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United States Department of the Interior
National Park Service

FEB 05 1990

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "X" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name _____
other names/site number Strickland Road Historic District

2. Location

street & number See continuation sheet. not for publication
city, town Greenwich (Cos Cob) vicinity
state Connecticut code CT county Fairfield code 001 zip code 06807

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>28</u>	<u>9</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>28</u>	<u>9</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register 4

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of Certifying official John W. Shannahan 1/30/90
Date
Signature of Certifying official John W. Shannahan, State Historic Preservation Officer
State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register. Beth A. Savage 3/22/90
 See continuation sheet.
 determined eligible for the National Register. See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain:) _____
Signature of the Keeper _____ Date of Action _____

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC/single dwelling/speciality storeDOMESTIC/secondary structure

Current Functions (enter categories from instructions)

DOMESTIC/single dwelling/museumDOMESTIC/garage/dwelling/storage

7. Description

Architectural Classification

(enter categories from instructions)

COLONIAL/Postmedieval English/Dutch ColonialEARLY REPUBLIC/Federal; LATE VICTORIAN/Queen AnneSecond Empire/Italianate; EARLY 20TH CENTURYAMERICAN MOVEMENTS/Bungalow/Craftsman; 20THCENTURY REVIVALS/Colonial Revival/Tudor Revival

Materials (enter categories from instructions)

foundation granitewalls weatherboardroof asphalt shingleother

Describe present and historic physical appearance.

The Strickland Road Historic District is a small residential area in the Cos Cob section of the Town of Greenwich. It is located between the Boston Post Road (U. S. Route 1) on the north and Interstate 95 on the south. The majority of the resources are located on Strickland Road, with a few related properties on the adjacent Loughlin Avenue.

The district contains 37 resources, of which 28 (75%) contribute to its historic character and were built between 1740 and 1934, the period of significance of the district. Two non-contributing primary buildings are a 1947 Colonial Revival-style house (Inventory #2) and a modern but compatibly designed barn-type building which houses the headquarters of the Historical Society of the Town of Greenwich, Inc., one of five buildings on this property (Inventory #33). The main building on this property is the Bush-Holley House, a Dutch Colonial built about 1740 which is listed on the National Register of Historic Places. The remaining non-contributing buildings are secondary structures, such as garages, built after the period of significance.

Strickland Road was laid out from the Post Road to Cos Cob Harbor at least by the early eighteenth century. The path and width of this road to the Lower Landing, as the area was called at that time, has not changed.

Major changes have taken place outside the district boundaries. These include the construction of Interstate 95, particularly the elevated section of the approach to the Mianus Bridge immediately south of the district (Photograph #1). An eighteenth-century millpond created by a tidal dam at the mouth of Strickland Brook on the west side of Cos Cob Harbor still exists and partially forms the eastern boundary of the district. A post-World War II housing development on Mill Pond Court, also not included in the district, is located adjacent to this pond on the east side of Strickland Road.

The residential development of the district is demonstrated by the distribution of the contributing resources over time: four (14%) built in the eighteenth century; eleven (39%) in the nineteenth century, and thirteen (46%) after 1900. These include 23 houses and one store built in a variety of architectural styles, ranging from the Colonial, through the Federal, Second Empire, Italianate, Queen Anne, Colonial Revival, Bungalow/Craftsman, and Tudor Revivals.

Although the district is primarily residential today, historically its buildings

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Strickland Road Historic District, Greenwich, Connecticut

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RECORDED
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FBI

LOCATION

Loughlin Avenue: 3, 8, 10.

Strickland Road: 9, 13, 15, 17, 19, 21, 23, 25, 27, 28, 30, 31, 34, 35
36, 37, 38, 39, 40, 42, 43.

LIST OF PROPERTY OWNERS IN DISTRICT

<u>Inv. #s</u>	<u>Address</u>	<u>Owner(s) as of 6/10/89</u>
1.	3 Loughlin Avenue	Coppa, Vincent
2.	8 "	Block, David & Shiu-Min
3.	10 "	Ramsdell, James A. & Mary; Fator, Mason
4.	9 Strickland Road	Callahan, John C.
5.	13 "	Callahan, John C.
6,7.	15 "	Newton, Walter M. & Eleanor C.
8.	17 "	Newton, Eleanor
9,10.	19 "	Bertolotti, Ernest J. & Paula K.
11,12.	21 "	Marino, Matilda
13,14.	23 "	Di Paolo, Antonio
15,16.	25 "	Cossee, Richard C. & Patricia A.
17.	27 "	Mead, Dana G. & Nancy L.
18,19.	28 "	Hatcher, Helen E.
20,21.	30 "	Kane, Margaret B.
22.	31 "	Ward, Daira
23,24.	34 "	Caverly, Abbe Rollins

