

Hebron Historic Properties Commission

REPORT FOR DESIGNATING A HEBRON RESIDENTIAL PROPERTY AS A HISTORIC PROPERTY

The Hebron Historic Properties Commission (HHPC) proposes that the Town of Hebron designate a residence as a local Historic Property. The home is located at 80 Hardy Road in the Gilead part of Hebron, which connects Gilead Street to Jagger Lane and then to East Street. These names are all old “highways” in Hebron. The building holds historical interest to the community; the structure provides excellent research and educational opportunities for current and future generations; and, as with any property, holds onto its old secrets.

1785 Cape at 80 Hardy Road, Hebron, CT



Figure 1 - Picture of 80 Hardy Road in 2010



Figure 2 - 1940's Photograph of 80 Hardy Road

Historical Significance: The property is located on a main thoroughfare of the 18th century. Both Hardy Road and Jagger Lane appear on the Isaac Pinney 1744 Hebron map, but there is no indication of a dwelling at this site. Had there been a Hebron map of 1800, we would certainly have found a home here. By 1857, we see in the Tolland County map that “Elisha Hodge” is the name on what is today known as 80 Hardy Road and a “Hutchinson” owns property just to the north. The 1868 Hebron map notes that “R.P.G.” has replaced Hodge and “J.C.H.” is now the specific Hutchinson owner of the neighboring land.

A corresponding aerial map of 1744 would have been fascinating to see how Highways, which started as trails, were located in order to get from place to place, as well as to dodge topographical challenges both low and high, or wet and rocky. Jagger Lane, was the early connection between Gilead’s East and West Streets and on through to Glastonbury; or, by turning on Hardy Road, getting to Gilead Street (Fane Hill). Jagger Lane cuts between much wetland and several existing streams and ponds.

The Saybrook and Windsor settlers would have hiked these highs and lows and the “comite” of surveyors charged with dividing the town into its “100 acre

lots”, meadow land, common ground, and land set aside for “highways” would have known nearly every tree in the area. The aerial map would have been great for plotting the exact site of the black oak tree, later the black oak “stub”, which marked the southwest corner of the designated property for over one hundred years.

This was never a large farm, at most it contained 25 acres, but it was in the midst of many early large farms with owners by name of Post, Bliss, Dunham, Hutchinson, Bushnell and Youngs.

Hebron’s first minister, Rev. John Bliss, Yale 1710, appears to have been one of the town’s most confrontational clergymen. He was ordained in Hebron in 1715 as a Congregational minister. By 1731, he had already been charged by his foes of various “sins”, mainly "habitual intemperance”. He stood before the county consociation for these charges, none of which were proven, and Rev. Bliss continued serving for a couple more years.

But, following Mr. Bliss’ dismissal in 1734, he and his followers turned to the Church of England for their religious practice. Since this was their church when many had lived in England, it was probably a comfort to them. This was the beginning of St. Peter’s Parish with land for the church given by Bliss himself. [The aforementioned material was taken from F.C.Bissell’s address given at Hebron’s Bicentennial Celebration in 1908.]

80 Hardy Road was Bliss country. The old house at the corner of East Street and Jagger Lane belonged to the Bliss family as did all the property from East St. to Hardy Road. The grandson of the Reverend Mr. Bliss, Abiel, was the first to own the contiguous 80 Hardy Road site. Abiel both purchased the property and married Anna Brown in 1780. By 1785, when Abiel sold the property to his brother, Nathan, there was a dwelling house and a barn already standing.

According to research begun by Hugh Busey in 2009, on behalf of the Historic Properties Commission and supported by the State of Connecticut through a Historic Preservation Enhancement Grant (HPEG), further researched by Mary Ann Foote with drawing assistance from Bryan Tarbell, both members of the Hebron Historic Properties Commission:

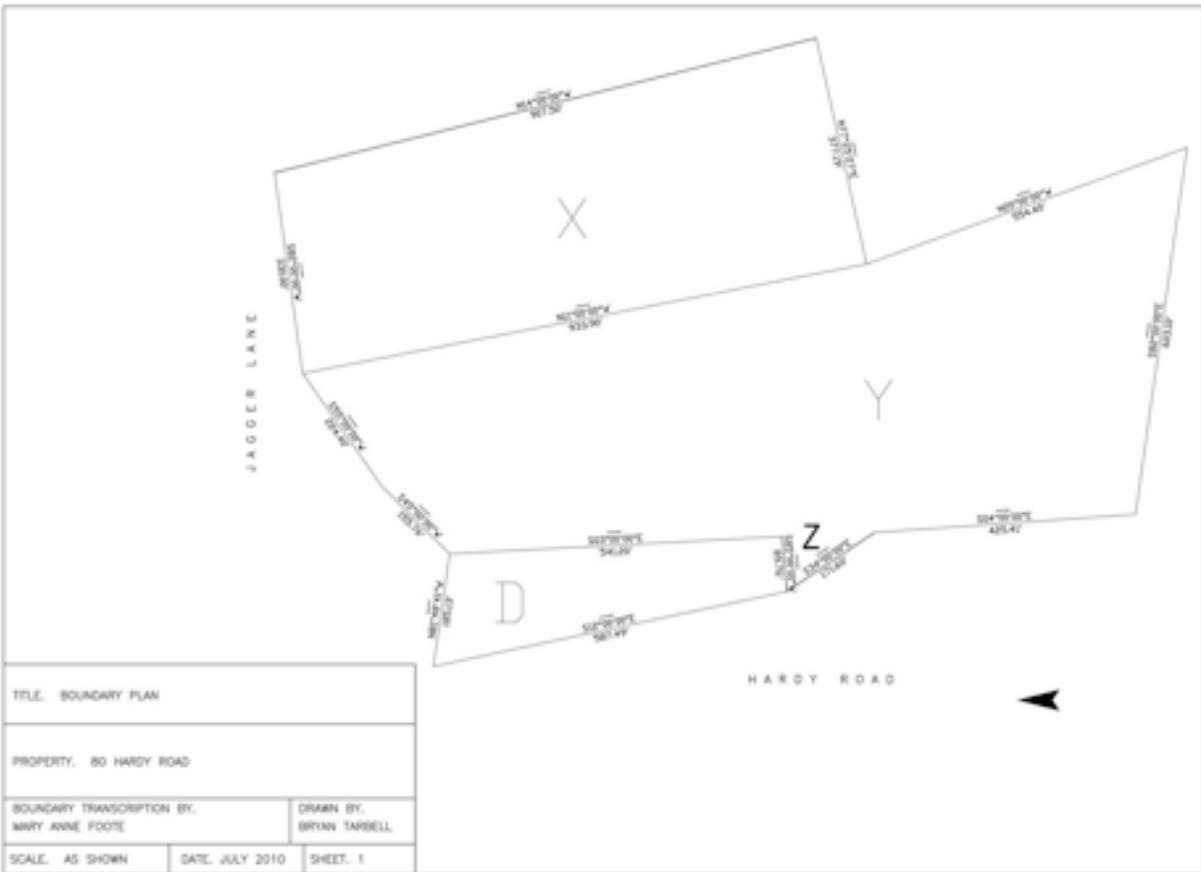


Figure 3 – Boundary Plan with reference letters for Property History

Property History

1768 - 1810

In 1768 we find that, for £ 95, this raw land was sold by Abijah Rowlee to Obadiah Culver, with the following description: “begining at the highway at a black oak tree which is the Northwest Bounds of a Certain piece of Land belonging to Jonathan Bushnell Heir to Lieut Daniel Bushnell of Hebron Deceased runing East 8 degrees South Eleven Chains and twelve Links to an old stump formerly called the South west corner Bounds of Samuel Lords 100 acre lott then runing North Two Degrees East thirteen chains, 25 links to a sassafras bush marked and stones laid to it then runing west nine degrees north seven chains & 78 links to a stake & stones laid to it then runing north two degrees east five chains to a stake & stones laid to it then runing westerly two chains and 40 links to the land that Capt Edmund Wells now lives on then runing South Two Degrees East 7 chains to the first mentioned Bounds.” [HLR v. 5, p. 271] Culver then sold the same parcel to Abiel Bliss, a grandson of the Rev. John Bliss, for “£ 40 Lawfull Money” in 1780,

still no appurtenances or acreage mentioned. [v.6, p.191] By 1785, when Abiel sold the parcel to his brother, Nathan Bliss, we know that it contained 25 acres with same description and had a “dwelling house & barn thereon”. [v.11, p.217] Still with same description, Nathan Bliss sold the property to William Post in 1810. [v.11, p.253] These 25 acres are seen as letters X & Y on the map.

