

HISTORIC AMERICAN BUILDINGS SURVEY
CHARLES J. STARR ESTATE: GARDENER'S COTTAGE, 193 FIFTH STREET
FRANK PHELPS ESTATE: GARDENER'S COTTAGE, 178 STRAWBERRY HILL AVENUE

Prepared by Nils Kerchus (Research), Joe Banks, Rick Weis (Advisory)
February 2016

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Attached: CD-ROM Containing photos, documents and research included in this report, as well as ancillary material that was not included, but may be of value to researchers

HISTORIC BUILDINGS SURVEY REPORT

CHARLES J. STARR ESTATE: GARDENER'S COTTAGE, 193 FIFTH STREET

FRANK PHELPS ESTATE: GARDENER'S COTTAGE, 178 STRAWBERRY HILL AVENUE

Location: 200 Strawberry Hill Avenue, Stamford, CT, 06901. This submittal concerns two cottages: the larger Charles J. Starr Estate Gardener's Cottage, originally 193 Fifth Street, and herein referred to as the "North Cottage", based on its disposition on the present parcel, and the smaller Frank Phelps Estate Gardener's Cottage, originally 178 Strawberry Hill Avenue, herein referred to as the "South Cottage" for the same reason.

Description: The two nineteenth-century cottages on the Sacred Heart Academy property comprise a unique remnant of Strawberry Hill's auxiliary estate buildings, situated to the rear of their respective mansions, all of which have been demolished some time ago. The North Cottage is actually located on Fifth Street on the northern edge of the property, west of the C.J. Starr Barn & Carriage House, which is similarly located on the edge of the property, very close to Fifth Street. The North Cottage is essentially a two-story, vernacular I-house, one room wide and three bays long, the longer side comprising the façade. It is sheltered by a side gabled roof showing three second-story windows rising through the eaves with gabled wall dormers. Although running parallel and close to Fifth Street, the North Cottage faces south and includes an enclosed porch obscuring the right half of the half of the first story. The building is currently covered with vinyl siding, the installation of which removed its only stylistic element: curvilinear brackets of Italianate derivation that "supported" its roof eaves including those of both side gables.

As it was constructed for another estate, the South Cottage is historically and architecturally unrelated to the North Cottage, other than both having served as the gardener's residence for either estate. The separate identity is clearly shown on all maps drawn before 1963 when its property was added to the existing Sacred Heart campus. Located about 360' south of the North Cottage, it is also two stories in height and sheltered by a side-gabled roof. It faces east with a symmetrical two-bay façade including a centrally placed front door sheltered by a gable-roofed hood supported by large stick work brackets, the open gable also showing a stick work design of diagonal members rising from the center of the horizontal member. The gable, one-bay side elevations also show stick work ornamentation at the peaks while the west, rear elevation is sheltered at its first story by a long, shed-roofed porch supported by three remaining turned posts. Both front and rear elevations show a centrally placed, shed-roofed wall dormer at the second story, that of the façade lit by a single window and that of the rear lit by a painted window. The original siding of unknown appearance was covered by asbestos siding more than 40 years ago.

Early History: (1859-1963) The North Cottage was originally the gardener's cottage for the Charles J. Starr estate. The property was purchased without buildings in March of 1859 after which a Quit Claim deed in February of 1861 mentioned buildings on the premises, indicating the main house plus the carriage house / barn and perhaps the gardener's cottage. The main house alone is depicted on the 1867 Beer's Atlas which, however, did not normally include outbuildings. Although it is possible that the North Cottage could have been constructed in 1860, this supposition is not supported by the 1870 Census, which shows no gardener in either of the adjacent buildings listed in the Census. All three buildings were depicted on the 1878 Hopkins Atlas and the gardener's cottage was included in the 1880 Census, Michael Maher, 28, listed as the head gardener. Stylistically the cottage could date at any time between 1860 and 1878 and obviously bears little relationship to the main house which had a mansard roof in the 1883 Burleigh Bird's-eye Views, the cottage is not included because of its location too far to the

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west. Therefore, based on the preceding information, a date of c1872 is surmised. Michael Maher was listed as the gardener of at least 36 years, the longest of any of the buildings' occupants, which were always listed at the building's original address, 193 Fifth Street. Beginning in 1954 the occupation at the cottage's occupant was listed as caretaker rather than gardener. Relatively recent photographs of the main house show extensive alterations by the estate's third owner Henry McHarg, including the replacement of the original mansard roof with a full third story.

The South Cottage can be more definitively dated, as its property was purchased without buildings in July of 1880 and shows both the main house and the cottage in the 1883 Burleigh Bird's-eye View. The stick-style details of the cottage are suggested in a general sense at the main house with its steep roofline, vertically oriented windows and central squared, projecting bay with its second-story, shed-roofed hood, better shown in a more recent photograph which also shows a later Colonial Revival porch with Tuscan columns and a white-painted surface obscuring what might have still been applied stick work typical of the style. The occupancy of the South Cottage is not listed until 1904 when Dennis O'Connell is first listed as the gardener for the property's second owner, Grace Dater. Similarly to Mr. Maher's residence in the North Cottage, O'Connell's tenure was the longest for the structure, in this case lasting until 1930. After 1940 the building, then at the address 178 Strawberry Hill Avenue, is usually listed as vacant or not listed at all. Apparently the estate's relatively small size, less than 3 acres, was at this point in the time not large enough to support a full-time gardener. Significantly, neither cottage showed any occupants during World War II.

The William H. Knapp house, referred to below as the McVicker House, was built on a smaller property transferred to the Sister of St. Joseph in 1923, and did not have any direct relationship to either cottage, having been transferred from Jonathan Waterbury to William Knapp 7 years before Charles J. Starr purchased the property that eventually housed both cottages. Its history of title is included below, and its apparent use as the Strawberry Hill Sanatorium Company, Inc. (a company that is recorded in the Report of the Treasurer of the State of Connecticut as early as 1913, and incorporated in 1915 by John H. Lambert, Mitchell W. Alexander, and Stanley M. Lambert, of New York, for \$100,000) may be of interest. The Sacred Heart Academy used it at least through the 1970s, for lectures, labs, and boarding rooms.

Recent History: Since the transfer of the South Cottage to the Sisters of Saint Joseph in 1963, the school's (1963-Present): expanding enrollment required the construction of a dormitory, gym and lab facilities in the early 1960's. Although the Starr - McHarg house, the McVicker house and the Dater - Phelps houses were all used by Sacred Heart Academy after purchase, for labs and dormitories, Sanborn maps from 1978 and 1982 indicate that all three homes had been removed by that time, and by the time of the publication of the Sacred Heart's publication Golden Jubilee 1922-1972, at least the Starr - McHarg house was no longer standing. Several outbuildings are still indicated on these Sanborn maps, including the Cottages, and the Jubilee makes reference to the North Cottage as being the Gardener's Cottage.

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In 1979, the Charles J. Starr Barn was listed on the National Register of Historic Places, and mention is made of the North and South Cottages, as well as their general locations on a site plan in the nomination form.

Mary B. O'Donnell is recorded as occupying the North Cottage from 1974-1981, and the house is shown as being vacant for the next 11 years, until Sister Sandra Shaw, is recorded as living in the North Cottage from 1994 to 2007, with Sister Jeanne Paulella shown as also occupying the building during 2006. After Sacred Heart Academy no longer occupied the site after 2007, the house was apparently rented to a Richard Fatigate from 2009 to 2014, when voter records show he either died or left the state.

In January of 2006, the Sisters of Saint Joseph announced, via a letter to the Sacred Heart Academy community, that the Academy would graduate its final class of 2006, and cease to operate. After the graduation of the class of 2006, the site continued to be used by various groups, including the Stamford Theatre Works, who used the Charles J. Starr Barn, as well as Stepping Stones Pre-School and Pre-K. In 2009 the Stamford School leased the property to house their high school program while facilities were under construction at their Greenwich campus, and in September of 2014, the property, including the North and South Cottages, transferred to the City of Stamford, with the intention of using the property to build a school to relieve overcrowding elsewhere in the district.