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RECEIVED
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NPS
GREENWICH

25,26.	35	"	Smith, E. Don & Eileen
27.	36	"	Clark, Viola Peel
28.	37	Strickland Road	De Lesseps, Anita
29.	38	"	King, Edward J. & Donna
30.	39	"	Historical Society of the Town of Greenwich, Inc.
31.	39	"	"
32.	39	"	"
33.	39	"	"
34.	39	"	"
35.	40	"	Pasciolla, Daniel & Rose
36.	42	"	Merlino, Dolores M.
37.	43	"	Historical Society of the Town of Greenwich, Inc.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

FEB 5 1990

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

ARCHITECTURE

Period of Significance

1740-1934

Significant Dates

See Item 7 -

Inventory

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Charles Timpany (Inventory #22)

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Strickland Road Historic District is architecturally significant as a small cohesive, residential community distinguished by its architectural variety and excellent state of preservation. It reflects the historical development of the Village of Cos Cob in the Town of Greenwich from 1740 to 1934.

Historical Background

The Strickland Road Historic District encompasses much of the area known as the Lower Landing, one of two major maritime distribution centers in Cos Cob Harbor in the eighteenth century. It was first settled by men of Dutch descent who bought land set aside as common land by the town. Chief among these was David Bush (formerly Bosch), a wealthy merchant who was largely responsible for the mercantile development of Cos Cob in the eighteenth century. He traded with New York and ran a tidal grist mill in the area (no longer extant). His house, the Colonial centerpiece of the district, displays Dutch architectural influences in its construction (Inventory #30). Among these are the use of yellow brick and the distinctive rounded fireplace backs.

The Lower Landing flourished as a port well into the nineteenth century, attracting other tradesmen and merchant captains to the area. Captain James Waring built his Colonial/Federal house in 1749 on Strickland Road (Inventory #20; Photograph #2). Ephraim Lane, a blacksmith, built his Federal-style house next door (Inventory #23; Photograph #3). Visitors to the port shopped at several stores of various types, including a millinery shop run by Lane's daughters out of their house. The store built by David Bush in 1768, one of at least two in the area in the nineteenth century, eventually was the site of the local post office (Inventory #37; Photograph #4). The Brush family, who are well represented in the district, were also involved in the maritime trade, George Brush as a sea captain (Inventory #s 22, 26, 28; Photograph #9).

Although packet boats continued to operate from the Lower Landing through most of the nineteenth century, the importance of the port as a transportation center waned after the railroad became established in Greenwich. As the locus of commercial interest

See continuation sheet

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have also been used for commercial purposes on a limited basis. The merchants of the Bush family operated the family mercantile trade out of the Bush-Holley House in the eighteenth century (Inventory #30). The David Bush Store on the adjoining property to the west is presently vacant, but has been used for residential purposes after its period of commercial use, and as a post office from about 1899 to 1920. Several other houses had a commercial function during part of their history, such as the Ephraim Lane House (Inventory # 23). In the later nineteenth century this building housed a millinery.

All but three of the buildings are of wood-frame construction, set on brick or granite foundations. The exceptions are a combination of brick and stucco vernacular houses built in 1934 and influenced by the Tudor Revival style (Inventory #s 29, 35, 36).

The houses range in height from 1 1/2 to 2 1/2 stories with varying setbacks from the street line. The setbacks generally correspond to the period of construction with the earlier houses sited closest to the road. The distance from the road became progressively greater through the last half of the nineteenth century, followed by more moderate setbacks in the early part of the twentieth century. Several examples of the earlier traditional siting are the 1749 Captain James Waring House and its neighbor, the circa 1820 Ephraim Lane House, and the 1784 David Bush Store (Inventory #s 20, 23, 37; Photograph #s 2, 3, 4). Another case in point is the Brush-Wilmot House, an unusual example of the Federal style. Not only is it sited close to the road, it has a high basement with flushboarding on the facade at both grade and the first-floor (Inventory #27; Photograph #5).

