

WASHINGTON HISTORIC DISTRICT COMMISSION

WASHINGTON, CONNECTICUT

CALHOUN-IVES STREET HISTORIC DISTRICT

STUDY REPORT

October, 1989

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Zoning Board  
Planning Commission  
Inlands. wetlands  
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Connecticut Historical  
Commission

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## CALHOUN-IVES STREET HISTORIC DISTRICT

WASHINGTON, CONNECTICUT

### GENERAL DESCRIPTION

The Calhoun-Ives Street Historic district is a rural residential and agricultural area lying on the top, and south, east, and west slopes of Baldwin Hill, approximately one mile north of Washington Depot, Connecticut. The district encompasses several historic farmsteads dating from the late 18th and 19th centuries, and tracts of open and wooded land bordering both sides of Calhoun and Ives roads.

The two roads in the district are narrow and meandering. Calhoun Street ascends the hill in a generally north-south direction. Ives Road is a short, winding lane of approximately half-a-mile which leads west from Calhoun Street to Baldwin Hill Road. Near and more distant rolling farmland and wooded hills are visible from several points along the roads in the district, especially in winter.

Old trees, stone walls, and split rail fences mark farmstead yards and field boundaries. Most of the houses in the district are set back from the roads approximately 100 to 200 feet. The barns stand directly on the roads or well behind the houses.

The appearances of most of the district's buildings have changed little since the mid 19th century. In general, the houses are simple, vernacular structures typical of the 18th and 19th century architecture of the region. The following photographs begin to give a representative view of the architecture and general character of the district.



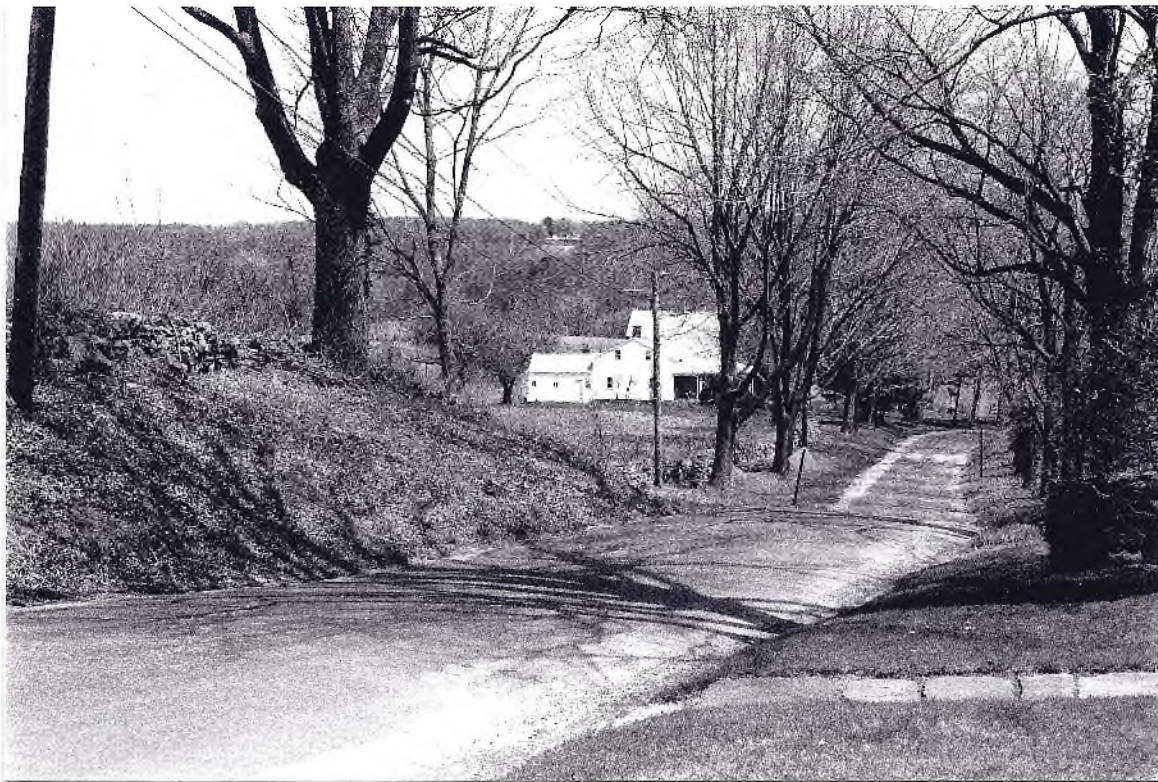
GENERAL DESCRIPTION, cont'd.:



The Hickox tenant house, c. 1800 (above) and an adjacent contemporaneous barn are the first buildings closely visible from the district's south approach. Their diminutive scale, shingle cladding, and small-paned windows establish the picturesque and historic character of the district. The structures are nestled into the slope above the road.



GENERAL DESCRIPTION, cont'd.:



This view looking east towards the Youngs Elliot farm illustrates the physical integrity characteristic of much of the district. Calhoun Street, which is narrow and turns at right angles at both ends of this section, descends past stone wall-bounded fields on both sides. From the road and beyond the farm, it is possible to see more than one-hundred-and-eighty degree views of rolling fields in the fore and middle grounds, and fields and wooded hillsides in the background across the valley.



GENERAL DESCRIPTION, cont'd.:



This photograph shows the Youngs Elliot cow and hay barn and silo at the lower 90-degree curve in Calhoun Street. The land behind the barn falls away to rolling fields, creating dramatic views of unspoiled land across the valley to the south and east.

GENERAL DESCRIPTION, cont'd.:



The Youngs Elliot farmhouse, c. 1825 (above), stands at the first 90-degree curve on Calhoun Street, facing the south end of the street. This position makes the house and farm highly visible from several points on lower Calhoun Street. The house has architectural features reflecting the stylistic transition from the Federal to the Greek Revival periods.



GENERAL DESCRIPTION, cont'd.:



The Sheldon Calhoun homestead, c. 1835 (above), is a typical western Connecticut vernacular dwelling of the Greek Revival period and one of three such houses in the district. The front porch and projecting wing at the right are later additions. The house stands well back from the middle section of Calhoun Street. Behind it is an extensive complex of 19th century barns and farm outbuildings (Fig. 4 [p. 4]).



GENERAL DESCRIPTION, cont'd.:



The James Calhoun house, c. 1765 (above), and its several 19th century out-buildings stand at the mid-section of Calhoun Street on land which formed part of the original square mile purchased by David Calhoun from the Indians in the 1730s. The relatively small scale of the house, its proportions and its overall austerity are strong in historical feeling and association. It is the oldest house remaining in the district.