1810

After purchasing the 25 acre tract in April 1810, William Post sold a portion of it back to Abial Bliss by November of the same year. Post already held much of the adjoining land to the north and west. The 7-acre tract sold is noted as X on the map, is basically a parallelogram, and is described as: “one certain tract of land lying in Hebron... bounded as follows VIZ, beginning at a stake & stones at the N. W. corner of sd Abial Bliss’s further at S. W. grove so called thence running N. 76 degrees East 5 C. & 6 L. to a large chesnut tree thence N. 14 degrees W. 13 C. 75 L. to white oak stump on highway thence S. 82 degrees W. 20 rods or thereabouts to a stake & stones from thence 14 chains 15 L. by William Posts land to the first mentioned bounds containing seven acres one rood & 20 rods.” [v.13, p.129]

1810 - 1838

By the 1810 sale, William Post had decreased the acreage to 17 1/2 acres more or less. See letter “Y” on the sketch. In 1826 Post sold the same land with dwelling house and barn to John B. & William Hutchinson for \$100. [v.14, p.109] In 1829, the Hutchinson brothers John B. & William sold the same property to Gilson Huxford of Marlborough. [v.15, p.282] In 1836, Huxford sold the property back to John B. & Harvey Hutchinson, a different brother. [v.17, p.196] The tract with same description was sold in 1838 by the Hutchinsons to William Lockwood for \$250. [v.18, p.9]

1842 - 1847

At this point began the most interesting time in the property’s history. After 4 years of ownership, William Lockwood made a deal with Hubbell Goss, selling him the following tiny part of the property, for \$50 described as follows: “(viz) beginning at the highway near the dwelling house now occupied by said Hubbel Goss and running Easterly by land belonging to the heirs of Asabel Post decd. to the fence East of said Goss house thence Southerly by said fence as it now stands to the sd fence of the Southeast east part of the land now improved by said Goss thence Westerly **by the house as it now stands** to the highway leading by William Lockwoods dwelling House thence Northerly by said Highway to the place of beginning with a dwelling house thereon standing containing about one fourth of

an acre be the same more or less with a privilege of the well” Note letter “Z” on the sketch. [v.18, p.109].

In 1843 for \$250, William Lockwood then living in Wethersfield, sold the 17 1/2 acres with dwelling house and barn (no mention of lacking a quarter acre) to Timothy Lockwood. [v.17, p.173] After just a year and a half of ownership, Timothy Lockwood sold the “same land that William Lockwood sold to Timothy Lockwood” to Elisha Hodge for \$50 in 1844. However, there was no mention of anything other than land, and the price had dropped by 80%. [v.18, p.147] In 1847, Goss returned the 1/4 acre to Elisha Hodge, present owner of the 17 1/2 acres, for only \$12, also with no mention of a dwelling! BUT, in the deed from Goss to Hodge we read, “and westerly by said Hodge’s land to the highway heading **by the dwelling house of said Hodge**” so we know that there was a dwelling house on the 17 1/2 acre property by 1847. [v.19, p.122]

There is opportunity for conjecture at this point. What happened to the house? Hebron tax lists were checked from 1840-49 and showed that William Lockwood had a listing and 1 house from 1840-1842; Timothy Lockwood had listing for 1 house for 1843-1844; and Elisha Hodge had listing for 1 house and 15+ acres from 1845-1849; and Hubbell Goss had a house but no acreage from 1841-1849. [Hubbell Goss bought today’s 28 Hardy Road in May 1846 which included a dwelling house, thereby explaining why he was never without a house per Hebron tax lists.]

A photograph album from the 1940’s suggests that George Hodge both built and occupied the house. This George Hodge was the builder of many fine homes in Gilead; e.g., see houses at 686, 708, 1126 & 1166 Gilead Street. George Hodge was also the nephew of Elisha Hodge. Might George have had something to do with a re-building of the house at 80 Hardy Road? Might Daniel Hodge, who was George’s father and Elisha’s brother, also have helped out? Might Elisha himself have re-built the structure on the original footprint? Hodge family early genealogy was found in Glastonbury, CT Vital Records of Births [v.2, p.64]; later information was gleaned from Hebron Vital as well as Probate Records.