A preference for the deeper setbacks is shown by the streetscapes of the southwest side of Strickland Road (Photograph #s 6, 7) and the sole example of the Italianate style in the district, located just behind the commercial properties on the Boston Post Road (Inventory 4; Photograph #8). The larger, more stylish houses of the Victorian period, such as the Brush House, designed by an architect in the Second Empire style were located even further back from the road (Inventory #22; Photograph #9).

By the twentieth century, more moderate setbacks were customary in the district for the vernacular examples of the Queen Anne and Colonial Revival styles (Inventory #s 13, 3; Photograph #s 10, 11). The bungalows built between 1919 and 1927 and concentrated at the north end of the district are uniformly sited a short distance from the street (Inventory #s 1, 5, 6, 8, 9, 25; Photograph #s 12, 13). Historic residential development was complete in 1934 when several Tudor Revival inspired brick and stucco cottages were built and sited at a slight angle to the streetline at the south end of the district. Undoubtedly, their pastoral setting next to the Mill

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Pond contributed to this less formal orientation to the street (Inventory #36; Photograph #14).

A complete list of the contributing and non-contributing resources in the district follows. Non-contributing resources are those buildings constructed after the period of significance of the district. Dates of construction are taken from the tax assessor's cards, or in some cases estimated in the field by the consultant. At either end of the district a few historic houses are not included because they have been substantially altered and would not materially add to the architectural significance of the district. (See 5, 7 Loughlin Road and 47 Strickland Road.)

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INVENTORY OF CONTRIBUTING AND NON-CONTRIBUTING RESOURCES

<u>#</u>	<u>Address/Location</u>	<u>Name/Style/Date</u>	<u>C/NC</u>	<u>Photo #</u>
1.	3 Loughlin Avenue	Bungalow, 1915	C	
2.	8 "	Colonial Revival, 1947	NC	
3.	10 "	Queen Anne/Colonial Revival c. 1890	C	11
4.	9 Strickland Road	Italianate, 1883	C	8,12
5.	13 "	Bungalow, 1914	C	12,13
6.	15 "	Bungalow, c. 1915	C	12,13
7.	15 "	Garage assoc. with #6	NC	
8.	17 "	Bungalow, 1927	C	12,13
9.	19 "	Bungalow, 1923 Addition 1989/porch enclosed	C	7
10.	19 "	Garage assoc. with #9. c, 1925	C	
11.	21 "	Second Empire, 1899	C	6,7
12.	21 "	Garage assoc. with #11, 1978	NC	
13.	23 "	Queen Anne, 1904	C	6
14.	23 "	Garage assoc. with #13, 1978	NC	
15.	25 "	Queen Anne, 1908	C	6,10,
16.	25 "	Garage assoc. w. #15, c. 1970	NC	
17.	27 "	Brush/Wilmot House Federal. c. 1790	C	5
18.	28 "	Queen Anne/Col. Revival,c. 1900	C	
19.	28 "	Garage assoc. with #18, c. 1970	NC	

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20.	30	"	Capt. James Waring House Colonial/ Federal 1749.	C	2
21.	30	"	Garage assoc. with #20, 1984	NC	
22.	31	"	Brush House, Second Empire, 1869 Architect: Charles Timpany	C	9
23.	34	"	Ephraim Lane House Federal, c. 1820	C	3
24.	34	"	Garage assoc. with #23, c. 1980	NC	
25.	35	"	Bungalow, c. 1915	C	
26.	35	"	Brush House Carriage House c. 1870, conv. 1985, formerly assoc. with #22	C	
27.	36	"	20th-c. vernacular, 1924	C	
28.	37	"	Joseph Brush House Mid-19th c. vernacular, 1847	C	
29.	38	"	Tudor Revival vernacular, 1934	C	
30.	39	"	Bush/Holley House Dutch Colonial, c. 1740	C	
31.	39	Strickland Road	19th-c. barn assoc. with #30	C	
32.	39	"	19th-c. barn assoc. with #30, c.	C	
33.	39	"	19th-c. shed assoc. with #30	C	
34.	39	"	Modern museum, 1987	NC	
35.	40	"	Tudor Revival vernacular, 1934	C	1
36.	42	"	Tudor Revival vernacular, 1934	C	14
37.	43	"	David Bush Store, 1784	C	4