Significance: Historically, both cottages are rare survivors of Stamford's premier neighborhood of the late nineteenth century, Strawberry Hill Avenue, which served as Stamford's "Fifth Avenue" so to speak. The North Cottage's original owner, Charles J. Starr was one of a number of New York businessmen who created a suburban retreat from the City, Starr's particular business being wholesale clothing. In 1889 the property was purchased by Henry K. McHarg, banker, founder of stock brokerage firm, and railroad executive who bought and sold the Texas central, Virginia and Southeastern Railroads, and who was also acquitted of an anti-trust violation in 1915. McHarg sold the estate to the Sisters of St. Joseph in 1922. The owners of the South Cottage and its property, transferred to the Sisters of St. Joseph in 1963, were likewise members of Stamford's elite. Frank Phelps, the original owner, headed an importing and shipping business. The husband of the second owner, Grace Dater, was Alfred W. Dater, a locally based utility executive and banker, i.e., President of the Stamford Gas & Electric Company, the Stamford Water Company and the Stamford Savings Bank. Grace Dater, it should be noted, was the daughter of Walton Ferguson, the founder and first president of the Stamford Gas and Electric Company.

Architecturally the South Cottage is the more significant structure of the two retaining significant stick work detail at its gables and the gabled hood over its front door that bear a resemblance to details of the Phelps Dater house visible in a photograph dated from 1889, and included below, though the main house was apparently stripped of most of this ornament in later photographs.. It is one of the few examples of the stick style remaining in the entire City of Stamford. The North Cottage, in its altered state, is significant now primarily as one of a group of historic auxiliary estate buildings on Fifth Street, including the property's large barn / carriage house listed in the National Register, and 190 Fifth Street, similar in size to the cottage and dating to the same era, located almost directly across the street.

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Historian: Nils Kerchus, Greenwich Historical Society and the Historic Neighborhood Preservation Program, December 2015- February 2016.

Project: This survey was prepared at the request of Stamford's Historic Preservation Advisory Committee, in order to record the North and South Cottages referenced in this report, which are intended to be demolished to accommodate a new public school facility. The cottages could not feasibly be re-purposed for the school's use, and parking and other site requirements required their demolition. Both cottages were offered for sale on the Historic Trust Property Exchange from September through December of 2015, but no offers were made to purchase either structure.

In accordance with Section V 3C of the City of Stamford Historic Preservation Advisory Commission (HPAC) letter to the Planning Board dated December 11, 2014, and the HPAC's comments at the December 1, 2015 meeting, and later meetings and communications from Stamford's HPAC, Perkins Eastman has completed this report for the North and South Cottages located on the property at 200 Strawberry Hill Avenue, based generally on the "short form" prescribed by the National Park Service in their HABS History Guidelines. Per the HPAC's suggestion, we will file with Stamford Historical Society, Stamford Public Library, UCONN Storrs, and the Connecticut Trust for Historic Preservation.

Per the suggestion of the committee, Perkins Eastman retained Nils Kerchus, who performed the bulk of the research in this report, and Rick Wies, AIA as advisor, while Joe Banks, AIA of Perkins Eastman compiled and edited the report.

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US Department of the Interior, National Park Service. National Register of Historic Places Inventory Nomination for C.J. Starr Barn and Carriage House, September 4, 1979.

MAPS

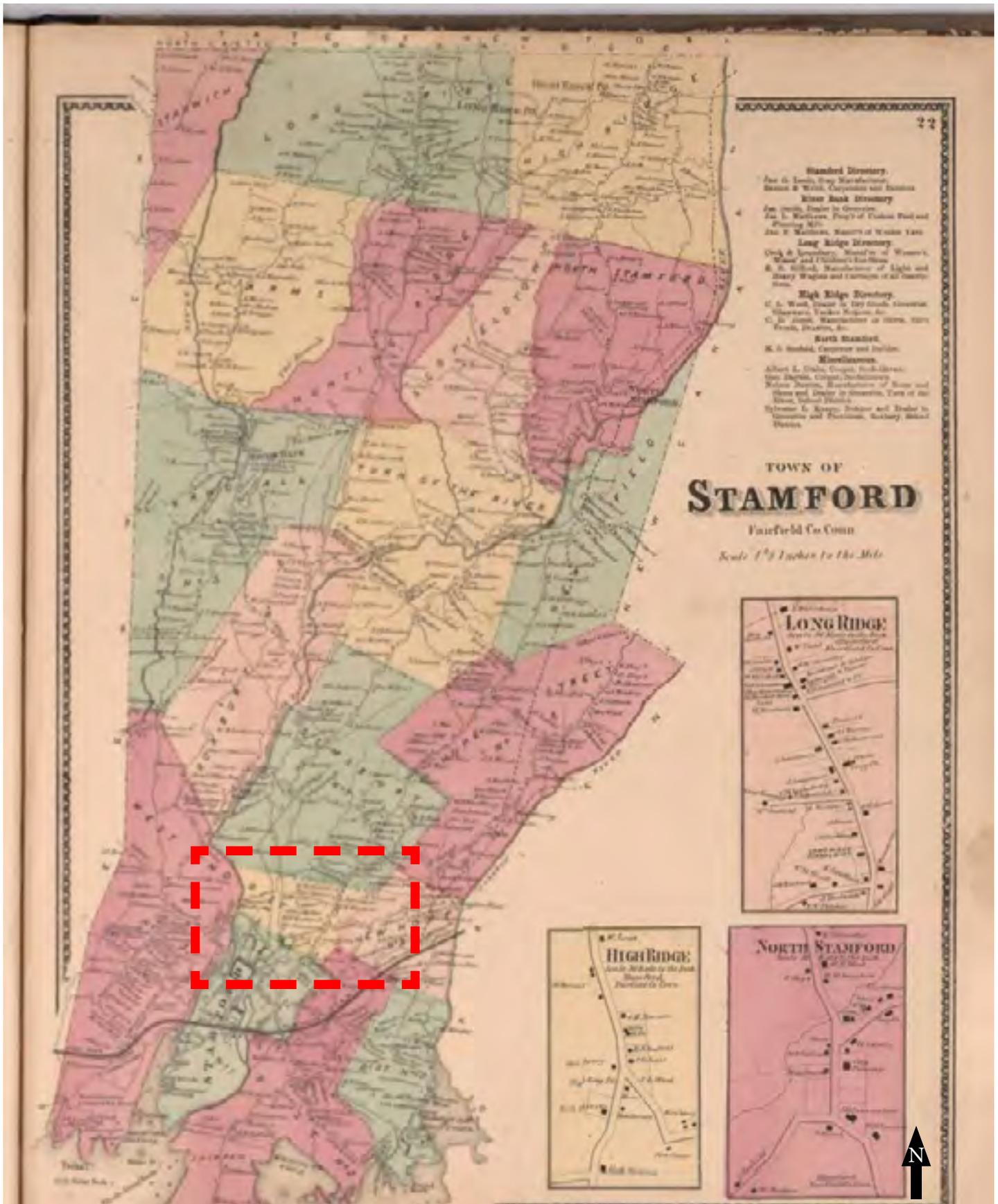


Figure 1: Map of Stamford, 1867, Beer's Atlas
 Red dashed area shows area of detail on following page



Figure 2: Detail of Map of Stamford, 1867, Beer's Atlas, showing property of C. Starr and vicinity. Blue dashed line shows approximate boundaries of property as of 2016

