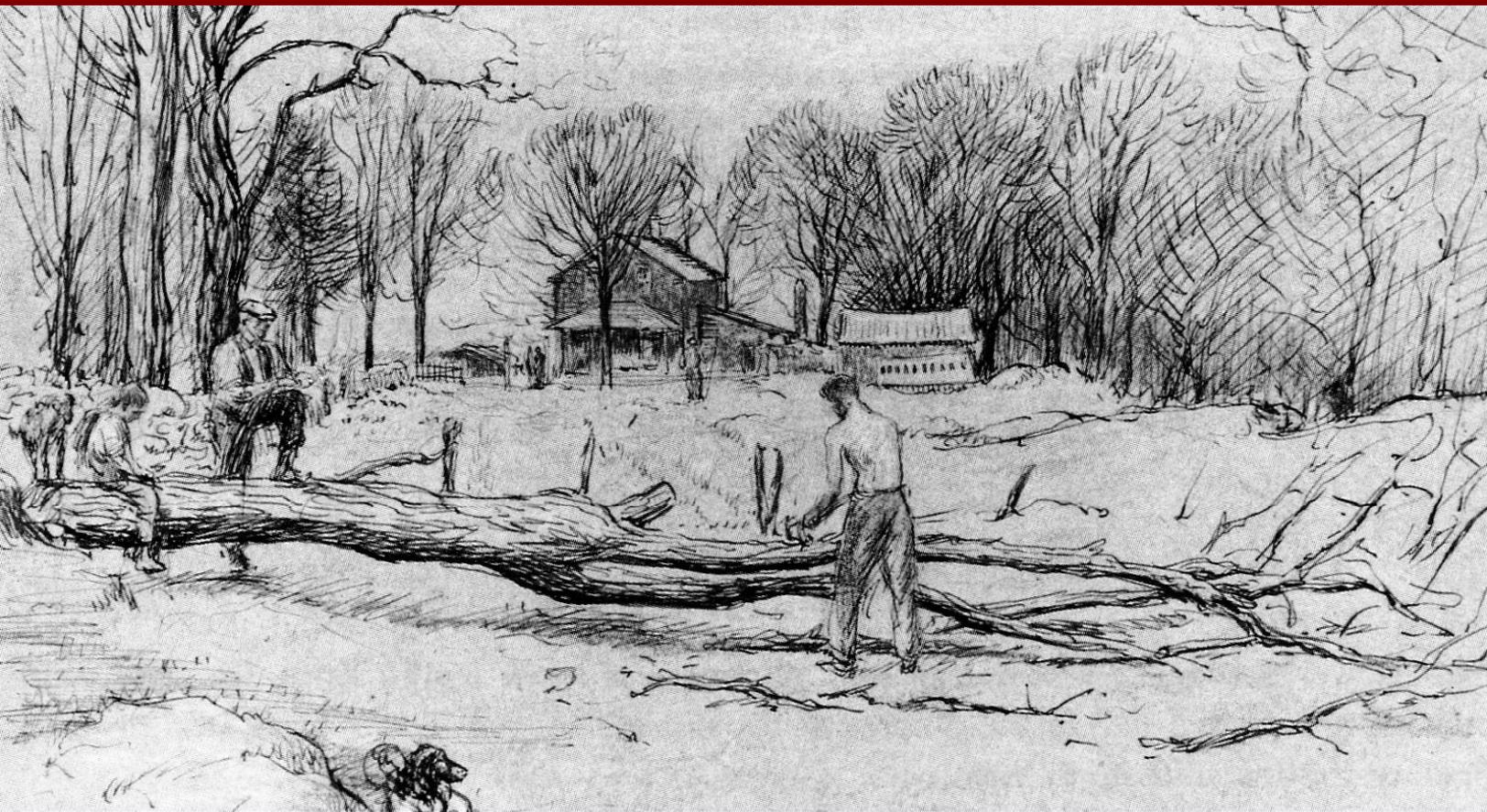




# CARETAKER'S HOUSE AND GARAGE

## Weir Farm National Historic Site Wilton, Connecticut



Historic Structures Report

Volume II- B

**WEIR FARM  
HISTORIC STRUCTURES  
REPORT**

**Weir Farm National Historic Site  
Wilton, Connecticut**

**VOLUME II- B**

**Caretaker's House  
and  
Caretaker's Garage**

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# PREFACE

This report is Volume II- B of a three- volume historic structures report (HSR) for Weir Farm National Historic Site (NHS). Volumes I and IA address the Weir house, Weir studio, and Young studio, and include the historical background and context for the entire Weir Farm National Historic Site. Volume II- A addresses the Weir barn and the remaining outbuildings on the Weir complex site. Volume II- B describes the two buildings of the caretaker's complex, which was also part of the original Weir farm. While this report is intended to stand on its own, reference should be made to Volume I for more detail on the relationship of the caretaker's buildings to the site as a whole.

\* \* \*

*Editor's note:*

*This report was prepared as a draft in 1995- 1998 by Architectural Conservator Maureen K. Phillips of the Building Conservation Branch (BCB) of the National Park Service's Northeast Cultural Resources Center. The draft included measured drawings completed by Historical Architect Richard C. Crisson and Architectural Technician Steven Pisani, also of the BCB.*

*The Northeast Cultural Resources Center was subsequently disbanded, and the Building Conservation Branch of the center was divided into two entities, the Historic Architecture Program (HAP) and the Architectural Preservation Division (APD).*

*By 2006, rehabilitation work was planned for the caretaker's house and garage, which required the revision of the draft HSR to comply with the Secretary of the Interiors Standards for Rehabilitation. In addition, new research material had been discovered for both structures. Thus, the draft HSR was extensively updated and expanded in 2006- 2007 by Lance Kasparian, Historical Architect with the APD.*



# I. INTRODUCTION



# EXECUTIVE SUMMARY

## Background

### *The 1995- 1998 Draft Historic Structure Report*

In 1995, a project was developed to prepare historic structure reports (HSRs) for the structures at Weir Farm National Historic Site. The scope of work and task directive for this project was prepared by the Building Conservation Branch (BCB) of the National Park Service's Northeast Cultural Resources Center. These documents outlined the background, goal, tasks, methodology, and scope of each aspect of the project.

The HSR for the caretaker's house and garage was to be a "modified Level II" report, involving only nondestructive and noninvasive techniques. Thus, the investigation for the report would involve historical research; fabric sampling and analysis, which helped to establish the physical evolution of the structures; documentation of existing features; and evaluation of the impact of adapting the structures to their proposed uses.

The draft report on the caretaker's buildings was begun in 1995 and completed in 1998. The report included information derived from research into the archival documentation available in 1998, and physical descriptions of the features of the buildings as they existed in 1995. However, the caretaker's house was occupied when the draft was being researched, which restricted the level of physical investigation that could be performed there. It was recognized at the time that additional physical investigation would be needed to more thoroughly understand the physical evolution of the building. Additional information that might be obtained from future research or rehabilitation work on the structures would be included in either an "amendment" to the draft report, or in the completion report for the park-wide HSR project.

### *The 2008 Historic Structure Report Update*

Increasing interest in reusing the caretaker's house and garage for an artist-in-residence program led to a decision to update the 1998 draft HSR for the two structures. The preferred alternative in the park's 1995 General Management Plan (GMP) called for rehabilitating the caretaker's house as park housing, and for rehabilitating the caretaker's garage to be used as studio space for the artist-in-residence program. The latter work was to involve the

enlargement of the garage by building a compatible new addition following the “footprint” of an early adjacent section that was removed after 1970.<sup>1</sup> However, a structural evaluation of the garage – commissioned by the Weir Farm Art Center in 2001 – recommended demolition of the garage “unless rehabilitation involving strengthening or replacing over 75% of the structural components is undertaken.”<sup>2</sup>

The staff of Weir Farm NHS, NPS regional advisors, and the Connecticut State Historic Preservation Office thus began to reassess the GMP’s recommended treatment for the garage. Procedures under Section 106 of the National Historic Preservation Act were begun, with a preliminary finding of “adverse effect” for demolition.

In 2004, the Weir Farm Art Center submitted an application to the Save America’s Treasures grant program for a project involving the rehabilitation of the caretaker’s outbuilding and a “compatible addition that follows the footprint of the missing section” – the same treatment specified in the GMP.<sup>3</sup> The application was successful; the park thus abandoned the 2001 plan to demolish the garage, and initiated a project to rehabilitate and expand the garage as described in the 1995 GMP.

The nature of this project required compliance with Section 106 requirements, and the approval of the State Historic Preservation Office would have to be obtained. This meant that the 1998 draft HSR had to be revised to include an enumeration of character- defining features, and also recommendations to facilitate compliance with both the 1995 treatment authorization and the Secretary of the Interior’s standards for rehabilitation. In addition, new primary and secondary documentation had become available, and aspects of the 1998 draft text needed to be reevaluated in light of this new information.

## *Summary of Research Findings*

### **Caretaker’s House**

The earliest record of structures associated with the present caretaker’s complex is the 1861 inventory for the estate of Lewis Beers, which included a “small dwelling house” and “carriage house.” However, it is possible that this dwelling house was constructed on the site of the present caretaker’s house as early as 1811, when Lewis married and acquired the land from his father. The relationship of this early dwelling to the present caretaker’s house remains unclear, despite the survival of potentially corroborating physical evidence in the present structure.

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<sup>1</sup> *General Management Plan/Environmental Impact Statement, Weir Farm National Historic Site [GMP]* (U.S. Dept. of the Interior, NPS, North Atlantic Region, Division of Planning, September 1995), p. 28.

<sup>2</sup> Di Salvo Ericson Group, Structural Engineers, Inc., Ridgefield, CT, letter to Weir Farm Art Center, “Weir Farm – Caretaker’s Cottage Shed Structural Conditions Survey,” December 12, 2001.

<sup>3</sup> Constance Evans, Executive Director, Weir Farm Art Center, to Joe Wallis, Save America’s Treasures, May 14, 2004.

The lack of a cellar – a mainstay of 19<sup>th</sup>- century domestic life – and early associations with a shoemaker, farm laborers, and a clerk, suggest that the early dwelling may have been planned as a dependency of the main farm for housing farm hands and itinerant tradesmen. This is supported by public records and probate inventories, which consistently list the house as a unit of the Beers farm in Ridgefield. No evidence has been found related to the claim that the present caretaker’s house was originally constructed elsewhere as a church and later moved to its present location.<sup>4</sup>

J. Alden Weir acquired the Beers family farm in 1882. The development of Weir’s caretaker’s complex during the years 1883- 1919 is reflected in the Weir family papers, public records, and the physical fabric of the present caretaker’s house. Following initial improvements carried out with “minimum expenditure” in 1883, the house was occupied by a succession of tenant farmers, and for six years maintained a stable tax valuation of \$100. A sketch of the house by Weir during this period (fig. 1.4) probably illustrates Weir’s 1883 improvements. Notably missing is the east kitchen ell and window #W109. This suggests that the earlier ell was demolished in 1883 and later reconstructed in its present form. This may have occurred during the years 1889 – 1897, when the house’s tax valuation rose to \$500. Correspondingly, during this period Weir enjoyed productive and amicable relations with his tenant farmers, most notable of whom was Paul Remy, who resided in the house circa 1890- 1905.

Following a period of frequent resident turnover through the 1910s and 20s, Dorothy Weir Young presided over an era of productive relations with her tenant farmer, George R. Bass, who occupied the caretaker’s house with his large family circa 1929- 1944. During this period, Dorothy’s account books document substantial improvements to the caretaker’s house, including the introduction of plumbing, electricity, and lightning protection. The present exterior appearance of the caretaker’s house was achieved during this period, as documented in a recently acquired collection of Bass family photographs, some of which are reproduced in this report as figures 1.9- 1.14. In addition, several of Mahonri Young’s drawings of the house during the period are reproduced in the report as figures 1.15- 1.18.

## Caretaker’s Garage

The carriage house listed as part of Lewis Beers’ estate in 1861 was probably built by his son William Woolsey Beers, who resided on the farm while developing his business interests at Ridgefield Station (Branchville). It is possible that the carriage house was built as early as 1850- 1856, when William’s occupation evolved from schoolmaster to postmaster, railroad station master, and lumber merchant, eventually rising to president of the Gilbert and Bennett Wire Manufacturing Company.

While the Weir family papers document the family’s mobility, the vehicles which they owned, and their pleasure in long drives around the countryside, no specific mention of the carriage house during this period has been found. The reference to a “garage” in the 1921 inventory of Weir’s estate suggests that the carriage house may have been adapted to store his automobile, perhaps as early as 1915. According to members of the Bass family, Dorothy Weir Young parked

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<sup>4</sup> This claim was made by Doris and Sperry Andrews in a 1991 interview conducted by Connie Evans.

her station wagon in this garage. When she wanted her car, she would call to the caretaker's house to have it brought to her front gate, from which point she would drive herself. During the early 1930s, Bass and his sons built a three- bay shed abutting the north side of the carriage house to garage his family's cars. At around the same time, Bass and his sons also built the wagon shed adjacent to the corn crib, while Oliver Lay, architect and son in- law of Mahonri Young, was designing and building the Young Studio. Though unconfirmed, it is thought that Lay may have influenced the design of all three structures. After a period of decline during the 1950s and 60s, the wagon shed was allowed to collapse, and the carriage house was demolished. The three- bay garage was retained. During the 1970s, this structure was remodeled by the Andrews family, using salvaged materials from the carriage house to create the present freestanding structure.

A recently acquired collection of Bass family photographs from circa 1930- 1944 provides the only known images of the now- missing carriage house, and the garage addition as it was originally constructed. These are reproduced in the report as figures 1.19- 1.24. In addition, two Mahonri Young drawings depicting the carriage house in its setting are reproduced in the report as figures 1.15- 1.16.

## *Recommendations*

### **Caretaker's House**

The current appearance of the caretaker's house is substantially the same as it was toward the end of the period of historic significance (1883- 1947). This is known from the Bass family photographs from the period circa 1930- 1944, and several of Mahonri Young's drawings from about that time.

The Bass family photographs show that three extant windows initially thought to be posthistoric were in place by 1944, and perhaps as early as the mid- 1930s. These are the two second- story windows on the south elevation of the main house (W201 and W202), and the window next to the south- elevation doorway on the ell (W104).

The Bass photographs also show that the exterior color scheme during the 1930s and early 1940s was a uniformly medium- dark tone on the clapboard siding, with a highly contrasting light- tone color on the doorway and window trim and sashes. Doors were painted a dark tone, and the front porch was a medium- dark tone. The extant siding and wall trim postdates 1960, providing no record of historic paint history for these elements. However, analysis of paint samples taken from a few adjacent elements (such as window surrounds) show fragments of red paint mixed in with the pre- 1930s paint layers, suggesting that the medium- dark color seen on the clapboards in the Bass family photographs may have been red. Paint analysis also shows that the light tone on the trim and sashes was a light cream or off- white color; the dark tone on the doors appears to have been a very dark green or green- black; and the medium- dark tone on the porch columns was green.

The historic photographs and artwork likewise show a large tree centered on and abutting the front porch. In consultation with historic landscape and architectural preservation specialists, the significance of this tree and the potential impact of restoring it should be evaluated.

More physical investigation should be done on the structure and interior of the caretaker's house, in an effort to better understand the house's origins and evolution, and to identify any historic elements that should be retained during future rehabilitation work.

Research into the relationship of the caretaker's complex to the larger Beers family farm enterprise may also clarify the local significance of the property prior to the arrival of J. Alden Weir.

## Caretaker's Garage

Under the authorized development concept, extensive alteration and replacement of existing building fabric is anticipated. This is due to the altered and deteriorated condition of the building, the rudimentary nature of its original construction, and functional requirements related to the change in use from a garage to an art studio. The anticipated alterations include:

- new foundations in lieu of shallow stone piers and rubble infill;
- a new floor system in lieu of a dirt floor;
- alterations to increase the 5- foot clear height at the back (east) wall;
- new framing in lieu of deteriorated framing of recent vintage; and
- the introduction of modern systems and interior finishes to the unfinished interior.

In keeping with the focus of the GMP, the significance of the caretaker's garage is primarily that of a landscape feature within the setting of Weir Farm, and as depicted in various artworks. The interior of the garage is peripheral to that focus, and of lesser significance. Anticipated alterations should be approached in a manner that preserves exterior character- defining features within the structure's landscape setting. The following pages contain recommendations to assist in achieving this objective.

### *Exterior Treatment*

#### Building Footprint

- Retain the original location and footprint and relationship to the (missing) carriage house.
- Since foundations are not visible in historic views, modern materials may be considered.
- Retain the original three- bay plan configuration.
- Since framing is not visible in the historic views, modern materials may be considered.

#### Massing, Roof Configuration, and Roofing Materials

- Raise the present wall and roof plates and roof ridge in unison, but no more than 18 inches, to increase interior headroom.
- Retain the original asymmetrical gable roof profiles.
- Retain the low horizontal massing in relation to the overall landscape setting.
- Replicate eave and valley intersections and metal flashings as seen on historic photographs.
- Replicate wood shingles, saddle ridges, and roof trim as seen on historic photographs.

### Front (West) Elevation

- Replicate the original wood garage doors and rolling hardware as shown on historic photographs, and on the present Webb- Burlingham woodshed.
- Remove later doorway D101 and windows W101 and W102.
- Remove the tree growing at the base of the south bay.
- Remove the stones at the base of the wall and salvage for use elsewhere.

### North Elevation

- Remove doorway D102 if not needed.
- If additional windows are required, minimize their visibility from historic viewpoints.
- Replicate shingle siding and rake and trim boards as seen on historic photographs.

### Exterior Paint Finishes

- Paint all surfaces uniformly red to match the caretaker's house.

### *Interior Treatment*

- Retain the original three- bay plan, and the potential to revert to the building's original use as a garage.
- If feasible, retain and expose the original timber posts between the three vehicular bays in their original positions. If not feasible, sound timbers should be retained by the park.

## **Recommendations for Addition Following Footprint of Missing Carriage House**

In keeping with the focus of the GMP, the new addition following the footprint of the missing carriage house section should be compatible with the overall setting of Weir Farm. In order to assist in meeting this objective, the following are recommended:

- The standard for judging compatibility, as stated in the GMP, should be based on the Secretary of the Interior's standards for rehabilitation. (See Appendix C).
- Where possible, missing character- defining features seen in views from the west and south should be incorporated into the new addition and based on documentary and physical evidence. (See Appendix C, Standard 6.)

It should be noted that there is insufficient information to allow for academic reconstruction of the carriage house under the Secretary of the Interior's standards for "reconstruction." Such an approach would also be inconsistent with treatment of the abutting garage and unsupported by interpretive mandates. Nevertheless, sufficient information does exist to allow for replication of the original massing and details of the west façade and roofing, as seen on historic photographs and Mahonri Young drawings.

## *Exterior Treatment*

### Building Footprint

- Retain the original carriage house's location, footprint, and relationship to the abutting shed garage.

### Massing, Roof Configuration, and Roofing Materials

- Construct a new front- gable roof matching that of the original carriage house as seen on historic photographs.
- Construct the new roof at the height required to match original intersections with the garage roof as seen on historic photographs.
- Replicate wood shingles, saddle ridges, and roof trim as seen on historic photographs.

### Front (West) Elevation

- Replicate the original carriage house's gable front as seen on historic photographs.
- Restore or replace in- kind the original carriage house doors (presently installed upside- down on the garage), including original hardware, as seen on historic photographs.

### South Elevation

- Replicate the overall massing of the south elevation based on Mahonri Young drawings.
- If feasible, replicate the overall massing of the greenhouse based on Mahonri Young drawings, with details based on physical evidence from similar structures at Weir Farm.
- If replication of details is not feasible, a modern greenhouse may be considered, but it should be in character with the overall landscape setting and architecture.
- If a greenhouse is not desired, retain in place and protect the original greenhouse foundation walls as architectural artifacts.

### Exterior Paint Finishes

- All surfaces should be painted uniformly red, to match the caretaker's house.
- The color of the carriage house doors should be based on paint analysis of the original doors presently on the west elevation of the garage.

### Landscape Setting

- Restore the historic view- shed from the south, as indicated in Mahonri Young drawings. This will require the clearing of trees.

## Recommendations for Further Research

- Investigate the personal papers and design career of Oliver Lay to identify his possible influence on the caretaker's garage and wagon shed.
- Survey Young drawings and paintings and compare to recently discovered Bass family photographs for possible additional artworks depicting the caretaker's complex.
- Interview surviving members of the Bass family, and inspect the interior of the caretaker's house.

# ADMINISTRATIVE DATA

## Basic Data

| Building Name      | Building Number | LCS Number |
|--------------------|-----------------|------------|
| Caretaker's House  | WEFA- 12        | 40634      |
| Caretaker's Garage | WEFA- 13        | 40633      |

The caretaker's house and garage are located in Wilton, Connecticut, across Nod Hill Road from, and to the southeast of, the 2- acre core of Weir Farm NHS where the Weir complex is located.

## Cultural Resource Data

The caretaker's buildings are located within the bounds of the J. Alden Weir Farm Historic District, which was entered into the National Register of Historic Places on January 5, 1984.

On May 17, 1996, it was determined by concurrence with the State Historic Preservation Officer that the caretaker's house and garage are resources contributing to the significance of the National Register Historic District.

### *Context of Significance*

The 1995 General Management Plan for Weir Farm NHS describes the significance of the property as having been part of the original farm purchased by J. Alden Weir in 1882. The house was probably the farmhouse mentioned in Weir's correspondence as being the residence of his various tenant farmers.

The house also has significance as the subject of artwork by Mahonri Young, who lived and worked at Weir Farm between his marriage to Dorothy Weir in 1931 and his death in 1957. Therefore, Young's intimate association with the caretaker's house as a subject for his artistry emphasizes the fact that the appearance, or view sheds, of the caretaker's house that Weir and Young had during their residency at Branchville are of critical significance.

The significance of the caretaker's garage is that it was standing during the historical period. The carriage house that appears in Young's sketches is no longer extant.

## *Period of Significance*

Since the context of the significance of the caretaker's structures is their association with J. Alden Weir, Dorothy Weir Young, and Mahonri Young, the period of significance for the caretaker's buildings is similar to that for the Weir complex; i.e., between 1883 and 1947.

## **Authorized Use and Treatment**

### *Authorized Use*

The 1995 GMP calls for using the caretaker's house as housing for an on- site park ranger. The caretaker's garage is to be enlarged and used as studio space for the artist- in- residence program.

### *Authorized Treatment*

The 1995 GMP calls for rehabilitating the caretaker's house, and for rehabilitating and enlarging the caretaker's garage by building a compatible new addition following the footprint of the missing carriage- house section.

## **II. HISTORICAL BACKGROUND AND CONTEXT**



## Overview

This section provides historical background and anecdotal detail related to the two extant structures within the caretaker's complex – the caretaker's house and garage – in order to clarify their relationship to the broader setting of Weir Farm National Historic Site.

### Anthony Beers: Circa 1789- 1820

The caretaker's complex is located within the bounds of the former Beers farm on the east side of Nod Hill Road at Pelham Lane in Wilton, Connecticut. The acreage of the Beers farm was assembled by Anthony Beers (1750- 1820) between 1789 and 1797, straddling the border between the towns of Wilton and Ridgefield. The main farmhouse occupied by Anthony Beers was located on the west side of Nod Hill Road and Pelham Lane in Ridgefield; it is the core of the present Weir farmhouse.<sup>1</sup>

### Lewis Beers: Circa 1821- 1859

On October 24, 1811, Lewis Beers (1788- 1859), son of Anthony, married Rhoda Gregory (1794- 1881) of Salem, New York. In the same year, he was deeded a portion of his father's farm on the east side of Nod Hill Road in Wilton. In 1819, his father deeded to him additional acreage on the east side of Nod Hill Road.<sup>2</sup> The 2.09- acre parcel that comprises the present caretaker's complex is located on these lands of Lewis Beers. Though undocumented, it is possible that Lewis constructed a small dwelling on this land, perhaps as early as 1811. The relationship of the present caretaker's house to this early dwelling is unclear.

In 1820, the U.S. Census for Ridgefield recorded separate households for Anthony and Lewis Beers. Listed between them was the household of James Jones, shoemaker.<sup>3</sup> At the time, Anthony was 70 years old, Lewis was 32, and both were engaged in agriculture. The relationship of these three households to one another, and to the main farmhouse and present caretaker's house, is unclear. Lewis's listing in Ridgefield, rather than Wilton, suggests that his lands remained a unit of the larger family farm. After Anthony's death on October 14, 1820, his estate was left to his heirs, but in 1824 title to the farm was consolidated in Lewis's name. Between 1817 and 1836, Lewis increased the farm acreage through six additional land transactions.<sup>4</sup>

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<sup>1</sup> Ellen Paul, "History and Documentation of Weir Farm Land Purchases" (CGRS: unpublished typescript, 1990), pp. 1- 2. All references to property title in this report were derived from Paul's summary report.