GENERAL DESCRIPTION, cont'd.:



The Burr and Abel Calhoun farm, as seen from the James Calhoun house, exhibits the detached house and barn arrangement typical of the older Connecticut farm. Fields such as the one in the foreground, which provide visual continuity between the farms, occur in many places in the district. (The front of the house is pictured in Fig. 19 [p. 16].)



GENERAL DESCRIPTION, cont'd.:



Like Calhoun Street, Ives Road (pictured above) is historic in feeling because it is narrow and winding and follows the natural contours of the land. Also, it passes three historic building complexes, one of which is the Ives barn, barely visible behind the trees at the left. The view is facing west.



GENERAL DESCRIPTION, cont'd.:



The Averill Homestead, c. 1831 (above), stands at the top of Baldwin Hill on upper Calhoun Street. The house and its related farm buildings are surrounded by fields and orchards, and command broad views in several directions. This Greek Revival house is architecturally unusual and visually arresting because of its simplicity, proportions, and stone construction. The view is from the road; oddly, the broad side of the houses faces the street. The shadowed end at the left is the front of the house, which faces land once intended to be roadway. The Averill Homestead and its barns across the street (Fig. 5 [p. 5]), are a well-known landmark in Litchfield County, and remain substantially unchanged since the late 19th century.



1. SIGNIFICANCE OF THE DISTRICT AS A WHOLE

The Calhoun-Ives Historic District is significant for its integrity as an historic agricultural community and landscape. The survival of the district's farmsteads in relatively complete late 19th century form, and the largely undisturbed surrounding farmland comprise a cultural landscape which is strong in historical association and feeling. The evidence of continual improvements and additions made to dwellings, barns, and outbuildings reflects the changing nature of local farming as it evolved over a 250 year period. The historic character of the district's landscape is strong partly because Calhoun and Ives Streets both remain narrow farm roads that curve and roll with the lay of the land. Except for tree growth in some areas, the land in the district is generally in fields and old orchards, and delineated by old stone walls.

Although the land within the district once straddled two towns, the visual continuity of the farms situated in it and their relative isolation from other parts of the town, today, identify this as a discrete historic cultural landscape. The first non-native settlement of the district dates to the mid-1730s, also the earliest period of development in Washington. Roughly the lower half of Calhoun Street was part of Judea Parish, once part of Woodbury, and established as a separate ecclesiastical society in 1748. The upper section of Calhoun Street was part of Kent before 1746, when it became part of New Preston, also formed as a new parish. The ownership of several of the properties in the district remained in the families descended from the first white settlers until the second and third decades of the 20th century. One large property, the Averill Farm, remains in the eighth generation of its founding family. For this reason, and owing to its location off the local thoroughfares, there has been relatively little physical change in the district since the late 19th century.

2. BACKGROUND

As in most areas of late 18th century New England, the first homesteads were farm units consisting of a small house, one or two detached barns, and cleared land of sufficient area to support only the resident family and a few farm animals and poultry. Land left uncleared provided the farm with essential firewood and timber, some for sale as supplementary income.

As the industrial-capital system emerged, following the Colonial Revolution, farms and their cottage industries expanded, requiring the enlargement or addition of buildings and the clearing of more land for cultivation and grazing. The early and mid 19th century local farm was typically a mixed agricultural system, raising, for example, sheep for wool, beef cattle and milk cows, pigs, chickens, oxen and, later, horses for farm labor. Corn, oats, potatoes, rye, tobacco, and fruit were grown according to market conditions. During the 1870s and 1880s, the availability of rail transportation to rapidly developing urban areas suddenly expanded the market for hay and dairy products, the latter of which required cold-keeping and speedy shipment. Washington and New Preston farmers acquired access to those markets with the opening, in 1872, of the Shepaug Railroad, linking the area to Hawleyville, approximately 20 miles to the south and the hub of several other



2. BACKGROUND, cont'd.:

important rail lines. In Washington Depot, the establishment of the Mitchell Dairy, for the cooperative preparation and temporary storage of dairy products for shipment, saved the farmer substantial labor and encouraged the industry. The effects of these outside developments are visible in the Calhoun-Ives District in the form of Victorian and early 20th century hay barns, cow stalls, silos and ice houses.

3. HISTORICAL SIGNIFICANCE OF THE BUILDINGS

The buildings of the Calhoun-Ives District are historically significant as a well preserved, geographically continuous group of farmsteads that reflects the mid 18th century origins and 19th and early 20th century development of farming in the region. The evolution from 18th century subsistence farming to later 19th century commercial agriculture is visible on nearly every farm in the district. The buildings also comprise one of the oldest concentrations of structures remaining in Washington.

The three remaining 18th century structures in the district are the James Calhoun place, the main section of which dates to c. 1760, the Hickox homestead, c. 1797, and the rear section of the Daniel Calhoun homestead, built in 1794 (Figs. 1, 2, and 3).



Fig. 1



3. HISTORICAL SIGNIFICANCE OF THE BUILDINGS, cont'd.:



Fig. 2



Fig. 3



3. HISTORICAL SIGNIFICANCE OF THE BUILDINGS, cont'd.:

All three buildings date to the second and third generation of landowners on Calhoun Street and stand upon land chosen for its suitability for farming.

The James Calhoun place was built on part of the square mile of well drained, south and east sloping land purchased by David Calhoun from the Indians in the 1730s. Although it was built by a second generation member of the Calhoun family, the house is the oldest remaining Calhoun structure in the district. As in the other two homesteads, the house, its early additions, and probably one or two outbuildings were the center of subsistence farming and home industries. The early 19th century kitchen ell and other shed additions reflect the expanding needs for space to house activities such as washing, butter and cheese making, weaving and the production of clothing, soap, candles and other domestic items. The contemporaneous bank barn, oriented to the road, with several early to mid 19th century additions, sheltered farm equipment and oxen, horses, and cows at various times.

A large Victorian barn, which once housed hay and cows, stands a few hundred feet to the south, evidence of the farm's commercial conversion in the 1870s.

Evidence of this continual modification of the 19th century farm also remains in the Sheldon Calhoun and Averill farms, both built beginning in the early 19th century (Figs. 4 and 5 [page 5]).



Fig. 4



3. HISTORICAL SIGNIFICANCE OF THE BUILDINGS, cont'd.:



Fig. 5

The Averill barns, built between 1828 and the 1880s, and repeatedly modified over time, reflect the successive activities of this farm during the period.

