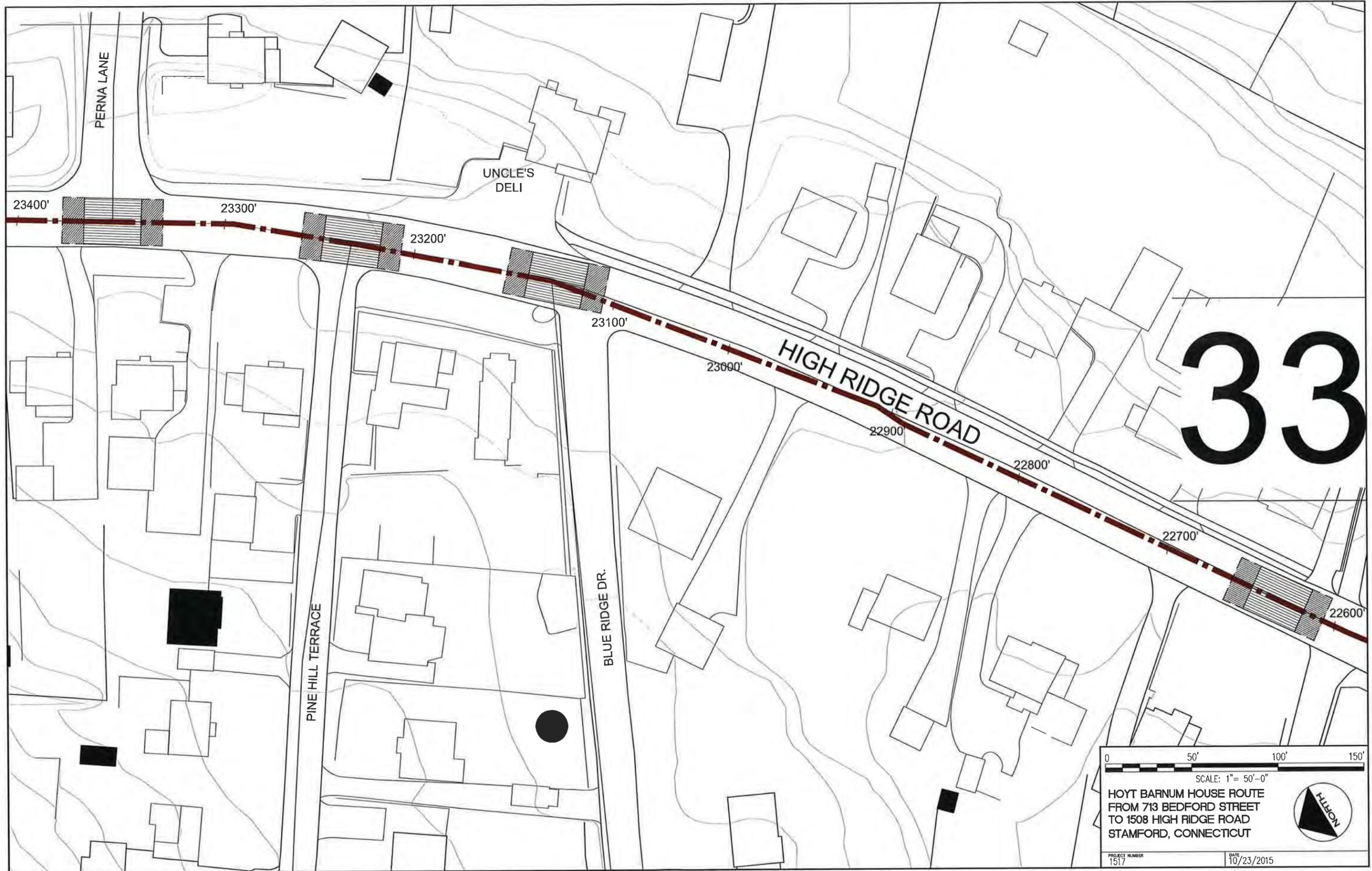
HOYT BARNUM ROUTE
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