<sup>2</sup> Paul, "Weir Farm Land Purchases," pp. 1- 2.

<sup>3</sup> U.S. Census, Ridgefield, Fairfield County, CT, 1820.

<sup>4</sup> Paul, "Weir Farm Land Purchases," pp. 1- 2.

In 1840 and 1850, the U.S. Census tracts for Ridgefield listed the adjacent households of Lewis Beers and John M. Williams. In 1850, Lewis was recorded as a farmer age 60, owning real estate valued at \$6,000. Residing with him were his wife, two daughters, and a female servant. In the same year, John Williams was recorded as a farm laborer age 50, owning no property. Residing with him were his wife; four sons, who were also farm laborers between the ages of 16 and 24; and six girls under age 20. Also listed in the Williams household in 1850 was William Woolsey Beers, son of Lewis and Rhoda, who was then an unmarried school teacher age 28, owning no real estate.<sup>5</sup> Though undocumented, it is possible that during this period, Lewis occupied the main farmhouse, while his son resided with the Williams family in a dwelling in the vicinity of the present caretaker's house.

## Heirs of Lewis Beers: Circa 1860- 1879

Upon the death of Lewis Beers in 1859, title to the Beers farm remained in his estate.<sup>6</sup> The 1860 U.S. Census for Ridgefield recorded the household of his widow Rhoda, who owned real estate valued at \$5,000 and personal property at \$2,000. Residing with her were Mary, Melvina, and Carrie Beers, all of whom were unmarried, as well as a female servant and a farmhand.

By 1856, William Woolsey Beers (1822- 1879), son of Lewis and Rhoda, was a lumber merchant and owner of substantial property along the Danbury and Norwalk Railroad line and Post Road at Ridgefield Station (present Branchville). Among his properties were a large store and post office, where he was both postmaster and railroad station master.<sup>7</sup> The 1860 U.S. Census for Ridgefield listed the separate household of William Woolsey Beers adjacent to his mother. William was recorded as a merchant owning real estate valued at \$3,000 and personal property at \$15,000. Residing with him were his wife Louisa Gilbert Beers (1832- 1879) and Edward Hanford, a clerk age 25, as well as a female servant and two farm laborers.<sup>8</sup> William's wife was the daughter of Benjamin Gilbert, founder of the Gilbert & Bennett Wire Manufacturing Company in Georgetown. The presence of clerk Edward Hanford in William's household suggests a connection between the farm and William's business at Ridgefield Station.

The 1870 U.S. Census for Ridgefield recorded William Woolsey Beers as a merchant owning real estate valued at \$10,000 and a personal estate of \$60,000. Living with him were his wife and three children, as well as a female servant, three farm laborers, and a 10- year- old boy. In that year, his mother was listed in an adjacent household as a farmer, owning real estate valued at \$12,000 and a personal estate of \$150. Living with her were Carrie Beers age 13, a female servant, and a farm hand.<sup>9</sup> While Rhoda Beers through her dower rights retained title to the

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<sup>5</sup> U.S. Census, Ridgefield, Fairfield County, CT, 1840 and 1850.

<sup>6</sup> Paul, "Weir Farm Land Purchases," pp. 1- 2.

<sup>7</sup> W.W. Beers, "Map of Ridgefield, Connecticut (1856)." See also "The History of Gilbert & Bennett Mfg. Co. 1818- 2001," *History of Redding, CT* (website [www.historyofredding.com/HGgilbertbennett.htm](http://www.historyofredding.com/HGgilbertbennett.htm)).

<sup>8</sup> U.S. Census, Ridgefield, Fairfield County, CT, 1860.

<sup>9</sup> U.S. Census, Ridgefield, Fairfield County, CT, 1870.

farm, the relationship of these two households to the main farmhouse and the present caretaker's house is unclear.

In 1874, when the Gilbert & Bennett Manufacturing Company in Georgetown was reorganized as a joint stock company, William Woolsey Beers became treasurer and eventually president of the corporation.<sup>10</sup> On August 21, 1879, he died at the age of 57, preceded by one month by his wife.<sup>11</sup> In 1880, the heirs of Lewis Beers sold the farm to the Gilbert & Bennett Manufacturing Company.<sup>12</sup> In that year, the U.S. Census for Ridgefield had no record for Rhoda Beers. Rhoda died at age 87 on April 22, 1881, and was buried in the family cemetery north of the farm.

## *Taxable Property*

The 1861 probate inventory for the estate of Lewis Beers contains the earliest known listing of structures on the Beers farm.<sup>13</sup> Among these were:

| Listed Name  | Listed Value |
|--|--------------|
| Dwelling house   | \$1500       |
| Barn and cow houses  | \$200        |
| <b>Carriage house</b> [emphasis added]                     | \$150        |
| 1 barn and cow houses on said land (up north of homestead) | \$100        |
| <b>Small dwelling house</b> [emphasis added]               | \$25         |
| Wash house   | \$25         |
| Hog house by house   | \$10         |

The dwelling house valued at \$1,500 presumably referred to the main farmhouse, while the small dwelling house valued at \$25 presumably referred to a house in the vicinity of the present caretaker's house. The reason for the extremely low value of the small house is unclear, but it suggests either a smaller structure than the present caretaker's house, or one in a vacant and dilapidated condition. The carriage house valued at \$150 presumably referred to a building on the rubble foundations south of the present caretaker's house. The comparatively high valuation of this structure in 1861 was perhaps an indication that it was relatively new and built in conjunction with William's business at Ridgefield Station and Georgetown.<sup>14</sup> In the popular 1850 treatise, *The Architecture of Country Houses*, Andrew Jackson Downing provided a prototypical design for a "Cottage Stable for One Horse," which is similar to the extant rubble foundations and 20<sup>th</sup>- century photographs of the building (figs. 1.1 and 1.21).

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<sup>10</sup> "The History of Gilbert & Bennett Mfg. Co. 1818- 2001."

<sup>11</sup> William Woolsey Beers and Louisa Beers, individual records (website [www.Ancestry.com](http://www.Ancestry.com)).

<sup>12</sup> Paul, "Weir Farm Land Purchases," p. 3.

<sup>13</sup> Gay Vietzke, "Ridgefield Probate Court Records, File #186: Lewis Beers, dated 1860- 61" (research notes, typescript, 12/21/1992).

<sup>14</sup> The comparatively low valuation of the "small dwelling house" suggests that William may have maintained an alternate residence, perhaps with his mother in the main farmhouse, or nearer Ridgefield Station. Investigation of local directories might provide additional information.

In 1868, the main farmhouse was indicated on maps of Wilton and Ridgefield as the property of “Mrs. Beers” (i.e., the widow of Lewis). No other structures were indicated on the Beers farm, suggesting that all of the structures listed in Lewis Beers’ 1861 probate inventory were dependencies of the main farmhouse.

### *Vehicles and Road Transportation*

The 1861 probate inventory for Lewis Beers’ estate listed four vehicles. Two of these were associated with road travel and two with farming:<sup>15</sup>

| Listed Name        | Associated Use | Listed Value |
|--------------------|----------------|--------------|
| Top Wagon and Pole | farming        | \$30         |
| Sleigh             | road travel    | \$25         |
| Lumber Wagon       | farming        | \$5          |
| Carl               | road travel    | \$5          |

The “carl” valued at \$5 probably referred to a “cariole,” or small, open, two- or four- wheel carriage drawn by a single horse, suitable for transporting one or two persons from farm to village.<sup>16</sup>

## Erwin and Emily Davis: 1880- 1882

In 1880, Erwin and Emily Davis purchased the Beers farm from the Gilbert & Bennett Manufacturing Company.<sup>17</sup> Erwin Davis was a Connecticut native and wealthy California silver mine owner and art collector who sponsored J. Alden Weir on a European “picture-purchasing” tour in the summer of 1880.<sup>18</sup> No documents have been found related to the small dwelling house and carriage house associated with the present caretaker’s complex during the Davis ownership. Two undated photographs probably illustrate the appearance of the dwelling during this period, and appear to indicate deterioration and neglect (figs. 1.2- 1.3).

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<sup>15</sup> Jack Larkin, *The Weir Farm: Working Agriculture and the Vision of Rural Life in New England 1860-1940. Cultural Landscape Report for Weir Farm NHS*, Vol. 2 (U.S. Dept. of the Interior, NPS, Northeast Region, Olmsted Center for Landscape Preservation, 1996), p. 12.

<sup>16</sup> *The American Heritage Dictionary of the English Language* (New York: Houghton Mifflin, 2000).

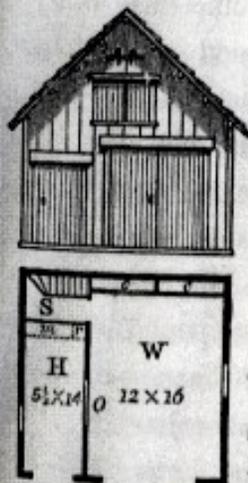
<sup>17</sup> Paul, “Weir Farm Land Purchases,” p. 3.

<sup>18</sup> Dorothy Weir Young, *The Life and Letters of J. Alden Weir* (New Haven: Yale University Press, 1960), pp. 144- 145. See also U.S. Census, San Francisco Ward 6, San Francisco County, CA, 1870.

## SECTION VIII.

## HINTS FOR COTTAGE AND FARM STABLES.

WE do not propose to enter into details on the subject of outbuildings, which, if properly treated, might fill a volume; but merely to give a few hints, to serve those who have given it but little thought, and who desire some outlines, to enable them the better to put their own ideas in a more definite shape.



[Fig. 90. Cottage Stable for one Horse.]

Fig. 90 shows the elevation and ground plan of a stable, measuring 18 by 20 feet outside, for a single horse and wagon. In the plan, W is the space for a wagon or chaise, 12 by 16 feet, having closets for harness, *c, c*, at one end. H is the stall for one horse, 5½ by 14 feet (including the rack for hay, *r*, and the manger, *m*, at one end). This stall, besides its separate door, has a sliding door, *o*, 4 feet wide, which will allow the horse to pass to and from the vehicle standing in W, before and after harnessing.

S, is a small passage, in which the stairs to the hay-loft above are placed. It is a common practice, even in stables of large size, to place the flight of steps to the hay-loft in the carriage-house, or space where the vehicles are kept; but as this

Figure 1.1 "Cottage Stable for One Horse," from Andrew Jackson Downing, *The Architecture of Country Houses* (1850).



Figure 1.2. Caretaker's house, south elevation (before 1883).



Figure 1.3. Caretaker's house, north and west elevations (before 1883).

## J. Alden Weir: 1882- 1919 Period of Historical Significance

In 1882, J. Alden Weir acquired the Beers farm from Erwin and Emily Davis for the price of \$10 and a painting that he had previously purchased for \$560.<sup>19</sup> Between August and October 1882, Weir's letters indicate that the main farmhouse was occupied by tenants with the surname Joseph who he evicted. No mention was made of the small dwelling house or carriage house associated with the present caretaker's complex.<sup>20</sup>

In August 1883, while honeymooning in Europe, Weir received a letter from his brother John Ferguson Weir in Branchville, discussing improvements to the property:

Benton is finishing off the Dutchman's house [i.e., improvements to the small dwelling] yesterday and today – and I have planned this to reduce expenditure to a minimum...

You must get this place in such running order that it supports itself, and you can [in] another year. But you must not leave it all to Holsten. You could have made no better move than fitting up *that house* [emphasis added] for him and his family. It is now very comfortable and I advise you to keep him there all the year round. It is certainly more roomy and convenient there for him, than here, unless you allowed them to occupy the whole premises – your bedrooms and sitting rooms – which would not be advisable.<sup>21</sup>

The name “Holsten” referred to the farmhand William Holsten. The discussion of “that house” referred to the small dwelling house associated with the present caretaker's house, rather than the main farmhouse, which JFW referred to as “here.” This suggests that Weir considered sharing the main farmhouse with his family and farmhands before deciding to improve (i.e., “fitting up”) the small dwelling house for use by his tenant farmers. Two undated photographs probably depict the dwelling prior to these 1883 improvements (figs. 1.2- 1.3). An undated Weir drawing also illustrates the present caretaker's house shortly after completion of the improvements (fig. 1.4)

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<sup>19</sup> Paul, “Weir Farm Land Purchases,” p. 3. See also Childe Associates, Inc., and Cynthia Zaitzevsky, *Cultural Landscape Report for Weir Farm National Historic Site, Volume 1: Site History and Existing Conditions*. *Cultural Landscape Publication No. 6* (Brookline, MA: U.S. Dept. of the Interior, NPS, Olmsted Center for Landscape Preservation, 1966), p. 11.

<sup>20</sup> Weir to Anna Dwight Baker (ADB) on August 11, October 11, and October 22, 1882; transcribed in David Wallace, “WEIRTENA: Weir's Tenant Farmers and Farm Hands” (research notes, typescript, 6/24/1992), p. 1.

<sup>21</sup> John Ferguson Weir (JFW) to Weir, August 2, 1883; transcribed in Wallace, “WEIRBLDG” (research notes, typescript, 6/24/1992), p. 2.

## *Tenant Farmers*

William Holsten and his family were the first in a succession of tenant farmers or caretakers to occupy J. Alden Weir's caretaker's house. Holsten remained from 1883 until April 1, 1885, when he was let go for allowing 500 heads of celery to freeze, and replaced by "an old soldier from West Point" and his wife.<sup>22</sup> In 1886, a tenant farmer named Reisinger occupied the house and took in additional boarders.<sup>23</sup> In July 1888, Weir was delighted with his new "Scotch" farmer, who presumably also lived in the caretaker's house, but by the following April he wrote "I have to change gardeners alas again."<sup>24</sup>

Around 1891, he engaged Paul Remy, who occupied the caretaker's house for 10 or 15 years with his wife and young sons Carl and Willie. Remy worked at the farm during the period when Weir was frequently absent grieving the death of his wife Anna, who died in 1892. Between 1891 and 1904, Weir's letters and those of his friends were filled with amiable references to Paul and his family, including sharing in farm chores and domestic life. Weir took care not to interfere with Remy's farm work, but at least once relied on him to pay the property tax on the farm. The last reference to Remy in Weir's correspondence was a letter from John Ferguson Weir during the summer of 1904.<sup>25</sup>

Paul works as steadily in the field as the rain will allow. He cut the oats today. The barn is full and he has made a haystack at the back. Willie keeps the gardens and the grounds in good order. He is a good worker – at it from morning till night. It looks as if Willie would eventually fill Paul's place here, while Carl would grow into similar office at Windham.

After the departure of the Remys, Weir struggled to find farm help. In 1907 he wrote of trying "to rent the property for the first time." The condition of the caretaker's house during this period is unknown. In September 1910, he wrote that he "bounced the head man" and was running the farm himself. By March 1912, he engaged a new farmhand and two men advanced in age who he called "two nutcrackers."<sup>26</sup> The new farmhand was John E. Boughton, who resided in the house from around 1912 to 1915. In March 1915, Weir described negotiations with Boughton related to use of the caretaker's house and hiring additional help:

I wrote Mr. Boughton to get the man that the Boardmans had that Caro spoke so well of... Mr. B's letter was not cheerful at all, he evidently had not received my letter and again impressed upon me the great importance of having a man who could drive oxen. I told him we could get that done rather than lose this man and that the new man could have his house, as he and Mrs. B. are so anxious to inhabit the old Webb house. I fear Mr. B. may think, as he is an Italian, he is a dangerous one,

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<sup>22</sup> Weir to JFW, March 22, 1885; transcribed in Wallace, "WEIRTENA," pp. 1- 2.

<sup>23</sup> Weir to JFW, May 24, 1886; transcribed in Wallace, "WEIRTENA," p. 2.

<sup>24</sup> Weir to JFW, July 1888 and April 18, 1889; transcribed in Wallace, "WEIRTENA," p. 2.

<sup>25</sup> JFW to Weir, August 11, 1904; transcribed in Wallace, "WEIRTENA," pp. 2- 6.

<sup>26</sup> Weir to C.E.S. Wood, May 21, 1913; transcribed in Wallace, "WEIRTENA," p. 6.

but I do not think he will be more so than Mr. B., however, I hope for the best so that things will settle themselves. I had been to see an agent before I left and wrote Mr. B. to send me word at once if he could get this man, so I could countermand the order to the agent.<sup>27</sup>

Thus, in the spring of 1915, Weir engaged a real estate agent to rent the Webb house (i.e., the present Webb- Burlingham house), while also seeking to hire an additional farmhand. Weir proposed that if Boughton could secure the services of a certain Italian man who would occupy the caretaker's house, Boughton could have the Webb house, and Weir would cancel his arrangement with the real estate agent. In April 1915, Boughton informed Weir that he and his wife had moved into the Webb house. This apparently left Weir wondering about the condition of the caretaker's house, and whether or not the Italian had indeed been hired.<sup>28</sup>

In the years before his death in 1919, Weir's correspondence reflected ongoing problems with farmhands. Among his financial papers during this period are a number of written agreements with farmers. These addressed farm work in exchange for use of the present caretaker's house, along with firewood, milk, vegetables, and payment. These agreements also included a provision for one month's notice if the arrangement proved unsatisfactory.<sup>29</sup> In December 1916, Weir wrote that he had "a very good man," and in 1917, he wrote that he had two good men. By 1918, however, he wrote again of difficulties.<sup>30</sup>

During the early 20<sup>th</sup> century, exterior views of the caretaker's house and surroundings are shown in the background of several Weir family photographs (figs. 1.5- 1.8). In addition, figures 1.5 and 1.6 illustrate the landscape setting of the caretaker's property

## *Taxable Property*

In 1882, the year when Weir acquired the Beers farm, the tax valuation for the Wilton property totaled \$1,300, including a dwelling valued at \$100.<sup>31</sup> This presumably referred to the small dwelling house built prior to 1861. The absence of valuation for outbuildings suggests that the carriage house was untaxed.

In 1889, the town of Wilton doubled the tax valuation of Weir's caretaker's house from \$100 to \$200. In 1890 the valuation was raised from \$200 to \$400, and in 1897 from \$400 to \$500.<sup>32</sup> Barring increases in general tax rates, this suggests that improvements may have been made during the occupancies of Remy or the "Scotch" farmer. Furthermore, though unconfirmed,

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<sup>27</sup> Weir to Dorothy Weir, March 25, 1915; transcribed in Wallace, "WEIRTENA," pp. 6- 7.

<sup>28</sup> Weir to Ella Baker Weir (EBW), April 23, 1915; transcribed in Wallace, "WEIRTENA," p. 7.

<sup>29</sup> Agreements with W.O. Fuller, Oct. 15- Dec. 15, 1916; Frederick W. Schuh, April 1, 1918; and Charles Warren, Sept. 19, 1918. Weir Family Papers, WEFA 190 + 2596, 2597, Weir Farm NHS.

<sup>30</sup> Weir to Wood, ca. June 1918 and Dec. 2, 1918; transcribed in Wallace, "WEIRTENA," p. 7.

<sup>31</sup> Ellen Paul, "Wilton Grand [Tax] Lists: J. Alden Weir" (research notes, typescript, no date).

<sup>32</sup> Paul, "[Tax] Lists."

fluctuations in valuation between 1897 and 1919 suggest that the value of the caretaker's house was alternately raised and lowered during periods of occupancy and vacancy.<sup>33</sup>

In 1919, the year of Weir's death, the buildings on the Wilton portion of the farm were valued by the town for tax purposes as follows:<sup>34</sup>

| Listed Name   | Conjectured Identification                                       | Listed Value |
|---|--|--------------|
| 2 dwelling houses                                   | Caretaker's House, HS- 12 and Burlingham house, HS- 15           | \$1400       |
| 2 barns, sheds, ice and store houses, garages, etc. | Probably Burlingham barn, HS- 16 and Caretaker's Garage, HS- 13? | \$400        |

In 1920, court proceedings to name an executor for Weir's estate included a more detailed listing and valuation of buildings in both Wilton and Ridgefield, as follows:<sup>35</sup>

| Listed Name                           | Conjectured Identification         | Listed Value  |
|---------------------------------------|------------------------------------|---------------|
| House                                 | Weir House, HS- 01                 | \$4000        |
| Studio, woodshed and tank house       | Weir Studio, HS- 02                | \$200         |
| Bindery                               | Attached to Young Studio, HS- 03   | \$100         |
| <i>Farm house</i><br>[emphasis added] | <i>Caretaker's House, HS- 12</i>   | <i>\$1000</i> |
| Shed                                  | Tack House, HS- 06?                | \$50          |
| Barns, cow and hay                    | Weir Barn. HS- 04                  | \$1500        |
| Ice house                             | Chicken House, HS- 05              | \$100         |
| Pump house                            | HS- 10A or B?                      | \$50          |
| Farm house, Webb                      | Burlingham house, HS- 15           | \$1000        |
| <i>Garage</i><br>[emphasis added]     | <i>Caretaker's garage, HS- 13?</i> | <i>\$200</i>  |
| Corn crib                             | Corn crib, HS- 08                  | \$25          |
| 2 Sheds                               | Burlingham Wood shed, HS- 17?      | \$75          |
| Barn                                  | Burlingham barn, HS- 16            | \$200         |
| Chicken houses                        | not extant?                        | \$75          |

The identity of the two buildings listed in the 1919 tax records under the broad classification of "barns, sheds, ice and store houses, garages, etc." is unclear. It is possible that these buildings, with a combined valuation of \$400, represented the present Burlingham barn and caretaker's garage. This is supported by the 1920 probate inventory, which correspondingly listed a "barn" and "garage" with combined valuation of \$400.

<sup>33</sup> Paul, "[Tax] Lists."

<sup>34</sup> Gay Vietzke, "Wilton Town Clerk's Office, Tax Records" (research notes, typescript, 12/29/1992).

<sup>35</sup> Gay Vietzke, "Ridgefield Probate Court Records, File #2100, J. Alden Weir, dated 1920: Folder 2" (research notes, typescript, no date).

## *Vehicles and Road Transportation*

The letter Weir received from his brother John Ferguson Weir in August 1883 also discussed the lack of a horse and wagon on the farm:

It is a pity there was not time and thought to have arranged for you to have bought a horse and wagon for the place, as what I am paying for a hired one (\$40 a month) would have paid for him, or at least half - and I may just as well have paid this to you...<sup>36</sup>

In 1886, Weir acquired “a new turnout in the form of a six bar surrey.”<sup>37</sup> Presumably this referred to the outfit or equipage for horse and carriage. In the summer of 1893, Weir acquired an additional horse- drawn road vehicle, though he wrote about it indifferently:

I shall not be sorry if I do not find a buggy, but I suppose if I could find one, it would be a good thing to have there [i.e., Branchville or Windham?].

I left the house at Branchville at five o'clock and arrived here about nine... The wagon rides very easily and I like it, although it is nothing to boast of.<sup>38</sup>

Whether or not these road vehicles were stored in the carriage house associated with the present caretaker's complex is not known. Dorothy Weir Young later recalled the pleasure her family took in long drives through the surrounding countryside:

Their favorite diversion, if Julian [Weir]'s fishing be excluded, was driving; and they would harness up the old farm horse and jog for hours over the country roads and lanes, in the fall even penetrating as far as Danbury, ten miles distant, for the country fair. Sometimes if Julian was too much occupied with his painting to feel free to spare a working hour, or if the day had been unusually hot, they would drive at night, with a full moon or a starlit summer evening to tempt them out.<sup>39</sup>

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<sup>36</sup> JFW to Weir, August 2, 1883; transcribed in David Wallace, “WEIRTENA,” p.1.

<sup>37</sup> Weir to Ella Baker (EB), June 26, 1886; transcribed in Wallace, “WEIRVEHI: Vehicles” (research notes, typescript, 6/24/1992) p. 1.

<sup>38</sup> Weir to EB, August 28? and August 31, 1893; transcribed in Wallace, “WEIRVEHI,” p. 1.

<sup>39</sup> Young, *The Life and Letters of J. Alden Weir*, p. 165.