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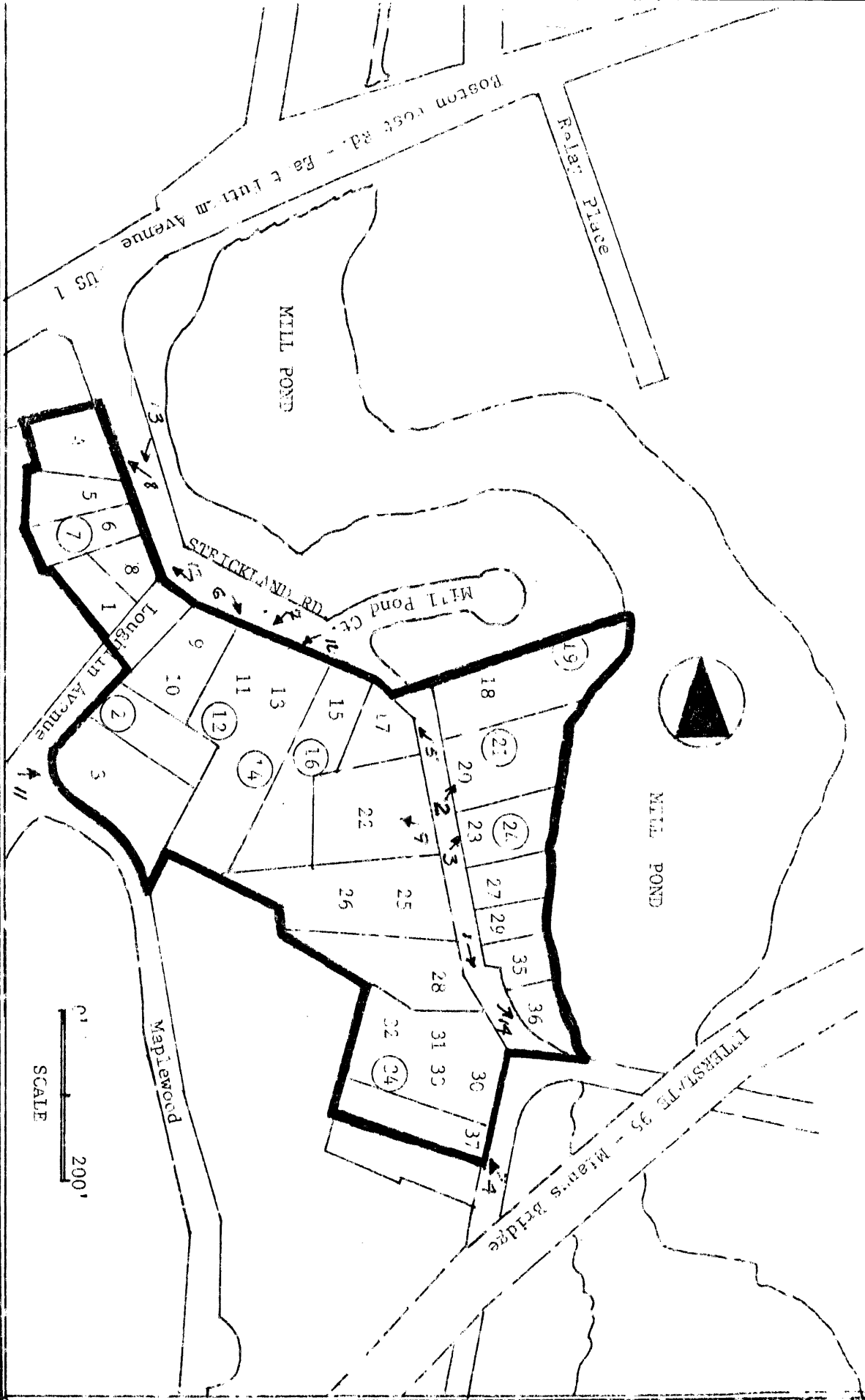
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Strickland Road Historic District, Greenwich, Connecticut

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UTMs

A	18	617590	4543560
B	18	617280	4543220
C	18	617900	4543310
D	18	617870	4543480
E	18	617790	4543470
F	18	617670	4543500
G	18	617590	4543570



STRICKLAND ROAD HISTORIC DISTRICT

Greenwich, Connecticut

District Boundaries **—**

Contributing Resources

Ⓝ Non-Contributing Resources

↗ Photograph Views

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List of Photographs

The following information is the same for all photographs:

1. Strickland Road Historic District
2. Greenwich, Connecticut
3. Cunningham (photographer)
4. 6/89 (date of photograph)
5. Connecticut Historical Commission (location of original negative)

- | | |
|--|--------------------------------------|
| 1. Streetscape - lower end of Strickland Road
Facing: S | 14. 42 Strickland Road
Facing: SE |
| 2. Capt. James Waring House
Facing: NE | |
| 3. Ephraim Lane House
Facing: NE | |
| 4. David Bush Store
Facing: N | |
| 5. Brush-Wilmot House
Facing: NW | |
| 6. Strickland Road - southwest side
Facing: S | |
| 7. Strickland Road - southwest side
Facing: SW | |
| 8. 9 Strickland Road
Facing: NW | |
| 9. Brush House
Facing: W | |
| 10. 23 Strickland Road
Facing: SW | |
| 11. 10 Loughlin Road
Facing: E | |
| 12. 17, 15, 13, 9 Strickland Road
Facing: NW | |
| 13. 13, 15, 17 Strickland Road
Facing: SE | |

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shifted to Greenwich Avenue, today's central business district for the town and the location of the early railroad depot, the district reverted almost completely to residential use, a process that was completed by the burning of the tidal grist mill in 1899.

A corresponding lull occurred in residential development in the last quarter of the nineteenth century. Only one house was built at this time, a modest Italianate near the Post Road (Inventory #4; Photograph 12). A resurgence in residential construction occurred around the turn of the century, with four houses built in this period, mostly in several versions of the Queen Anne style. In the twentieth century, houses were more likely to be mass-produced, a phenomenon reflected on Strickland Road, albeit to a modest degree. Of the 14 houses built in the district between 1899 and 1934, the majority are bungalows constructed after 1914. Both the bungalows and the slightly later Tudor Revival-style cottages built in 1934 reflect the exclusive residential use of the district by that time.

Architectural Significance

Distinguished by its variety of styles, forms, and siting, and enhanced by its excellent level of preservation, the Strickland Road Historic District during its 200-year history reflects the changing patterns of residential development common to the Northeast. Despite this esthetically pleasing diversity, the district is cohesive, tied together by its predominantly residential historic function, and limited by its size. The physical barriers that establish the boundaries of the district, some unfortunate and man made such as the elevated Interstate 95, and others such as the millpond which adds a rural charm to the area, have not only confined development there, but have defined a contiguous, readily identifiable historic residential community. Its rural residential quality is enhanced by the winding pattern of Strickland Road, which is shaded by mature trees, and the proximity of some of the older houses to the road.

Some of the earliest houses in the district are of particular architectural significance. Generally Federal in style, each is a unique example, but they share some notable architectural features. Several have flushboarding on the facade, a detail more commonly associated with the Greek Revival style. These include the exceptionally fine Brush-Wilmot House, with its unique high-basement configuration, the David Bush Store, and the Ephraim Lane House (Inventory #s 17, 37, 23; Photograph #s 5, 4, 3). This feature is displayed across the entire first level of the facade of the latter building, which suggests that its pedimented open porch may be a later addition, possibly a replacement for an earlier full-facade porch. The Lane House shares other similar features with the Brush-Wilmot House, especially the narrow sidelights on the side-hall main door.

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The individually distinguished Second Empire Brush House set the stage for the increasing variety of styles in the district in the Victorian period (Inventory #22; Photograph #9). Its present appearance is possibly the result of a 1970s restoration, especially the Georgian Revival-style features such as the quoining and the pedimented central window at the second floor. The configuration of the facade fenestration, in particular the tall first-floor windows, suggests that this house may also have had a facade porch.

Several groups of houses built in the district in the late Victorian period are important as representative well-preserved examples of their respective types or styles. They include the vernacular Queen Anne and Colonial Revival styles built by the turn of the century. All of them are well preserved and each one is an individual expression of its style, such as the Queen Anne at 23 Strickland Road (Inventory #13; Photograph #6).