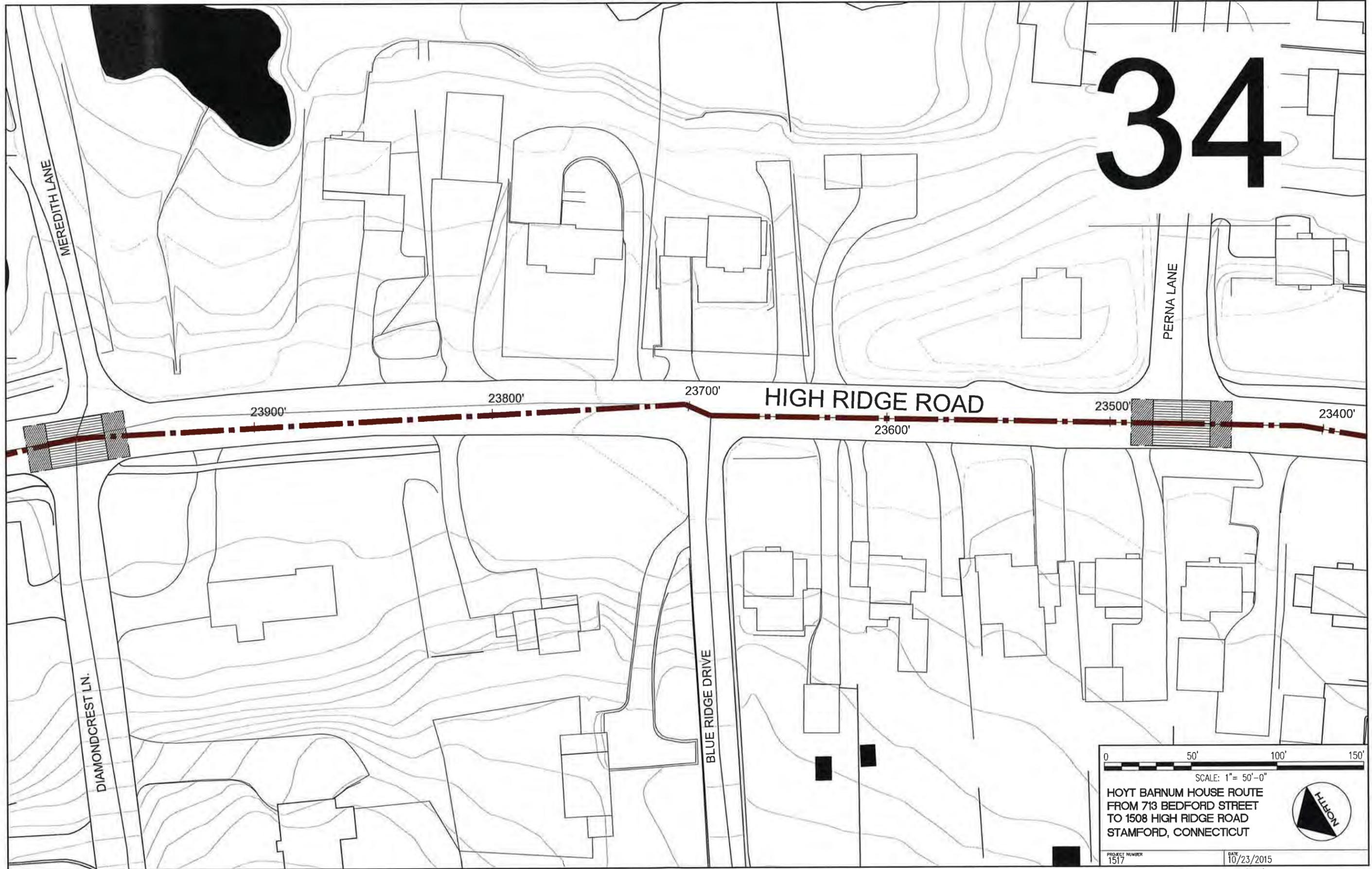
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