Compared to the 1861 inventory of Lewis Beers' estate, twice as many vehicles were listed in the 1920 inventory of Weir's estate.<sup>40</sup> These were divided under the categories of "transportation" and "farm" as follows:

| <b>Vehicles and Harness –Transportation</b> | <b>Listed Value</b> |
|---|---------------------|
| 3 two- seated station wagons, 1 broken      | \$20                |
| old sleigh                                  | \$3                 |
| <br>  |                     |
| <b>Vehicles and Harness – Farm</b>          | <b>Listed Value</b> |
| 2 farm wagons                               | \$20                |
| 2 horse sleds                               | \$5                 |
| 2 stone drags                               | \$3                 |
| ox sled                                     | \$3                 |

The reference to "three two- seated station wagons, 1 broken" reflected the mobility of the Weir family and the frequent transport of visitors and luggage between the farm and the Branchville railroad station. Missing from the inventory, however, was the automobile that Weir is known to have driven as early as 1916.<sup>41</sup> While the location of Weir's vehicles on the farm was not recorded at the time of his death, and the identification of the structures listed in his probate inventory is speculative, the reference to a "garage" in his 1920 probate inventory suggests that the earlier Beers carriage house may have been used to house his automobile.

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<sup>40</sup> Larkin, *Cultural Landscape Report for Weir Farm NHS*, Vol. 2, p. 17.

<sup>41</sup> Weir to JFW, July 9, 1916; transcribed in Wallace, "WEIRVEHI," p. 1.



**Figure 1.4.** Drawing by Julian Alden Weir, showing north and west elevations of caretaker's house (circa 1885). Noticeably absent are the east kitchen ell and window #W109, neither of which had yet been built.



**Figure 1.5.** Weir family photograph: Cora Weir Burlingham (on left) and her friend Minere Wardwell Cunningham (circa 1900- 1905). In the background can be seen the west elevation of the caretaker's house. The location of the carriage house is indicated by a red arrow; the structure itself is concealed by foliage.



**Figure 1.6.** Weir family photograph, showing the west elevation of caretaker's house circa 1900- 1910. The location of the carriage house is indicated by a red arrow; the structure itself is concealed by the fence and foliage.



Figure 1.7. Weir family photograph: Dorothy Weir Young on left (circa 1900-1910). In the background can be seen the north elevation of the caretaker's house.



Figure 1.8. Caretaker's house, west and partial north elevations (circa 1905- 1917).

## Weir Heirs: 1920- 1930 Period of Historical Significance

After the death of J. Alden Weir on December 8, 1919, the farm was inherited by his widow Ella Baker Weir (1852- 1930) and three daughters. In 1922, Weir's two married daughters, Cora Weir Carlin (1892- 1986) and Caroline Weir Ely (1884- 1974), transferred their interests in the farm to their unmarried sister Dorothy (1890- 1947).<sup>42</sup>

During the 1920s, while Ella and Dorothy jointly held title to the property, they continued to occupy the main farmhouse in season, but little of consequence is thought to have taken place in the caretaker's complex. During this period, records related to the final disposition of Weir's estate indicate various transactions with Fred W. and Claribelle Schuh for caretaker's services, as well as wages and board for an extra man and boy.<sup>43</sup> Whether or not the caretaker's house was occupied by the Schuhs at this time is unclear.

## Dorothy Weir Young: 1930- 1947 Period of Historical Significance

After the death of Ella Baker Weir in 1930, Dorothy inherited full title to the property.<sup>44</sup> In 1931, she married artist and sculptor Mahonri MacKintosh Young (1877- 1957) and sold the Webb property on the southeast corner of Nod Hill Road and Pelham Lane to her sister Cora. Dorothy retained the remaining property in Wilton, including the caretaker's house and carriage house/garage.<sup>45</sup>

As early as 1927, Dorothy began to record her activities and expenses related to property improvements. For the caretaker's house, this included construction of two bathrooms and a bedroom in 1927, introduction of electricity in 1932, and installation of lightning rods in 1933.<sup>46</sup>

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<sup>42</sup> Paul, "Weir Farm Land Purchases," p. 7.

<sup>43</sup> Vietzke, "Ridgefield Probate Court Records, File #2100."

<sup>44</sup> Paul, "Weir Farm Land Purchases," p. 7.

<sup>45</sup> Paul, "Weir Farm Land Purchases," p. 7.

<sup>46</sup> Dorothy Weir Young, "Branchville Books," 1927- 1946, Weir Family Papers, Diaries, Ledgers and Notebooks, Box 7, WEFA 482, Weir Farm NHS.

## *Tenant Farmers*

Around 1929, Dorothy engaged George R. Bass (1890- 1983) as tenant farmer and caretaker. Bass resided in the caretaker's house for about 15 years with his wife Bessie, his daughter, six or more sons, and his mother in- law.<sup>47</sup> During this period, the caretaker's complex was largely the domain of Bass's family; however, Dorothy and Mahonri Young kept their car in the former carriage house and shared the small greenhouse attached to it with the Basses, using it to start plants for the vegetable garden adjacent to the main farmhouse.

The Bass family kept their own vegetable garden on the south side of the carriage house. About 30- 40 feet from the building were asparagus beds. Beyond the asparagus were cabbages, tomatoes, and other vegetables extending to the opening in the stone wall opposite the Burlingham driveway (i.e., the length of the present NPS parking lot). Beyond that were fruit trees and raspberry bushes.<sup>48</sup> During the late 1930s and early 40s, Bass's older sons George (born 1915) and Edwin (born 1918) were employed by the Burlinghams as gardeners.<sup>49</sup> Several drawings by Mahonri Young depict the caretaker's house and surroundings, including figures probably representing the Bass and his sons at work (figs. 1.15- 1.18). In addition, a collection of Bass family photographs provide exterior views of the caretaker's house and carriage house/garage and glimpses of family life in the caretaker's complex during the 1930s and 40s (figs. 1.9- 1.14 and 1.19- 1.24).

As farm manager, Bass undertook various light- construction projects around the farm, aided by his sons. Among these was construction of a three- bay addition to the carriage house, which abutted the north wall of that structure. This was built in the early 1930s to house the Bass family cars. At around the same time, Bass and his sons constructed a similar shed near the corn crib at the northern end of the farm to house farm vehicles.<sup>50</sup>

Dorothy's account book records that the Basses left on September 2, 1944, and that on the following October 14, Spiros Anarjeros (dates unknown) moved into the caretaker's house.<sup>51</sup> Anarjeros was an assistant to Mahonri Young during his execution of the "This is the Place" monument. Documents related to Anarjeros's occupancy and use of the caretaker's property have not been found.

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<sup>47</sup> U.S. Census, Wilton, Fairfield County, CT, 1930.

<sup>48</sup> Telephone interview by author with Orin Bass, Danbury, CT, November 6, 2007.

<sup>49</sup> *The Westport City Directory, Wilton Section* (New Haven, CT: The Price & Lee Co., 1937- 1939).

<sup>50</sup> Telephone interview with Orin Bass. See also interview with Doris and Sperry Andrews, March 16, 1989. The Andrews claimed that the wagon shed was designed and built by Oliver Lay. This raises the possibility of Lay's influence on the design of all three buildings.

<sup>51</sup> Young, "Branchville Books." See also interview with Mahonri Sharp ("Bill") Young, Charles Mahonri Lay, Mahonri M. Young II, and George Lay, August 7, 1989.

## *Taxable Property*

The 1947 probate inventory for the estate of Dorothy Weir Young listed her taxable property in Wilton as follows:<sup>52</sup>

| <b>Listed Name</b>      | <b>Conjectured Identification</b> |
|-------------------------|-----------------------------------|
| 1 dwelling house        | Caretaker's House, HS- 12         |
| 2 private garages       | Caretaker's Garage, HS- 13        |
| 1 lot, 76 acres of land |                                   |
| 1 swine                 |                                   |

Also listed among her property in Ridgefield were four garages, presumably referring to the four- bay wagon shed near the corn crib, and one station wagon.

## *Vehicles and Road Transportation*

During the 1930s and 40s, Dorothy and Mahonri Young owned a 1937 Ford "Woody" station wagon, which they parked in the carriage house/garage in the caretaker's complex, and also occasionally on the north side of the main farmhouse. For the most part, the Youngs did their own driving. When they wanted their car, they would call for it, and Mr. Bass or one of his sons would drive it to their gate at the intersection of Nod Hill Road and Pelham Lane. When the Youngs were away from the farm for long periods, their station wagon would remain in the carriage house. The Youngs' station wagon was used by the Bases to transport the Youngs and their guests between the farm and the Branchville railroad station, and to drive the Youngs' cook to church on Sundays, as well as for other errands as directed by Dorothy. Orin Bass does not recall that Dorothy or Mahonri Young ever actually entered the carriage house.<sup>53</sup>

George R. Bass owned a 1930 Ford and later a 1935 Chevrolet, which he parked in the addition attached to the former carriage house. Bass parked his personal car in the northernmost bay closest to the caretaker's house. His sons Mervin and George A. both owned Model A Fords, and his son Edward owned a Ford Model T. The Bass sons parked their cars in the two bays between their father's car and the carriage house. In addition, the Bases parked at least one pick- up truck outdoors in the vicinity of the garage addition, and kept bicycles, tools, and other miscellaneous items in both the carriage house and the addition.<sup>54</sup>

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<sup>52</sup> Gay Vietzke, "Ridgefield Probate Court Records, File #G2889, July 8, 1947 (research notes, typescript, 12/21/1992).

<sup>53</sup> Telephone interview with Orin Bass. See also telephone interview by author with Charles Burlingham, October 23, 2007.

<sup>54</sup> Telephone interview with Orin Bass.



Figure 1.9. Bass family photograph, showing south elevation of caretaker's house with original, smaller second-story windows (early- mid 1930s).



**Figure 1.10.** Bass family photograph, showing south elevation of caretaker's house with original, smaller second-story windows (early- mid 1930s).



Figure 1.11. Bass family photograph, showing south elevation of caretaker's house with enlarged second- story windows (mid 1930s- 1944).

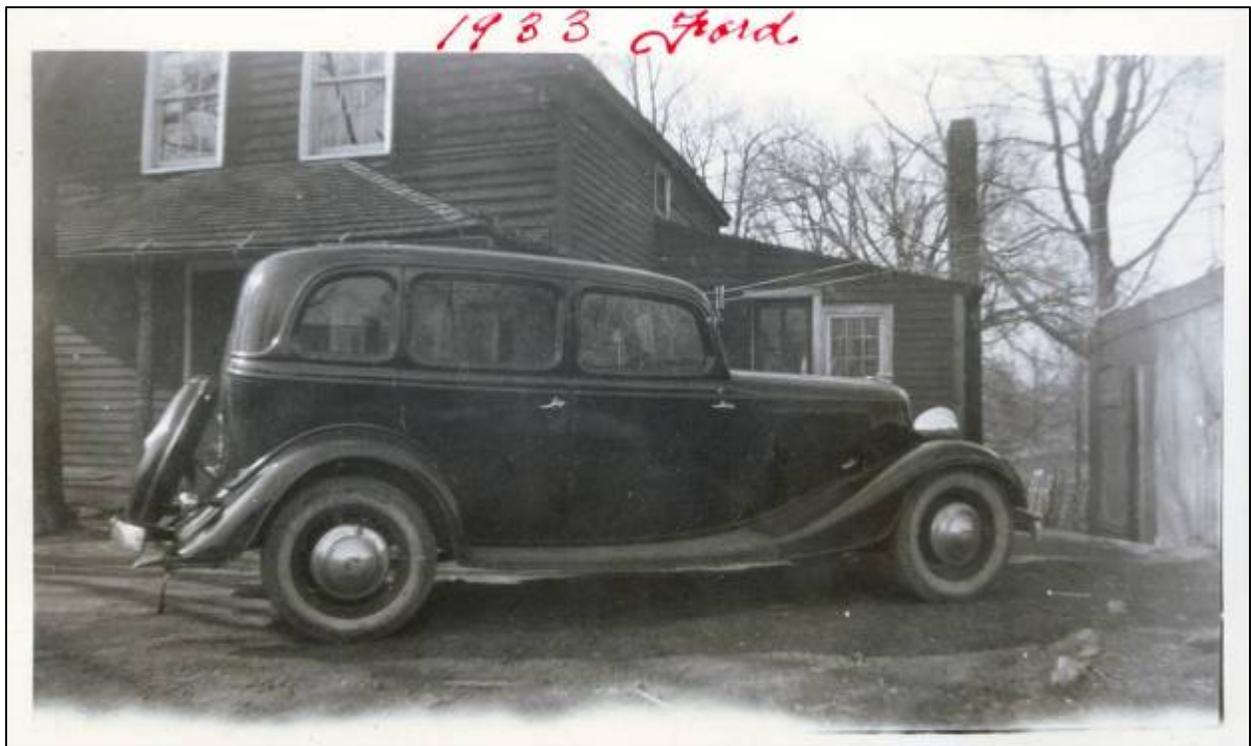


Figure 1.12. Bass family photograph, showing southeast corner of caretaker's house with enlarged second- story windows (mid 1930s- 1944).



Figure 1.13. Bass family photograph, showing the southeast corner of the caretaker's house front porch (1942).



**Figure 1.14.** Bass family photograph, showing south elevation of caretaker's house with screened porch and enlarged second- story windows (1942).



Figure 1.15. "Cutting a Tree at Branchville," by Mahonri Young; view northward, showing caretaker's house, carriage house/garage, and vegetable garden in background (circa 1940).



Figure 1.16. "Chopping Tree," by Mahonri Young; view northward, showing caretaker's house, carriage house/garage, and garden in background (circa 1940).

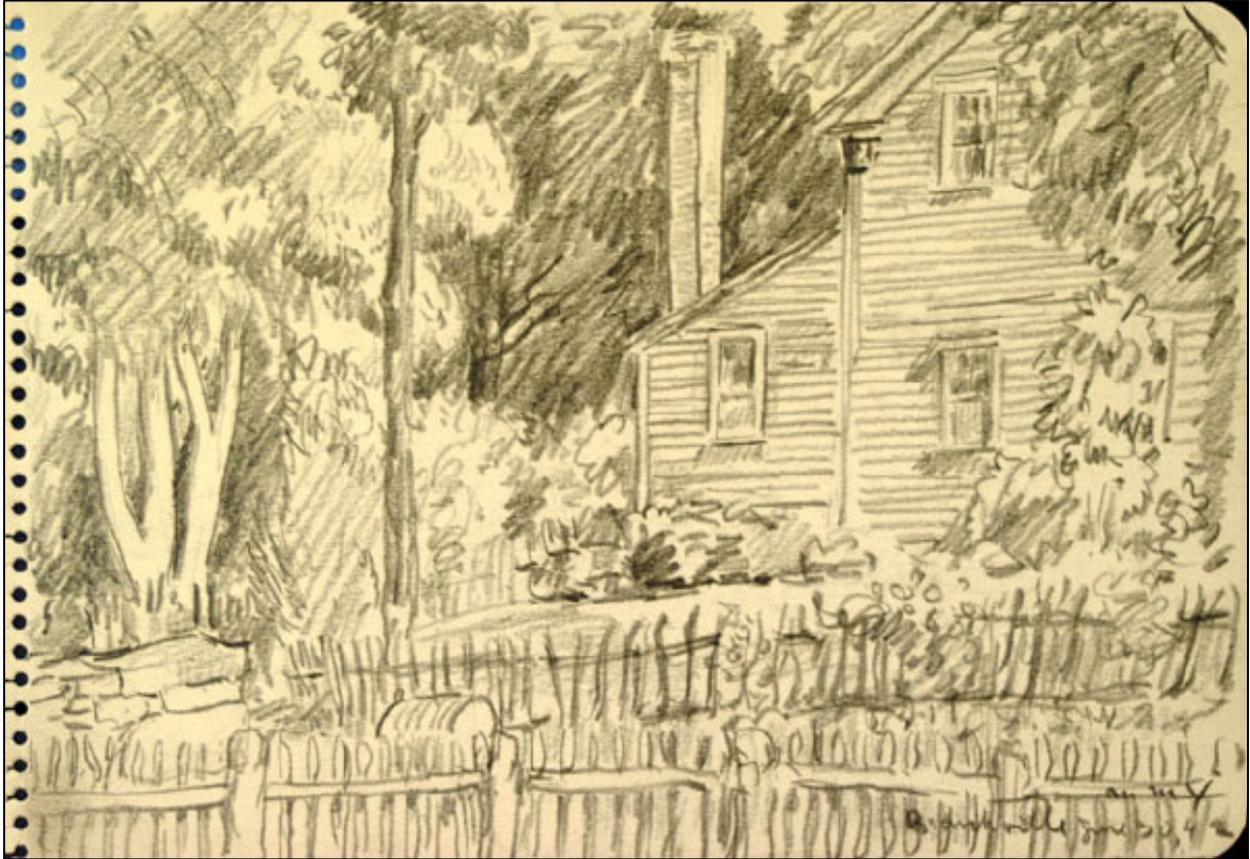


Figure 1.17. "Home in Branchville," by Mahonri Young; shows north elevation of caretaker's house (June 30, 1942).



Figure 1.18. Drawing by Mahonri Young; shows north elevation of caretaker's house (circa 1940).



Figure 1.19. Photograph of Kenneth Bass, showing west elevation of carriage house and abutting garage, with vegetable garden in background (1942).



Figure 1.20. Photograph of Bessie and George R. Bass, showing northwest corner of garage addition to carriage house (January 1944).



Figure 1.21. Photograph of Eddie Bass, showing west elevation of carriage house and abutting garage (circa 1942).



**Figure 1.22.** Bass family photograph, showing west elevation of carriage house and abutting garage (circa 1942).



Figure 1.23. Bass family photograph, showing west elevation of carriage house/garage (circa. 1944).



Figure 1.24. Bass family photograph, showing west elevation of carriage house/garage (circa 1943).

## Dorothy Weir Young Estate: 1947- 1957

After the death of Dorothy Weir Young in 1947, title to the farm remained with her estate, while her husband Mahonri M. Young continued to live and work on the property. Title to the farm was formally recorded in the name of Mahonri Young in 1955.<sup>55</sup> After his death in 1957, Mahonri Young left the farm to Mahonri Sharp Young and Agnes Young Lay, who were his children by his first marriage.<sup>56</sup>

Around 1950, William R.S. Gully was engaged as gardener, occupying the caretaker's house with his wife Mary and their family. Gully was listed in the Wilton City Directory as "gardener" from 1950- 1961.<sup>57</sup> During this period, the caretaker's property is thought to have been neglected.<sup>58</sup>

## Doris and Sperry Andrews: 1958- 2005

In 1958, Mahonri Sharp Young and Agnes Young Lay subdivided the property and sold two parcels of land to artist Sperry Andrews (1917- 2005) and his wife, Doris Bass Andrews (1908- 2003).<sup>59</sup> One parcel in Ridgefield encompassed the present 10.203- acre Weir domestic complex, including the main farmhouse and surrounding outbuildings. The other parcel, in Wilton, encompassed the present 2.09- acre caretaker's complex, including the caretaker's house and garages.

Around 1985, the Andrewses sold these two parcels to the Trust for Public Land, a nonprofit corporation based in California, retaining a life estate. In 1988, the Trust for Public Land sold the property to the Connecticut Department of Environmental Protection.

When the Andrewses first took up residency, they contemplated abandoning the outbuildings and allowing them to deteriorate. Eventually, they determined to maintain the barn, and this led to their undertaking maintenance – such as installing new roofing – on additional buildings.<sup>60</sup> Aerial photographs of the property indicate that the carriage house was demolished between 1970 and 1975, leaving the 1930s garage addition as a freestanding structure.

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<sup>55</sup> Paul, "Weir Farm Land Purchases," p. 7.

<sup>56</sup> Paul, "Weir Farm Land Purchases," p. 7.

<sup>57</sup> *The Westport City Directory, Wilton Section* (New Haven, CT: The Price & Lee Co., 1950- 1961).

<sup>58</sup> Interview with Mahonri Sharp ("Bill") Young, Charles Mahonri Lay, Mahonri M. Young II, and George Lay, August 7, 1989.

<sup>59</sup> Paul, "Weir Farm Land Purchases," p. 7.

<sup>60</sup> Interview with Doris and Sperry Andrews, March 16, 1989.



**Figure 1.25.** Andrews family photograph, showing west elevations of caretaker's house and carriage house/garage (circa 1963).

## National Park Service: 1990 – Present

Weir Farm National Historic Site was established by an Act of U.S. Congress on October 31, 1990.<sup>61</sup> As stated in the legislation, the purpose of the site is:

- (1) to preserve a significant site of the tradition of American Impressionism; and
- (2) to maintain the integrity of a setting that inspired artistic expression and encourages public enjoyment; and
- (3) to offer opportunities for the inspirational benefit and education of the American people.

In March 1993, the National Park Service purchased the core property with main house and studios from the Trust for Public Land (TPL).

In 1994, the State of Connecticut transferred the caretaker's complex parcel to the National Park Service. Following acquisition of the property, the NPS provided maintenance and preservation assistance within the terms of the Andrews' life estate, and in accordance with NPS cultural resource management policy. The caretaker's garage remained vacant, and no alterations were made to the structure during this period.

With the deaths of Doris Andrews on May 25, 2003, and Sperry Andrews on July 14, 2005, the National Park Service assumed full occupancy and control of both the Weir domestic complex and the caretaker's complex.

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<sup>61</sup> P.L. 101- 485 - 104 stat. 1171.



### **III. CARETAKER'S HOUSE**



# CHRONOLOGY OF DEVELOPMENT AND USE

## Exterior Elements

### *Original Appearance (Before 1861)*

#### Conjectured Construction Scenarios

The caretaker's house today consists of a 1 ½- story gable- roof main house and a one- story shed- roof ell attached to the northern portion of the house's east elevation. It is believed that the main house was built before 1861. In that year Lewis Beers's will and inventory listed a "small dwelling house" on the southeast corner of Nod Hill Road and Pelham Lane (the Wilton- Ridgefield town line); this structure was probably the caretaker's house.

Dating the construction of the caretaker's house is difficult without a more detailed investigation of the structural features of the building, and what has been noted has led to a confusing picture. Several aspects of the building – such as exposed corner posts and a summer beam on the first story, six- over- six pegged sashes in several windows, and window frames consisting of wall studs also acting as window surrounds – indicate a construction date around the early 19<sup>th</sup> century. In addition, the house is oriented with its roof ridge parallel to the road, which is an 18<sup>th</sup>- and early 19<sup>th</sup>- century custom in Connecticut vernacular houses<sup>1</sup> However, the house also exhibits returns at the gable cornices and a main entrance on the south gable end – features characteristic of the Greek- Revival style of architecture, popular from around 1830 to the 1850s.<sup>2</sup> The combination of these features is an anomaly.

Normally in either case the main entrance would have faced the road:

Until [the beginning of the Greek Revival period of 1830], it was almost invariably the custom to build the house with its main roof ridge parallel to the street or road. A characteristic of the Greek Revival period seems to be the placing of the house at right angles to its former position, with its gable end fronting the street.<sup>3</sup>

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<sup>1</sup> Norman M. Isham and Albert F. Brown, *Early Connecticut Houses* (NY: Dover Publications, 1965; original publication 1900); J. Frederick Kelly, *Early Domestic Architecture of Connecticut* (NY: Dover Publications 1963; original publication 1924).

<sup>2</sup> Although paint analysis indicates that the extant gable returns are recent features, the ca.- 1910 and ca.- 1917 photographs of the house (figs. 3- 4) show such returns on the north gable end.

<sup>3</sup> Kelly, *Early Domestic Architecture of Connecticut*, p. 17.

The caretaker's house may have been built before 1830 (with parallel- to- the- road orientation), and then remodeled by the Beers family at the same time that they renovated their home (the Weir house) with Greek Revival details, sometime between 1835 and 1850.<sup>4</sup> On the other hand, this combination of dated stylistic features and local tradition could indicate that the caretaker's house was built during a period of transition in customs in the mid- 19<sup>th</sup> century, borrowing aspects from both traditions. Some traditions (such as house orientation) may have been given up reluctantly at the same time that certain aspects of new styles (such as gable cornice returns) were adopted. Finally, if figures 1.3 and 1.4 show the pre- 1883 caretaker's house, the Greek Revival details would had to have been added during Weir's 1883 renovation of the structure.

The analysis is complicated by two other facts. First, the caretaker's house has no basement or crawlspace. It would have been highly unusual for a dwelling to be built at any time in the 19<sup>th</sup> century without at least a partial cellar. Second, no evidence was found for a large chimney, which would have been necessary for the fireplaces that were the principal means of cooking and heating in the early 19<sup>th</sup> century. The caretaker's house has had, from at least circa 1900, only a narrow chimney stack that vented stoves, and stoves in new construction began appearing in rural areas in the mid 1800s.

These anomalies can be explained if, according to the Andrewses' tradition, the caretaker's house had been built in the early 19<sup>th</sup> century as a meetinghouse at another location and moved before 1861 to its current Nod Hill Road site. Meeting houses rarely had large chimney stacks and fireplaces. The lack of a cellar would not have been unusual in an early 19<sup>th</sup> - century meetinghouse.