The oldest remaining barn, at the east end (far left in Fig. 5), was built for hay storage in 1828 by Samuel Averill, a member of the fourth generation to farm the property. A slightly later addition to this barn, and the construction of a second adjacent hay barn before 1850, is probably related to the Averill's first commercial venture, the raising and fattening of cattle for market. A horse barn from the 1830s also remains. Later in the century, these closely-spaced barns were connected to create a south-facing, basement-level, cow stable opening onto the barnyard behind. This work, and the contemporaneous construction of an ice house, document the transition of the Averill farm to dairying in the late 19th century. The re-siding of the barns to form a unified visual composition, and the addition of a Victorian cupola in the 1870s or 1880s reflects the late 19th century ideal image of the orderly, efficient, and successful looking farm. Fig. 6 (page 6) is a copy of a photograph of the Averill barns taken in October of 1897.



3. HISTORICAL SIGNIFICANCE OF THE BUILDINGS, cont'd.:

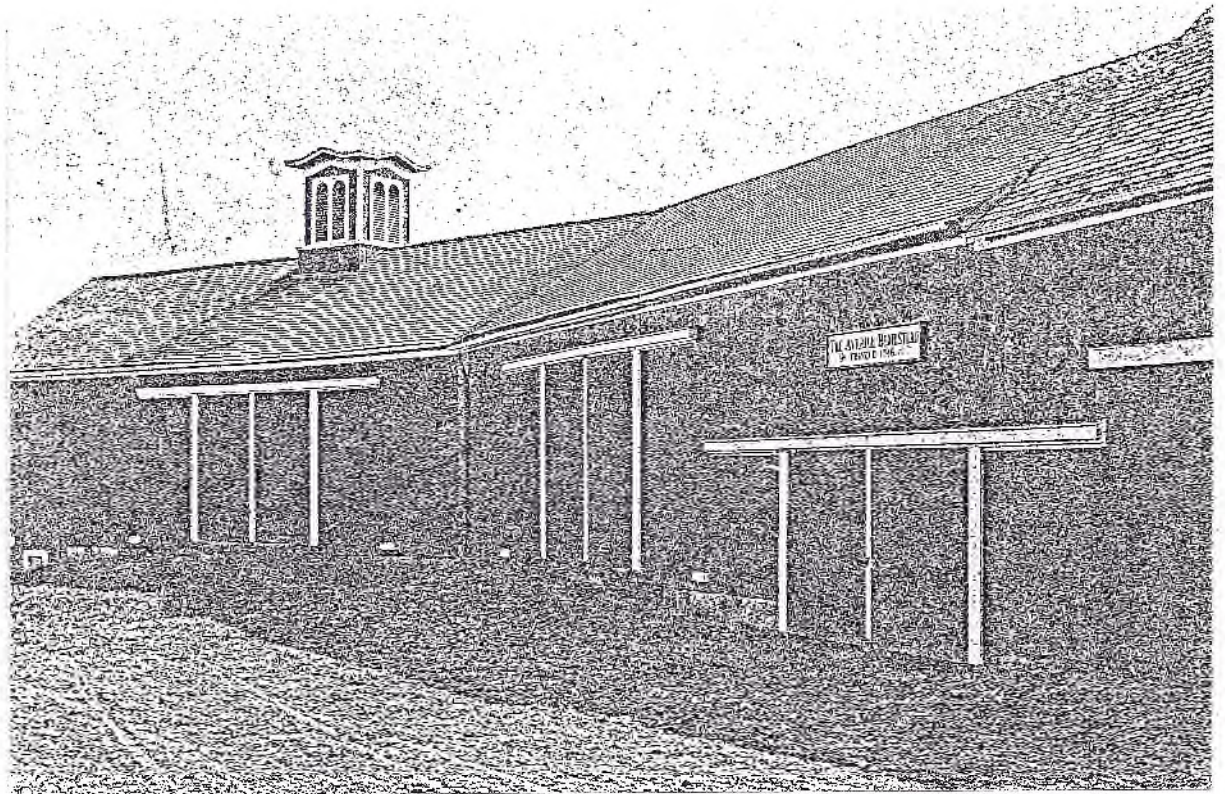


Fig. 6

Today the barns continue to shelter hay and equipment used in fruit farming. They appear exactly as they did at the turn of the century, except that the cupola was removed around 1925.

The Sheldon Calhoun and Elliot farms, notably, and several other farmsteads in the district also possess extensive sets of unmodernized 19th century barns and outbuildings, including hay barns, cattle barns, ice houses, woodsheds, and spring houses (Figs. 4 [page 4] and 7 [page 7]). Other kinds of farm structures in the district which reflect late 19th and early 20th century agricultural trends are the existing barn modified for tobacco curing, the tenant house, and the silo. By the 1880s, the cultivation and curing of wrapper-leaf tobacco had become a successful and lucrative western Connecticut industry which, like dairying, was made commercially possible by the existence of the railroad. While most people grew small cash crops of tobacco, some of the farmers on Calhoun and Ives Streets grew it in large quantities. Barn beams notched to receive tobacco frames and existing ventilation flaps are evidence that these leaves were cured in the upper stories of the Bryan cow barn (Fig. 8 [page 7]). The Hickox barn was similarly adapted.



3. HISTORICAL SIGNIFICANCE OF THE BUILDINGS, cont'd.:



Fig. 7



Fig. 8



3. HISTORICAL SIGNIFICANCE OF THE BUILDINGS, cont'd.:

One house in the district was built for a tenant farmer at the turn of the 20th century by Richard Bryan, on the Bryan farm. This building and, according to oral history, the Hickox tenant house, built c. 1800, reflect the prosperity of the farmers who built them, and their interests in occupations other than farming (Figs. 9 and 10).



Fig. 9



Fig. 10



3. HISTORICAL SIGNIFICANCE OF THE BUILDINGS, cont'd.:

The silos on the Averill, Bryan, Elliot farms are products of the late 19th century and early 20th century expansion of the dairy industry.