For a definitive answer to the age of the structure, Bill Meyers, who recently retired from Kronenberger & Sons (a three-generation restoration, preservation and adaptive re-use firm founded in 1946) and has done stabilization work at the Peters House, was asked to look at the 80 Hardy Road house. Bill has worked on many old house restorations through the years. His observations included the following:

~~Foundation is original from the 1780’s

~~Beams are hand hewn as they would have been at the same time period, and fit the foundation just as if they were made for the house. They do not

show any sign of having been re-used from another building, and neither do the joists.

~~Joists, from the saw marks, appear to have been cut on a bandsaw (up & down saw), which would have been sawn locally at any of various mills, could be from the same time period, but Bill didn't think they looked as old as the beams.

~~The floorboards are definitely old, possibly from the late 1700's. Not all of them are original to the house. They probably were added during a restoration, as the uneven heights between rooms suggest.

~~The base of the chimney, although not measured, is probably about 8' square. It appears to have been re-laid in whole or part. There was a very interesting "beehive" or rounded arched area inside on the north side. Since there was no evident fireplace, and since a flashlight inserted in the space shown back through cracks, it couldn't have been used for baking. Could it have been a "walk through" such as in the Peters House, and was simply filled in later for support purposes?

~~There were no signs of charred wood, only some blackening near fireplaces.

~~The attic was not visited for observation.

The house meets the criteria for an historic structure as determined by the age of materials used in its construction. The first dwelling was in existence by 1785; the foundation, beams and floorboards appear to match this period.

Specific architectural features of the house include:

- 5-bay balanced facade
- Small center brick Chimney
- 2/2 modern sash throughout main building
- Ashlar foundation
- Front enclosed porch has a shed roof, clapboards and 4/4 sash



Figure 4 - Hebron Portion of 1857 Tolland County



Figure 5 - Enlargement of 1857 Tolland County map with red dot signifying location of 80 Hardy Road

1847 - 1875

In 1847, Elisha Hodge was the owner, and there was a house on the property. By 1858 Hodge had died, and his estate, including the “tract of land

containing seventeen acres more or less with a dwelling house and other buildings” was sold to his widow, Delia A. Hodge. [v.20, p.283] Ralph P. Gilbert bought the same acreage plus buildings from Delia Hodge in 1861. [v.22, p.103]

1875 - 1953

In 1875 Ralph P. Gilbert was able to purchase from Charles D. Way the piece lying to the north of the property and thereby fill in the Hardy Road/Jagger Lane corner. See letter “D” on the sketch. To get a better description of the corner parcel, it was necessary to get back to John Skinner’s sale to Joseph Post in 1783 of “one small piece of one acre three quarters & 11 rods bounded as follows begining by the highway near my barn then by sd way south 12 degrees east eight chains 75 links to heap of stones then east 10 degrees north one chain 35 links then north 33 rods to the highway then west 4 degrees north two chains 85 links to the first bounds” [v.7, p.397] To briefly fill in the ownership deals on the corner piece, see:

Joseph Post to Asabel Post, 1827 [v.14, p. 138]

Asabel Post estate to Asa Dunham, 1841 [v.18, p.231]

Asa Dunham to John B. Hutchinson, 1847 [v.19, p.122]

John B. Hutchinson to George C. Hutchinson, 1852 [v.20, p.23] an equal & undivided half,

the other equal & undivided half to Jewett E. Hutchinson, 1853 [v.20,p.44]

and through a series of Hutchinson mortgages and exchanges finally R.P. Gilbert, Grdn for Clair S. & Jewett E. Hutchinson to Charles D. Way, dated 1875 and filed in 1968 [v.62, p.418]

Charles D. Way to Ralph P. Gilbert, 1875 [v.21, p.608]

All of the previous deed descriptions state “lot bounded east and south by [at that date’s 80 Hardy Road ownership] and west and north by highway”. This purchase brought the total acreage up to at least 19 acres, probably closer to 20 acres as will be seen. In 1913 the property, which had been devised to Mary C. Gilbert, the widow of John R. Gilbert, by will of Ralph P. Gilbert, was now sold to George & Alice Clara Hardy. [v.25, p.674] In 1933 and 1934, there was a quick exchange and return of same property from George and Clara Hardy to William & Leona Stiehl and back again. [v.31, p.279] and [v.31, p.293] In 1945, following death of Clara Hardy, George Hardy and his son George F. Hardy, both named in Clara Hardy’s estate with Charles Hardy, deeded all of their interest in the property to Charles W. Hardy. [v.29, pp.347 & 348]