However, the "moved meetinghouse" scenario would not explain why a cellar was not dug for the building at the time it was moved and converted to a house. Yet another explanation for the house's origin is that the structure was built on the current site in the early 19<sup>th</sup> century as an outbuilding, and converted to a house before 1861.

## Use as a Dwelling House

Whatever its origin, when first used as a dwelling at its current site, the caretaker's house was a rectangular gable- roof building with the gables facing south and north, and the long elevations facing east and west. The house has been significantly altered on at least two occasions since 1861, and without a more intrusive investigation, it is difficult to determine the original configuration of windows and doorways.

If the historic photographs figures 1.2 and 1.3, and the configuration of the old Webb house as an area house type, are any indication, the main entrance would have been located at the south gable end of the house, where it is today. There are several windows extant on the building that may be original to the house, and which appear to predate Weir's 1883 renovations. These windows are the same size and have double- hung, six- over- six sashes of pegged construction. While pegged window construction was still commonly used in the late 19<sup>th</sup> century, six- over-

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<sup>4</sup> Marie L. Carden and Richard C. Crisson, *Weir Farm, Historic Structures Report, Vol. I: The Site and Weir Complex, Weir Farm National Historic Site, Wilton, CT* [draft] (U.S. Dept. of the Interior, NPS, Northeast Region, Northeast Cultural Resources Center, Building Conservation Branch, 1998).

six sashes were not as common at that time. Some of the surviving pegged sashes appear to be in original openings, while others appear to have been reused in their present locations.

The west elevation of the house currently is three bays wide, with three windows asymmetrically placed along the elevation on the first story. All three hold double-hung, six-over-six sashes. Based on figures 1.3 and 1.4 and the physical evidence, the west elevation may have originally held only two windows. Pegged sashes are extant in the two southernmost openings (W110 and W111). However, the extant frame of the window at the north end of the elevation (W109) is not original, and its sashes are modern replacements. There may also have been two knee-wall windows on the upper story by the mid 1800s; figures 1.2 and 1.3 show two such windows, and the ca.- 1917 photograph (fig. 1.8) shows one and possibly a second window on the upper story of the west elevation. Knee-wall windows were characteristic features on New England houses beginning around the second quarter of the 19<sup>th</sup> century.

Pegged sashes are also extant in all four windows on the north elevation. These openings have combination frames and surrounds composed of 3-inch-square studs, an early 19<sup>th</sup>-century construction technique. Therefore, it is probable that all four extant windows on the north elevation consist of original frames and sashes, but they may not all be in their original locations.

There are pegged sashes in windows on the south façade and east elevation of the house, but it is not known if all the openings are original. The sole extant window on the first story of the south façade (W101) has a pegged sash; this opening may be in its original location or, if figure 1.2 shows the older caretaker's house, may have originally been located in the south façade of the south lean-to. On the upper story of the south façade were two windows similar in size and placement to those on the upper story of the north elevation. (The extant windows here are later and larger than the original sashes on the building.) The original configuration of any windows that may have been on the first story of the east elevation cannot be ascertained until it is determined when the east lean-to ell was built and the nature of its original configuration.

## *Post- Construction Alterations*

### **Before 1883: Lean- To Ells**

Assuming that figures 1.2 and 1.3 show the caretaker's house before 1883, it can be seen that one-story lean-tos were added to the south façade and the east elevation of the building after it was constructed. The east lean-to spanned the east elevation of the house, and had a shed roof that began under the house's east eave. A window was located on its north elevation, which appears to have had clapboard siding. What appears to be a cast-iron chimney flue was located at the approximate center of the shared elevation with the main house, indicating that the ell has always been used as a kitchen.

The west elevation of the south lean-to joined the main house several feet to the right of the house's west corner, and traveled across the south elevation of the east lean-to. The south lean-to shed roof began just under the second-story windows, and the structure had vertical-plank siding, an open passage to its (presumably) original front entrance, and a window to the right of the doorway passage. The east end of the south lean-to was an open shed that covered the south end of the east lean-to.

## 1883: Weir Renovations

### *General Information*

When J. Alden Weir purchased the old Beers farm in 1882, he immediately began improving the main house for his own use. He also decided to “fit up” a farmhouse for a tenant farmer. This house is thought to have been the caretaker’s house.

### *Photographic Evidence*

If historic photographs figures 1.2 and 1.3 are views of the caretaker’s house as it looked before 1883, the structure would have had to undergo five major alterations for it to appear as it did during the Weir period (figs. 1.5- 1.8), the same as it does today. First, the one- story lean- to on the south facade would have been removed. This alteration would have eliminated some interior space, but also would have allowed more light to penetrate the remaining rooms on the first story.

Second, the large brick chimney mass shown in the photographs (and the interior fireplaces) would have been removed and replaced by a narrow chimney stack that vented one or more heating stoves. This kind of alteration occurred quite often in the late 19<sup>th</sup> century, in order to gain space on the interior of an older house, and to install more modern heating and cooking equipment.

Third, the east lean- to ell would have been reconfigured. In the earliest photographs, the ell appears to span the entire east elevation of the main house; the shed roof has a steep pitch, and begins just under the east eave of the main house; and a metal stove flue pierces the roof near the junction of the ell and house roofs. For the house to have arrived at its appearance circa 1910 (fig. 1.7) – the same as today – the ell would have been shortened so that its south elevation was recessed several feet from the south façade of the main house (thus spanning only the north half of the house’s east elevation). The roof would have been lowered so that it began several feet below the east eave of the house and had a shallow pitch. Finally, a tall brick chimney would have been built at the northeast corner of the ell to replace the metal flue. Arguably, with the additional space on the interior of the house after the removal of the fireplaces and chimney, the full- length ell may not have been considered necessary. In fact, exposing a portion of the east elevation on the main house and lowering the ell roof would have allowed for the installation of windows on the first and second stories of the elevation to better light the interior. The current awkward location of the two windows on the first- story east elevation of the main house (W102 and W103) suggests that they were installed either after the ell was built, or after it was reconfigured and its south elevation set back from the south elevation of the main house.

Fourth, the roof on the main house would have been reworked. The flush eaves would have been given a slight overhang and trimmed with a simple cornice and return, and the roof itself would have been lowered. It is difficult to determine from the historic photographs if the older main roof was higher than the current roof on the caretaker’s house, especially because of the presence of the oversized windows on the second story of the south façade. Comparing the views of the north elevation in figures 1.3 and 1.8, however, the older roof on the main house appears to have had a higher peak and a steeper pitch than the current roof. Conceivably, the roof would have been lowered when the large chimney was removed; indeed, it is known that the roof on the caretaker’s house was rebuilt sometime in the late 19<sup>th</sup> century, probably during

Weir's 1883 renovations. Although the first story exhibits exposed corner posts and a summer beam – framing consistent with later 18<sup>th</sup> and early 19<sup>th</sup>- century construction – the roof framing now exposed on the second story consists of late- 19<sup>th</sup> century dimensioned sawn timbers.

Fifth, in the historic photograph showing the north elevation (fig. 1.3), the presence of what appears to be a bulkhead at the northeast corner of the main house strongly suggests access to at least a partial cellar, which does not exist under the caretaker's house today. However, if this photograph does show an earlier version of the caretaker's house, the bulkhead would have led to an area that is currently under a dogleg staircase. There may originally have been a small cellar in that corner of the house, possibly extending under the lean- to ell. Archeological investigation of the area is crucial to determine if there is any evidence for a former bulkhead or cellar.

### *Appearance*

The ca.- 1910 and ca.- 1917 historic photographs of the caretaker's house (figs. 1.7- 1.8) show its exterior west and north elevations, and probably reflect the building's appearance immediately after Weir's 1883 renovations. The house had clapboard siding and a wood- shingle roof. By this time there were three windows on the first story of the west elevation, and any south lean- to that may have existed had been removed. Any former large chimney mass in the main house had been replaced with a narrow brick chimney. The lean- to ell with its shallow roofline and tall brick chimney in the northeast corner was in place along the east elevation of the house.

The clapboard siding was either unpainted, or was painted a dark color, with the trim painted a dark color and the sashes painted a contrasting light color. The actual finishes scheme is not known, since most of the extant exterior features date to the late 20<sup>th</sup> century, and the oldest paint history that has survived on the house postdates the ca.- 1917 photograph (see the subsequent section "Paint History").

The extant one- story porch on the south facade may also date to 1883, based on the photographic evidence, although paint analysis indicates that many of its elements have been replaced over time.

## **1927 to 1946: Dorothy Weir Young Improvements**

### *Kitchen Ell Remodeling*

Careful analysis of all physical and documentary evidence indicates that the exterior of the ell was significantly remodeled circa 1930. The extent of the work is evident from the fact that all of the ell's doorway and window surrounds, doors, and sashes have the same stratigraphies, suggesting that they were installed at the same time. They all have four fewer layers of paint than the corresponding features of the main house, which means they were installed later than the latter. (See the subsequent section, "Paint History.") The appearance of the ell's doorway and window surrounds differ from those on the main house, and its window sashes are of 20<sup>th</sup>- century construction (not the 19<sup>th</sup>- century pegged construction of the original sashes on the main house). Finally, the ell's south- facade entrance (D102) appears to date stylistically to the 1930s period.

The ca.- 1930 date is derived primarily from the Bass family photographs, which document the period 1930- 1944. They depict ell doorway D102 and the adjacent window W104, so it is known that these features existed at least by 1944. Furthermore, even the earliest photographs show the doorway and window surrounds and sashes of the ell as painted a light color. However, paint analysis shows that a single green/black paint was the first color used on all doorway and window elements of the ell, followed by four to six layers of off- white paint. Thus, the remodeling of the ell had to have occurred early enough for the dark- colored doorway and window surrounds and sashes to have been painted off- white at least once before the Bass family photographs were taken. The door remained a dark color.

### *Main House Improvements*

Paint analysis indicates that the surrounds of windows W110 and W111, and the surround of the main entrance (D101), were installed at the time that the kitchen ell was remodeled (see the subsequent section “Paint History”). This may also be true for the door in doorway D101. Although the vertical panels on the lower part of the door suggest a late 19<sup>th</sup>- century origin, the first layer of paint on the door is the same color as the first layer found on the exterior doorway and window elements on the kitchen ell. The door has been cut down, and was apparently originally intended for (and possibly used in) a larger opening.

A third second- story window was added at the north end of the west elevation sometime after circa 1917. This may have occurred in the 1930s, around the time that similar windows were being installed on the road- side upper story of the Burlingham house.<sup>5</sup> The new window, and the two older ones next to it, each received one new, six- light sash hinged at the bottom to open hopper- style.

The earliest of the Bass family photographs (figs. 1.9- 1.10) document two small second- story windows on the south elevation of the main house, but later photographs from the same collection (figs. 1.11- 1.12) show similar but larger windows here. This work thus occurred after the ell was remodeled in the early 1930s.

As stated previously, the porch on the south facade could date to 1883. However, paint analysis suggests that its extant columns and ceiling were installed when the kitchen ell was remodeled circa 1930. Compared with samples from the ell, samples from the porch posts have a similar number of paint layers with similar colors, except that the first layer for the posts is a lighter green.

Dorothy Weir Young’s account book also indicates that the roof was reshingled and the chimney was flashed in 1945.

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<sup>5</sup> Maureen K. Phillips, *Weir Farm, Historic Structures Report, Vol. III: Burlingham Complex, Weir Farm National Historic Site, Wilton, CT* [draft] (U.S. Dept. of the Interior, NPS, Northeast Region, Northeast Cultural Resources Center, Building Conservation Branch, 1998).

## Circa 1965: Andrews Alterations

The Andrewses remodeled the caretaker's house around 1965, but many of the details of the alterations are not known. They probably installed new clapboard siding on all the exterior elevations, and replaced some of the exterior trim. Paint analysis indicates that the extant clapboards on the house and ell all have the same paint stratigraphies as the extant north gable fascia, cornice, and returns, and were thus probably installed at the same time. Since the stratigraphies show only two to three layers (barn red on the clapboards, and white on the replaced trim), this work was probably accomplished within the last 30 to 40 years.

## Paint History

Paint analysis conducted for the 1998 draft HSR, reviewed in conjunction with the photographs in the Bass family collection, indicates that the color scheme for the caretaker's house at the end of the historic period featured off- white paint on doorway and window trim and sashes, and a medium- dark color, possibly red, on the clapboards and other trim (cornice and returns, rake board, etc.). Doors were painted a dark tone, probably green/ black; the front porch posts and trim were painted a medium- dark tone that was most likely green; and the porch ceiling was painted a light cream.

The paint analysis was handicapped by several factors. The exterior paint finishes on the house were in a severely degraded condition when sampling was conducted for this report, with paint weathered to the point of nonexistence in some areas. This made it difficult to ascertain consistent stratigraphies and thus histories. In addition, the extant clapboard siding and a number of trim elements appear to have been installed in the 1960s, and no clear evidence remains of the specific color used on the siding during any part of the historic period.

Both the ca.- 1910 and the ca.- 1917 photographs of the caretaker's house (figs. 1.7- 1.8) show the siding and window surrounds to be a dark color, and the window sashes on the west and north elevations painted a light color (possibly white). This light/dark color scheme does not appear in the paint stratigraphies, probably because these elements appear to have been replaced after the ca.- 1917 photograph was taken, but well before ca. 1930. The earliest finishes on the exterior of the main house appear to date to that replacement. These finishes were found in samples from the sashes and surrounds of window W101 on the south façade, and windows W107 and W108 on the north elevation. Analysis of these samples revealed that the first four paint layers are all a light cream or off- white color, while the fifth layer is a dark green/black color.

The green/black paint layer is thought to date to the remodeling of the kitchen ell circa 1930, since it is the first paint layer found in samples taken from the ell's doorway and window surrounds, sashes, and door in exterior doorway D102. The green/black paint is also the first layer of paint in samples from several areas of the main house: the surrounds of windows W110 and W111, and the surround and door of doorway D101. This suggests that these features were installed at the same time as the remodeling of the ell. Samples from the south- porch posts display a similar number of paint layers with similar colors, except that the first paint layer is a lighter green.

The single layer of dark paint on all these features is consistently followed by four to six layers of off- white and (most recently) white paint. This suggests that a light color was soon adopted for all doorway and windows surrounds, doors, sashes, and porch ceiling. However, the Bass family photographs show that the doors remained dark green/black, and the porch trim and posts remained a medium- dark tone, possibly a lighter green.

Since the mid- 1960s, the exterior of the caretaker's house has been painted the same color scheme: barn- red siding, and white doors, window sashes, doorway and window surrounds, and cornice trim.

## Interior Elements

### *Original Appearance (Before 1861)*

#### **Conjectured Construction Scenarios**

As discussed in the previous section, the caretaker's house was built before 1861, but its exact construction date is not known. A combination of anomalous features, oral tradition, and unidentified photographs has produced several possible construction scenarios for the building, ranging from a relocated meetinghouse, to a converted barn, to an early- 19<sup>th</sup> century house whose cellar was filled in and its roof lowered.

There is currently a narrow chimney stack located between the north and middle sections of the first story, in line with bearing posts on the east and west elevations. A narrow chimney stack could only have been used for venting stoves, while a dwelling built in the early 1800s would probably have been constructed with fireplaces that would have required a large chimney. If the narrow chimney in the caretaker's house is the original mode of heating and cooking in the caretaker's house, it is probable that the structure was originally built or converted to a dwelling circa 1850. Except for the photographs presented as figures 1.2 and 1.3, no evidence was found that the structure ever had a large chimney mass; it may have been removed and replaced by a smaller chimney adequate for stove flues during a remodeling (possibly by Weir in 1883), or when (and if) the structure was moved to the site from another location. However, the area under the house is inaccessible without removing the first- story flooring, and an investigation for evidence of early framing, a relocation of the structure, and/or an older and larger chimney base was not possible.

The interior of the caretaker's house has been significantly altered on at least two occasions (by Weir in 1883 and by the Andrewses circa 1965), and few of the building's original features remain. Neither are the original first- and second- floor plans of the house known, although they would, of course, have depended on the structure's original use. The interior of the existing structure is divided into three sections, marked by exposed posts that can be seen today along the west and east walls of the first and second stories. Any original room partitions would probably have aligned with these posts.

Many of the extant window sashes and frames in the main house probably predate 1883, but several of them exhibit signs of having being relocated. Of the three first- story window openings on the west elevation, only two appear to predate the 1883 renovations, and those show signs of having been moved. The extant south- façade window may have been moved from the south lean- to (when and if it was torn down). The two windows on the north elevation of the main house predate 1883, but the east opening may have been moved, possibly to accommodate the existing staircase. Finally, at least one of the two windows jammed into the south end of the east wall has been relocated. On the second story, the two north- elevation windows appear to be original, but the two south- facade windows are modern replacements.

It is not known if the partitions currently separating the living room (Room 101), first- story hall (Room 104), and bathroom (Room 105) sit in the locations of original walls. If the building was constructed as a dwelling, then the locations of these partitions may be original, and today's living room would have been used as a parlor. If the caretaker's house was originally an outbuilding later converted to a house, there would have been no partitions dividing this area.

The second story of the house was probably originally finished and used in some capacity. This is based on the existence of two original window openings on the north elevation, and on evidence of two windows having originally been on the south façade. The location of any original partitions is not known. As on the first story, the partitions probably would have aligned with the posts on the east and west walls.

## Photographic Evidence

Assuming that figures 1.2 and 1.3 show the pre- 1883 structure that was to become the caretaker's house, some information concerning the structure's interior plan can be gleaned from noting the location of the chimney, doorways, and windows as shown in the photographs. The chimney is positioned near but not at the north end of the house, which would suggest that only a narrow passage existed to the north of the chimney on the interior. This feature is one characteristic of the "Hemenway plan" houses documented in central Massachusetts, a variation of which was used for building the old Webb house down Nod Hill Road.<sup>6</sup> Typically, Hemenway houses had a large chimney mass near one end or side of the house. Three rooms on the first story, including the kitchen/hall (the main room), would radiate around fireplaces on three sides of the chimney, with a narrow passage behind the chimney connecting two of the rooms. The main entrance would open directly into the kitchen, where a staircase (sometimes straight, sometimes dogleg), would be tucked into a corner. In the caretaker's house, the kitchen would have been located along the west side of the house facing the road, with the main entrance on the south wall. Two additional rooms with fireplaces would have been located in the northeast and southeast corners of the first story. Upstairs there may have been one finished room with a fireplace.

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<sup>6</sup> Phillips, *Burlingham Complex*.

## *Post- Construction Alterations*

### **Circa 1850 to 1883: Beers Dwelling House**

Again assuming that figures 1.2 and 1.3 depict the pre- 1883 caretaker's house, by that year the house would have acquired one- story lean- to ells on the south façade and on the east elevation. The presence of a metal flue at the junction of the house with the east lean- to indicates that the kitchen function had now moved to the east ell. The small areas on either side of the south doorway passage could have functioned as storage rooms or small bedrooms.

### **1883: Weir Renovations**

#### *Main House - First Story*

Since many of the earliest surviving features on the interior of the caretaker's house seem to date to the period of the Weir renovations, this is the first period in the history of the building for which there is any evidence of its interior appearance.

The newly "fitted up" house that Holsten and his wife occupied in the fall of 1883 consisted of two stories. If there had been a cellar it probably was filled in at that time. The ca.- 1910 photograph of the caretaker's house (fig. 1.7) shows the east lean- to ell that – if not already in place – would have been added during the 1883 renovations. The photograph also shows two narrow brick chimneys, one piercing the roof ridge of the main house, the other clinging to the northeast corner of the ell. It is therefore known that, at least as of this period, the caretaker's house was using stoves for heating and cooking, and that the ell was being used as a kitchen. The plan of the first story of the main house would have been the same four- room plan as today: a parlor in the southwest corner, a room along the north side of the house, a hall in the center of the east side, and a small room in the southeast corner. Evidence of former flues indicates that the narrow chimney in the house vented stoves in the parlor, the north room, and the hall.

Although a conglomeration of styles of baseboard, wainscot, paneling, and doorway and window surrounds are extant on the first story of the main house, stylistically most of these features date to the late 19<sup>th</sup> century. Since paint analysis indicates that these features have similar paint stratigraphies, and were therefore probably installed at the same time, it is thought that these features all date to Weir's 1883 renovations. Weir may have economized by using odd lots and salvaged material, an example being the front entrance door (D101), of which several inches have obviously been cut off from the bottom. The existing pine- board flooring in the study and on the stairway may also have been extant in the 1880s. It is not known what the original flooring was in the other three rooms on the first story. The extant vinyl tile flooring in the bathroom, and the maple flooring in the hall and living room, postdate 1883 and appear to have been installed over earlier flooring.

## *Main House - Second Story*

The staircase in the first- story hall of the caretaker's house led north up to a small hall on the second story (Room 201). As a result of later alterations, the only surviving features from the 1880s on the second story of the house are the surrounds and doors of the two doorways between the hall and the bedrooms, and of two closets. The doorway on the west wall of the hall opened into a small room in the northwest corner of the house (Room 203, now the north bedroom); the other doorway opened into the east end of the second story, which is today one large room (Room 202, now the main bedroom).

Except for the hall partitions, the walls separating the rooms existing on the second story were removed by the Andrewses in the 1960s, but evidence of the location of two walls remains. An east/west wall ran from a now- exposed post in the west knee wall to the chimney stack, creating the north bedroom (Room 203). The former existence of this wall is indicated by a change in the flooring and a surviving doorway threshold where the wall stood. This room measured 8 feet 6 inches by 11 feet 3 inches, and had a closet built into the northeast corner of the room. The southern two- thirds of the second story is currently one room, but before the Andrewses remodeled the house in the 1960s, the space was divided into two rooms. Currently two exposed diagonal beams act as braces that run from the bottom of the north and south walls to meet at the exposed ceiling, and a cast- iron rod is suspended from the apex of the braces that supports the first- story suspended ceiling. The A- braces and the cast- iron rod were extant when the Andrewses removed the wall, and it is thought that they were installed when Weir renovated the house in 1883, possibly lowering the roof at the same time. Lath and plaster marks can be seen on the both sides of the exposed braces – evidence of the former wall that ran north/south, and which formerly divided the area into east and west sections. The north/south partition would have divided the area into two sections to the east and west of the beams. Because of the size of these two sections (each more than 16 feet deep), and of the size of some of the families known to have occupied the house, these rooms may at one time have been even further subdivided. A small closet was built for one of those rooms, in the northeast corner of what is today the main bedroom.

## **1927 to 1946: Dorothy Weir Young Improvements**

An entry in Dorothy Weir Young's account book for the year 1927 records: "Weitzel - 2 bathrooms + b.room in farm house 1469.82." Because there is currently only one bathroom in the caretaker's house, it was originally thought that this entry referred to the Weir house. However, in every other entry in the book that refers to the "farm house," it is clear that Dorothy meant the caretaker's house. It is probable that the entry for "2 bathrooms" referred to two of the Weir house bathrooms, and that only the "b.room" referred to a bathroom in the caretaker's house.

This bathroom may have been the first indoor plumbing installed in the caretaker's house. The impetus for the work may have coincided with the time when the Bass family, which would eventually number 10 children, moved into the house. By that time, an indoor bathroom would have been considered a necessity more than a luxury.

Electricity was installed in the house in 1931 at the same time as at the Weir farm (Dorothy records a payment in January 1932 for “wiring house, barn, and farmers house”), and in 1933 lightning rods were installed on “Bass’s house,” in addition to the “house, barn, and studio” (August 1933). In the 1940s Dorothy had “new pipes laid to Farm house” (October 1943). She also had the interior painted and wallpapered, new floors laid, and a new stove installed in the kitchen (September 1944). The “new flooring” installed in 1944 is thought to be extant in the living room and the hall on the first story, and in the hall and the north bedroom on the second story.

As detailed in the previous section “Exterior Elements, Post- Construction Alterations,” the kitchen ell was apparently remodeled circa 1930, including the replacement and/or addition of windows and doorways. Since the room was significantly remodeled again in 1965, little is known about the interior appearance of the kitchen after the 1930s remodeling, except that the extant oak flooring appears to date from that period. In addition, the slope of the ceiling probably began at a higher point on the room’s west wall than the extant ceiling, which was built by the Andrewses.

### **Circa 1965: Andrews Alterations**

Doris and Sperry Andrews renovated the caretaker’s house around 1965.<sup>7</sup> In the kitchen, they replaced the cabinets and appliances and reduced the slope along the west end of the kitchen ceiling, possibly to accommodate heating or plumbing pipes.

On the second story of the main house, the Andrewses removed a north/south partition to create what is today the main bedroom (Room 202), and also removed the partition between the main bedroom and the north bedroom (Room 203). They removed dropped ceilings to create cathedral ceilings in the bedrooms, and had tongue- and- groove maple flooring installed in the new main bedroom. Modern clamshell molding in different widths was used to fashion window surrounds, baseboards, and decorative trim along the exposed posts and girts.