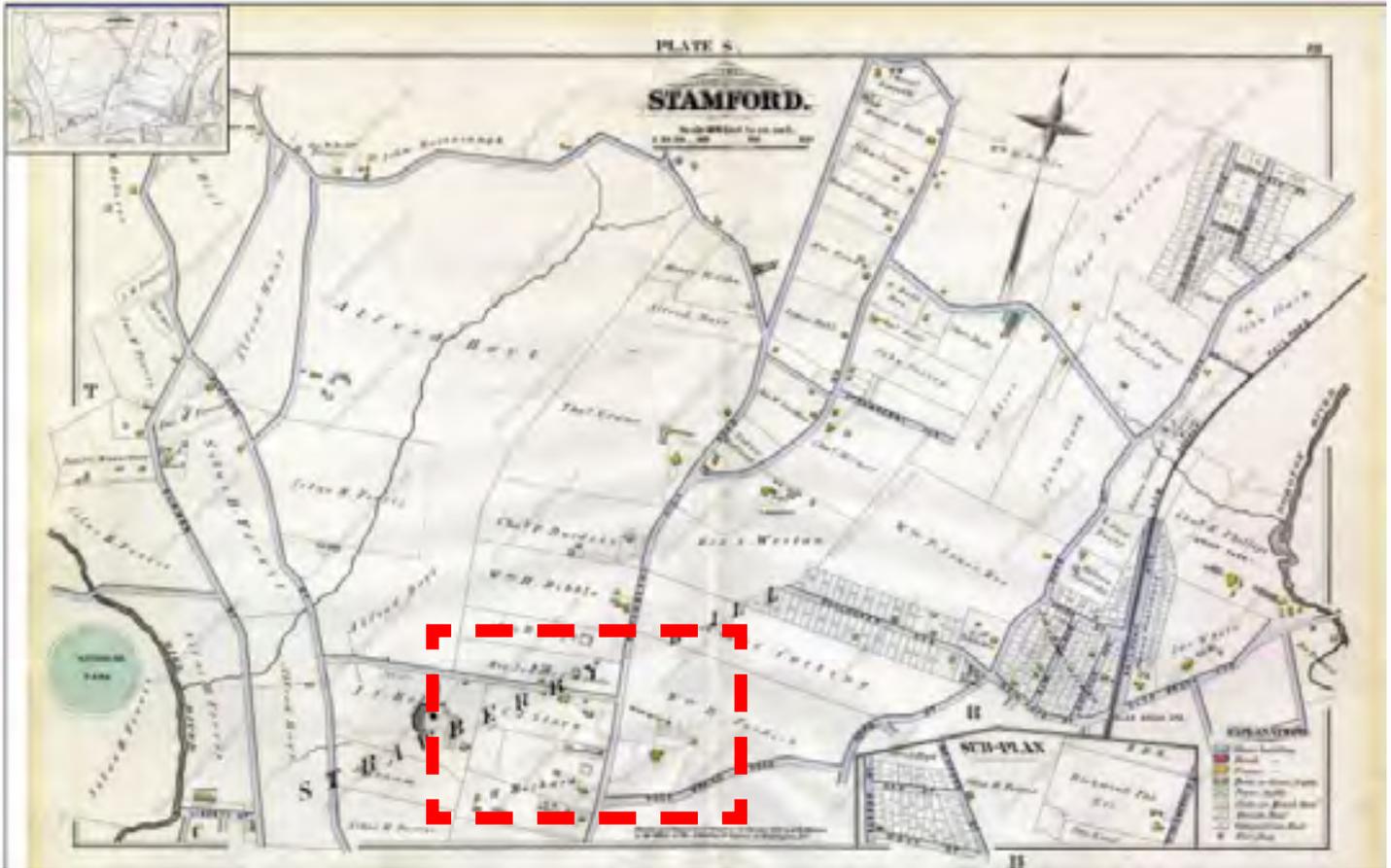


Figure 3: Map of Stamford
Hopkins Atlas, 1878. Red dashed line shows area of detail below

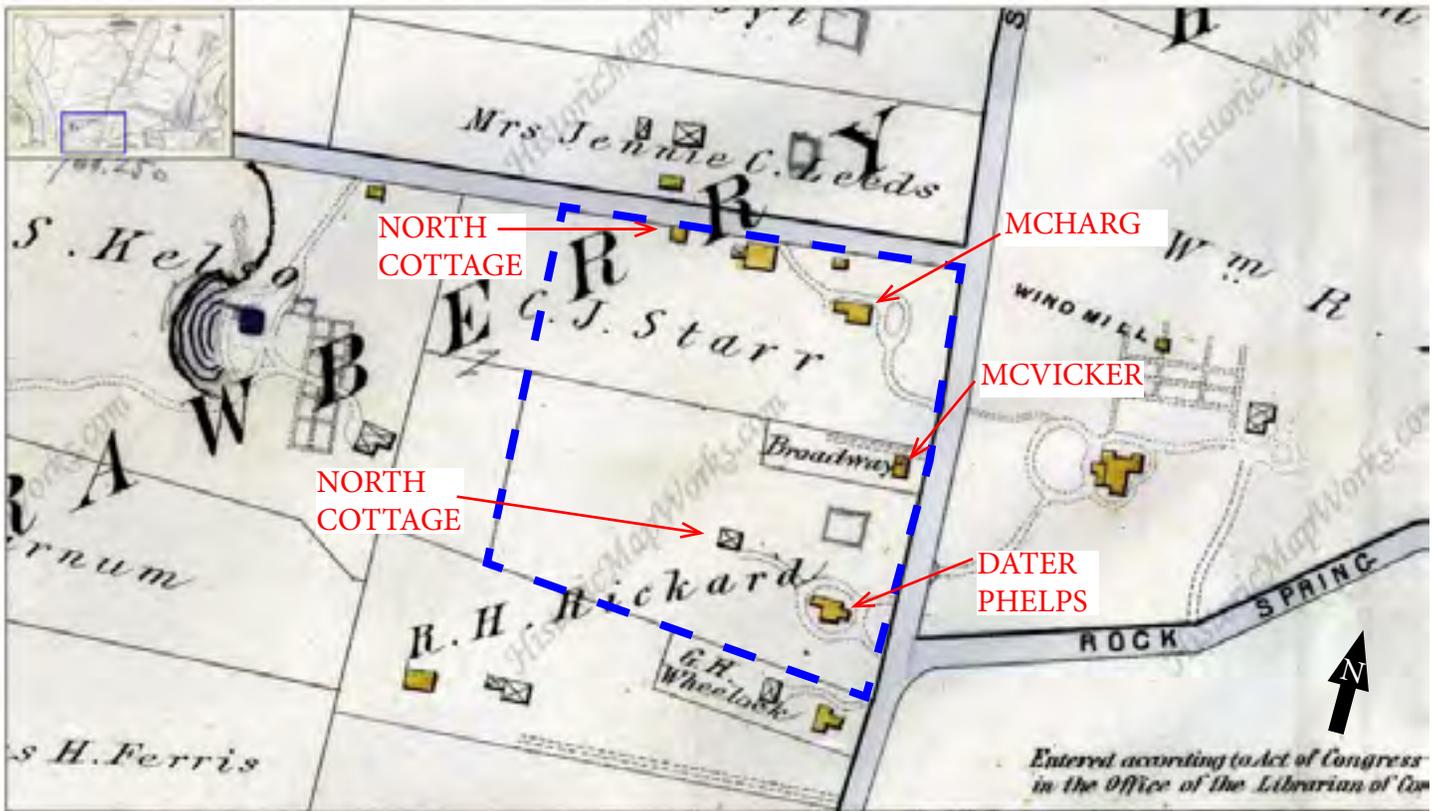


Figure 4: Detail from map of Stamford, showing Subject property
Hopkins Atlas, 1878. Blue dashed lines show approximate property boundaries as of 2016.



Figure 5: Birdseye view of Stamford
Burleigh, 1883. Red dashed lines show area of detail below.



Figure 6: Detail from birdseye view of Stamford, showing Subject property
Burleigh, 1883