The dwellings of the Calhoun-Ives district also are historically significant for the contributions of their residents in political, military, economic and other affairs on the state and local levels. The public service and general biographical record of the Averill family, in particular, is outstanding, but the individual contributions are fairly representative of those of other residents of the district. The male members of each generation of Averills before 1911 are featured in the Genealogy and Family History of the State of Connecticut, published in 1911<sup>1</sup>. Among their achievements is the involvement of Samuel Averill, in the original petitioning for the establishment of a new ecclesiastical society in New Preston in 1752. His son, Perry Averill (1754-1842), a teacher and historian as well as a farmer, was a Colonel in the State Militia and a local selectman, as was his son, Samuel. Of the next generation, Samuel Johnson Averill (1819-1891), was described in the Genealogy as a "progressive" farmer known for his purchase of a newly invented mowing machine, "probably the first of (its kind) put to practical use in Litchfield County", which enabled him to double hay production on the farm. Samuel J. was one of five residents of the district to serve as a representative to the General Assembly. One of the others was his son, Heman O. Averill (1856-1923), who was also a State Senator, Paymaster General for the governor, and, in 1899, the State Commissioner on Domestic Animals.

The Averill Cemetery, which contains gravestones dating from 1781, is significant because of its historical associations with the Averill family, the iconography of the late 18th and 19th century gravestone carvings and inscriptions, and its location on the Averill farm (Fig. 11 [page 10]).

4. ARCHITECTURAL SIGNIFICANCE OF THE BUILDINGS

The well preserved houses, barns, and outbuildings in the Calhoun-Ives street historic district are excellent examples of later 18th and 19th century western Connecticut domestic and utilitarian architecture. The dwellings in the district display styles and forms that are vernacular interpretations of Georgian, Federal, Greek Revival and Italianate architecture.

The James Calhoun house, c. 1760, is significant architecturally and historically as the oldest house in the district and one of the oldest in the town (Fig. 12 [page 10]).

The five-bay, one-and-one-half story central chimney cape with a pre-1830 rear shed addition is typical of many 18th century Connecticut farm houses. The later additions, which are set back from the front of the house, are simply designed and in keeping with building's character. The house retains original fireplaces, windows, doors, chestnut floors, cupboard detailing, and hardware.



4. ARCHITECTURAL SIGNIFICANCE OF THE BUILDINGS, cont'd.:



Fig. 11



Fig. 12



4. ARCHITECTURAL SIGNIFICANCE OF THE BUILDINGS, cont'd.:

The Hickox homestead, c. 1797, is architecturally significant as a relatively unchanged vernacular residence of the Georgian period (Fig. 13).



Fig. 13

The exterior of this post-Colonial house displays the five-bay, center chimney form of the early 18th century, an example of how traditional building practices persisted in less developed areas after the Revolution. The building is locally unusual in having double overhangs. The interior is extraordinary as it retains c. 1800 stencilling on the parlor walls, extensive original paneling, fireplace surrounds, hardware, doors, floors, and most of the original floor plan. Because of its intact and unusual interior detailing, the Hickox house was featured in the book, Early American Stencils on Walls and Furniture<sup>2</sup>, and in another book on decorative wall designs, published in 1937 and 1926, respectively<sup>3</sup>. Exterior renovations made to the Hickox house in the 1930s, including the existing Neo-Georgian front door surround and a garden gazebo, were designed by the architect Richard Dana. These additions are notable as they reflect the early 20th century fascination with 18th century New England houses and the inclination during that period to recreate, as well as reproduce, 18th century architecture.



4. ARCHITECTURAL SIGNIFICANCE OF THE BUILDINGS, cont'd.:

The Daniel Calhoun homestead, built in 1794 and 1810, is a well preserved and locally typical example of a single room-depth Federal period house built onto an earlier, smaller house which remained as the kitchen (Fig. 14).



Fig. 14

The delicately proportioned pilasters and double transom light enframing the front door, and fine woodwork on the interior display the skills of Daniel Calhoun, the owner, builder, and master carpenter who also finished the interior of the Congregational Meeting House on the Washington Green. An early 19th century barn, modified for tobacco curing, and a late 19th century carriage house remain on the property. Renovations to parts of the interior of the house and a second story to the carriage house were designed by Richard Dana in 1926.

The Elliot farmhouse, c. 1825, is significant in being visually prominent and in having features which reflect the early 19th century transition from Federal to Greek Revival influence in local architecture. While the pediment-gable end facing the street is a Greek Revival characteristic, the demi-lune and quarter-fan decorative panels surrounding the attic window are associated with the earlier Federal style (Fig. 15 [page 13]).



4. ARCHITECTURAL SIGNIFICANCE OF THE BUILDINGS, cont'd.:



Fig. 15

The single architectural period best represented in the district is the Greek Revival, although the exterior details, and sometimes overall forms, vary greatly between the five houses of this style.

The earliest, and most unusual, is the Averill homestead, built in 1831 (Fig. 16 [page 14]).

It is one of the nine stone structures in the area dating from the early 19th century, and was constructed by stone-mason Theodore Cadwell of Windsor, Connecticut<sup>4</sup>. The gable end, which is perpendicular to Calhoun Street, was intended to face a proposed road which was never built<sup>5</sup>. While large, the Averill house is simply finished, its exterior ornamentation limited to a typically broad Greek Revival cornice and fascia terminating in short returns on the gable ends, and paneling in the door recesses. The stonework, which is flat fieldstone facing laid over rubble walls, is random but artistic in arrangement, with bold patterns and subtle color modulation. The original floor plan and interior of the house are substantially intact.





Fig. 16

More typical of the period are two other Greek Revival houses, both built c. 1845.

The most ornate house in the district, the Bryan homestead, exhibits a full-blown vernacular Greek Revival facade (Fig. 17 [page 15]). The modillion-blocked cornice continues across the front gable end to form a pediment faced with flush, horizontal weatherboard. In the center of the gable is a horizontal plaid-paned attic window capped with an unusual rectangular panel containing a carved anthemion. The side-lit entrance is recessed and enframed by pilasters and an entablature of substantial proportions. A small Victorian side entry porch with squared posts and fancy-sawn brackets and arrow-shaped pendants at the eaves is one of the few domestic Victorian remnants in the district.

Another Greek Revival farmhouse, built c. 1846 by Reuben Calhoun for his sons Burr and Abel, is similar to the Bryan house in overall form, but simpler in detail and more typical of the area. This house, too, is well preserved (Fig. 18 [page 15]).



4. ARCHITECTURAL SIGNIFICANCE OF THE BUILDINGS, cont'd.:



Fig. 17



Fig. 18



4. ARCHITECTURAL SIGNIFICANCE OF THE BUILDINGS, cont'd.:

After the middle of the 19th century, most new settlement was occurring in or near the industrializing town centers, so little new house construction took place in outlying areas such as the Calhoun-Ives district. As in the Bryan house, Italianate and generally Victorian influences in the district appear mainly in the form of porches and bay window additions to existing structures.