Physical evidence indicates that: (a) the maple flooring in the extant main bedroom was installed after the north/south partition was removed, but while the wall separating the area from the north bedroom was still standing; and (b) that it was installed at a different time than the maple flooring in the rest of the house. The extant tongue- and- groove maple flooring in the main bedroom is a different size than the rest of the maple flooring in the house, being composed of boards 2 ¼ inches wide, while the extant flooring in the living room and hall on the first story and in the hall and north bedroom on the second story is composed of boards 3 ¼ inches wide. The flooring is continuous throughout the main bedroom, with no evidence of the former north/south wall. A board running east/west in the floor and a surviving doorway threshold separate the wider north bedroom flooring from the narrower main bedroom flooring, and mark the former location of the partition wall between the two bedrooms.

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<sup>7</sup> Interview with Doris Andrews, July 27, 1994.

## Utility Systems

What is known of the evolution of the utility systems in the caretaker's house has been conjectured from a few references in the Weir family papers, and from physical investigation of the existing features in the house. Inquiries to the town halls, libraries, and historical societies of Ridgefield and Wilton revealed that neither town has retained any but the most recent of town records on the availability of utilities in the Weir farm area.

Dorothy Weir Young's account book is the best source for the evolution of utilities in the caretaker's house from the 1920s through the 1940s. A bathroom was installed in 1927, and it is known that electricity was installed in the caretaker's house in 1931. An updated baseboard heating system was installed by the Andrewses in the caretaker's house in 1992.

See "Physical Description – Utility Systems" for a description of the current systems in the house.



# PHYSICAL DESCRIPTION

The structural, exterior, and interior features of the caretaker's house are described as they appeared in 1994.

## Structural Elements

### *Foundation*

The foundation of the caretaker's house is constructed of fieldstone pointed with portland cement mortar. The amount of foundation wall exposed increases as the terrain slopes down to the east, away from Nod Hill Road. The west foundation wall of the main house, at the high end of the slope, has less than 1 foot of wall above grade; the east foundation wall of the ell has more than 2 feet exposed. Metal ventilation grilles are located on the north and east walls of the main house, and on the south wall of the ell.

### *Framing*

The framing of the original portion of the caretaker's house is post- and- beam. Original posts, girts, and a summer beam are exposed in the living room (Room 101). The roof framing dates to circa 1883. On the second story, the east/west collar ties are exposed in the two bedrooms (see figs. 2.14- 2.15 and "Physical Description – Interior Elements"). In the main bedroom (Room 202), a cast- iron rod 1 inch in diameter extends vertically from north/south A- beams to the floor. The A- beams are supported at their apex by a collar tie. This arrangement supports a suspended floor and a first- story ceiling over the southern two- thirds of the building. The collar ties and the A- beams are dimensional sawn lumber.

The framing of the kitchen ell is not known.

## Exterior Elements

Doorway and window numbers refer to those used on the plans for the caretaker's house included in Appendix A.

### *Overview*

The caretaker's house (fig. 2.1) consists of a 1 ½ - story main house, which is set back approximately 25 feet from Nod Hill Road, and a one- story ell situated on the east wall of the main house. The main house is a rectangular gable- roof structure that measures approximately 24 feet 6 inches long by 20 feet wide. The wood- frame structure has clapboard siding, with wood- shingle roofing on the west slope and asphalt- shingle roofing on the east slope of the roof. A narrow brick chimney is located slightly north of center at the roof ridge. The ell is a rectangular structure that measures approximately 11 feet 6 inches wide by 15 feet 6 inches deep, and which is built against the north end of the main house's east wall. The wood- frame ell has a shed roof that slopes to the east and is covered with rolled asphalt roofing. A narrow exterior brick chimney is located at the ell's northeast corner.

The roof ridge of the main house parallels Nod Hill Road to the west, but the main facade of the house is its south gable end. The **south elevation of the main house** (fig. 2.1) is two bays wide. The main entrance and a window with double- hung sashes are located on the first story, both of which are protected by a hip- roof porch, and two windows with double- hung sashes are located on the upper story. The **south elevation of the ell** is recessed approximately 11 feet from the south elevation of the main house, and is punctuated by a doorway and a casement window.

The **west elevation** of the caretaker's house (figs. 2.1 and 2.3) is three bays wide and faces Nod Hill Road. Three windows with double- hung sashes are located on the first story, and three casement windows with hopper- hinges sashes are located on the upper story. On the **north elevation** of the house (fig. 2.3), the gable end of the **main house** has two windows with double- hung sashes on the first story and two on the upper story, and the **ell** has one window with double- hung sashes on that wall.

On the **east elevation of the main house** (fig. 2.4), two windows with double- hung sashes (W102 and 103) abut each other on the first story, near the junction with the ell's south wall. A smaller window with a single fixed sash (W203) is located on the upper story. There is one window with double- hung sashes (W105) on the one- story **east elevation of the ell**. A lean- to enclosing an oil- fed boiler is located under the ell window. To the left (south) of the lean- to stands a 150- gallon oil storage tank, with conduits leading from the tank into the lean- to and to the boiler. On the roof of the lean- to and extending approximately 3 feet above the roof of the ell is a cylindrical metal flue that vents the boiler (fig. 2.8). To the right (north) of the lean- to is a narrow brick chimney. Sitting next to the chimney are two propane tanks that provide fuel for the stove. A stove vent is located on the wall above the lean- to and between the window and the chimney.

## *Walls*

### **Sheathing**

The type of sheathing used on the walls of the caretaker's house is not known.

### **Siding**

The walls of the main house and the ell are clapboarded. The clapboards have a 4- inch- wide exposure, and have been installed butt- edge using wire nails.

### **Trim**

The gable ends of the **north** and **south** elevations of the **main house** are trimmed with a plain cornice and a raking frieze board 8 inches wide (fig. 2.7). The cornice terminates in returns that are trimmed with a simple ogee molding. The **east** and **west** walls of the main house are also trimmed with an 8- inch- wide frieze under the eaves. On the **ell**, a frieze board 4 inches wide trims the top of the walls under the eaves. All outside corners on the main house and ell are trimmed with 4- inch- wide corner boards.

A wood drip edge runs along the west wall of the main house approximately 2 feet above the first- story window openings. On the north wall of the main house, clapboards overlap what appears to have been a drip edge aligned with the bottom of the upper- story window sills.

## *Doorways*

There are two exterior doorways on the caretaker's house. The main entrance doorway (D101) is located on the **south elevation of the main house**, just to the left (west) of center on the wall (figs. 2.2 and 2.5). The doorway, which opens directly into the living room, measures 2 feet 9 inches wide by 6 feet 3 ½ inches high. It is fitted with a door that has nine lights occupying the top three- fifths of the door, and two vertical rectangular panels on the lower two- fifths. It appears that several inches have been cut off the bottom edge of the door in order to fit it into the opening. The door has butt hinges and a round brass doorknob 2 inches in diameter, with keyhole and a brass back plate 2 ¾ inches in diameter. The doorway is trimmed with a plain surround that measures 3 ½ inches wide on the sides and 9 ½ inches at the top.

The second exterior doorway (D102) is located on the **south elevation of the ell**, just to the left (west) of center on the wall; it opens into the kitchen (figs. 2.2 and 2.6). This doorway measures 2 feet 4 inches wide by 6 feet 5 inches high. It is fitted with a door having four lights on the top three- fifths of the door, and two horizontal rectangular panels on the bottom two- fifths. The doorway is trimmed with a plain surround 4 inches wide.

## *Windows*

### **South Facade**

There are four windows on the south facade of the caretaker's house: three on the main house, and one on the ell. The **first story of the main house** has one window, located to the right (east) of the main entrance doorway (W101; fig. 2.2). This window measures 2 feet wide by 3 feet 5 inches high, and holds double- hung, six- over- six sashes. It is trimmed with a plain surround 3 ½ inches wide that is edged with a quarter- round molding 1 inch wide. The upper story has two windows (W201 and W202; figs. 2.2 and 2.7). Each window measures 2 feet 7 inches wide by 4 feet 8 inches high, is trimmed with a plain surround 4 inches wide, and holds double- hung, six- over- six sashes.

There is one window on the **south elevation of the ell** (W104), also located to the right (east) of the doorway here (D102). The window measures 2 feet wide by 2 feet 5 inches high, is trimmed with a plain surround 4 inches wide, and holds one nine- light casement sash (fig. 2.6). The casement sash opens outward, with butt hinges mounted on the right side of the exterior of the sash and surround.

### **West Elevation**

There are six windows on the west elevation of the **main house**, three on the first story and three on the second story (fig. 2.1). Each of the three windows on the first story (W109, W110, and W111) measures 2 feet wide by 3 feet 4 inches high. They are trimmed with a plain surround that is composed of modern boards 1 by 4 inches edged with a quarter- round molding 1 inch wide. All three windows are fitted with pegged, double- hung, six- over- six sashes.

There are also three windows on the **second story** of the west elevation (W206, W207, and W208). Each of these windows is trimmed with a plain surround 4 inches wide; each is fitted with a six- light sash 2 feet 4 inches wide by 2 feet high, hinged at the bottom to open hopper- style.

### **North Elevation**

There are five windows on the north elevation of the caretaker's house: four on the north elevation of the main house, and one on the north elevation of the ell (fig. 2.3). On the **main house**, two windows are located on the **first story** (W107 and W108), and two are located on the **upper story** (W204 and W205), one above each first- story opening. Each of the four window openings measures 2 feet wide by 3 feet 4 inches high; they are trimmed with plain surrounds 3 ½ inches wide that have 1- inch- wide quarter- round molding on the outer edges. Each opening is fitted with pegged, double- hung, six- over- six sashes.

The window opening on the north elevation of the one- story **ell** (W106) measures 2 feet 3 inches wide by 3 feet 8 inches high, and is trimmed with a plain surround 4 inches wide. It holds double- hung, six- over- six sashes.

## East Elevation

There are four windows on the east elevation of the caretaker's house, three on the east wall of the main house and one on the east wall of the ell (fig. 2.4). On the **first story** of the **main house**, two windows (W102 and W103) are placed close to each other to the left (south) of the junction of the wall with the ell. Each window opening measures 2 feet wide by 3 feet 5 inches high and holds double- hung, six- over- six sashes. Opening W102 is trimmed with a surround 3 ½ inches wide with a 1- inch- wide quarter- round molding on the outer edges; the same is true of the left side of opening W103. The top of opening W103 is a plain board 3 ½ inches wide that is tucked under a clapboard; the right side of the window is flush with the south wall of the ell and has no trim.

The **upper story** of the east wall of the **main house** has one window (W203) that measures 2 feet wide by 1 foot 8 inches high. It holds a single fixed pegged sash with six lights (three across by two down). The opening is trimmed with a plain surround 4 inches wide, whose outer edges are trimmed with a quarter- round molding 1 inch wide.

The window on the east wall of the **ell** (W105; fig. 2.8) measures 2 feet 3 inches wide by 2 feet 10 inches high. It is fitted with double- hung, six- over- six sashes. The opening is trimmed with a plain surround 4 inches wide.

## *South Porch*

A one- story porch covers most of the south facade of the main house (fig. 2.2), protecting the main entrance. It measures 18 feet wide by 6 feet deep. The porch sits on a fieldstone foundation with metal ventilation grilles on the east and west sides. A large flat boulder has been placed at the south edge of the porch floor to act as a step from the front yard. The flooring of the porch consists of half- lapped boards 3 ½ inches wide, laid in a north/south direction; the boards are painted. The half- hip porch roof ties into the house wall, and is supported by three turned posts 5 inches in diameter along the south edge. The porch ceiling is composed of tongue- and- groove boards 7 inches wide.

## *Roof*

### Sheathing

The type of sheathing used on the roof of the caretaker's house is not known.

## **Roofing Material**

The extant roofing material on the west slope of the gable roof of the main house and on the half-hip roof of the south porch is wood shingles. The roofing on the east slope of the main house is asphalt shingles, and rolled asphalt is used on the roof of the ell.

## **Chimneys**

The caretaker's house has two brick chimneys. One chimney pierces the main roof at the ridge line to the north of the center point of the roof. The chimney measures approximately 1 foot 8 inches square, and extends approximately 5 feet above the ridge. An exterior brick chimney is located at the north end of the ell's east wall. This chimney measures approximately 1 foot 10 inches square, and extends approximately 6 feet above the edge of the ell roof. A cylindrical stainless-steel flue is located on the roof of the lean-to, to the left (south) of the ell's exterior brick chimney.

## ***Drainage System***

The only drainage system on the caretaker's house is located on the east wall of the ell. An aluminum gutter runs along the east edge of the ell roof, with a downspout located at the south end. A second gutter, which has no downspout, runs along the east edge of the lean-to on the east wall of the ell.

## ***Paint Finishes***

The siding and the wall trim on the caretaker's house is painted barn red. The window sashes and the doors, the window and doorway surrounds, and the south porch posts and ceiling are painted white.



**Figure 2.1.** Caretaker's house: Main house, south facade and west elevation (1993).



**Figure 2.2.** Caretaker's house: Main house and kitchen ell, south facade (1993).



Figure 2.3. Caretaker's house: Main house and kitchen ell, west and north elevations (1993).



Figure 2.4. Caretaker's house: Main house and kitchen ell, view looking northwest (1993).



**Figure 2.5.** Caretaker's house:  
Main entrance, D101 (1993).

**Figure 2.6.** Caretaker's house:  
Kitchen ell entrance, D102  
(1993).





Figure 2.7. Caretaker's house: Main house, south- facade gable (1993).



Figure 2.8. Caretaker's house: Kitchen ell, east- elevation window W105 (1993).

# Interior Elements

Details on the size and configuration of windows and exterior doorways can be found in “Exterior Elements – Existing Features,” “Doorways” and “Windows.” Room, doorway, and window numbers refer to those used on the plans for the caretaker’s house in Appendix A.

## *Overview*

The caretaker’s house is comprised of a 1 ½ - story main house, with its west wall paralleling Nod Hill Road, and a one- story ell that joins the main house at the north end of its east wall. There is no basement or crawlspace in the house, nor is there an attic. On the **first story**, the main house contains a living room, a study, a bathroom, and a hall. The ell contains the kitchen. On the **second story** of the main house are situated a hall and two bedrooms, one larger and one smaller. A stairway in the northeast corner of the first story leads from the first- story hall to the second- story hall.

## *First Story*

### **Living Room (Room 101)**

#### *General Information*

The living room is located in the southwest corner of the main house; it measures approximately 11 feet 3 inches wide by 15 feet 10 inches deep. The south wall holds the main entrance into the house from the exterior. A doorway to the hall (Room 104) is located at the north end of the room’s east wall.

#### *Flooring*

The flooring in the living room is composed of tongue- and- groove maple boards 3 ½ inches wide that run in a north/south direction.

#### *Walls*

The living room has plaster walls. A 3- foot- high wainscot has been installed on the east and south walls. This wainscot is composed of vertical tongue- and- groove boards topped by a horizontal board 8 inches high trimmed with a 1- inch molding. Original cased girts are exposed along the top of the south and west walls, and an exposed, original cased post is located in the southwest corner. A chimney measuring approximately 1 foot deep by 2 feet 4 inches wide has been enclosed by a wall at the northeast corner of the room. A stovepipe hole in the chimney has been blocked.

### *Doorways*

There are two doorways in the living room. The exterior entrance doorway (D101) is located at the east end of the south wall. This opening is trimmed with a 3 ½ inch- wide bolection molding surround, and is fitted with a half- glass door that has had several inches cut off its bottom edge. The second doorway (D103), located at the north end of the room's east wall, leads to the hall. This opening is 2 feet 6 inches wide by 6 feet 5 inches high, and has no door. It is trimmed with a beaded surround 3 ⅛ inches wide.

### *Windows*

There are two windows with double- hung sashes the living room, both located on the west wall (W110 and W111). The windows are trimmed with the same beaded surround used at doorway D103.

### *Ceiling*

The living room has a suspended plaster ceiling that is 7 feet 3 inches from the floor level (see "Room 202 - Main Bedroom"). An exposed, cased summer beam measuring 8 ¾ inches wide and running east/west bisects the ceiling.

### *Miscellaneous*

A baseboard radiator is located on the west wall.

### *Finishes*

The finish on the flooring is clear. The walls and woodwork in the room are painted white.

## **Study (Room 102)**

### *General Information*

The study (fig. 2.9) is located at the north end of the main house. It measures approximately 15 feet 9 inches wide by 9 feet deep; it is accessed from the hall by a doorway at the east end of the south wall.

### *Flooring*

The flooring in the study is composed of tongue- and- groove pine boards 4 ½ inches wide, installed in an east/west direction.

### *Walls*

The walls in the study are composed of vertical matchboard siding with alternating single and triple beads. A cornice made from the same siding material lines the top of all the walls.

### *Doorways*

There are two doorways in the study. Doorway D105 is located at the east end of the study's south wall, and opens from the hall. The opening measures 2 feet 6 inches wide by 6 feet 4 inches high. It is fitted with a door that is constructed of plain tongue- and- groove pine boards, and which has a black- painted, cast- iron thumb/bar latch. The top and right sides of the doorway are trimmed with a surround composed of a 4 ½ inch- wide molded board with a quarter- inch round molding on the edge. The left side of the doorway abuts the room's east wall and has no surround.

The second doorway in the room (D106) is at the north end of the east wall and opens into a closet tucked under the second- story staircase. The opening has no door, and is trimmed with a plain surround 5 inches wide.

### *Windows*

There are three windows with double- hung sashes in the study. Two are located on the north wall (W107 and W108), and one is on the west wall (W109). All three windows are the same size. They are recessed slightly from the siding on the walls, and have no additional surrounds. Aprons have been fashioned for windows W107 and W108 from the same matchboard siding material used on the walls.

### *Ceiling*

The ceiling is composed of the same matchboard siding material used on the walls.

### *Closet*

There is a closet at the north end of the east wall of the room. It occupies the space under the staircase that rises to the second story.

### *Miscellaneous*

A single pendant fixture with a bare bulb is located in the center of the ceiling. A baseboard radiator is located along the south wall.

### *Paint Finishes*

The flooring in the study has a clear finish. All walls, ceiling, and other woodwork in the room are painted white.



Figure 2.9. Caretaker's house: Study [Room 102], west and north walls (1993).

## **Kitchen (Room 103)**

### *General Information*

The kitchen (figs. 2.10- 2.11) is located on the east side of the caretaker's house, and it occupies the entire ell. The room measures 11 feet wide by 14 feet 6 inches deep. It is accessed from the exterior by a doorway on the south wall, and from the main- house hall (Room 104) through a doorway at the south end of the kitchen's west wall. The floor level of the room is one step down from that of the main house.

### *Flooring*

The flooring in the kitchen is composed of tongue- and- groove oak boards 2 ½ inches wide, installed in a north/south direction.

### *Walls*

The kitchen has plaster walls, except for the west wall, which is covered with plywood. Horizontal and vertical strips of woods have been applied on the north, south, and west walls. The bottom of the walls is trimmed with a plain baseboard 6 inches high.

### *Doorways*

There are two doorways in the kitchen (fig. 2.11). An exterior entrance is located on the south wall (D102). This doorway is trimmed with a plain surround 4 inches wide.

The second doorway (D107), located at the south end of the room's west wall, leads from the hall. It is the sole access to the kitchen from the main house. The doorway measures 2 feet 5 inches wide by 6 feet 1 inch high and has no door, although there is evidence of hinge mortises on the doorway frame. The left side of the opening abuts the room's south wall, and the top almost abuts the ceiling. The surround on the right side of the doorway is trimmed with what appears to be a plain surround 4 inches wide that has been partially covered by the plywood on the west wall.

### *Windows*

There are three windows in the kitchen: a casement window on the south wall (W104) to the east of doorway D102; a window with double- hung sashes on the east wall (W105), over the sink; and a second window with double- hung sashes centered on the north wall (W106). Openings W104 and W105 are trimmed with plain surrounds and aprons 4 inches wide, and W106 is trimmed with a plain surround and apron 4 ¾ inches wide.

### *Ceiling*

The kitchen has a plasterboard ceiling. The ceiling slopes from a low point at the west wall, approximately 6 feet 2 inches above the floor, to a high point 7 feet 5 inches above the floor at a point east of the center of the room. From there it descends at a lesser slope to the east wall, where it is approximately 7 feet above the floor level.

### *Appliances, Cabinets, and Shelves*

Floor- to- ceiling cabinets made from knotty pine have been built into the northwest corner of the room. A refrigerator and a propane- gas stove are located at the north end of the east wall (fig. 2.10). A pine base cabinet with sink is centered on the wall, to the right of the appliances. Open floor- to- ceiling pine shelves have been installed at the south end of the wall.

### *Miscellaneous*

A radiator measuring approximately 3 feet high and 5 feet long is located on the west wall of the room (fig. 2.11). Exposed pipes run along the top of the west wall and the bottom of the north wall. A pendant fixture with a bare bulb is located in the center of the ceiling.

### *Finishes*

The floor, the cabinets, and the shelves have a clear finish. The walls, ceiling, and the rest of the woodwork are painted white.



Figure 2.10. Caretaker's house: Kitchen [Room 103], east wall (1993).



Figure 2.11. Caretaker's house: Kitchen [Room 103], south and west walls (1993).

## First- Story Hall [Room 104]

### *Overview*

The first- story hall is located on the east side of the main house, and measures approximately 8 feet 4 inches wide by 7 feet 6 inches deep (fig. 2.12). Doorways are located on all four walls of the room, accessing the other four first- story rooms. The north wall has a second opening to the staircase to the second story.

### *Flooring*

The flooring in the hall is composed of tongue- and- groove maple boards 3 ½ inches wide, installed in a north/south direction.

### *Walls*

The hall has plaster walls. A wainscot composed of horizontal boards 3 ½ inches wide covers the south end of the east wall under window W103. A wainscot 3 feet high has been installed on the north end of the east wall (to the left of doorway D107; fig. 25), and on the walls in the southwest corner of the room between doorways D103 and D104. This wainscot is composed of vertical, tongue- and- groove, triple- bead matchboard topped with a plain chair rail 7 ½ inches wide.

A beaded baseboard 4 inches high trims the west wall and the south wall to the east of doorway D104. The area over the doorway on the north wall that leads to the study (D105) is covered with vertical, tongue- and- groove, board siding 3 ½ inches wide.

Exposed heating pipes run along the top of the north and east walls of the hall.

### *Doorways*

There are four doorways in the hall. Doorway D103 is on the west wall, and leads to the living room (Room 101); D104 is on the south wall, and opens to the bathroom (Room 105); D105 is at the west end of the north wall, and opens to the study (Room 102); and D107 is on the east wall, leading to the kitchen (Room 103). All four doorways are trimmed with the beaded surround used in the living room. Each doorway is described in more detail in the section for the room that it accesses.

### *Windows*

There is one window in the hall, located on the east wall (W103). The window is trimmed with the beaded surround (3 ⅛ inches wide) used in the living room (Room 101), and fitted with double- hung sashes.

### *Ceiling*

The hall has a plaster ceiling that is 7 feet 3 ½ inches above the floor level.

*Miscellaneous*

A pendant fixture with a bare bulb is centered on the ceiling.

*Finishes*

The flooring has a clear finish. The walls, ceiling, and woodwork are painted white.



**Figure 2.12.** Caretaker's house: First-story hall [Room 104], looking northeast (1994).

## **Bathroom [Room 105]**

### *Overview*

The only bathroom in the caretaker's house is located at the southeast corner on the first story of the main house. The room measures approximately 7 feet 6 inches square (fig. 2.13), and is accessed from the hall by a doorway on the north wall of the room.

### *Flooring*

The flooring in the bathroom is composed of blue vinyl tiles 9 inches square.

### *Walls*

The bathroom has plaster walls trimmed with a plain baseboard 5 inches high. A boxed vent chase is located in the southeast corner of the room. Exposed heating pipes runs along the south and east walls.

### *Doorways*

There is one doorway in the bathroom, located on the north wall (D104) and opening from the hall. The opening measures 2 feet 3 inches wide by 6 feet 6 inches high. It is fitted with a door that is constructed of vertical tongue- and- groove boards with horizontal braces on the hall side, and which has a black thumb/bar latch. The doorway is trimmed with the same beaded surround (3 1/8 inches wide) used in the living room (Room 101).

### *Windows*

There are two windows with double- hung sashes in the bathroom. Window W101 is at the west end of the south wall over a bathtub, and is trimmed with a plain surround 4 inches wide. W102 is at the north end of the east wall, and is trimmed with a plain surround 3 inches wide. Both windows have a beaded apron 4 inches wide.