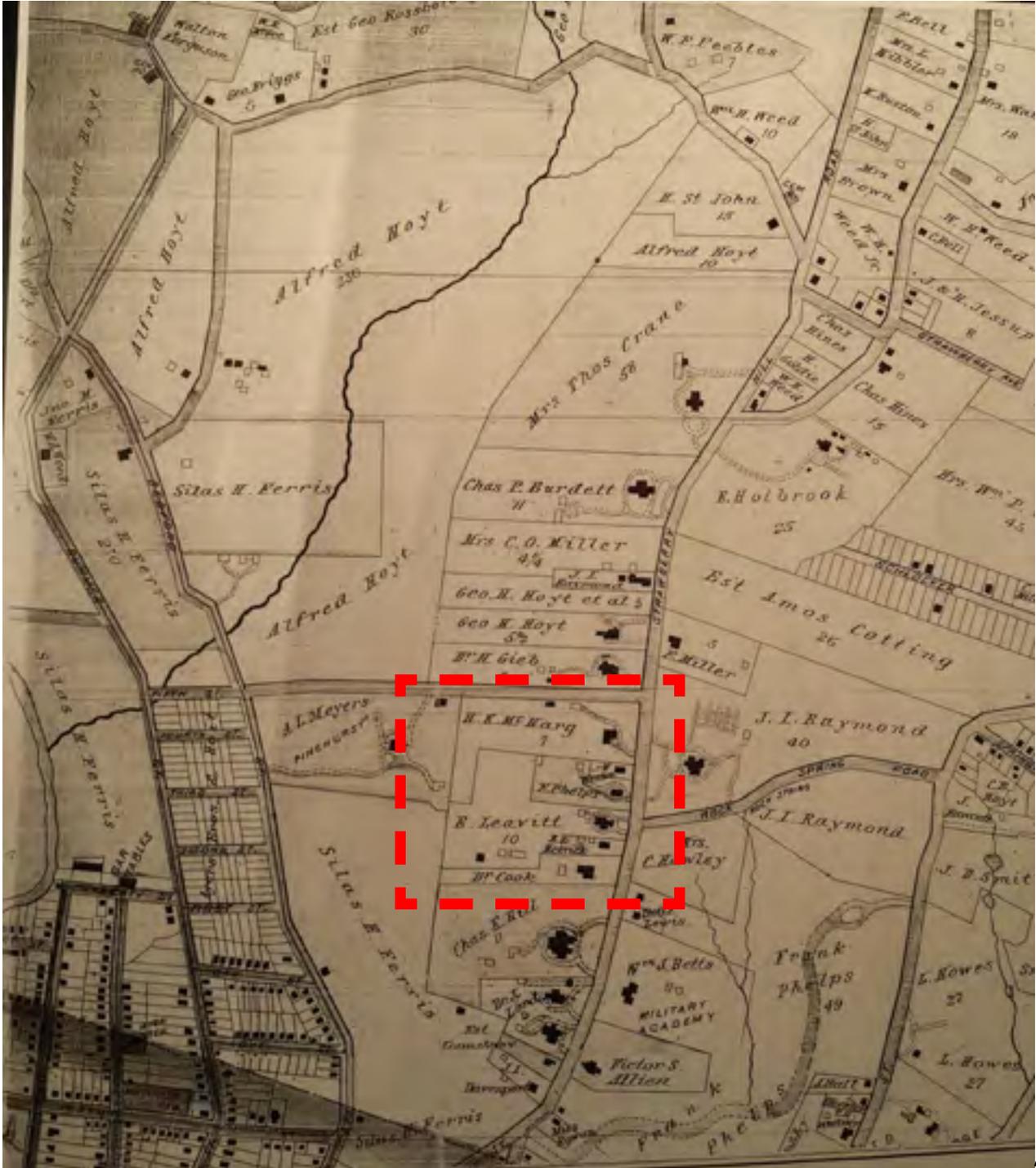


Figure 7: Detail from map of Stamford, showing Subject property and vicinity Miller Robbins, 1890. Red dashed lines show area of detail below.

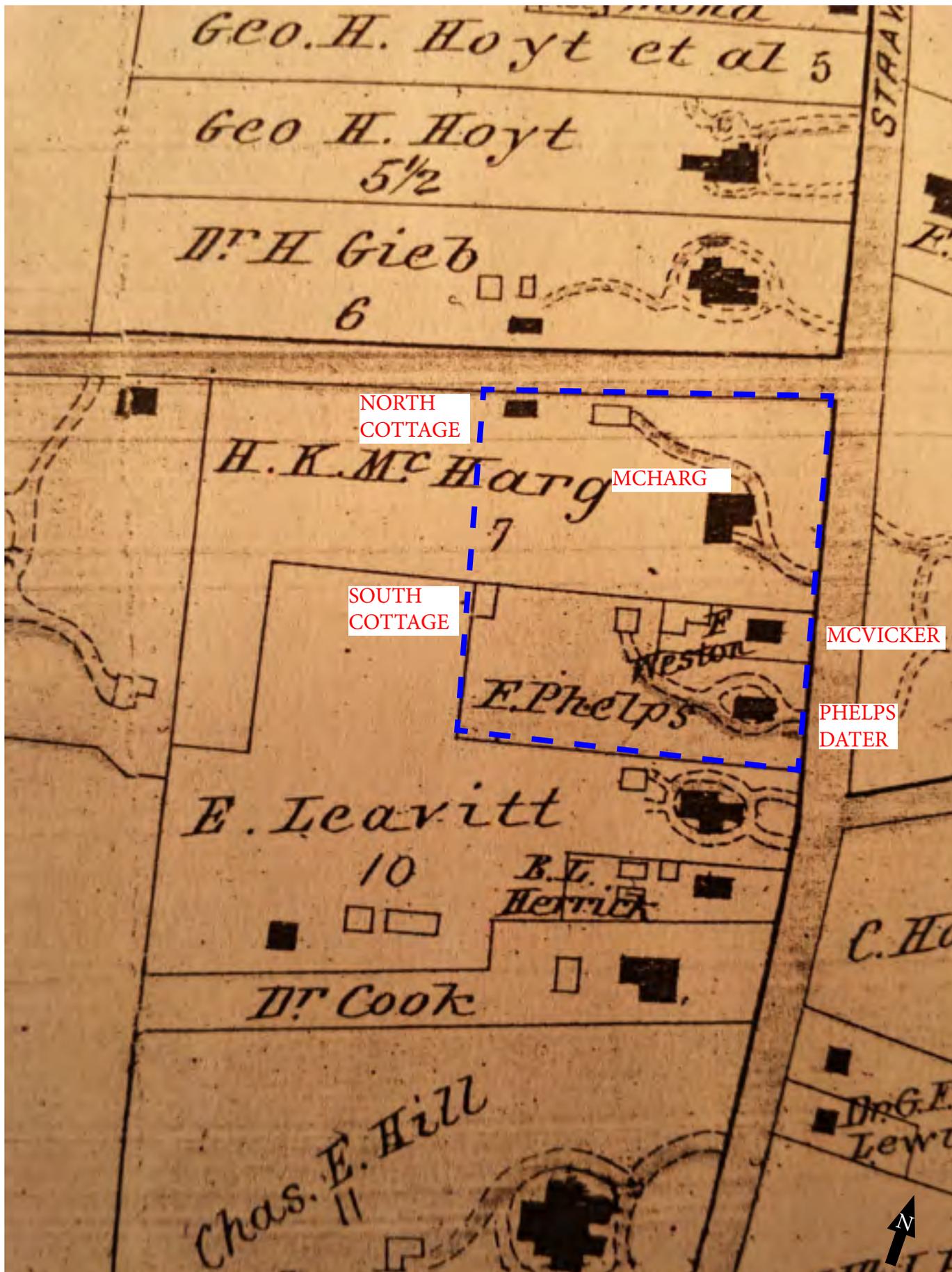


Figure 7b: Detail from map of Stamford, showing Subject property and vicinity Miller Robbins, 1890. Blue dashed line shows approximate boundaries of property as of 2016

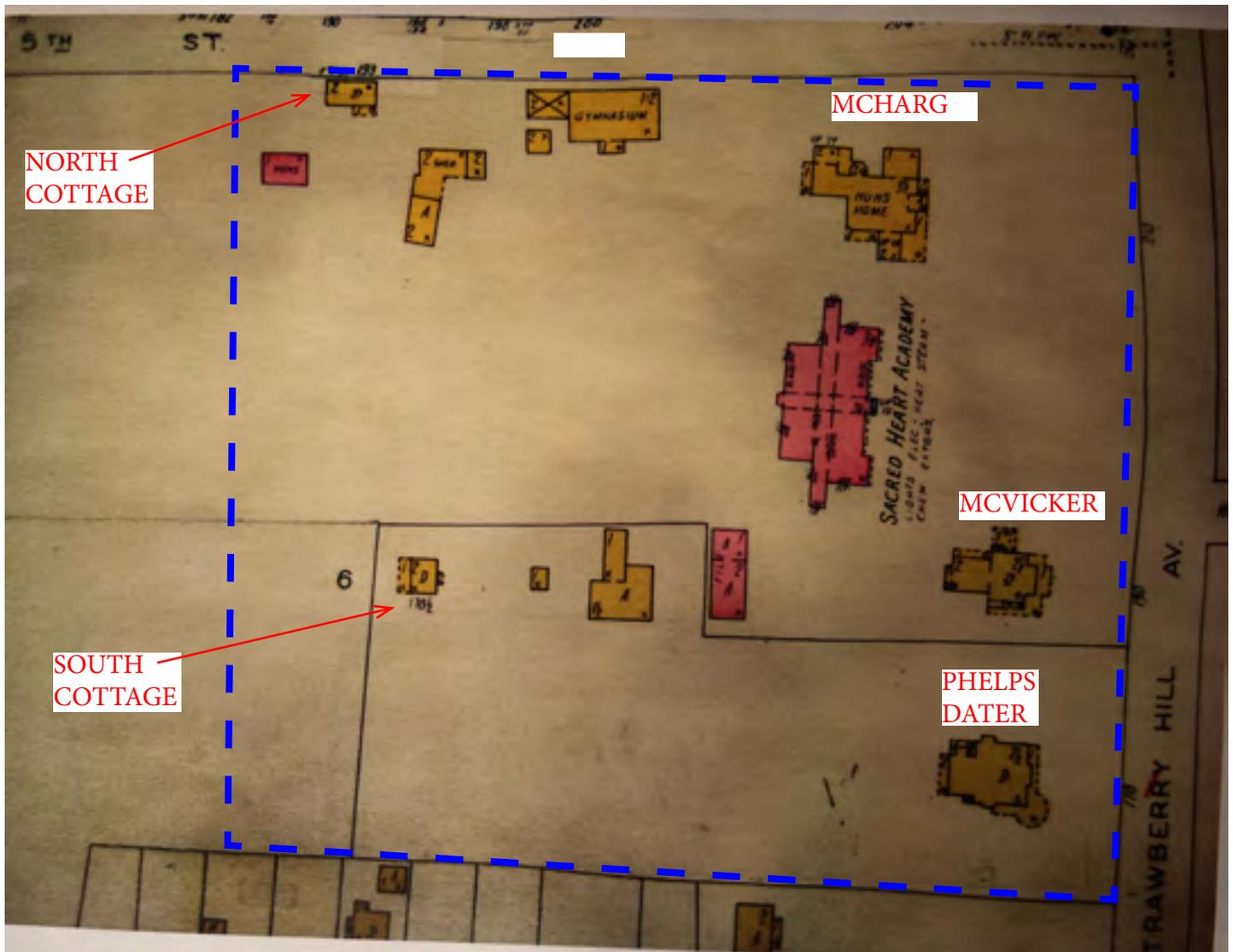


Figure 8: Detail from map of Stamford, showing Subject property and vicinity Sanborn, 1930. Blue dashed line shows approximate boundaries of property as of 2016