The two Victorian period houses that remain in the district are the Hallock house, built in the 1860s to enlarge a small, earlier house, and the Bryan-Ives tenant house, c. 1900 (Figs. 19 and 9 [page 8]).



Fig. 19

While both buildings have been changed significantly, they still retain elements of 19th century character.

The Burr and Abel Calhoun hay barn, built in 1876 with later 19th century additions, and renovated as a residence in 1933-1934, is a notable example of an early barn conversion (Fig. 20 [page 17]). In preserving the original form of the barn and the barn siding, and in basing the design of the new windows on existing ones, the renovation architect, A.H. Pierce, retained the building's utilitarian character. The barn's Victorian origins are also fancifully emphasized in the



4. ARCHITECTURAL SIGNIFICANCE OF THE BUILDINGS, cont'd.:



Fig. 20

decorative wooden scroll supports for a lightning rod atop the old cupola. After completion of the conversion in 1934, the barn was featured in "House Beautiful" magazine.

The barn's renovation as a second home is also interesting as it marks the beginning of a period of Washington's history as a weekend and summer place for wealthy New Yorkers. This trend continues today, strong as ever.



END NOTES

- 1 Genealogy and Family History of the State of Connecticut, New York: Lewis Historical Publishing Co., 1911, Vol. 17, pp. 533-537.
- 2 Waring, Janet, Early American Stencils on Walls and Furniture, New York: William R. Scott, 1937, p. 41ff.
- 3 McClellan, Nancy, Practical Book of Decorative Wall Treatments, Philadelphia: J.B. Lippincott, 1926, pp. 80-82.
- 4 Theodore Cadwell also built the stone New Preston Hill Congregational Church in 1824. The church is listed in the New Preston Hill National Register Historic District.
- 5 Averill family oral history.



## LIST OF HOUSES

CALHOUN-IVES STREET HISTORIC DISTRICT  
WASHINGTON, CONNECTICUT

Contributing (C) or Non-Contributing (NC)*	Year Built	Historic Name	Current Owner(s)	Address
C	c. 1800	Hickox tenant house	Klaus J. Burre	79 Calhoun St.
NC	1843, 1848 (conversion to residence ongoing)	Hickox barns	David & Nora Connolly	86 Calhoun St.
C	c. 1797	Hickox homestead	Williams, Adam M. & Marie Kelleher	87 Calhoun St.
NC	1985	N/A	Valerie Materne	97 Calhoun St.
C	c. 1825	Youngs Elliot place	Frank Andrus	110 Calhoun St.
C	1794 and 1810	Daniel Calhoun homestead	Estate of Elizabeth M. Keith	119 Calhoun St.
C	c. 1835	Sheldon Calhoun homestead	Susan & Joan Ericson Evelyn Anderson	129 Calhoun St.
NC	mid-20th century	N/A	Susan Ericson	133 Calhoun St.
C	1876 (renov. 1932)	Burr & Abel Calhoun hay barn	M/M A. Slade Mills	144 Calhoun St.
C	c. 1765	James Calhoun place	Stephen L. Landon, Jr.	156 Calhoun St.
NC	1984	N/A	Gina Daniel	157 Calhoun St.
C	c. 1846	Burr & Abel Calhoun House	Mary Ann T. & Peter R. Carley	164 Calhoun St.



LIST OF HOUSES

CALHOUN-IVES STREET HISTORIC DISTRICT  
WASHINGTON, CONNECTICUT

Contributing (C) or Non-Contributing (NC)*	Year Built	Historic Name	Current Owner(s)	Address
NC	1989	N/A	James Appleyard	175 Calhoun St.
NC	1965--1967	N/A	Estate of Janet C. Stark	174 Calhoun St.
C	early 19th century c. 1860	Hallock house	Doris Douchane	213 Calhoun St.
C	c. 1831	Averill Homestead	Theodore Averill	250 Calhoun St.
C	c. 1780 on	Averill Cemetery	Theodore Averill	Kinney Hill Rd.
C	c. 1900	Bryan Ives tenant house	Helen T. & Charles G. Taylor	11 Ives Road
C	c. 1845	Bryan homestead	Paul A. & Valerie Leonard	12 Ives Road

\*Non-Contributing (NC) buildings are those that are less than 50 years old, or those of greater than 50 years which, because of renovation or reconstruction, no longer contribute to the historic character of the district.

NOTE: A complete list of property owners is included in the ordinance (p. 26).



## SOURCES

Averill family papers and oral history.

Avery, Clara A., A Record of the Descendants of William and Abigail Averell of Ipswich.

Calhoun, Mildred B., The Story of the Calhouns of Judea, Connecticut. Unpublished manuscript. 1956. Gunn Memorial Library, Washington, CT.

Clark's Map of Washington, Connecticut, 1854. Gunn Historical Museum, Washington, CT.

Cothren, William. History of Ancient Woodbury, Waterbury: William R. Seeley, Publisher, 1871.

Dibble, James, and Landon, Frances. Historic Resources Survey of Calhoun and Ives Streets, Washington, Connecticut, 1988-1989.

Genealogy and Family History of the State of Connecticut. New York: Lewis Historical Publishing Co., 1911.

History of Litchfield County, Connecticut. Philadelphia: Lewis Publishing Co., 1881.

Hubka, Thomas C. Big House, Little House, Back House, Barn. Hanover, New Hampshire: University Press of New England, 1984.

Kent Land Records, Town Hall, Kent, CT.

Washington Land Records, Town Hall, Washington, CT.

Woodbury Land Records, Town Hall, Woodbury, CT.

## PHOTOGRAPHY

Ken Daniel



CALHOUN-IVES STREET HISTORIC DISTRICT  
WASHINGTON, CONNECTICUT

HISTORIC DISTRICT ORDINANCE (NOTE: ; appearing in the left margin indicates text which has been added to this document; text to be deleted appears as: ~~text to be deleted.~~)

Section 1.