### *Ceiling*

The bathroom has a plaster ceiling, which is 7 feet 3 inches above the floor level.

### *Plumbing*

A claw- foot bathtub is located along the west wall. A 1950s- era wall sink with chrome legs is centered on the south wall, and a toilet is located to the left (east) of the sink. A boxed- in, modern hot- water tank is located on the north wall.

### *Miscellaneous*

A pendant fixture with a bare bulb hangs at the middle of the ceiling. A radiator is located on the east wall.

*Finishes*

The door is painted blue. All other woodwork, the ceiling, and the walls are painted white.



Figure 2.13. Caretaker's house: Bathroom [Room 105], looking southeast (1994).

## *Second Story*

### **Second- Story Hall [Room 201]**

#### *Overview*

The second- story hall (fig. 2.14) is located at the northeast corner of the main house, and measures approximately 7 feet 6 inches wide by 8 feet 6 inches deep. The staircase from the first story is located on the east side of the room, and a window is on the north wall. Doorways on the south and west walls access the two second- story bedrooms.

#### *Flooring*

The flooring in the hall is composed of tongue- and- groove maple boards 3 ½ inches wide that run in a north/south direction.

#### *Walls*

The walls in the hall are plaster. An original girt is exposed along the east knee- wall, and the top of a cased original post is located at the northeast corner of the room. A clamshell baseboard 3 ½ inches high runs along the west and south walls.

#### *Doorways*

There are two doorways in the hall. One is located on the south wall (D201), and opens to the main bedroom (Room 202). The second doorway is located on the west wall (D202), and opens to the north bedroom (Room 203). Both openings measure 2 feet 6 ½ inches wide by 6 feet 2 inches high, and are trimmed with a surround 3 ¼ inches wide with a bead on the inner edge. Doorway D201 is fitted with a batten door constructed of vertical, tongue- and- groove, beaded boards with horizontal braces on the bedroom side. The door is hung on butt hinges, and has no handle. The door of doorway D202 has been removed, but there is a 19<sup>th</sup>- century pintle hinge on the left side of the doorway frame.

#### *Windows*

The hall has one window (W204), located on the north wall. It has double- hung sashes, and is trimmed with a clamshell surround and apron 3 ½ inches wide.

#### *Ceiling*

The hall has a plaster ceiling. An attic hatch measuring approximately 2 feet 6 inches square is located in the southwest corner of the ceiling.

#### *Staircase*

The staircase ascending from the first story is located on the east side of the room. The staircase is composed of 10 steps, each with a 9 ½ - inch rise and a 10- inch tread. A handrail 2 inches in diameter is mounted on the east wall. A balustrade 1 foot 6 inches high follows the west edge of

the stairwell at the second- story level. The balustrade is composed of two horizontal rails that are held to the south wall with metal braces, and which terminate in a plain post at the north end. The east wall at the bottom of the staircase, over the second through fourth steps, has vertical- board wainscoting with a cap 1 inch wide.

#### *Miscellaneous*

A baseboard radiator is located on the north wall, with a thermostat located to the right of window W204. A pendant fixture with a bare bulb and a smoke detector are located on the ceiling.

#### *Finishes*

The flooring, window surround, and baseboard have a clear finish. The door of doorway D201 and the surrounds and jambs of both doorways are painted green. The remaining woodwork and the walls and ceilings are painted white.



**Figure 2.14.** Caretaker's house: Second- story hall [Room 201], looking north (1994).

## Main Bedroom [Room 202]

### *General Information*

The main bedroom (fig. 2.15) occupies the southern two-thirds of the second story. The room measures 19 feet 3 inches wide by 16 feet 6 inches deep. It has a cathedral ceiling, with some of the roof framing exposed. Historically this area contained two rooms, divided by a north/south partition. North of the area was a bedroom in the northwest corner (Room 203), and the hall in the northeast corner (Room 201). The north/south partition was removed around 1965 to make today's large main bedroom. In addition, more than half of the main bedroom's north wall was removed at that time, opening the bedroom to the northwest bedroom. Today furniture has been placed to partially block this opening, while maintaining a passage into Room 203. The main bedroom is accessed by a doorway from the hall at the east end of what remains of the north wall.

### *Flooring*

The flooring in the main bedroom is composed of tongue- and- groove maple boards  $2\frac{3}{8}$  inches wide, installed in a north/south direction. The threshold of a former doorway in the now-missing wall between the main bedroom and the north bedroom is extant.

### *Walls*

The main bedroom has plaster walls. The east, south, and west walls are trimmed with a clamshell baseboard  $3\frac{1}{2}$  inches high. Posts and beams along the east and west knee- walls are exposed and trimmed with a clamshell molding  $1\frac{1}{2}$  inches wide.

Near the center of the room, a cast- iron rod 1 inch in diameter extends down from the apex of the north/south diagonal braces to the floor, supporting the suspended floor and first- story ceiling. Lath and plaster marks are visible on the sides of the A- beam, which mark the location of the former partition dividing the room.

### *Doorways*

There are two doorways in the main bedroom. Doorway D201 is in the east portion of the north wall retained circa 1965; it opens from the hall (see "Second- Story Hall, Room 201"). It is trimmed with a surround  $3\frac{1}{4}$  inches wide with a bead on the inner edge. Doorway D203 is located on the south wall of a closet in the northeast corner of the room. The opening measures 1 foot  $8\frac{3}{4}$  inches wide by 6 feet 6 inches at its highest (the door slopes to accommodate the sloping ceiling). It is fitted with a door constructed of vertical, tongue- and- groove beaded boards with horizontal braces on the closet side of the door. The door is hung using late 19<sup>th</sup>- century strap hinges.

### *Windows*

There are five windows in the main bedroom. Two windows with double- hung sashes are located on the south wall (W201 and W202). A window with one fixed six- light sash is on the east wall (W203) next to the northeast closet. Finally, two windows with single casement sashes

hinged to open “hopper”- style are located on the west wall (W207 and W208). All five windows are trimmed with clamshell surrounds and aprons 3 ½ inches wide.

### *Ceiling*

The main bedroom has a plastered cathedral ceiling. The ceiling slopes from the high center point down to east and west knee walls. The collar ties of the roof structure are exposed (fig. 2.16).

### *Closet*

A closet has been built into the northeast corner of the room (fig. 2.15). The closet measures 2 feet 9 inches wide by 3 feet 6 inches deep. The exterior of the closet is composed of the same matchboard siding used to construct the closet door.

### *Miscellaneous*

Baseboard radiators are located along the south and west walls of the room. There are wall fixtures located on either side of the south- wall windows. A parged chimney stack, measuring 1 foot 8 inches square, is located at the center of the north side of the room.

### *Finishes*

The flooring, baseboard, window surrounds, and clamshell trim on the exposed posts and beams all have a clear finish. The exposed collar ties and A- beam are unfinished. The surround of doorway D201, the closet door and wall siding, the ceiling, the walls, and the exposed posts and beams are painted white. The door of doorway D201 is painted green.



Figure 2.15. Caretaker's house: Main bedroom [Room 202], looking northeast (1994).

## North Bedroom [Room 203]

### *General Information*

The north bedroom is located in the northwest corner of the main house, and measures approximately 8 feet 8 inches wide by 11 feet 3 inches deep. The room has a cathedral ceiling with some of the roof framing exposed.

The room is accessed from the second- story hall (Room 201) by a doorway on the east wall. Structurally, the partition wall that originally divided the room from the main bedroom has been removed, and the room is open to the south (fig. 2.16). A temporary partition and a passageway have been created by furniture placement along the line of the north bedroom's former south wall. The threshold of the former doorway between the two bedrooms is extant.

### *Flooring*

The flooring in the north bedroom is composed of tongue- and- groove maple boards 3 ½ inches wide, installed in a north/south direction.

### *Walls*

The north bedroom has plaster walls. The north and west walls are trimmed with a clamshell baseboard 3 ½ inches high. An original beam along the west knee- wall and an original post in the northwest corner are exposed and trimmed with a clamshell molding 1 ½ inches wide.

### *Doorways*

There are two doorways in the north bedroom. Doorway D202 is located on the east wall, and opens from the hall (see "Second- Story Hall, Room 201"). It is trimmed with a surround 3 ¼ inches wide with a bead on the inner edge. Doorway D204 is located on the south wall of a closet in the northeast corner of the room. The doorway measures 1 foot 11 inches wide by 6 feet 2 inches high. It is fitted with a door that is constructed of vertical, tongue- and- groove, beaded boards with horizontal braces on the closet side of the door. The door is hung on late 19<sup>th</sup>- century pintle hinges, and has an embossed bar latch of the same era.

### *Windows*

There are two windows in the north bedroom. One, on the north wall (W205), has double- hung sashes. The other, on the west wall (W206), has a casement sash hinged to open hopper- style. Both windows are trimmed with clamshell surrounds and aprons 3 ½ inches wide.

### *Ceiling*

The north bedroom has a plaster cathedral ceiling. The collar ties of the roof structure are exposed.

### *Closet*

A closet has been built into the northeast corner of the room. The closet measures 4 feet wide by 2 feet 6 inches deep. The exterior walls of the closet are composed of the same matchboard siding used to construct the closet door.

### *Miscellaneous*

A baseboard radiator is located along the north wall of the room. A parged chimney stack, measuring 1 foot 8 inches square, is located in the southeast corner of the room.

### *Finishes*

The flooring, baseboard, window surrounds, and clamshell trim on the exposed posts and beams have a clear finish. The exposed collar ties are unfinished. The closet door, ceiling, walls, and exposed posts and beams are painted white. The doorway surrounds and the sashes of window W205 are painted green.



**Figure 2.16.** Caretaker's house: North bedroom [Room 203], looking north from main bedroom (1994).

# Utility Systems

## *Heating System*

The caretaker's house has an oil- fired, hot- water heating system that was installed in 1992. The oil tank and boiler are located on the exterior east wall of the kitchen ell. The boiler is protected by a lean- to shed, whose walls and conduits have been insulated. Baseboard heaters were installed as part of the new system in most of the rooms on both stories. Exceptions were the first- story hall (Room 104), which has no heating unit, and the kitchen (Room 103) and bathroom (Room 105), which have older cast- iron radiators. A boxed- in hot- water tank is located on the north wall of the bathroom.

## *Plumbing System*

Hot and cold running water is piped into the kitchen and bathroom on the first story of the caretaker's house. Water pipes and pipes for the hot- water heating system are exposed in the first- story hall, kitchen, and bathroom.

## *Electrical System*

All of the rooms in the caretaker's house have electrical outlets. Pendant ceiling fixtures with bare bulbs are located in all the rooms on the first story except in the living room (Room 101), and in the second- story hall (Room 201). The main bedroom has two wall fixtures attached to the south wall on either side of the windows.

# CHARACTER- DEFINING FEATURES

The character- defining features of a property are those “distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property.”<sup>8</sup> The character- defining features of the caretaker’s house relate to its appearance as a 19<sup>th</sup>- century vernacular farmhouse. Of particular importance are the views of the house that the Weirs and Youngs would have had from their home across the road. These have been recorded in historic photographs from ca. 1900 - 1910 (figs. 1.5- 1.7) and ca. 1905 - 1917 (fig. 1.8), which show the east and north sides of the house. In addition, views of the south and north elevations of the house are featured in drawings by Mahonri Young (figs. 1.15 - 1.18).

The features that characterize the interior of the caretaker’s house are the multi- room plan on the first story, and the variety of surviving 19<sup>th</sup>- century woodwork (surrounds, baseboard, wainscot, and paneling) on both the first and second stories. The open floor plan on the second story dates to circa 1965, and so is neither historic nor character- defining.

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<sup>8</sup> Kay D. Weeks and Anne E. Grimmer, *The Secretary of the Interior’s Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (Washington, D.C.: U.S. Department of the Interior, National Park Service, Cultural Resource Stewardship and Partnerships, Heritage Preservation Services, 1995), p. 62.



# RECOMMENDATIONS

Although the context of significance for the caretaker's buildings was not specifically designated in the 1995 GMP, since the significance of the structures is their association with J. Alden Weir, Dorothy Weir Young, and Mahonri Young, the period of significance for the caretaker's house is similar to that for the Weir complex. The 1995 GMP calls for **rehabilitation** of the caretaker's buildings. The caretaker's house is to be used as a residence for an on- site park ranger.

“Rehabilitation” is defined in the Secretary of the Interior’s standards for rehabilitation as

the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historic, architectural, or cultural values.<sup>9</sup>

The current exterior appearance of the caretaker's house is similar to its appearance in the 1940s. Though only two of the knee- wall window openings on the west elevation of the main house are original, the third was probably installed in the 1930s. Therefore, the house should be preserved as it currently appears, with particular emphasis on those elevations of the house depicted in the Young drawings and in the historic photographs. Any alterations made to adapt the building to its new use should be designed to have no impact on the appearance of the exterior areas of the structure seen in the drawings and photograph, and minimal impact on the remaining exterior elevations of the house.

The current exterior paint color scheme of barn- red siding and white trim is consistent with the paint treatment of the rest of the Weir complex. It is also mostly consistent with the house's color scheme during the latter part of the historic period (1940s), insofar as the latter could be determined (dark body color, light- color trim). However, the doors should be painted a very dark green, and the south- porch posts and trim should be painted medium green.

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<sup>9</sup> Weeks and Grimmer, *The Secretary of the Interior's Standards*, p. 61.



## **IV. CARETAKER'S GARAGE**



# CHRONOLOGY OF DEVELOPMENT AND USE

## Overview

This section provides an outline of the chronological development and use of the present caretaker's garage, to aid in understanding its historical significance and integrity.

## Original Construction, Circa 1850- 1856

The original structure associated with the present caretaker's garage is thought to be the "carriage house" as listed in the 1861 inventory for the estate of Lewis Beers. This inventory is the earliest known record of the structure's existence.<sup>1</sup> While the carriage house no longer survives, it is represented by shallow rubble- stone foundations abutting the south side of the caretaker's garage (figs. 3.1- 3.2).

Though part of the Lewis Beers estate, it is likely that the carriage house was built by Lewis's son William Woolsey Beers, who was a schoolmaster in 1850, and by 1856 was a lumber merchant, and railroad station master and postmaster at Ridgefield Station (Branchville) while continuing to live on his father's farm. Thus, it is thought that the carriage house was built before 1861, and possibly as early as 1850- 1856. Two road vehicles were also listed in the 1861 probate inventory. These were a "carl" or cariole (i.e., a small, open, two- or four- wheeled carriage drawn by a single horse) and a sleigh.<sup>2</sup> It is likely that these vehicles were kept in the carriage house.

The surviving foundations and 20<sup>th</sup>- century photographs suggest that the carriage house was similar to the design for a "Cottage Stable for One Horse" published by A.J. Downing in 1850 (see fig. 1.1).<sup>3</sup> Downing estimated the cost of his design to be \$190 in 1850, but indicated that where lumber was cheap, it could be built for less than two- thirds that cost. This was

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<sup>1</sup> Gay Vietzke, "Ridgefield Probate Court Records, File #186: Lewis Beers, dated 1860- 61" (research notes, typescript, 12/ 21/1992).

<sup>2</sup> Jack Larkin, *The Weir Farm: Working Agriculture and the Vision of Rural Life in New England 1860- 1940. Cultural Landscape Report for Weir Farm NHS*, Vol. 2 (U.S. Dept. of the Interior, NPS, Northeast Region, Olmsted Center for Landscape Preservation, 1996), p. 12. See also the Historical Background and Context section of this report.

<sup>3</sup> Andrew Jackson Downing, *The Architecture of Country Houses* (Original publication by D. Appleton & Co., 1850; reprinted by Dover Publications, Inc., New York, 1969), pp. 213- 214 and figure 90.

apparently the case in Branchfield: the Beers carriage house was valued in the 1861 probate inventory at \$150.

Echoing Downing's design, the carriage house is seen in 20<sup>th</sup>- century photographs to be a one-story frame structure with front- gable roof and shallow overhangs, clad with vertical board siding and wood shingle roofing. Both Downing's drawing and the photographs of the Beers carriage house include a pigeon perch and openings at the peak of the front gable (see figs. 1.1, 1.19, and 1.21 – 1.24).

There were differences between Downing's design and the Beers carriage house, however. Downing's design measured 18 by 20 feet in plan, including a separate carriage room and horse stall. In comparison, the extant rubble foundations of the Beers carriage house measure approximately 17 by 21 feet. Where Downing indicated separate doors for the carriage room, the horse stall, and the hayloft, the 20<sup>th</sup>- century photographs of the carriage house showed that it had sliding board- and- batten doors with cross braces extending across the façade, and a double- hung, three- over- three window in the loft. It is not known if the sliding doors were original or a later alteration. The loft window, however, appears to be integral, and its gabled lintel suggests a gesture toward the Greek- Revival style of the main farmhouse. The window also suggests that the carriage house may not have had a hay loft. This perhaps reflected Downing's discussion about the difficulty of keeping carriage and harness clean beneath a hayloft. As an alternative, a field immediately south of the carriage house (i.e., the location of the present NPS parking lot) may have been cleared for pasturing horses, as recommended by Downing.<sup>4</sup>

Little is known about the original carriage house interior. Orin Bass recalled that the building was old when his family moved in; it had a wood floor, an open roof frame without a hay loft, and no doorways or windows on the back (east) or side (north and south) walls. As a carpenter, Orin also commented that the building was "well- built."<sup>5</sup>

## Conversion to Garage, Circa 1915- 1920

No documentation has been found related to the carriage house during the period of ownership by J. Alden Weir. Early 20<sup>th</sup>- century photographs show only a mass of foliage in the vicinity of the building, which may have blocked its view from the main farmhouse intentionally (see figs. 1.5- 1.6). It is known that Weir owned an automobile.<sup>6</sup> The 1920 inventory of his estate also indicated that he owned "three [horse- drawn] station wagons (1 broken)" and a "garage."<sup>7</sup> Though unconfirmed, it is likely that the carriage house was retained by Weir and used at first as a carriage house and later, perhaps with minor alterations, as a garage for his automobile.

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<sup>4</sup> Downing, *The Architecture of Country Houses*, pp. 213- 214 and 225.

<sup>5</sup> Telephone interview by Lance Kasparian with Orin Bass, November 6, 2007.

<sup>6</sup> Weir to John Ferguson Weir (JFW), July 9, 1916, transcribed in David Wallace, "WEIRVEHI" (typescript, 6/ 24/92).

<sup>7</sup> Larkin, *Cultural Landscape Report for Weir Farm NHS*, Vol. 2, p. 17.

## Greenhouse Addition, Circa 1915- 1935

An undated drawing by Mahonri Young (circa 1940) illustrates the caretaker's complex from the south, showing a small greenhouse or cold- frame abutting the south wall of the carriage house (see fig. 1.15). Orin Bass recalled that this greenhouse was constructed long before the 1937 Burlingham greenhouse, but could not date its origin. He also recalled that the greenhouse was used to start plants for the caretaker's vegetable garden on the south side of the carriage house, and for the vegetable garden on the west side of the main farmhouse. The interior of the greenhouse was warmed by composting manure that filled the bottom.<sup>8</sup>

Though no documentation has been found related to construction of the greenhouse, its foundation survives. This foundation extends approximately 3 feet under the carriage house, suggesting that it may have been constructed in conjunction with shoring its southeast corner. Though unconfirmed, this could have occurred as early as the 1910s, when the carriage house was about 50 years old and possibly upgraded for Weir's automobile. Alternatively, the board-formed concrete foundation with embedded rubble- stone facing is similar to the east wall of the Young Studio (1933), suggesting that it may have been constructed as late as the early 1930s.

## Garage Addition, Early 1930s

During the early 1930s, George R. Bass and his sons added a three- bay shed for the family's cars to the north side of the carriage house (see figs.1.19 – 1.24). At around the same time, the Basses built a four- bay wagon shed for farm equipment at the northern end of the farm yard, near the present corn crib.<sup>9</sup> Though unconfirmed, it has been claimed that Oliver Lay, architect and son-in- law of Mahonri Young, designed the wagon shed.<sup>10</sup> The account book of Dorothy Weir Young cites Lay's role in design and construction of the Young Studio in 1933, but includes no reference to the wagon shed or caretaker's garage.<sup>11</sup> Given the similar construction of the garage addition and the wagon shed, and the fact that both were constructed at around the same time as the Young Studio, Lay's possible influence on the design of all three structures should be considered.

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<sup>8</sup> Interview with Orin Bass, November 6, 2007. This is corroborated by archeological investigations. See James Harmon, *Phase I Archaeological Survey, Caretaker's Garage* [draft] (NPS, Northeast Region Archeology Program, 2006), p. 110.

<sup>9</sup> Interview with Orin Bass, November 6, 2007.

<sup>10</sup> Interview with Doris and Sperry Andrews, March 16, 1989. Both 1930s sheds broadly resembled the ca.- 1850 Burlingham woodshed, which may have served as a model.

<sup>11</sup> Dorothy Weir Young, "Branchville Books," 1927- 1946, Weir Family Papers, Diaries, Ledgers and Notebooks, Box 7, WEFA 482, Weir Farm National Historic Site, Wilton, CT.

Photographs of the garage addition during the 1930s show the structure with sliding doors across the west façade and roof surfaces covered with wood shingles. The sliding doors were hung on hardware identical to that of the present Burlingham woodshed.<sup>12</sup> Little is known about the interior of the original addition, other than that it had a dirt floor.<sup>13</sup>

## Partial Demolition and Alterations, Circa 1975

Aerial photographs indicate that the carriage house was demolished between 1970 and 1975, leaving the 1930s garage addition as a freestanding structure. No documentation has been found related to the demolition, but inspection of the extant structure indicates that it was extensively altered using materials salvaged from the carriage house. (See the subsequent section “Physical Description”). The wagon shed was abandoned, and it collapsed circa 1980.<sup>14</sup>

## Stabilization, 1994 - Present

After acquiring the property in 1994, the NPS undertook stabilization and maintenance work within terms of the Andrews life estate, and in accordance with NPS cultural resource management policy. The caretaker’s garage remained vacant, with no alterations being made during this period.

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<sup>12</sup> Maureen K. Phillips, *Weir Farm, Historic Structures Report, Vol. III: Burlingham Complex* [draft] (U.S. Dept. of the Interior, NPS, Northeast Region, Northeast Cultural Resources Center, Building Conservation Branch, 1998).

<sup>13</sup> Interview with Orin Bass, November 6, 2007.

<sup>14</sup> Phillips, *Weir Farm, Historic Structures Report, Vol. II- A: Outbuildings, Weir Farm National Historic Site, Wilton, CT* [draft] (Lowell, MA: U.S. Dept. of the Interior, NPS, Northeast Cultural Resources Center, Building Conservation Branch, 1998), p. 16.



**Figure 3.1.** Caretaker's house and garage, looking east from Nod Hill Road and Pelham Lane (2007). Red arrow indicates original carriage house location.



**Figure 3.2.** Original carriage house, rubble foundation wall and abutting concrete greenhouse foundation with partial rubble facing (2006). Red arrow indicates extension of greenhouse foundation under southeast corner of the carriage house.



# PHYSICAL DESCRIPTION

## Overview

This section provides a systematic accounting of architectural elements in order to clarify the historical significance and integrity of the caretaker's garage. This section is not a comprehensive condition assessment, although it does discuss physical conditions. Doorway and window numbers refer to numbers on plans in Appendix A of this report.

## Building Configuration

The caretaker's garage is a one-story wood-frame structure, measuring approximately 25 feet 7 inches wide by 18 feet 8 inches deep in plan. The building is covered by an asymmetrical gable roof, the rear (east) slope of which is longer than the front (west) slope. The front wall of the building originally contained three large doorways with sliding doors that corresponded to the three interior vehicular bays. The sliding doors no longer exist: the bays are now enclosed with various materials salvaged from the demolished carriage house. The roof ridge is approximately 9 feet above grade; the front (west) wall plate is approximately 8 feet above grade; and the back (east) wall plate is approximately 5 feet above grade.

The south wall originally abutted the carriage house, which was demolished circa 1970- 1975. At that time the garage was extensively altered. The interior is unfinished, with a dirt floor.

## Foundations

### *Garage Foundations*

Shallow piers consisting of one to three courses of dry-laid fieldstone support corner posts and interior timber posts. A single course of partially mortared rubble-stone set on grade fills the space between the piers and supports the frame walls. The foundation is disturbed in areas due to tree roots, frost heaves, and erosion.<sup>15</sup>

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<sup>15</sup>Harmon, *Phase I Archaeological Survey* [draft], p. 10.