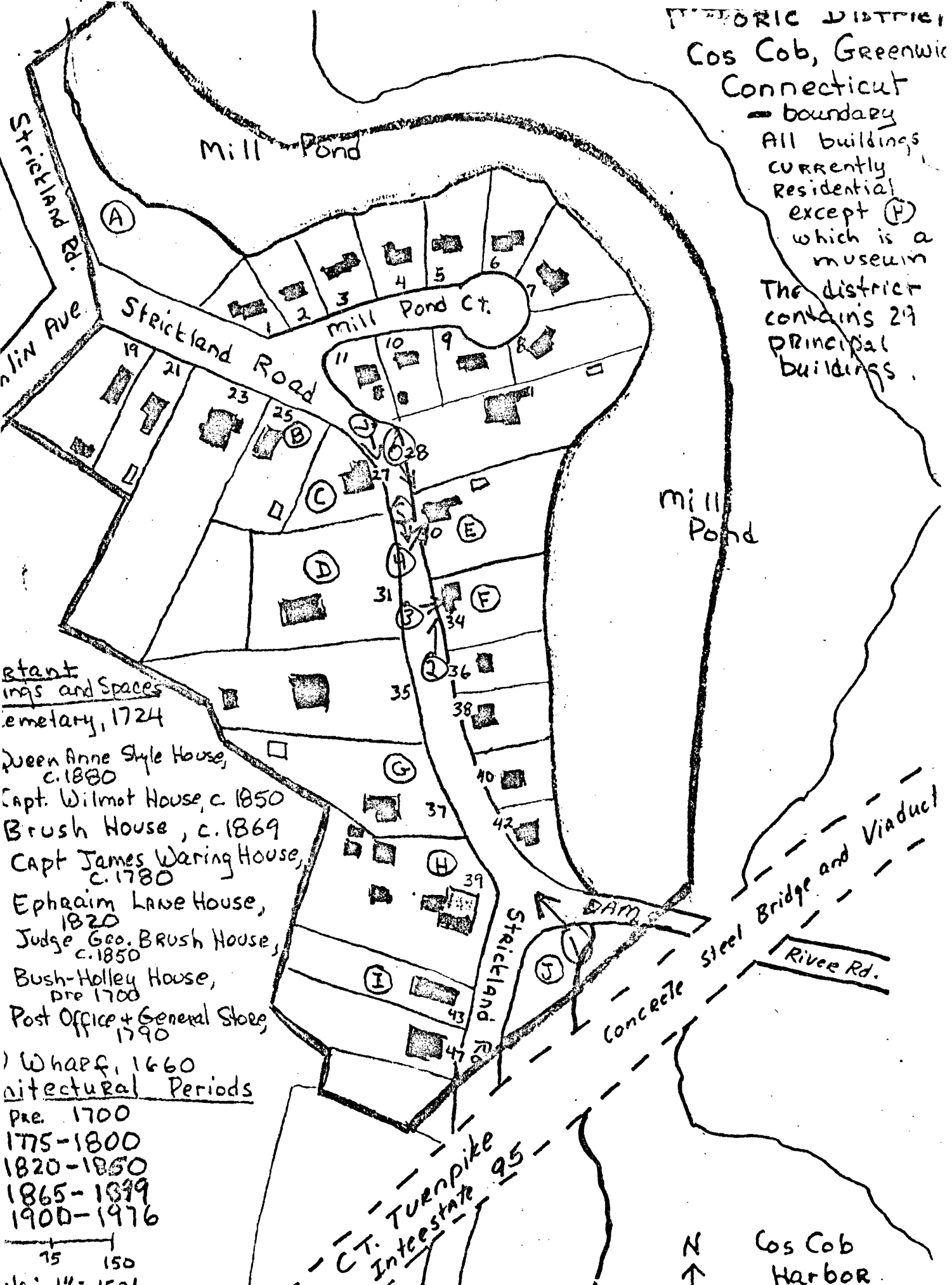
The stuccoed bungalows, which are influenced by the Craftsman style and were popular in the district after World War I, are another distinctive group clustered at the north end of the district (Inventory #s 1, 5, 6, 8; Photograph #s 12, 13). Nearly identical in the use of exposed rafter ends, central eyebrow dormers, and hipped roofs, these houses have exceptional architectural integrity.

HISTORIC DISTRICT

Cos Cob, Greenwich
Connecticut

— boundary
All buildings
currently
Residential
except (F)
which is a
museum

The district
contains 29
Principal
buildings.