Figure 6 - Survey Map with reference letters for Property History

1953

A small triangle found at the northeast corner of Charles Hardy's property was sold to Herman F. & Frances Emerson Reissig of New York City, no acreage specified, but situated on south side of Jaguar(sic) Lane and bordering both Chase and Hardy properties. See letter "E" on sketch. [v.42, p.376]

1966

Charles Hardy deeded a one acre piece to Donald E. Griffin, Jr. in 1966. See letter "C" on sketch. Remaining property now totals about 18 1/2 acres. [v.61, p.550]

1977

From a plan entitled: "Prepared for Edward J. Cleary Hebron, Conn. Harry K. Megson P.E. & L.S. Hebron, Conn. Date 10-29-77, we find a Parcel A which totals 15 acres and was sold by Hardy to Frank R. Mund, Jr. & Gwendolyn E. Mund. See letter "A" on sketch which wraps around the remaining property of 3 1/2 acres. [v.92, p.747]

1977 - present

Also in 1977 Charles Hardy sold the remaining 3 1/2 acres to Lester L. Thompson. From the 1977 map it was designated as Parcel B, and is noted as letter "B" on the sketch. The property is described as follows. "Parcel B: Commencing at a point in the easterly road line of Hardy Road, point marks northwesterly corner of land of Kenneth W. Ellis; thence N 0 degrees 36' 20" E, a distance of 85.43 feet along Hardy Road to a point; then in arc of curve in which R = 500 feet Delta = 13 degrees 49' 00" T = 60.58 feet a distance of 120.57 feet along a portion of the easterly road line of Hardy Road to a point; then N 13 degrees 12' 40" W, distance of 94 feet along Hardy Road to a point, which is northwesterly corner of the premises; then due East 340 feet along Parcel A as shown on map; then Due South 680.99 feet along Parcel A to point in northerly line of Ellis land, then N 73 degrees 19' 16" W, for 170.83 feet along portion of northerly line which marks southeasterly corner of said Ellis land and southwesterly corner of herein described premises, then proceeding N 0 degrees 36' 20" E, for 300 feet along westerly line of land of said Ellis; then N 76 degrees 19' 00" for 150 feet along northerly line of said Ellis land to point of beginning." [v.92, p.750]

In 1988 the same property was transferred from Lester Thompson to Patricia B. Thompson. [v.134, p.639] Scott Dolan, in 1995, was given the same tract by his mother, Patricia B. Thompson. [v.174, p.814] In 2004 Scott Dolan sold the property of same description to Richard & Christine Intravia, the present owners. [v.379, p.501]



Figure 7 - Entrance to basement, present day



Figure 8 - View of Barn, present day

The Assessor's aerial and property maps place the location of 80 Hardy Road as follows:



Figure 9 - Recent Aerial Map of 80 Hardy Road



THEREFORE, the Hebron Historic Properties Commission recommends that the Hebron Board of Selectmen designate this an historic property by amending Ordinance 94-1, "***An Ordinance Establishing a Local Historic Properties Commission and Designating an Historic Property,***" with the following description from Hebron Land Records, and as shown on the maps in *Figure 9 - Recent Aerial Map of 80 Hardy Road* and *Figure 10 - Recent Assessor's Map of 80 Hardy Road* of this report:

Section 7 – Designation of Historic Properties shall be amended to include:

next: The property owned by Richard & Christine Intravia, 80 Hardy Road, Hebron (Gilead), CT, and as described below, is hereby designated an historic property.

“Parcel B: Commencing at a point in the easterly road line of Hardy Road, point marks northwesterly corner of land of Kenneth W. Ellis; thence N 0 degrees 36’ 20” E, a distance of 85.43 feet along Hardy Road to a point; then in arc of curve in which R = 500 feet Delta = 13 degrees 49’ 00” T = 60.58 feet a distance of 120.57 feet along a portion of the easterly road line of Hardy Road to a point; then N 13 degrees 12’ 40” W, distance of 94 feet along Hardy Road to a point, which is northwesterly corner of the premises; then due East 340 feet along Parcel A as shown on map; then Due South 680.99 feet along Parcel A to point in northerly line of Ellis land , then N 73 degrees 19’ 16” W, for 170.83 feet along portion of northerly line which marks southeasterly corner of said Ellis land and southwesterly corner of herein described premises, then proceeding N 0 degrees 36’ 20” E, for 300 feet along westerly line of land of said Ellis; then N 76 degrees 19’ 00” for 150 feet along northerly line of said Ellis land to point of beginning.”