## *Carriage House Foundations*

The carriage house foundation remnants measure approximately 17 feet wide by 21 feet deep in plan (see fig. 3.2). The narrower front faces west and aligns with the front of the present garage. The back (east) wall extends approximately 3 feet beyond the back of the garage. Archeological investigations indicated that the foundations were probably a single course of dry-laid fieldstone with a cobbled apron in front of the carriage doorways on the west façade.<sup>16</sup>

## *Greenhouse Foundations*

Along the south foundation wall of the carriage house is a board-formed concrete foundation for a greenhouse lean-to addition (see figure 3.2.). A portion of this foundation is embedded with rubble stones. The greenhouse projected 5 feet in front of the carriage house and was 17 feet long, aligning with the back (east) wall of the carriage house. The greenhouse foundation extended approximately 3 feet under the southeast corner of the carriage house

## Building Elevations

### *Front (West) Façade*

The west facade (figs. 3.3- 3.5) originally consisted of three vehicular doorways with sliding doors that hung on hardware similar to that used on the present Webb- Burlingham woodshed (see figs. 1.19- 1.24 and 3.6). The doors are now missing. The northernmost doorway is enclosed by a vertical-board partition with a doorway (D101) and a window (W101). The window is cased by 3-inch-wide boards and a gabled lintel. These elements appear to be of the same vintage, and may have been salvaged from the demolished carriage house and trimmed to fit the present opening. In 1993, doorway D101 had no door, and the window held a wood sash with four panes (see fig. 3.3). There is now a modern board-and-batten door, and the window is enclosed by plywood.

The two original doorways to the south are presently enclosed by large wood panels that appear to be the original sliding doors from the demolished carriage house, reinstalled upside-down. In 1993, there was a tall narrow window (W102) between the door panels, with a fixed single-pane sash. Today, the sash is missing, and the opening is enclosed by plywood. A large tree is growing from the base of the southernmost bay.

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<sup>16</sup> Harmon, *Phase I Archaeological Survey* [draft], pp. 11- 12.

## *Back (East) Elevation*

The back wall (figs. 3.7- 3.8) has no openings. The wall is sheathed with horizontal tongue-and-groove boards nailed to the wall studs, without any covering. The origin of these boards is unclear, but they may have been salvaged from the demolished carriage house. The boards are extremely deteriorated.

## *North Elevation*

The north elevation (fig. 3.9) is sheathed with horizontal tongue-and-groove boards measuring  $4\frac{1}{8}$  by three-quarters of an inch, spaced 5 to 6 inches apart and clad with wood shingles. Corner and rake boards resemble those in figure 1.20. Doorway D102 is not shown in figure 1.16. It has no trim; its door consists of reused planks with an exterior Z-frame and remnants of white paint on the interior. Orin Bass recalled that there was no doorway in this location during the 1930s and 40s, and that the only entrance into the garage was through the vehicular doorways.<sup>17</sup>

## *South Elevation*

The south elevation originally abutted the carriage house. Orin Bass stated that there were no openings between the carriage house and garage during the 1930s and 40s.<sup>18</sup> The present wall (fig. 3.10) is thought to have been constructed after the demolition of the carriage house. The wall is sheathed with a combination of square-edge and tongue-and-groove boards spaced approximately 5 to 6 inches apart and clad with wood shingles. The large window with a multipane sash (W103) presumably dates from the 1970s.

## *Exterior Paint Finishes*

The exterior is extremely weathered, but it retains extensive red and white paint coverage probably dating from the 1970s. Historic photographs (figures 1.19- 1.24) indicated that the garage was originally painted a uniform dark tone or red.

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<sup>17</sup> Interview with Orin Bass, November 6, 2007

<sup>18</sup> Interview with Orin Bass, November 6, 2007.

## Roofing

The roofing on the back roof slope consists of 1 x 8 sheathing boards (running north/south) and asphalt roll roofing with unsecured edges extended over the eave and rake boards. The sheathing and roll roofing of the center bay are deteriorated and open to the weather (see figs. 3.7- 3.8).

The roofing on the front roof slope consists of 1- inch- thick, square- edge boards of various widths, covered by asphalt shingles with white (vinyl or aluminum) drip edges. All of the asphalt shingles are eroded, brittle, and curled (see figs. 3.3 - 3.4).

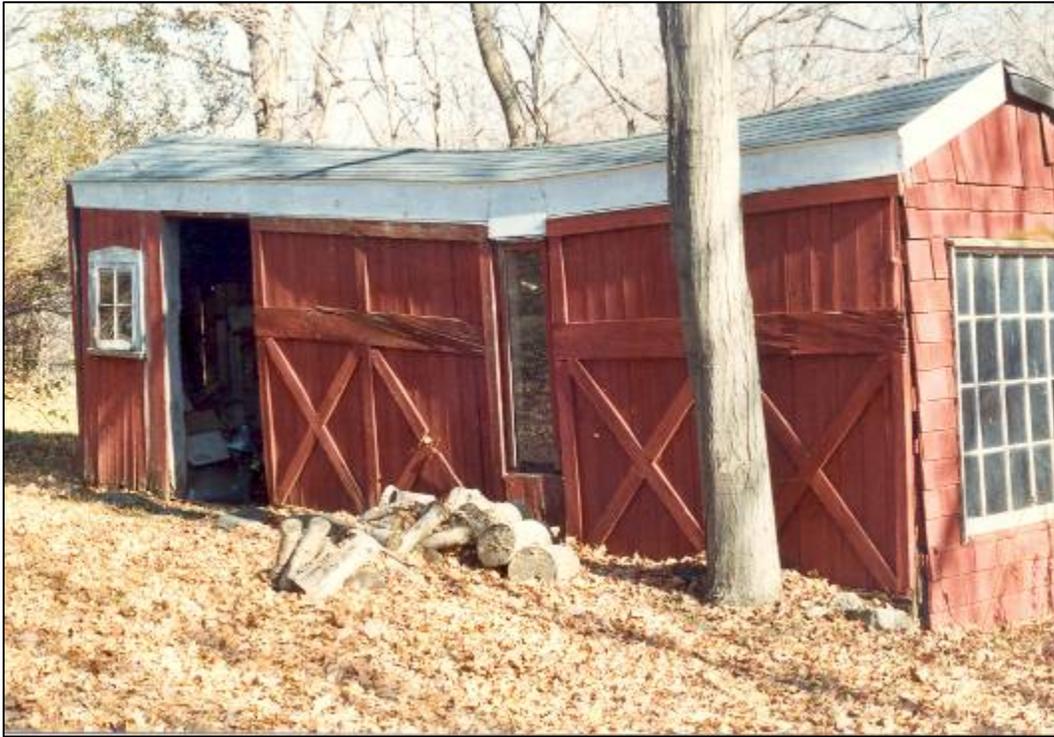


Figure 3.3. Caretaker's garage: West facade (1993).



Figure 3.4. Caretaker's garage: West façade (2006).



Figure 3.5. Caretaker's garage: West façade, showing reused carriage- house door (2006).



Figure 3.6. Webb- Burlingham woodshed, sliding- door hardware.



**Figure 3.7.** Caretaker's garage: East elevation (1994).



**Figure 3.8.** Caretaker's garage: East elevation (2006).



Figure 3.9. Caretaker's garage: North elevation (1993).



Figure 3.10. Caretaker's garage: South elevation (1993).

## Structural Framing

The framing of the caretaker's garage consists of a combination of rough- sawn and dressed lumber, and rough- sawn and hewn timbers, some of which were probably salvaged from the carriage house in the 1970s (see fig. 3.11). The removal of the carriage house, which had comprised the south wall of the garage, required that a new south wall be built. The three vehicular doorways on the west façade were also enclosed, the roof was shored, and deterioration from the prior period of neglect during the 1950s and 60s was repaired.

### *Front (West) Load- Bearing Wall*

The front, west wall is a load- bearing wall that originally contained three vehicular doorways divided by support posts. The current framing consists of a combination of reused timbers and dressed lumber that close the vehicular doorways and frame a doorway (D101) and two windows (W101 and W102). At the bottom of the wall is a sill consisting of salvaged timbers and boards resting on grade. The grade at the base of the wall is lined with stones, presumably to control surface erosion around the building. The wood sill and stones were probably salvaged from the demolished carriage house. At the top of the wall is a 4 x 4 plate stacked on a 2 x 4 laid horizontally (see fig. 3.12). This wall is sagging at the center (see figs. 3.3- 3.4).

### *Back (East) Load- Bearing Wall*

The back, east wall (figs. 3.13- 3.14) is a load- bearing wall. The framing is uniform and probably relatively intact from the original 1930s construction. The framing consists of studs (2 x 4 actual) spaced approximately 3 feet on center, extending from a sill measuring 4 by 5 ½ inches to a top plate comprised of two 2 x 4s.

### *North Wall*

The north wall (figs. 3.15- 3.16) is not a load- bearing wall. The framing is uniform and probably intact from the 1930s, with the exception of that for doorway (D102). The framing consists of 2 x 4 studs, at 4 feet or more on center, supported on a sill (4 x 6 at the east end and 7 x 8 ½ at the west end). At the west end the studs extend from the sill to the roof. At the east end the studs extend to a plate at the level of the back (east) wall plate. There is a 4 x 4 post at the east jamb of doorway D102, which supports a beam running through the center of the building. The origin of the post and beam is not known.

## *South Wall*

The south wall (figs. 3.11 and 3.14), as described stated, was probably constructed in the 1970s to enclose the south end of the garage after the carriage house was removed. The framing consists of various studs (old 2 x 4s and new pressure- treated 4 x 4s) spaced approximately 4 feet on center, which extend from varying sills (4 x 6 at the east end and 5 x 5 at the west end) to the roof framing.

## *Roof Framing*

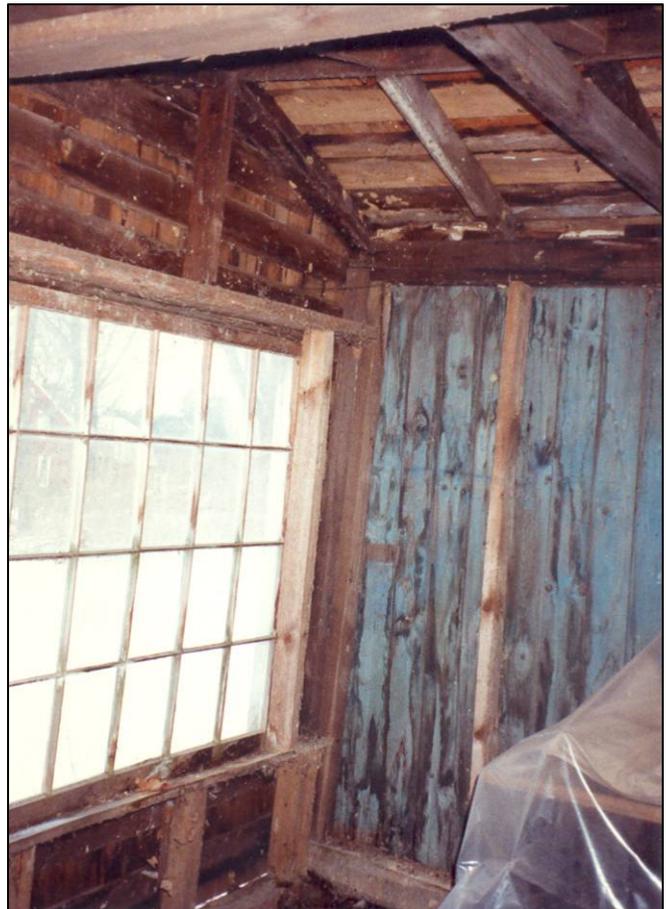
The roof framing of the garage consists of two different types of construction. The two types are divided by a beam running longitudinally through the center of the building, approximately 8 feet east of the west wall. The beam is built up from two 2 x 4s oriented vertically that rest on a circular- sawn board oriented horizontally. The board measures 7¼ x 1¾ inches. This composite beam is supported on timber posts. At the center bay, the beam is braced by diagonal boards toe- nailed between the columns and the underside of the beam. The posts are various hewn and rough- sawn timbers (approximately 6 x 6) supported on flat stone footings between the vehicular bays. Some of the posts have unused mortises (fig. 3.11), suggesting that they may have been salvaged from the carriage house. At least one joist is cracked and this roof area is sagging and shored at mid- span by modern pressure- treated lumber. The origin of this framing and the timber posts is unclear.

The portion of roof framing west of the center beam covers the entire short roof slope, the roof ridge, and the upper third of the long back roof slope. This area has 2 x 4 rafters at approximately 2 feet on center, descending westward from the roof ridge to the front wall, and eastward from the ridge to the center beam. Collar ties of various sizes are used at every other rafter bay. Except for the collar ties, this framing appears to be constructed of modern dressed lumber. The ridge is sagging at the center (see figs. 3.3- 3.4).

The portion of roof framing east of the center beam covers the lower two- thirds of the east roof slope. It has 2 x 6 circular- sawn rafters at approximately 2 feet on center, which descend eastward to the back wall.



**Figure 3.11.**  
Caretaker's garage:  
Interior view,  
showing reused  
post with empty  
mortises (1994).



**Figure 3.12.**  
Caretaker's garage:  
Interior view of  
southwest corner,  
showing reused  
carriage- house door  
(1994).

## Interior Elements

### *Interior Configuration*

The interior of the caretaker's garage (figs. 3.13- 3.16) consists of one space, which was originally divided by timber posts into three vehicular bays.

### *Flooring*

The caretaker's garage has a dirt floor consisting of a shallow layer of disturbed sandy soils. These soils are subject to disturbance due to traffic within the building, and surface run-off and consequent erosion through the building toward the ravine.<sup>19</sup>

### *Walls and Ceilings*

The interior of the garage is unfinished, exposing the wall and roof framing (see figs. 3.13- 3.14). The back (east) wall has fiberglass insulation and horizontal boards nailed to the studs in the north and center bays. In front of this area are salvaged timbers (approximately 6 x 6) spanning between post footings, presumably to create storage racks above the dirt floor.

### *Interior Paint Finishes*

Light- blue paint survives on the original carriage house doors on the front facade (see fig. 3.12). In addition, white paint survives on the sashes of windows W101 and W103, and on the door of doorway D102 (see fig. 3.13).

## Utility Systems

There is no heat, electricity, or plumbing in the caretaker's garage.

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<sup>19</sup> Harmon, *Phase I Archaeological Survey* [draft], p. 9.



**Figure 3.13.** Caretaker's garage: Interior view of north wall (2006).



**Figure 3.14.**  
Caretaker's  
garage: Interior  
view of northeast  
corner (2006).



**Figure 3.15.** Caretaker's garage: Interior view of east wall (2006).



**Figure 3.16.**  
Caretaker's  
garage: Interior  
view, looking  
southeast (2006).

# CHARACTER- DEFINING FEATURES

## Overview

This section of the report enumerates the character- defining features of the caretaker's garage and former carriage house in terms of architectural and historical significance and relationship to the landscape setting of Weir Farm National Historic Site.

## Historical and Architectural Character

The character of a historic building may be defined in several ways. The Secretary of the Interior's *Standards for Treatment of Historic Properties* generally address character in terms of physical forms, functions, and materials as follows:

The character of a historic building may be defined by the form and detailing of exterior materials, such as masonry, wood and metal; exterior features, such as roofs, porches and windows; interior materials, such as plaster and paint; and interior features, such as moldings and stairways, room configuration and spatial relationships, as well as structural and mechanical systems.<sup>20</sup>

In addition, the character of a historic building may be conveyed through feelings associated with notable events or people or a sense of time and place. These associations, while not necessarily architectural, are embodied in visible features and tangible qualities that should be preserved.<sup>21</sup>

The physical forms, functions, and materials of the caretaker's garage and carriage house during the 1930s and 40s are illustrated in historic photographs reproduced in this report as figures 1.19 - 1.24.

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<sup>20</sup> Lee H. Nelson, *Preservation Briefs: 17, Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character* (Washington, D.C.: U.S. Dept. of the Interior, NPS, Cultural Resources Stewardship and Partnerships, Historic Preservation Services, September, 1988).

<sup>21</sup> 36 CFR, Parks, Forests, and Public Property, Chapter 1 – U.S., D.O.I., N.P.S., Part 68 – *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, Section 68.2 (July 1, 2005).

The relationship of the carriage house to its landscape setting circa 1900- 1917 is also indicated in historic photographs that show views of the caretaker's complex taken from the main farmhouse and Nod Hill Road. These are reproduced in this report as figures 1.5- 1.6.

Two original drawings by Mahonri M. Young capture, in a more expressive manner, both the physical forms and the feeling or spirit of the carriage house and garage in their landscape setting. These drawings are reproduced in this report as figures 1.15- 1.16.

The carriage house, as stated previously, was demolished during the 1970s. With regard to its physical form and character, the historic photographs are augmented by the design of a "Cottage Stable for One Horse," published by Andrew Jackson Downing in 1850. This provides conjectural detail, and is reproduced in this report as figure 1.1.

## **Enumeration of Character- Defining Features**

### *Caretaker's Garage*

#### **Landscape Setting**

- West facade set back from Nod Hill Road, with approach apron of gravel or traffic- worn turf.

#### **Building Footprint**

- The location and footprint of the present garage, and its relationship to the extant carriage-house foundations.

#### **Massing, Roof Configuration, and Roofing Materials**

- Low, wide, one- story frame structure with gable roof.
- Roof eave and valley intersections as shown in figures 1.19 – 1.24.
- Roof shingles, saddle ridges, metal valley flashing, and fascia and rake boards as shown in figures 1.19 – 1.24.

#### **Front (West) Elevation**

- Three vehicular doorways with wood doors hung on iron rods and rollers as shown in figures 1.19- 1.24 and 3.6.

## **Back (East) Elevation**

- Low frame wall without openings. Original siding is unknown.
- Shallow rubble- stone foundations.

## **North Elevation**

- Asymmetrical side wall with wood shingles and corner and rake boards as shown on figure 1.20.
- Shallow rubble- stone foundations.
- The present side doorway (D102) dates from the 1970s, and is not a character- defining feature.

## **South Elevation**

- The south side of the garage was historically enclosed by the adjacent carriage house. The present wall does not contain any character- defining features.

## **Exterior Paint Finishes**

- All surfaces painted uniformly red.

## **Interior Elements**

- Unfinished interior with three open vehicular bays, exposed framing, and dirt floor.

## ***Original (Missing) Carriage House***

### **Landscape Setting**

- West facade set back from Nod Hill Road with approach apron of gravel or traffic- worn turf.
- South elevation with greenhouse as shown in Mahonri Young drawings (figs. 1.15 - 1.16).

### **Building Footprint**

- The location and footprint of the extant carriage- house foundations, and their relationship to the extant garage.
- The location and footprint of the extant greenhouse foundations, and their relationship to the extant carriage house foundation remains.

## Massing, Roof Configuration, and Roofing Materials

- One- story frame structure with front- gable roof.
- Roof eave and valley intersections as shown in figures 1.19 – 1.24.
- Roof shingles, saddle ridges, metal valley flashing, and fascia and rake boards as shown in figures 1.19 – 1.24.

## Front (West) Elevation

- Front gable wall with original reused wood carriage doors as shown in figures 1.19 – 1.24. The doors are currently installed upside- down from their original orientation.
- Vertical tongue- and- groove board siding. Some of the original boards appear to have been reused horizontally on the east elevation of the garage.
- Window with flat board casing, gabled lintel, and double- hung, three- over- three sashes as shown on figs. 1.19 – 1.24. The gabled lintel over present- day window W101 may be a remnant of the lintel of this original window.
- Pigeon perch and openings at the peak of the front gable as shown in figs. 1.1 and 1.19 – 1.24.

## Back (East) Elevation

- No information has been found about the character- defining features of this elevation.

## North Elevation:

- This elevation was concealed by the abutting garage addition, and contained no character- defining features.

## South Elevation

- Side wall probably with vertical boards matching the west façade, and with the greenhouse as shown in Mahonri Young drawings (see figs. 1.15- 1.16).
- Extant board- formed concrete greenhouse foundation with partial rubble- stone facing.

## Exterior Paint Finishes

- All surfaces painted uniformly red.

## Interior Elements

- Unfinished interior with exposed framing and wood floor.

# RECOMMENDATIONS

## Overview

This section of the report provides recommendations for treatment of the caretaker's garage, and for new construction on the footprint of the missing carriage house, in accordance with the General Management Plan (GMP) for Weir Farm National Historic Site, NPS cultural resource management policies, and the Secretary of the Interior's *Standards for Treatment of Historic Properties*. The GMP authorizes the following development concept:

The caretaker's garage/barn will be rehabilitated and enlarged, by building a compatible new addition following the footprint of the missing section [carriage house], to create studio space for the artists-in-residence program.<sup>22</sup>

With regard to treatment of historic structures, the GMP focuses on the relationship of art to the landscape in two ways:

- 1) by reuniting works of art with the landscapes that inspired them, and
- 2) by presenting the farm's buildings and landscape to the visitor as they appeared to their historic occupants.<sup>23</sup>

The Secretary of the Interior's standards establish a formal definition and standards for "rehabilitation" (see Appendix C).<sup>24</sup>

## Caretaker's Garage

### *General Recommendations*

Under the authorized development concept, extensive alteration and replacement of existing building fabric is anticipated. This is due to the altered and deteriorated condition of the building, the rudimentary nature of its original construction, and functional requirements related to the change in use from garage to art studio.

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<sup>22</sup> *Weir Farm National Historic Site, General Management Plan/ Environmental Impact Statement* (U.S. Dept. of Interior, NPS, North Atlantic Region, Division of Planning, September 1995), p. 28.

<sup>23</sup> *General Management Plan*, p. 24.

<sup>24</sup> 36 CFR, Parks, Forests, and Public Property, Chapter 1.

The anticipated alterations include:

- new foundations in lieu of shallow stone piers and rubble infill;
- new floor system in lieu of dirt floor;
- alterations to increase the 5- foot clear height at the back (east) wall;
- new framing in lieu of structurally inadequate framing of questionable origin; and
- introduction of modern systems and interior finishes suitable for art studio use.

Consistent with the focus of the GMP, the primary significance of the caretaker's garage is as a landscape feature within the setting of Weir Farm, and as depicted in various artworks. The interior of the structure is peripheral to that focus, and thus of lesser significance. The anticipated alterations to the garage should be approached in a manner that preserves the character- defining features of the structure within this landscape setting. The following recommendations will assist in achieving this objective.

## *Exterior Treatment*

### **Building Footprint**

- Retain the original location, footprint, and relationship to the carriage- house footprint. Since foundations were not visible in the historic views, modern materials may be considered.
- Retain the original three- bay- plan configuration. Since framing was not visible in the historic views, modern materials may be considered.

### **Massing, Roof Configuration, and Roofing Materials**

- Retain the original asymmetrical gable- proof profile. Raise the present wall plates and roof ridge in unison, but no more than 18 inches, to increase headroom.
- Retain the low horizontal massing in relation to the overall landscape setting.
- Replicate eave and valley intersections and metal flashings as shown on the historic photographs.
- Replicate wood shingles, saddle ridges, and roof trim as shown on the historic photographs.

### **Front (West) Elevation**

- Replicate original wood garage doors and rolling hardware as shown on the historic photographs, and seen on the present Webb- Burlingham wood shed. Later doorway D101 and windows W101 and W102 should be removed.
- Remove the tree growing in front of the south bay.
- Remove stones at the base of the wall and salvage for reuse elsewhere.

## North Elevation

- Replicate shingle siding, and rake and trim boards, as indicated on historic photographs. If not needed, doorway D102 may be removed.
- If additional windows are required, minimize their visibility from historic viewpoints.

## Exterior Paint Finishes

- Paint all surfaces uniformly red to match the caretaker's house.

## *Interior Treatment*

- If feasible, retain and expose the original timber posts between the three vehicular bays in their original positions. If not feasible, sound timbers should be retained by the park.

## New Addition on Footprint of Missing Carriage House

### *General Recommendations*

In keeping with the focus of the GMP, the new addition following the footprint of the missing carriage- house section of the garage should be compatible with the overall setting of Weir Farm. The following recommendations will assist in meeting this objective.

- The standard for evaluating compatibility, as stated in the GMP, should be based on the Secretary of the Interior's standards for rehabilitation (see Appendix C).
- Where possible, missing character- defining features as shown in historic views from the west and south should be incorporated into the new addition, based on documentary and physical evidence of the original features (see Appendix C, Standard 6).

It should be noted that there is insufficient information to allow for academic reconstruction of the carriage house in accordance with the Secretary of the Interior's standards for "reconstruction." Academic reconstruction is also inconsistent with treatment of the abutting garage, and unsupported by interpretive mandates. Nevertheless, sufficient information does exist to allow for replication of the original building massing and details of the west façade and roofing, as shown on historic photographs and Mahonri Young's drawings.

## *Exterior Treatment*

### **Building Footprint**

- Retain original carriage- house location, footprint, and relationship to existing garage.