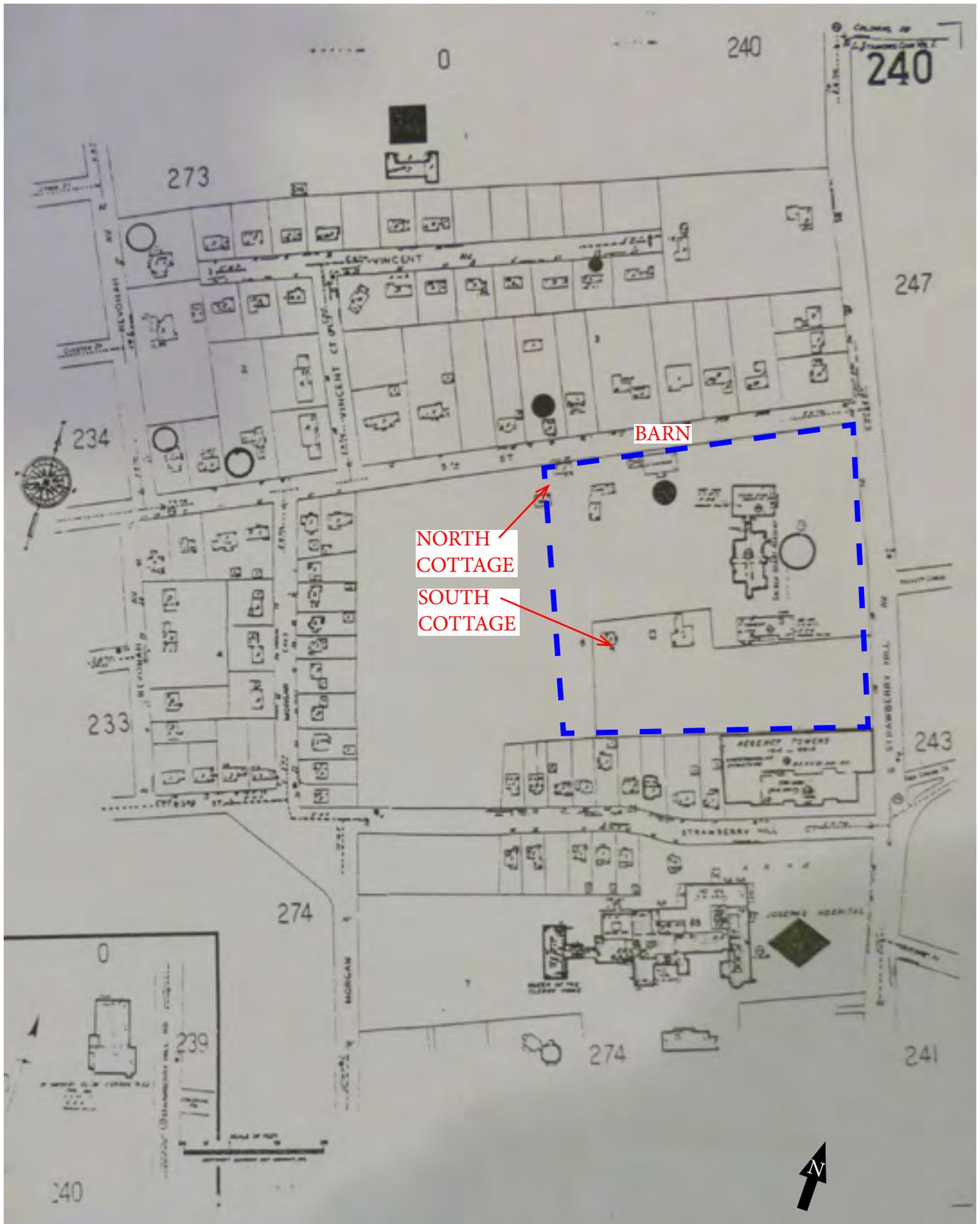


Figure 9: Detail from map of Stamford, showing Subject property and vicinity. Sanborn, 1978, from Historic Resources Inventory Blue dashed line shows approximate boundaries of property as of 2016

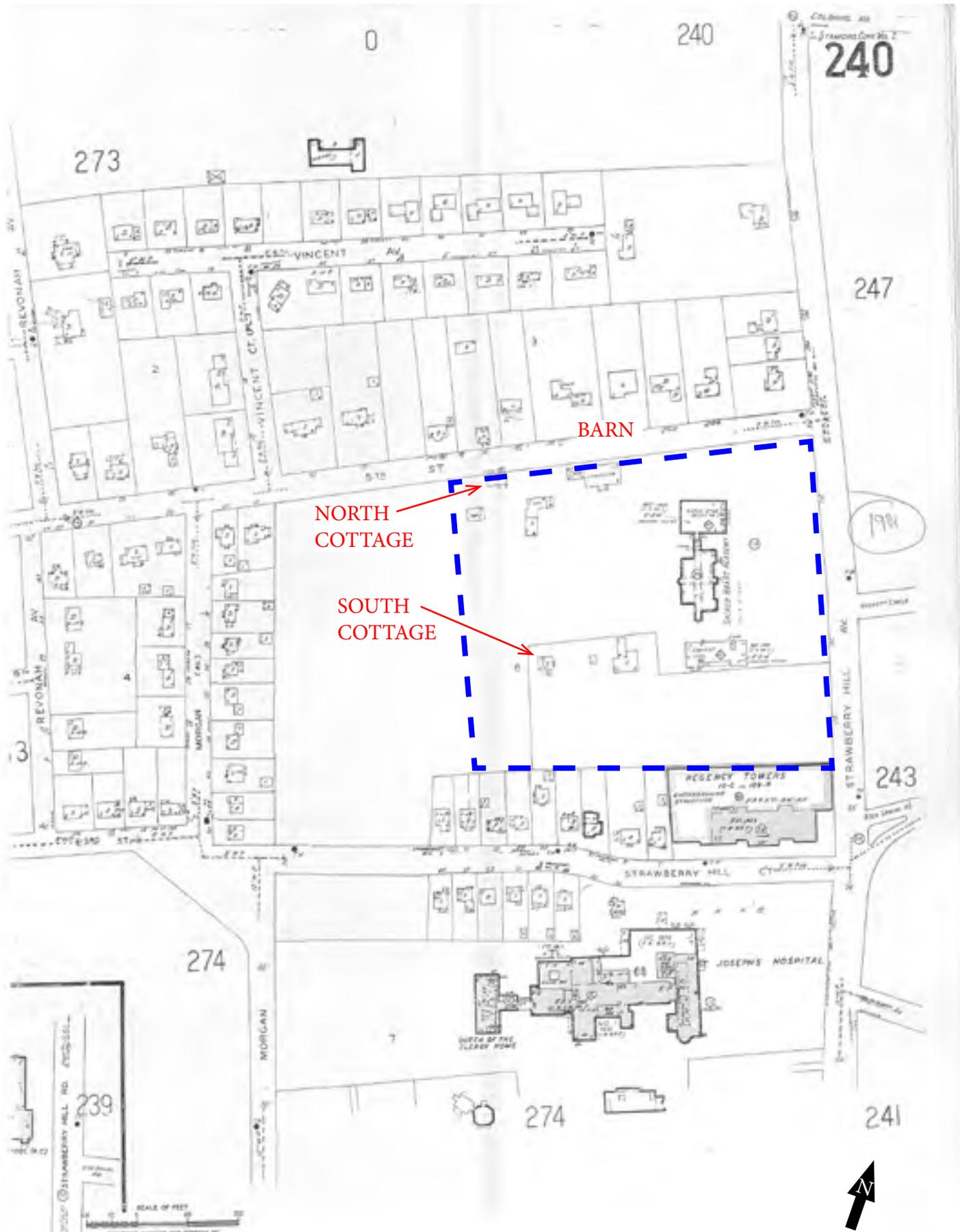


Figure 10: Detail from map of Stamford, showing Subject property and vicinity Sanborn, 1981. Blue dashed line shows approximate boundaries of property as of 2016