To promote the educational, cultural, economic and general welfare of the public through the preservation and protection of buildings, places and districts of historic interest by the maintenance of such as landmarks in the history of architecture, of the Town of Washington, of the state, or of the nation, and through the development of appropriate settings for such buildings, places and districts, the following historic districts are hereby established in the Town of Washington:

- A. Sunny Ridge Historic District, consisting of all the land and properties within the following boundaries: Beginning at the southwesterly corner of land of Meylert and Ruth Armstrong described in Washington Land Records Vol. 74, page 604 on the easterly highway line of Nettleton Hollow Road; thence easterly in the line of land of said Armstrongs to a point 500 feet distant easterly on a line drawn at right angles from the easterly highway line of Sunny Ridge Road; thence on a line parallel with and 500 feet distant easterly from the easterly highway line of said Sunny Ridge Road to the southerly highway line of the Washington-Litchfield Road, known as Connecticut Route 109; thence westerly and southwesterly along said southerly line of said Route 109 to a point opposite the southwesterly corner of land of Rumsey Hall School and the southeasterly corner of land of Verna Logan; thence northerly crossing said Route 109 and continuing northerly along the Logan-Rumsey Hall boundary line to the point where a line parallel to and 500 feet distant from the northerly highway line of said Route 109 intersects said boundary line; thence southwesterly and westerly on a line parallel to and 500 feet distant from said northerly highway line of Route 109, crossing Romford Road to the point where said line intersects the westerly line of land of said Logan; thence southerly and along said westerly line of Logan to the northerly line of said Route 109; thence easterly along said northerly line of Route 109 to the point where a line drawn parallel to and 500 feet distant westerly from the westerly line of Nettleton Hollow Road would intersect said northerly highway line of Route 109; thence southerly on a line parallel to and 500 feet distant westerly from said westerly highway line of Nettleton Hollow Road to the southerly line of land of Merrill E., Jr. and Hollis Logan Clark; thence easterly along said southerly line of land of said Clark and land of Zachary and Julie Goodyear to the easterly line of Nettleton Hollow Road; thence northerly in the easterly line of Nettleton Hollow Road and the easterly line of Sunny Ridge Road to the point of beginning.



HISTORIC DISTRICT ORDINANCE, cont'd.:

Section 1, cont'd.:

B. The Washington Green Historic District, consisting of all the land and properties within the following boundaries; Beginning at a point in the easterly line of Wykeham Road at the northwesterly corner of land of The Gunn Memorial Library; thence easterly, southerly and again easterly in the line of land of Lucile Ferguson and land of Helen W. Wersebe to a point 500 feet from the easterly line of Washington-Woodbury Road, Conn. Route 47, measured at right angles to said highway; thence southerly across land of The Gunnery, Inc. on a line parallel to and 500 feet distant easterly from the easterly line of said highway to the point at which said line intersects Kirby Brook; thence along the center thread of Kirby Brook to the northerly line of the Mayflower Drive; then westerly along the northerly line of the Mayflower Drive to the easterly line of said Route 47; thence westerly crossing said highway to the northwesterly corner of the intersection of said highway with Ferry Bridge Road; thence southwestly and westerly in the northerly line of Ferry Bridge Road to its intersection with Kirby Road; thence northerly in the easterly line of Kirby Road to its intersection with Rossiter Road; thence westerly crossing Rossiter Road and along the northerly line of Rossiter Road to its intersection with Barnes Road; thence northerly in the easterly line of Barnes Road to the northerly line of land of Ernest R. Tidyman known as "The Rocks;" thence easterly in the northerly line of land of said Tidyman to the southwestly corner of land of Donald and Esther O. Smith; thence northerly and easterly along the line of land of said Smiths to land of Henry and Louise Burn; thence northerly along lands of said Burns, The Gunnery, Inc. (the post office and drugstore) and First Congregational Church of Washington (Woodruff House) to land of Phyllis Yood Beineke; thence northwesterly along land of said Beineke to land of Ruth F. Baker; thence southerly, westerly and northerly along land of said Baker to land of Kenneth Fairbairn; thence westerly in the line of land of said Fairbairn 152 feet, more or less, to an angle point in said line; thence northerly in a straight line across land of said Fairbairn to the point at which the northerly line of land of said Fairbairn intersects the westerly line of said Route 47; thence easterly crossing said Route 47 and southerly in the easterly line of said Route 47 and land of Washington Cemetery Association to the westerly corner of land of St. John's Episcopal Church; thence northerly and easterly in the line of land of said Church to Parsonage Lane; thence northerly in the easterly line of said Parsonage Lane to the northwesterly corner of land of The First Congregational Church known as The Parsonage; thence easterly and southerly in the line of land of said Church and land of John R. and Dorothy Anderson to land of Edward Fowler; thence easterly in the line of land of said Fowler to land of Julia L. Turner; thence northerly and easterly in the line of land of said Turner and easterly in the line of H. Malcolm Baldrige to Wykeham Road; thence southerly along the westerly line of Wykeham Road to a point opposite the point of beginning; thence easterly across said road to the point of beginning.



HISTORIC DISTRICT ORDINANCE, cont'd.:

Section 1, cont'd.:

- C. The Calhoun-Ives Street Historic District, consisting of all the land and properties within the following boundaries\*:

Beginning at the northern point of the intersection of Baldwin Hill Road and Calhoun Street, in a line running southeasterly across Calhoun Street to the northwest corner of land owned by Earle S. and Eleanor M. Ebers; thence easterly along the north line of said property and continuing northeasterly along the south boundary of land owned by Elsie and William T. McTiernan (Map 9-8, lot 13) to its southeast corner; thence turning north along the east line of said lot to the point at which the boundary turns northeast; thence crossing said lot directly to the southeast corner of land owned by Frank G. Andrus; thence following the east boundary of said lot 740'; thence running northwesterly, crossing in a straight line said property to the southeast corner of property owned by Evelyn C. Anderson, and Susan E. and Joan Ericson (Map 9-10, lot 12); thence running north along the east boundary of said lot to its northeast corner; thence along the east boundary of land owned by Stephen L. Landon, Jr., as it runs north and northeast to the point at which it meets Chaple Brook; thence turning north and following said brook across land owned by Peter and Mary Ann T. Carley, to the point at which it meets the north boundary of said land; thence turning west-southwesterly and running approximately 650' to the southeast corner of land owned by the Estate of Janet C. Stark; thence running north-northwesterly along the east line of said lot to its northeast corner; thence crossing land owned by James O. Brown, Sarah B. Gilliam and Alice B. Mack in a straight line directly to the intersection of the lower west tributary of Chaple Brook and Kielwasser Road; thence turning west and running in a straight line across said road and lots owned by Margaret E. Auchincloss, Ellen G. Chaikin, and Doris M. Douchane, to the eastern-most point of the southeast corners of land owned by Theodore Averill; thence turning and running in a northwesterly, straight line directly to the point on Kinney Hill Road 200' northeast of the northeast corner of the Averill Cemetery; thence turning southwest and running along the center line of said road to its intersection with Calhoun Street; thence turning east and following the center line of Calhoun Street, crossing the street opposite the west boundary of the land owned by Theodore Averill which is south of Calhoun Street; thence running 743.62' in a southwesterly direction along said boundary; thence turning east-southeasterly and crossing said land in a straight line to the western-most point of land owned by the Salem Evangelical Covenant; thence continuing in a straight line across said land to its intersection with the west boundary of Doris Douchane's land; thence turning south and following said boundary approximately 1,000', then continuing east along the south boundary of said land (and land owned by Walsh and

\*Reference is hereby made to a map delineating the boundaries of such Historic District entitled "Calhoun-Ives Street Historic District, Washington, Connecticut", dated October 12, 1989.