Permanent
Inns and Spaces
Cemetery, 1724

- Queen Anne Style House,
c. 1880
- Capt. Wilmot House, c. 1850
- Brush House, c. 1869
- Capt James Waring House,
c. 1780
- Ephraim Lane House,
1820
- Judge Geo. Brush House,
c. 1850
- Bush-Holley House,
pre 1700
- Post Office & General Store,
1790

Architectural Periods

- Pre. 1700
- 1775-1800
- 1820-1850
- 1865-1899
- 1900-1976

75 150

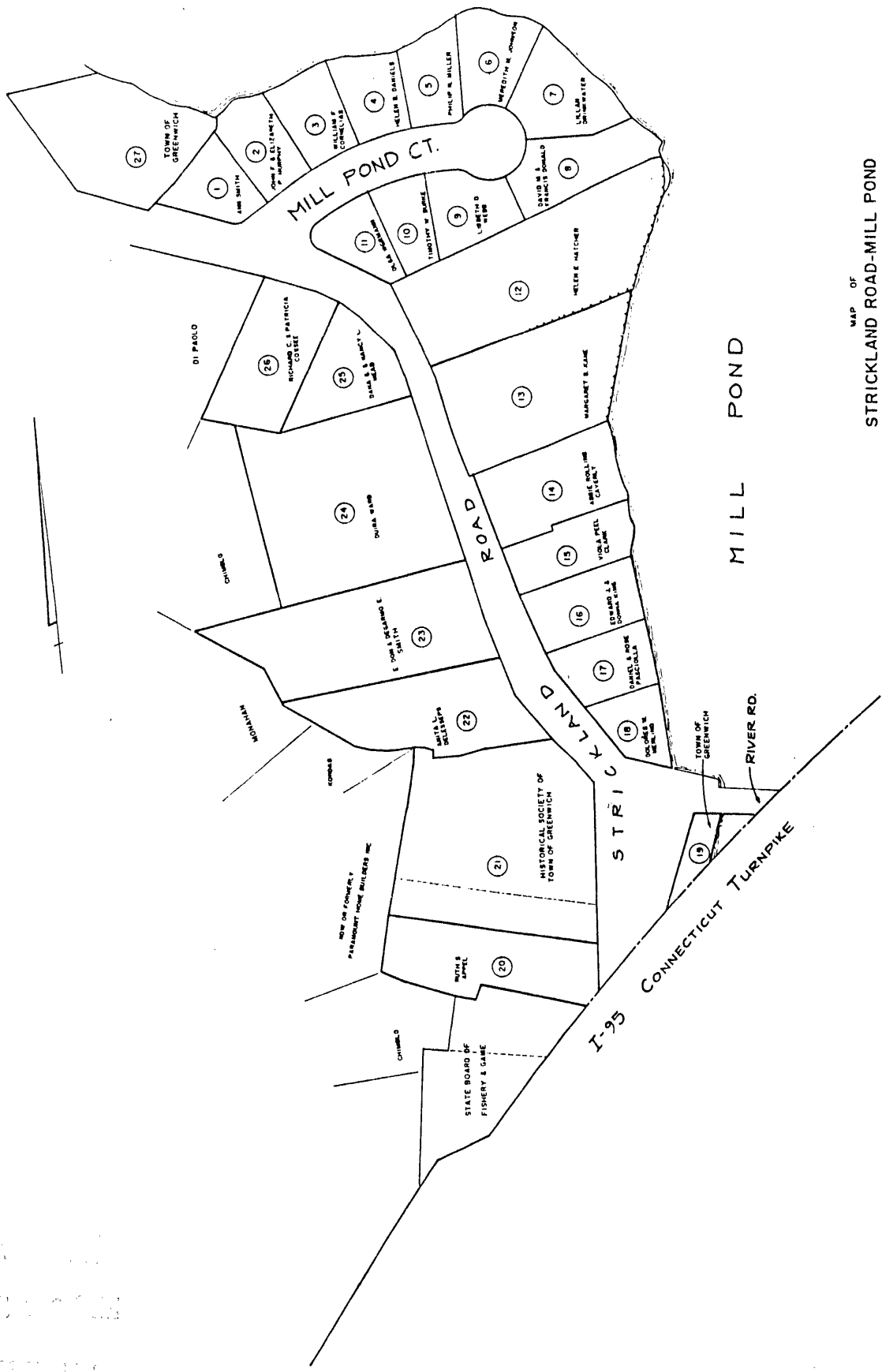
CT. Turnpike
Interstate 95



Cos Cob
Harbor



MILL POND



MAP OF
**STRICKLAND ROAD-MILL POND
 HISTORIC DISTRICT**
 GREENWICH, CONN.