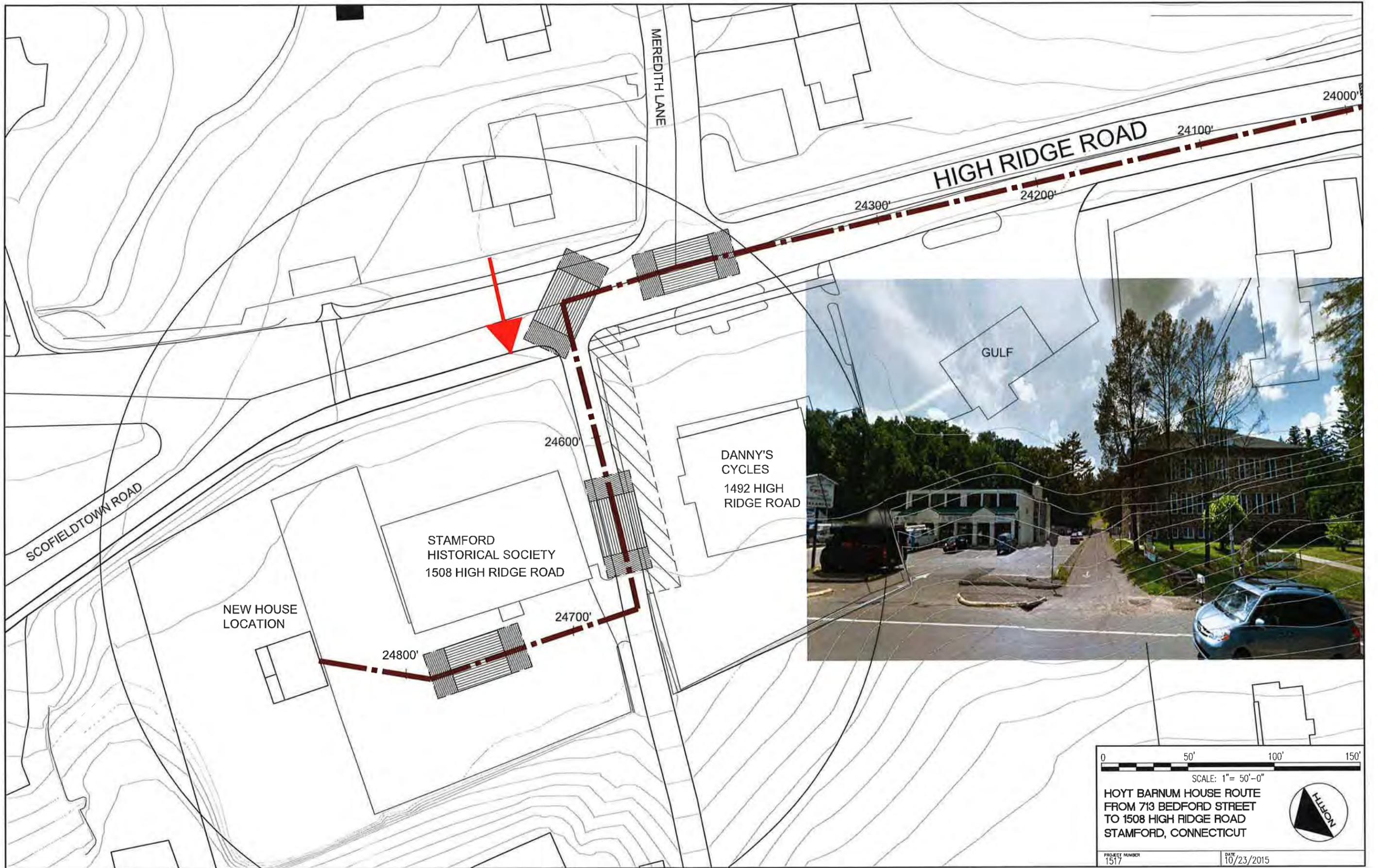
NORTH











0 50' 100' 150'

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