HISTORIC DISTRICT ORDINANCE, cont'd.:

Section 1, cont'd.:

C. cont'd.:

Kendrick Associates [W & K Assoc.] approximately 326' (or to the point at which the boundary line turns south again); thence crossing W & K Asso. land in a straight, easterly line to the south corner of land owned by Laurence S. Walsh (Map 5-10, lot 21A); thence turning south-easterly and crossing land owned by James C. & Patricia G. Appleyard to the northwest corner of land owned by Gina Daniel; thence turning south along the west boundary of said land; thence turning east and following its south boundary to the lower southeast corner of said land; thence turning south-southwesterly following a stone wall across land owned by Foster J. Whitney to the point at which the wall meets an iron pin (on the north boundary of land owned by Evelyn C. Anderson; Susan E. Ericson, and Joan Ericson); thence turning west, following the north line of said land 237.5' to its intersection with another iron pin; thence turning southwesterly and running in a straight line to an iron pipe at the intersection of Baldwin Hill Road and the northwest corner of land owned by Paul and Valerie Leonard; thence following the center line of Baldwin Hill Road in a southeasterly direction back to the point of beginning.

Section 2.

An Historic District Commission is hereby established which shall consist of five (5) members and three (3) alternate members, who shall be electors of the Town of Washington holding no salaried municipal office. Within fifteen (15) days after the effective date of this ordinance, the Board of Selectmen of the Town of Washington shall appoint one (1) member of said Commission to serve for a term expiring on January 1, 1977, one (1) member for a term expiring on January 1, 1978, one (1) member for a term expiring on January 1, 1979, one (1) member for a term expiring on January 1, 1980, and one (1) member for a term expiring on January 1, 1981 and thereafter on or before January 1st in each year the Board of Selectmen shall appoint one (1) member of such Commission for a term of five (5) years commencing on such January 1st. Within fifteen (15) days after the effective date of this ordinance, the Board of Selectmen shall appoint one (1) alternate member for a term expiring on January 1, 1977, one (1) alternate member for a term expiring on January 1, 1978, and one (1) alternate member for a term expiring on January 1, 1979 and thereafter on or before January 1st in each year the Board of Selectmen shall appoint one (1) alternate member for a term of three (3) years commencing on such January 1st. Any vacancies among the members or alternate members of said Commission shall be filled by the Board of Selectmen for the unexpired term. At least one (1) member and one (1) alternate member shall be residents of one of the Historic Districts.



HISTORIC DISTRICT ORDINANCE, cont'd.:

Section 2, cont'd.:

Within thirty (30) days after the appointment of the original members of the Commission, the First Selectman of the Town of Washington shall call the first meeting of the Commission, and at such meeting and at a meeting held in January of each year thereafter, the members of the Commission shall elect from their own members a chairman, a vice chairman and a clerk. Alternate members shall not participate in the election of officers. In case of inability to act because of absence, sickness or self-interest on the part of a member of the Commission, the place of such member shall be taken by an alternate member designated by the chairman. All members and alternate members shall serve without compensation. The commission shall adopt rules of procedure not inconsistent with the provisions of the General Statutes and may, subject to appropriation, employ clerical and technical assistants or consultants and may accept money gifts and expend the same for such purposes.

Section 3.

The Commission shall have such powers, shall perform such functions and shall be subject to such limitations as shall from time to time be prescribed by the General Statutes of the State of Connecticut.

Section 4.

The landowners of record in these districts are as follow:

SUNNY RIDGE DISTRICT

1. Meylert M. and Ruth Armstrong
8. Sydney W. Boyd
10. Merrell E. and Hollis L. Clark
4. Richard G. and Joanna C. Dutton
11. Zachary and Julie Clark Goodyear
2. Elmer Gunnarson
3. Raymond F. and Margaret J. Lenz
7. Verna McC. Logan and Est. of Walter S. Logan
9. Matthew W. Reed
5. Gordon T. and Jean M. Wallis

WASHINGTON GREEN

14. John R. and Dorothy R. Anderson
19. Ruth F. Baker, Sophia Baker and Wilhelmina Baker
9. H. Malcolm Baldrige
30. Ernest and Jeanette Ballard
20. Phyllis Y. Beineke



HISTORIC DISTRICT ORDINANCE, cont'd.:

Section 4, cont'd.:

WASHINGTON GREEN, cont'd.:

- 25. Henry J. and Louise M. Burn
- 32. Gerard and Assuntia Cambria
- 12. Harriet F. Chadwick
- 27. Frances B. Colby
- 18. Kenneth Fairbairn
- 5. Frances E. Fearon
- 2, 3, 15, 21. First Congregational Church
- 13. Est. of Jean F. McMaster and Edward C. Fowler
- 31. Dorothy Grandy
- 1, 4, 22. The Gunnery, Inc.
- 7, 8. The Gunn Memorial Library--not eligible to vote
- 29. Adam and Joyce Korpalski
- 26. Charles E. and Nancy Lauriat
- 25. Helen W. McDonald
- 16, 17. St. John's Episcopal Church
- 26. Donald W. and Esther O. Smith
- 28. Ernest R. Tidyman
- 10. Julia Turner
- 6. The Washington Club
- 11. John B., Jr. and Margaret M. Young

CALHOUN-IVES STREET

James C. and Patricia G. Appleyard  
Evelyn C. Anderson and Joan and Susan E. Ericson  
Susan E. Ericson  
Frank G. Andrus  
Theodore Averill  
James O. Brown, Sara B. Gilliam, and Alice B. Mack  
Klaus J. Burre  
Peter R. and Mary Ann T. Carley  
Ellen Giddins Chaikin  
Estate of Janet Stark  
(Robertson Collins)  
David and Nora Connolly  
Gina Daniel  
Doris M. Dugay  
Stephen L. Landon, Jr.  
Paul A. and Valerie Leonard  
William T. and Elsie McTiernan  
Valerie J. Materne  
Phyllis J. Mills  
Salem Evangelical Covenant Church  
Attn.: Rev. David Sundell  
Margaret E. Auchincloss