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

1 in = 167 ft

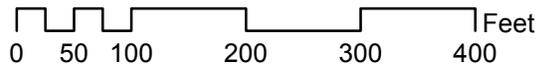


Figure 11: Aerial photograph showing Subject property and vicinity, Cottages circled
From University of Connecticut ArcGIS Server, 2007

<http://geoserver.lib.uconn.edu:8080/geoserver/MAGIC/wms?>

TITLE AND TAX CARD INFORMATION

TITLE REPORTS

W = Warranty Deed
 Q.C = Quit Claim Deed
 E.D. = Executor's Deed
 M = Mortgage

Building Name: Charles J. Starr Cottage (North Cottage)
Construction Date: c. 1872
Address: 200 Strawberry Hill Ave, Stamford, CT
Owner: City of Stamford
Nils Kerchus
Researcher:
Date: December, 2015

Grantor	Grantee	Deed Date	Book# - Page #	Area	Boundaries			Notes	
					North	East	South		West
Henry K. McHarg (1)	The Sisters of Saint Joseph Corporation of West Hartford, Conn (2)	2/1/1922	251-183	13 acres	Fifth Street	Strawberry Hill Avenue, late of Jane F. Weston, Grace C. Dater, Estate of Gertrude G. Milke, deceased	Late of Jane F. Weston, Estate of Gertrude G. Milke, deceased, Frances G. Cooper	Alfred L. Ferguson, Theodore I. Ferris	(1) Henry K. McHarg (1851-1941), Director and Vice-President of New York Stock Exchange, President of Detroit Mackinax Railroad Co. (2) Of 27 Park Road, West Hartford, CT (1) Of New York, NY (2) Price \$35,000
John J. Jones(1)	Henry K. McHarg (1)	4/2/1889	66-620	11 acres	Highway	Strawberry Hill Road, Edward Leavitt	Jane F. Weston, Mary C. Phelps, Edward Leavitt	Emily Meyers	(1) Charles J. Starr (1809-1893), co-founder of Baldwin and Starr, wholesale clothing house headquartered in New York, NY (2) Price: \$33,500
Charles J. Starr	John J. Jones	6/16/1887	66-231	11 acres	Highway	Strawberry Hill Road, Edward Leavitt	Jane F. Weston, Mary C. Phelps, Edward Leavitt	Now of Emily Myers, formerly of Leonara P. Kelso	(1) Price \$2,500. Release of Mortgage dated 3/17/1859 (2) With buildings thereon
Jonathan B. Waterbury	Charles J. Starr	2/20/1861	35-627	9 acres (2)	Highway	Highway	Highway	Philip H. Brown	(1) Price \$2,500 (2) No buildings mentioned
Charles J. Starr	Jonathan B. Waterbury	3/17/1859	36-606	9 acres (2)	Public Highway	Public Highway	Public Highway	Seth Miller	(1) Price \$3,500 (2) "a certain tract on Strawberry Hill embracing 3 lots as now fenced in quantity about 9 acres," no buildings mentioned
Jonathan B. Waterbury	Charles J. Starr	3/17/1859	36-605	9 acres (2)	Public Highway	Public Highway	Public Highway	Seth Miller	

W = Warranty Deed
 Q.C = Quit Claim Deed
 E.D. = Executor's Deed
 M = Mortgage

Building Name: Phelps-Dater Cottage (South Cottage)
Construction Date: c. 1882
Address: 200 Strawberry Hill Ave, Stamford, CT
Owner: City of Stamford
Nils Kerchus
Researcher:
Date: December, 2015

Grantor	Grantee	Deed Date	Book# - Page #	Area	Boundaries			Notes	
					North	East	South		West
Estate(1) of Grace C. Dater (2)	The Sisters of Saint Joseph Corporation of West Hartford, Conn (2)	1/9/1963	969-224		Sisters of Saint Joseph - 243', 320'	Sisters of Saint Joseph - 80', Strawberry Hill Avenue - 194'	Georgia Castro, Frank Sova, Ida Adler, Emilio Fabrizio, Frank Muskus, Ronald J. and Beverly Carson - 577'	Sisters of Saint Joseph - 249.9'	(1) Executors: Walton F. Dater, Fairfield County Trust Company, acting herein by Paul A. Peasley, its Vice-President and Trust Officer. (2) Grace (Ferguson) Dater (1874-1962), daughter of Walton and Julia (White) Ferguson, married Alfred W. Dater (1872-1938), President of Stamford Gas and Electric Company, Stamford Savings Bank (3) Price: \$75,000
Frank Phelps(1) and Mary Burtiss Phelps	Grace C. Dater	4/16/1904	106-101		William Call, formerly Jane F. Weston - 243', 320'	William Call, formerly Jane F. Weston - 80', Highway - 194'	Edward Leavitt - 577'	Edward Leavitt - 250'	(1) Frank Phelps (1845-1937), co-founder of Phelps Brothers importing and shipping firm.
Richard H. Rickard and Dorothy A. Rickard	Mary Curtis Phelps (1)	7/13/1880	59-11	2.75 acres	Charles J. Starr - 243', Jane F. Weston, 320'	Jane F. Weston - 80', Strawberry Hill Road - 194'	Dorothy A. Rickard - 577'	Dorothy A. Rickard - 250'	(1) Wife of Frank Phelps (2) Price: \$7,000 (3) No buildings mentioned

Building Name: William H. Knapp House
Construction Date: 1852
Address: 190 Strawberry Hill Ave, Stamford, CT
Owner: City of Stamford
Researcher: Nils Kerchus
Date: February, 2016