(As described in v. 379, p. 501, Warranty Deed of 8th October 2004, from Scott Dolan to Richard & Christine Intravia)

Appendix A

Please note that Richard & Christine Intravia, owners of the property at 80 Hardy Road, are in favor of historic designation of their property, as evidenced by their June 27, 2010 letter written to the Hebron Historic Properties Commission, and attached here:

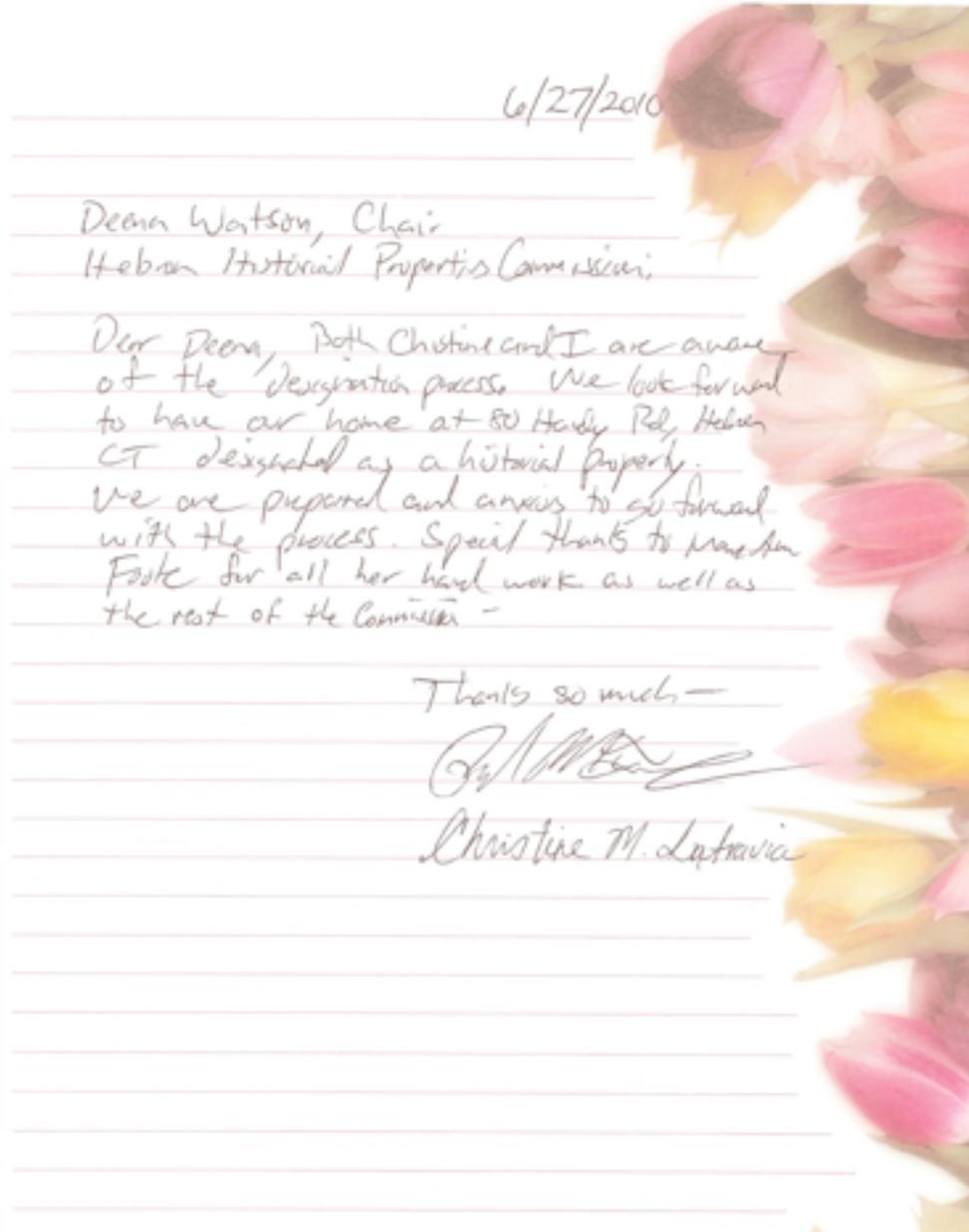


Figure 11 - Owner Support Letter

Appendix B

Supplementary materials required by Connecticut state statutes for the local historic designation of 80 Hardy Road:



Connecticut Commission on Culture & Tourism

August 5, 2010

Ms. Deena Watson
Chair, Hebron Historic Properties Commission
130 Charles Lane
Hebron, CT 06248

Historic Preservation
and Museum Division

One Constitution Plaza
Second Floor
Hartford, Connecticut
06103

860.256.2800
860.256.2763 (f)

Re: Proposed Historic Properties:
80 Hardy Road, Hebron, CT
44 Porter Road, Hebron, CT
780 Gilead Street, Hebron, CT

Dear Ms. Watson:

On behalf of the Historic Preservation Council, I am pleased to inform you that the study report submitted by the Hebron Historic Properties Commission for the proposed historic properties: 80 Hardy Road; 44 Porter Road; and 780 Gilead St. in Hebron, CT, was recommended for approval at the August 4, 2010 Council meeting.

The Council had the following comments and requested that these suggestions be incorporated into the final study report:

While the title research is thorough and interesting, the date of the property should be listed sooner and more prominently in the report, in the architectural or historical significance statement.

Study reports require an architectural significance statement which should include an architectural description of the property, and the Council asked that one be included with each property report.

The Council commends the ongoing efforts of the Hebron Historic Properties Commission to protect and preserve the Town of Hebron's irreplaceable historic and architectural heritage.

Please keep me informed of the progress of these designations. In the meantime if you have any questions regarding this notification, please feel free to contact me at (860) 256-2756.

Sincerely,

Mary Dunne
Local Government Grants Coordinator

CONNECTICUT
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TOWN OF HEBRON

15 Gilead Street, Hebron, CT 06248

TEL (860) 228-5971 FAX (860) 228-5980

Planning/Zoning

Building

Health

Conservation

August 25, 2010

Deena Watson
Chairman, Historic Properties Commission
130 Charles Lane
Hebron, CT 06248

Re: Designation of Historic Properties

Dear Ms. Watson,

At its meeting of August 24, 2010, the Hebron Planning and Zoning Commission reviewed three reports from the Hebron Historic Properties Commission for the purpose of designating three properties as "Historic Properties" as defined in Section 7-147q of the Connecticut General Statutes. You had asked that these reports be forwarded to the Planning and Zoning Commission for their review and recommendation. The three properties are known as:

- 780 Gilead Street
- 80 Hardy Road
- 44 Porter Road

Section 7-147q of the Connecticut General Statutes sets forth a procedure for designation of "Historic Properties". Said procedure requires the submission of a report to the Planning and Zoning Commission for their comments and recommendations. Said comments and recommendations are made a part of the subsequent public hearing and final submission to the Hebron Board of Selectmen for action on the proposal.

Following the review of your reports, the Planning and Zoning Commission made the following findings:

- the proposal is consistent with the Town's adopted Plan of Conservation and Development, in particular with the Objectives of Section 1, "The Preservation of Unique Assets", Subsection H. "Areas of Historical Heritage", which states in part that the Town should "facilitate the designation of...historic properties where appropriate to assure preservation of historic assets", and also that

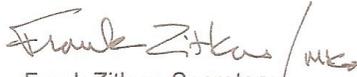
the Town should "work with the Hebron Historic Properties Commission...to keep Hebron's legacy alive for all of its citizens";

- all three properties are historic Hebron homesteads, and one property was previously a blacksmith shop, that if preserved, help to tell an important story of the Town's history to existing and future residents, and which collectively are important elements of the Town's rich historic character, an important element of Hebron's quality of life; and,
- all current property owners are in favor of the Historic Property designation.

Therefore, the Planning and Zoning Commission at their meeting of August 24, 2010 approved the following motion:

Moved that the Hebron Planning and Zoning Commission supports the Hebron Historic Properties Commission effort to designate 780 Gilead Street, 80 Hardy Road, and 44 Porter Road as Historic Properties as per Section 7-147q of the Connecticut General Statutes based on the findings as specified herein.

Sincerely,



Frank Zitkus, Secretary
Hebron Planning and Zoning Commission

cc: Bonnie Therrien, Town Manager
MaryAnn Foote, Historic Properties Commission