HISTORIC DISTRICT ORDINANCE, cont'd.:

Section 4, cont'd.:

CALHOUN-IVES STREET, cont'd.:

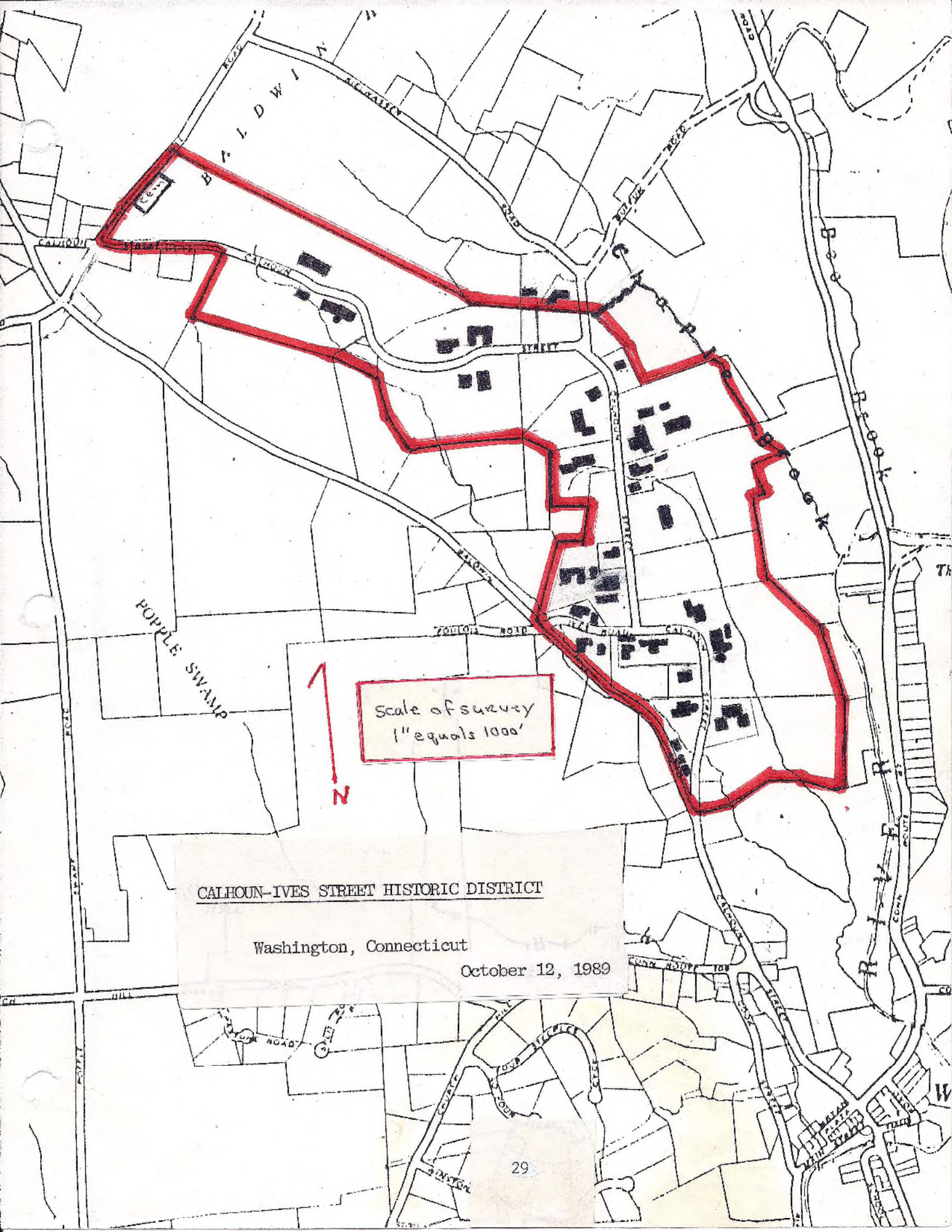
Charles G. and Helen T. Taylor  
Estate of Elizabeth M. Keith  
(John D. and Richard L. Vila)  
John D. and Richard L. Vila  
Laurence S. Walsh  
Walsh & Kendrick Associates  
Foster J. Whitney  
Adam M. and Marie Kelleher Williams

Section 5.

~~This ordinance shall take effect on June 21, 1976.~~

This amended ordinance shall take effect on





Scale of survey  
1" equals 1000'



CALHOUN-IVES STREET HISTORIC DISTRICT  
Washington, Connecticut  
October 12, 1989



HISTORIC DISTRICT STUDY COMMISSION REPORT CORRECTIONS

(05/24/90)

1. on p. viii, change " Fig. 19, p.16" to "Fig. 18, p.15"
  
2. on p. 17, delete the first sentence of the last paragraph ("The barn's renovation...for New Yorkers.") and then ADD "The renovation of the barn as a second home is also interesting as it reflects the increasing use of the Washington area as a weekend home and summer retreat."
  
3. on p. 19:
  - line 17: change "Frank Andrus" to "Nancy J.A. Stuart"
  - line 19 (& 20): change "Estate of Elizabeth M. Keith" to "John D. and Richard L. Vila"
  - line 26: change "M/M A. Slade Mills" to "Phyllis J. Mills"
  
4. on p. 20:
  - line 8: add " & Patricia" after "James" and before "Appleyard"
  - line 9 (&10): change "Estate of Janet C. Stark" to "James E. and Kathleen Solberg"
  - line 11: add "Terrance and" before "Doris..." and change "Douchane" to "Dugay"
  - line 17 (& 18) change "Helen T. and Charles G. Taylor" to "The State Steet Mortgage Company, Inc."
  
5. on p. 27:
  - line 28: change "Frank G. Andrus" to "Nancy J.A. Stuart (Estate of Frank G. Andrus)"
  - line 34 (&35): change "Estate of Janet Stark (Robertson Collins)" to James E. and Kathleen Solberg (Estate of Janet Stark)"
  - line 38: add "Terrance and" before "Doris M. Dugay"
  
6. on page 28:
  - line 4: change "Charles G. and Helen T. Taylor" to "The State Street Mortgage Company, Inc."
  - line 5 (& 6): change "Estate of Elizabeth M. Keith (John D. and Richard L. Vila)" to "John D. and Richard L. Vila (Estate of Elizabeth M. Keith)"
  - line 13: do not cross out (delete) this line
  - line 14: delete