W = Warranty Deed
 Q.C = Quit Claim Deed
 E.D. = Executor's Deed
 M = Mortgage

Grantor	Grantee	Deed Date	Book# - Page #	Area	Boundaries		South	West	Notes
					North	East			
Charlotte Summer McVicker (1)	The Sisters of St. Joseph Corporation of West Hartford, Connecticut (2)	W(3)	7/19/1923 272-184		Grantee - 562'	Strawberry Hill Ave, -120'	Grace C. Dater - 320', 243' Henry K. McHarg - 40'	Grace C. Dater - 80', Henry K. McHarg - 40'	(1) Wife of Julius McVicker, of Larchmont, NY (2) A corporation organized under the laws of the State of Connecticut and located at West Hartford, CT (3) Subject to a \$10,000 mortgage held by the Stamford Savings Bank
The Strawberry Hill Sanatorium Company, Inc (1)	Charlotte Summer McVicker	W(2)	10/17/1922 261-66		Henry K. McHarg - 562'	Strawberry Hill Ave, -120'	Grace C. Dater - 320', 243' Henry K. McHarg - 40'	Grace C. Dater - 80', Henry K. McHarg - 40'	(1) A corporation organized under the laws of the State of Connecticut, acting herein by Julius McVicker, its President. (2) Price: \$10,000
George R. Franklin(1), John J. Crawford(2), & Julius McVicker	Charlotte Summer McVicker	QC	10/17/1922 261-68		Henry K. McHarg - 562'	Strawberry Hill Ave, -120'	Grace C. Dater - 320', 243' Henry K. McHarg - 40'	Grace C. Dater - 80', Henry K. McHarg - 40'	(1) Bachelor, of New York, NY (2) Widower, of New York, NY (1) Error, see Book 127- Page 214
George R. Franklin	The Strawberry Hill Sanatorium Company, Inc	Sale	10/6/1915 191-231		Henry K. McHarg - 562'	Strawberry Hill Ave, -120'	Grace C. Dater - 320', Henry K. McHarg - 243'(1)		(1) Formerly Charlotte M. Summer of Larchmont, NY
Charlotte S. McVicker (1)	George R. Franklin	W	9/27/1915 191-230		Henry K. McHarg - 562'	Strawberry Hill Ave, -120'	Grace C. Dater - 320', 243'	Grace C. Dater - 80', Henry K. McHarg - 40'	(1) Widow of William Call
Fannie Z. Call(1)	Charlotte M. Summer (2)	W	7/14/1908 127-214		Henry K. McHarg - 562'	Strawberry Hill Ave, -120'	Grace C. Dater - 320', 243'	Grace C. Dater - 80', Henry K. McHarg - 40'	(2) Wife of Alanson A. Summer, of Larchmont, NY
William Call	Fannie Z. Call	W	9/11/1902 121-497		Henry K. McHarg - 562'	Strawberry Hill Ave, -120'	Mary C. Phelps - 320', 243'	Mary C. Phelps - 80', Henry K. McHarg - 40'	(1) Executors: Morris B. Beardsley, of Bridgeport, CT; William T. Barber, of East Windsor, CT; and Frank N. Beahm, of Bridgeport, CT. (1) Of Bridgeport, CT
Estate(1) of Caroline Sanford	William Call	E.D.	6/11/1902 102-313		Henry K. McHarg - 562'	Strawberry Hill Ave, -120'	Mary C. Phelps - 320', 243'	Mary C. Phelps - 80', Henry K. McHarg - 40'	(2) The north portion conveyed to Jane F. Weston on 4/15/1889, the south portion on 2/4/1880
Frank S. Weston and Jane F. Weston	Caroline L. Sanford	W	5/3/1890 73-108		Henry K. McHarg - 562'	Prospect Street - 120'	Mary C. Phelps - 320', 243'	Mary C. Phelps - 80', Henry K. McHarg - 40'	(1) Of New York, NY (2) Price: \$2,000 (3) No buildings mentioned
Henry K. McHarg(1)	Jane F. Weston	W(2)	4/15/1889 70-680		Henry K. McHarg - 562'	Prospect Street - 40'	Jane F. Weston - 320', Frank Phelps - 243'	Henry K. McHarg - 40'	(1) Wife of Frank S. Weston, of New York, NY (2) Price: \$5,400 (3) With buildings thereon
William H. Dibble	Jane F. Weston(1)	W(2)	2/4/1880 55-747	3 roods(3)	Charles J. Starr	Highway	Richard H. Rickard or his wife Dorothy A. Rickard	Richard H. Rickard or his wife Dorothy A. Rickard	(1) Price: \$4,500 (2) With buildings thereon (1) Of New York, NY
Alfred Broadway	William H. Dibble	W(1)	5/7/1879 55-671	3 roods(2)	Charles J. Starr	Highway	Richard H. Rickard or his wife Dorothy A. Rickard	Richard H. Rickard or his wife Dorothy A. Rickard	(2) Price: \$8,000 (1) Of New York, NY (2) Price: \$6,700 (1) Of New York, NY
Peter Moller(1)	Alfred Broadway(1)	W(2)	9/14/1869 45-633	3 roods	Charles J. Starr	Highway	Richard H. Rickard or his wife Dorothy A. Rickard	Richard H. Rickard or his wife Dorothy A. Rickard	(2) With buildings thereon, on Strawberry Hill (1) Of New York, NY
Alfred Broadway(1)	Peter Moller(1)	W(2)	10/17/1866 42-275	3 roods	Charles J. Starr	Highway	Richard H. Rickard	Richard H. Rickard	(2) Price: \$8,000 (1) Of New York, NY (2) Price: \$6,700 (1) Of New York, NY
Ornan Broadway	Alfred Broadway(1)	W	3/24/1862 380624	100 rods(3)	Charles J. Starr	Highway	Jonathan B. Waterbury	Jonathan B. Waterbury	(1) Of New York, NY

William Knapp	Orman Broadway	W(1)	4/13/1859	36-653	100 rods	Starr - 320'	Highway - 80'	Jonathan B. Waterbury - 320'	Jonathan B. Waterbury - 80'	(2) Price: \$3,000 (3) With buildings thereon, on Strawberry Hill (1) Price: \$2,700
William Knapp	Stamford Savings Bank	W(1)	11/12/1852	31-639	94 rods(2)	Jonathan B. Waterbury - 321'	Strawberry Hill Road, - 120'	Jonathan B. Waterbury - 321'	Jonathan B. Waterbury - 80'	(1) Price: \$800, released 4/13/1859
Jonathan B. Waterbury	William Knapp	W(1)	11/11/1852	31-638	94 rods(2)	Jonathan B. Waterbury - 321'	Strawberry Hill Road, - 120'	Jonathan B. Waterbury - 321'	Jonathan B. Waterbury - 80'	(2) With buildings thereon (1) Price: \$352.50
										(2) No buildings mentioned

CONSTRUCTION DETAIL (CONTINUED)

Element	Cl	Ch	Description	Element	Cl	Ch	Description
Style	03		Colonial				
Model	01		Residential				
Grade	04		C				
Stories	1.5						
Occupancy	1						
Exterior Wall 1	25		Aluminum/Vinyl				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Comp				
Interior Wall 1	05		Drywall				
Interior Wall 2							
Interior Flr 1	14		Carpet				
Interior Flr 2							
Heat Fuel	02		Gas/LP				
Heat Type	02		Central Heat				
AC Type	01		None				
Total Bedrooms	03		3 Bedrooms				
Total Baths	2						
Total Half Baths	0						
Total Xtra Fixtr	6						
Total Rooms	6						
Bath Style	02		Average				
Kitchen Style	02		Typical				
Fireplace Mntny							
Fpl Gas/Prefab							
Fpl Outdoor							



OB-OU BUILDING & YARD ITEMS(L) - BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Description	Unit	Qty	Unit Price	Ext. Area	Ext. Area	Ext. Area	Unit Cost	Unit Price	Value
RP2	Porch Cover	B	24	30.00	1984	C	1	100	520			
RP4	Porch Enclsd	B	170	42.60	1984	C	1	100	5,140			
FPL1	Fireplace, Mas	B	1	4,060.00	1984	C	1	100	2,880			

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Ext. Area	Unit Cost	Unit Price	Value
BAS	First Floor	722	722		130.19		93,997
FHS	Half Story, Finished	361	722		65.10		46,999
RP2	Porch Covered	0	24		0.00		0
RP4	Porch Enclosed	0	170		0.00		0
UBM	Basement, Unfinished	0	722		25.07		18,747

Total Gross Finl Area Area: 1,083 2,360 160,743



Property Location: 200 STRAWBERRY HILL AVENUE MAP ID: 002/5611/1 Bldg Name: THE STANWICH SCHOOL State Use: 902C
 Vision ID: 9423 Account # 002-6611 Bidg #: 3 of 5 See #: 1 of 1 Card 3 of 5 Print Date: 12/31/2013 09:03

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
EX RS DWL	13	193,790	135,660
EX COM LN	21	6,947,840	4,863,490
EX COM BL	22	7,489,580	5,242,710
EX CM OTB	25	45,000	31,500
Total		14,676,210	10,273,360

PREVIOUS ASSESSMENTS (HISTORY)

Yr	Code	Assessed Value	Yr	Code	Assessed Value
2012	13	135,660	2012	13	135,660
2012	21	4,863,490	2012	21	4,863,490
2012	22	5,242,710	2012	22	5,242,710
2012	25	31,500	2012	25	31,500
Total		10,273,360	Total		10,273,360

RECORD OF OWNERSHIP
 SISTERS OF ST JOSEPH
 SISTERS OF ST JOSEPH

EXEMPTIONS
 2013 IAAK Parish House

OTHER ASSESSMENTS
 10,273,360

ASSESSING NEIGHBORHOOD
 10,273,360

NOTES
 APPRAISED VALUE (C.A.C.S. VALUE)
 Appraised Bldg. Value (Caad) 122,210
 Appraised XF (B) Value (Bldg) 8,540
 Appraised OB (L) Value (Bldg) 0
 Appraised Land Value (Bldg) 0
 Special Land Value 0
 Total Appraised Parcel Value 146,210
 Valuation Method: C
 Exemptions
 Adjustment: 0
 Net Total Appraised Parcel Value 4,802,850

BUILDING PERMIT RECORD

Permit ID	Issue Date	Issue Description	Amount	Imp. Date	St. Comp.	Date Comp.	Comments
							05/23/2012

LAND LINE UTILITIES SECTION

Zone	D	Front Depth	Front	Depth	Unit Price	1. Factor	2. A. Disc	C. Factor	Idr	Adj	Notes-Idr	Special Pricing	5. Adj Factor	Adj. Unit Price	Land Value
R75	1		0.00		0.00	0.4500	B	1.0000	1.00	0.00			0.00	0.00	0

VISION

CONSTRUCTION DETAIL (CONTINUED)