### **Massing, Roof Configuration, and Roofing Materials**

- Construct a new gable roof matching the original carriage house as shown on historic photographs.
- Construct the new roof at the elevation required to match original intersections with the garage roof as shown on historic photographs.
- Replicate wood shingles, saddle ridges, and roof trim as shown on historic photographs.

### **Front (West) Façade**

- Construct a new gabled façade, incorporating details of the original carriage house as shown on historic photographs.
- Restore or replace in- kind the original carriage house doors (presently installed upside-down on the garage), including original hardware.

### **South Elevation**

- Replicate the overall massing of the south elevation, based on Mahonri Young's drawings.
- If feasible, replicate the overall massing of the greenhouse based on Mahonri Young's drawing, with details based on physical evidence from existing contemporary structures at Weir Farm.
- If replication of historic greenhouse details is not feasible, modern details may be considered, but should be strictly in character with the overall landscape setting and architectural character.
- If a greenhouse is not desired, retain and protect the original greenhouse foundations in place as architectural ruins.

### **Exterior Paint Finishes**

- All surfaces painted uniformly red to match the caretaker's house.
- Color of the carriage- house doors should be based on paint analysis of the original doors presently on the west façade of the garage.

### **Landscape Setting**

- Restore the historic view- shed from the south, as indicated in Mahonri Young's drawings. This will require clearing trees.

## Accessibility

The rehabilitated structure and abutting new construction will be subject to compliance with the Architectural Barriers Act (ABA) of 1968 and the Americans with Disabilities Act (ADA) of 1990. The required “standards for compliance” with these mandates is the Architectural Barriers Act Accessibility Standard (ABAAS), effective May 8, 2006. This standard is available on the internet at [www.access-board.gov](http://www.access-board.gov). ABAAS replaces the earlier Uniform Federal Accessibility Standards (UFAS: 49 FR 31528) as referenced in *D.O.- 28/NPS- 28 Cultural Resource Management Guideline* (Release No. 5, 1997).

The floor level and doorway thresholds for the rehabilitated garage and new construction should be aligned with exterior grade to facilitate accessibility, and to reflect the original character of the building as a carriage house and garage.

## Recommendations for Further Research

Investigate the personal papers and design career of Oliver Lay to identify his possible influence on the caretaker’s garage and wagon shed.

Survey Young drawings and paintings and compare to the recently discovered Bass family photographs for possible additional artworks depicting the caretaker’s complex.

Interview surviving members of the Bass family, and inspect the interior of the caretaker’s house.



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- Maureen Phillips with Doris Andrews, at Weir Farm NHS, July 27, 1994.

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- Lance Kasparian, with Orin Bass, Danbury, CT (born 1925); November 6, 2007.
- Lance Kasparian, with Charles Burlingham, Cambridge, MA (born 1930); October 23, 2007.

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- interview with Doris and Sperry Andrews, March 16, 1989.
- interview with Mahonri Sharp “Bill” Young, Charles Mahonri Lay, Mahonri M. Young II, and George Lay, August 7, 1989.

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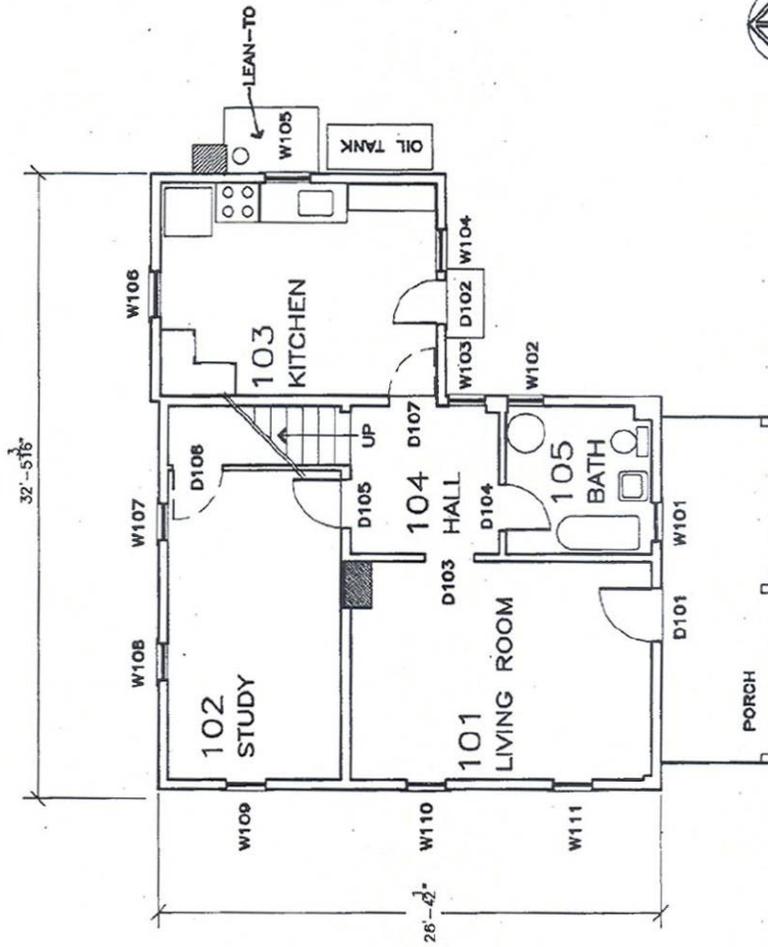
## VI. APPENDICES



## **APPENDIX A.**

### **1995 MEASURED DRAWINGS: CARETAKER'S HOUSE AND GARAGE**





First Floor Plan

FLOOR PLAN BASED ON DRAWINGS CREATED BY C. SANDY, BGS/CRD  
 DRAWN BY BUILDING CONSTRUCTION SURVEY/CULTURAL RESOURCES CENTER, NERAS, 8/76

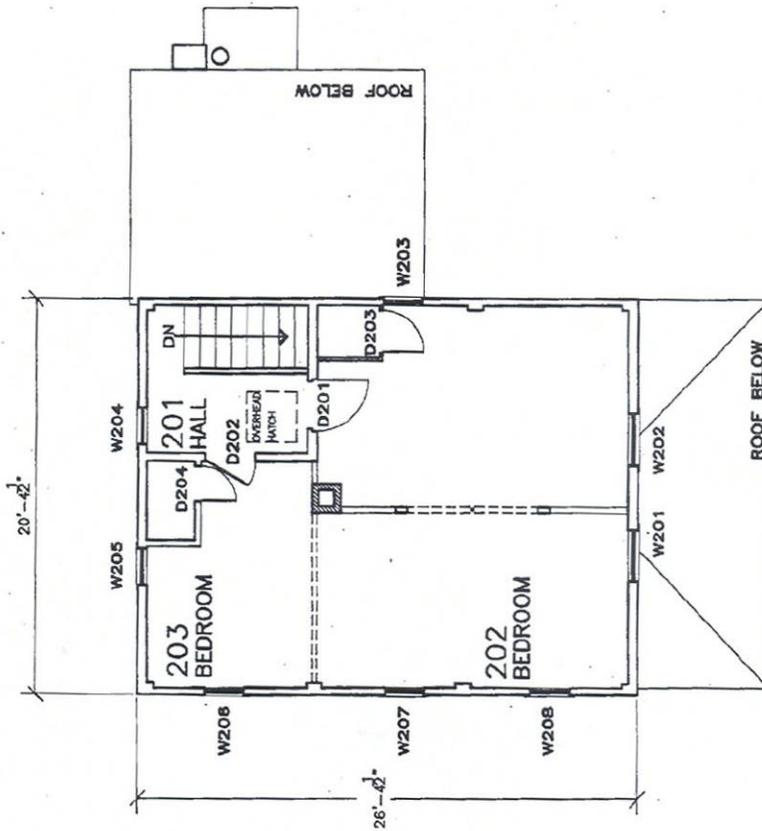
UNDER DIRECTION OF THE NATIONAL PARK SERVICE,  
 UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE  
**WEIR CARETAKER'S HOUSE**  
 WEIR FARM NATIONAL HISTORIC SITE - RIDGEFIELD / WILTON, CONNECTICUT

SURVEY NO.

HISTORIC AMERICAN  
 BUILDINGS SURVEY  
 SHEET OF SHEETS

DATE OF DRAWING  
 8/76



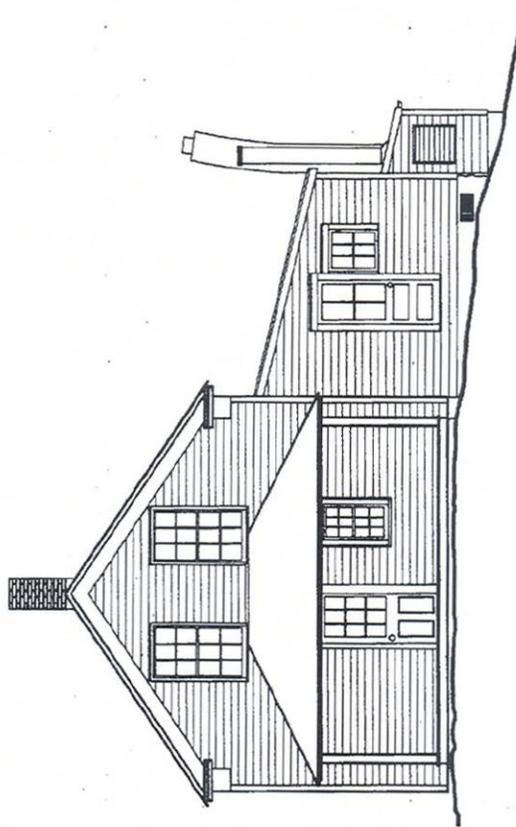
## Second Floor Plan

FLOOR PLAN BASED ON DRAWINGS CREATED BY G. HADCOCK, BCLG/TCR  
 DRAWN BY: BUILDING CONSERVATION ARCHITECTURAL RESOURCES GROUP, WILTON, CT/MS

UNDER DIRECTION OF THE NATIONAL PARK SERVICE,  
 UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE  
**WEIR CARETAKER'S HOUSE**  
 WEIR FARM NATIONAL HISTORIC SITE - RIDGEFIELD / WILTON, CONNECTICUT

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 SHEET \_\_\_\_\_ OF \_\_\_\_\_ SHEETS



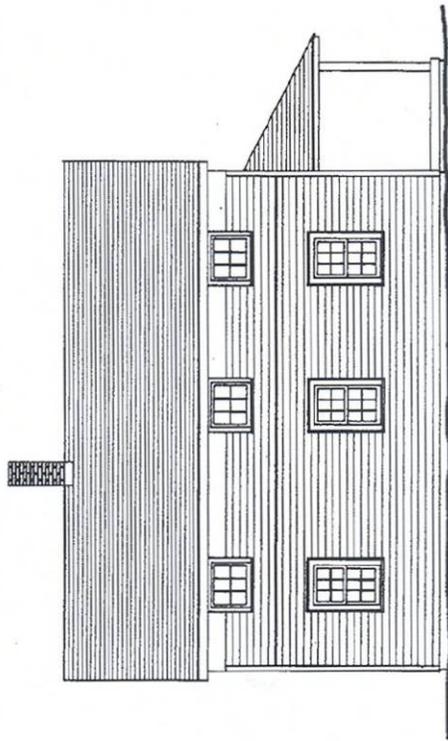
South Elevation



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UNDER DIRECTION OF THE NATIONAL PARK SERVICE,  
UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE  
**WEIR CARETAKER'S HOUSE**  
WEIR FARM NATIONAL HISTORIC SITE - RIDGEFIELD / WILTON, CONNECTICUT

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West Elevation



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NAME AND LOCATION OF STRUCTURE

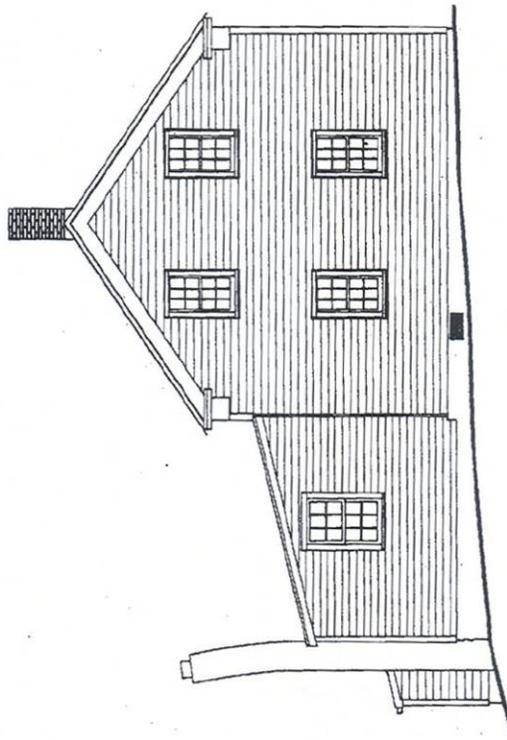
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WEIR FARM NATIONAL HISTORIC SITE - RIDGEFIELD / WILTON, CONNECTICUT

SURVEY NO.

SHEET NO.

HISTORIC AMERICAN  
BUILDINGS SURVEY  
SHEET OF SHEETS

UNDER DIRECTION OF THE NATIONAL PARK SERVICE,  
UNITED STATES DEPARTMENT OF THE INTERIOR



North Elevation



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NAME AND LOCATION OF STRUCTURE

WEIR CARETAKER'S HOUSE

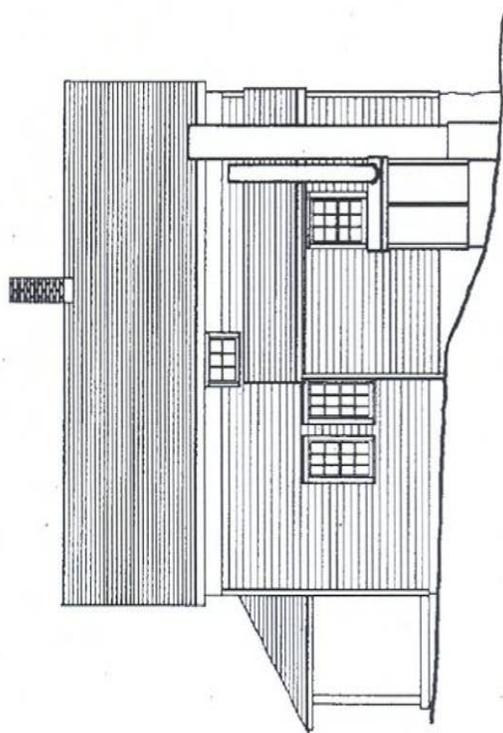
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HISTORIC AMERICAN  
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SHEET OF SHEETS

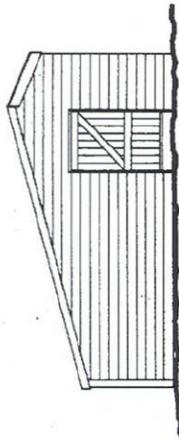
1988

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UNITED STATES DEPARTMENT OF THE INTERIOR

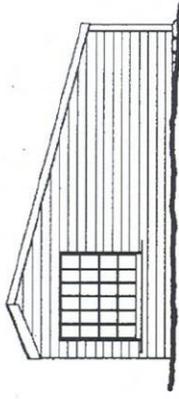


East Elevation

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 SUBJECT OF SUBJECT



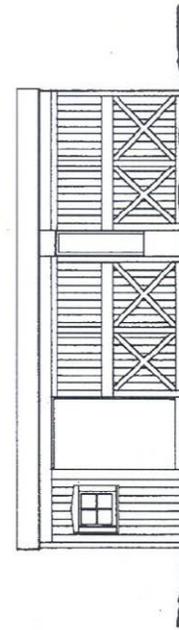
North Elevation



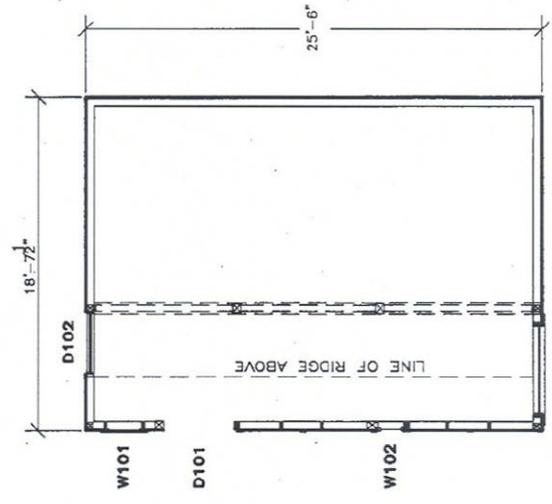
South Elevation



East Elevation



West Elevation



DRAWN BY: STEPHEN FISHER, BUILDING CONSERVATION BRANCH/CULTURAL RESOURCE CENTER, NEBSO, 6/80  
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 NAME AND LOCATION OF STRUCTURE: WEIR CARETAKER'S GARAGE  
 WEIR NATIONAL HISTORIC SITE - RIDGEFIELD / WILTON, CONNECTICUT  
 SURVEY NO.:  
 HISTORIC AMERICAN BUILDINGS SURVEY  
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## **APPENDIX B.**

### **LIST OF PAINT SAMPLES**

**Caretaker's House  
Caretaker's Garage**



# LIST OF PAINT SAMPLES

## Caretaker's House

|  |                                  |
|--|----------------------------------|
| <b>Park Name:</b>                            | Weir Farm National Historic Site |
| <b>Structure Name:</b>                       | Caretaker's House                |
| <b>Park Structure Number:</b>                | HS- 12                           |
| <b>List of Classified Structures Number:</b> | LCS ID #40634                    |

### *List of Exterior Paint Samples*

#### South Facade

| Sample # | Sample Date | Building Element                     |
|----------|-------------|--------------------------------------|
| P001     |             | Window #W101, sash                   |
| P002     |             | Porch column                         |
| P003     |             | Window #W104, surround               |
| P004     |             | (See east elevation)                 |
| P005     |             | Kitchen ell, clapboard, south wall   |
| P006     |             | Window #W102, frame?                 |
| P007     |             | (not used)                           |
| P008     |             | (not used)                           |
| P009     |             | (not used)                           |
| P010     |             | Main house, clapboard                |
| P011     |             | Main house, corner board             |
| P012     |             | Window #W101, sill                   |
| P013     |             | Window#W101, sash                    |
| P014     |             | Window #W101, surround               |
| P015     |             | Window #W101, "hood"                 |
| P016     |             | Window #W101, surround outer molding |
| P017     |             | Doorway #D101, threshold             |
| P018     |             | Doorway #D101, door                  |
| P019     |             | Doorway #D101, surround              |
| P020     |             | Porch, flooring                      |
| P021     |             | Porch, west post                     |
| P022     |             | Porch, east post                     |

|      |  |  |
|------|--|--|
| P023 |  | Porch, raking board                        |
| P024 |  | Porch ceiling                              |
| P033 |  | Kitchen ell, south wall, clapboard         |
| P034 |  | Kitchen ell, south wall, east corner board |

### East Elevation

| Sample # | Sample Date | Building Element                        |
|----------|-------------|---|
| P004     |             | Main house, east wall, clapboard        |
| P025     |             | Main house, east wall, clapboard        |
| P026     |             | Main house, east wall, old corner board |
| P027     |             | Window #W102, sash                      |
| P028     |             | Window #W102, sill                      |
| P029     |             | Window #W102, surround                  |
| P030     |             | Window #W103, sash                      |
| P031     |             | Window #W103, sill                      |
| P032     |             | Window #W103, surround                  |
| P033     |             | (See south elevation)                   |
| P034     |             | (See south elevation)                   |
| P035     |             | Window #W104, sill                      |
| P036     |             | Window #W104, sash                      |
| P037     |             | Window #W104, surround                  |
| P038     |             | Doorway #D102, surround                 |
| P039     |             | Doorway #D102, door                     |
| P040     |             | Kitchen ell, clapboard                  |
| P041     |             | Kitchen ell, corner board               |
| P042     |             | Window #W105, sash                      |
| P043     |             | Window #W105, sill                      |
| P044     |             | Lean- to                                |
| P045     |             | Oil tank                                |

### North Elevation

| Sample # | Sample Date | Building Element                   |
|----------|-------------|------------------------------------|
| P046     |             | Kitchen ell, north wall, clapboard |
| P047     |             | Ell, north wall, corner board      |
| P048     |             | Window #W106, screen               |
| P049     |             | Window #W106, surround             |
| P050     |             | Window #W107, sash                 |
| P051     |             | Window #W107, surround             |
| P052     |             | Window #W108, sash                 |
| P053     |             | Window #W108, surround             |
| P054     |             | Cornice, fascia                    |

|      |  |                                   |
|------|--|-----------------------------------|
| P055 |  | Cornice molding at eaves          |
| P056 |  | Cornice, gable return molding     |
| P057 |  | Cornice, gable return soffit      |
| P058 |  | Cornice, molding at top of fascia |

### West Elevation

| Sample # | Sample Date | Building Element             |
|----------|-------------|------------------------------|
| P059     |             | Clapboard                    |
| P060     |             | South corner board           |
| P061     |             | Clapboard                    |
| P062     |             | Window #W109, sash           |
| P063     |             | Window #W109, surround       |
| P064     |             | Window #W110, sash           |
| P065     |             | Window #W110, outer surround |
| P066     |             | Window #W110, surround       |
| P067     |             | Window #W111, sash           |
| P068     |             | Window #W111, surround       |
|          |             |                              |

### *List of Interior Paint Samples*

#### Room 103 - Kitchen

| Sample # | Sample Date | Building Element                  |
|----------|-------------|-----------------------------------|
| P120     |             | South wall, doorway #D102, door   |
| P121     |             | East wall, window #W105, surround |
| P122     |             | (not used)                        |
| P123     |             | (not used)                        |
| P124     |             | (not used)                        |

#### Room 104 - Hall

| Sample # | Sample Date | Building Element                  |
|----------|-------------|-----------------------------------|
| P125     |             | South wall, doorway #D102, door   |
| P126     |             | South wall, door                  |
| P127     |             | East wall, window #W103, sash     |
| P128     |             | East wall, window #W103, surround |
| P129     |             | North wall, stairway riser        |

### Room 105 - Bathroom

| Sample # | Sample Date | Building Element                |
|----------|-------------|---------------------------------|
| P131     |             | North wall, doorway #D104, door |
| P132     |             | East wall, window #W102, sash   |

### Room 201 - Hall

| Sample # | Sample Date | Building Element                   |
|----------|-------------|------------------------------------|
| P150     |             | North wall, window #W204, sash     |
| P151     |             | South wall, window 3W102, sash     |
| P152     |             | West Wall, doorway #D202, surround |

### Room 202 - Bedroom

| Sample # | Sample Date | Building Element                    |
|----------|-------------|-------------------------------------|
| P160     |             | North wall, doorway #D201, surround |
| P161     |             | North wall, doorway #D201, door     |
| P162     |             | North wall, doorway #D203, door     |
| P163     |             | East wall, window #W203, sash       |
| P164     |             | South wall, window #W201, sash      |
| P165     |             | West wall, window #W208, sash       |
| P166     |             | West wall                           |

### Room 203 - Bedroom

| Sample # | Sample Date | Building Element                    |
|----------|-------------|-------------------------------------|
| P170     |             | North wall, window #W205, sash      |
| P171     |             | East wall, doorway #D202, surround  |
| P172     |             | North wall, doorway #D204, surround |
| P173     |             | North wall, doorway #W204, door     |

# LIST OF PAINT SAMPLES

## Caretaker's Garage

|  |                                  |
|--|----------------------------------|
| <b>Park Name:</b>                            | Weir Farm National Historic Site |
| <b>Structure Name:</b>                       | Caretaker's Garage               |
| <b>Park Structure Number:</b>                | HS- 13                           |
| <b>List of Classified Structures Number:</b> | LCS ID #40633                    |

### *List of Exterior Paint Samples*

| Sample # | Sample Date | Building Element  |
|----------|-------------|---|
| P001     |             | Siding  |
| P002     |             | Window #W102  |
| P003     |             | Window #W101  |
| P004     |             | Wall  |
| P005     |             | Wall  |
| P006     |             | Wall  |
| P007     |             | South wall, sill  |
| P008     |             | South wall, sash  |
| P009     |             | Wall  |
| P010     |             | Interior, west wall/door (original carriage house door, interior) |
| P011     |             | Door #D103  |



## **APPENDIX C.**

### **THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND RESTORATION**

From

36 CFR, Parks, Forests, and Public Property, Chapter I – National Park Service,  
Department of the Interior, Part 68 – *The Secretary of the Interior's Standards for  
the Treatment of Historic Properties*, Section 68.2 (July 1, 2005)



# REHABILITATION STANDARDS

**Rehabilitation** is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.





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