Element	Code	Description	Element	Code	Description
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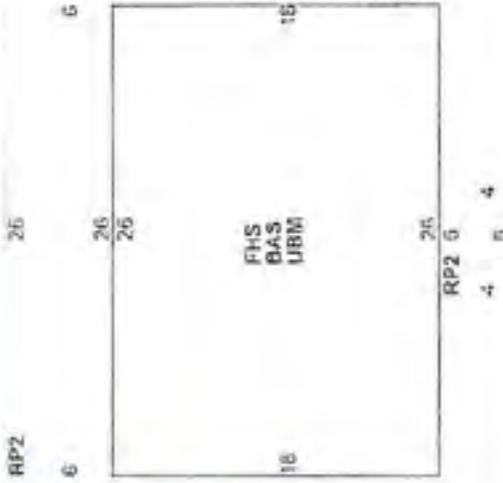
Style	03	Colonial			
Model	01	Residential			
Grade	03	C			
Stories	1.5				
Occupancy	1				
Exterior Wall 1	04	Composit			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Flr 1	14	Carpet			
Interior Flr 2					
Heat Fuel	02	Gas/LP			
Heat Type	02	Central Heat			
AC Type	01	None			
Total Bedrooms	02	2 Bedrooms			
Total Baths	1				
Total Half Baths	1				
Total Xtra Fixts					
Total Rooms	4				
Bath Style	02	Average			
Kitchen Style	02	Typical			
Fireplace Mantel	1				
Fpl Gas Prefab					
Fpl Outdoor					

MINOR USE

Code	Description	Percentage
901	Exempt Res. (MIDI-0)	100

COST MARKET VALUATION

AG Base Rate	109.38
Net Other Adj	87,070
Replace Cost	12,600.00
AVR	99,670
Dep Code	F
Remodel Rating	
Year Remodeled	
Dep %	40
Functional Obsoles	
External Obsoles	
Cost Trend Factor	
Condition	
% Complete	60
Overall % Comp	59,800
Aprrais Val	0
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Case Ovr	0
Cost to Case Ovr Comment	



OB-OU BUILDING & YARD ITEMS(L) (NE-BUILDING EXTRA FLAT) (REMB)

Code	Description	Sub	Sub Descrpt	L. B/L Area	Unit Price	Yr	Code	Qty	Cond	% Cond	Area Value
RP2	Porch Cover	B	24	30.00	1972 C	1		100	100	430	
RP2	Porch Cover	B	156	30.00	1972 C	1		100	100	2,810	

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprcc. Value
BAS	First Floor	468	468	468	109.38	51,192
FHS	Half Story, Finished	234	468	468	54.69	25,596
RP2	Porch Covered	0	180	180	0.00	0
UBM	Basement, Unfinished	0	468	468	21.97	10,282
Total Gross Living Area:						99,670



Property Location: 200 STRAWBERRY HILL AVENUE MAP ID: 002/6611/1 Bldg Name: THE STANWICH SCHOOL State Use: 902C
 Vision ID: 9423 Account #002-6611 Bldg #: 5 of 5 See #: 1 of 1 Card 5 of 5 Print Date: 12/31/2013 09:03
CURRENT OWNER SISTERS OF ST JOSEPH SACRED HEART ACADEMY 200 STRAWBERRY HILL AVE STAMFORD, CT 06902-2509
ADDITIONAL OWNERS:

UTILITIES 3 Public Sewer 4 Proposed 1 All Public 1 Paved 4 Gas
SUPPLEMENTAL DATA 111 223 B BSSD 1013 Census Tract 212 1013 Census Block 1013 Sewer Acct GIS ID: W-462-8304
OTHER ASSESSMENTS 01/01/1900 01/01/1900
RECORD OF OWNERSHIP BA-YOL PAGE SALE DATE 01/01/1900
EXEMPTIONS 2013 BAAX Parish Home
OTHER ASSESSMENTS 10,273,360
NOTES VACANT 5/12

Year	Type	Description	Amount	Code	Description	Number	Amount	Code	Jct.
2013	BAAX	Parish Home	10,273,360						

Year	Code	Description	Amount	Code	Description	Number	Amount	Code	Jct.	
2012	13	EX RS DWL	135,660	13	EX RS DWL	13	135,660	13	135,660	
2012	21	EX COM LA	4,863,490	21	EX COM LA	21	4,863,490	21	4,863,490	
2012	22	EX COM BL	5,242,710	22	EX COM BL	22	5,242,710	22	5,242,710	
2012	25	EX CM OTH	31,500	25	EX CM OTH	25	31,500	25	31,500	
Total:			10,273,360	Total:			10,273,360	Total:		

APPRaised VALUE (LIVE SCHEDULE)
 Appraised Hdg. Value (Card) 59,809
 Appraised XP (B) Value (Bldg) 3,210
 Appraised OB (L.) Value (Bldg) 0
 Appraised Land Value (Bldg) 0
 Special Land Value 0
 Total Appraised Parcel Value 14,676,210
 Valuation Method: C
 Exemptions: 10,273,360
 Adjustment: 0
Net Total Appraised Parcel Value 4,402,850

Permit ID	Issue Date	Desc	Description	Amount	Imp. Date	5% Comp.	Date Comp.	Comments	Date	Type	PS	ID	U'd	Purpose	Retain
									05/23/2012			11	00	Measure-Listed	

Line	Description	Zone	D / Front	Depth	Width	Unit Price	Area	Price	Unit Price	Area	Price	Unit Price	Area	Price	Unit Price	Area	Price
5	Exempt Res MDL-01	R75	1			0 SF	0.00	0.4500	B	1.0000	1.00	0.6000	0.85				

Line	Description	Zone	D / Front	Depth	Width	Unit Price	Area	Price	Unit Price	Area	Price	Unit Price	Area	Price	Unit Price	Area	Price
5	Exempt Res MDL-01	R75	1			0 SF	0.00	0.4500	B	1.0000	1.00	0.6000	0.85				

Line	Description	Zone	D / Front	Depth	Width	Unit Price	Area	Price	Unit Price	Area	Price	Unit Price	Area	Price	Unit Price	Area	Price
5	Exempt Res MDL-01	R75	1			0 SF	0.00	0.4500	B	1.0000	1.00	0.6000	0.85				

NET TOTAL APPRAISED PARCEL VALUE 4,402,850
LAND LINE VALUATION SECTION
BUILDING PERMIT RECORD
LAND CHANGE HISTORY

Vision ID: 9423 Account #002-6611 Bldg #: 5 of 5 See #: 1 of 1 Card 5 of 5 Print Date: 12/31/2013 09:03

STATE OF CONNECTICUT

CONNECTICUT HISTORICAL COMMISSION

19 South Prospect Street, Hartford, Connecticut 06106
(203) 566-3005

HISTORIC RESOURCES INVENTORY FORM
For Buildings and Structures

FOR OFFICE USE ONLY

TOWN NO.:

SITE NO.:

UTM: 18/ / / / /

QUAD:

DISTRICT: S NR: ACTUAL
POTENTIAL

IDENTIFICATION

- 1. BUILDING NAME: Common: _____ Historic: _____
- 2. TOWN/CITY: Stamford COUNTY: Fairfield
- 3. STREET & NUMBER (and/or location): 200 Rear Strawberry Hill Avenue (3)
- 4. OWNER(S): Sisters of St. Joseph
- 5. USE: Present: Single-family caretaker Historic: Single-family
- 6. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: yes no

DESCRIPTION

- 7. STYLE OF BUILDING: Vernacular with Italianate Elements DATE OF CONSTRUCTION: c.1870
- 8. APPROXIMATE DIMENSIONS: 20' x 28'
- 9. ARCHITECT _____ BUILDER _____



Photographer: Steven Hirschberg name: Renee Kahn Associates date: July 77-Mar. 79
 Date: July 1977-Mar. 1979 view: S/E organization: Stamford Community Development Program
 Negative on file: Stamford Historical Society address: 429 Atlantic Street

10. ADDITIONAL COMMENTS:

CONTEXTUAL HISTORIC PHOTOS



Photo 1: Starr-McHarg House

The Italianate Starr-McHarg residence was used as a convent initially, then classrooms. Later it housed a chapel and boarding rooms. The house wasn't demolished to construct the 1925 school building. Photo and research provided by Anne Goslin, from Sacred Heart's publication Golden Jubilee 1922-1972 .



Photo 2: McVicker House, Sacred Heart School, and Starr-McHarg House

This image in Sacred Heart's publication Golden Jubilee 1922-1972 shows these buildings side to side. They were used concurrently, but by the time of the 1972 publication, the Starr-McHarg House was gone. The Jubilee identifies the North Cottage as the gardener's cottage. Photo and research provided by Anne Goslin.



Photo 3: McVicker House

The Queen Anne-style MacVicker (also known as Weaver) residence was purchased in 1923. It was used for lectures and labs for four years. After the 1925 school building was finished, it served as boarding rooms. Photo and research provided by Anne Goslin, from Sacred Heart's publication Golden Jubilee 1922-1972 .



Photo 4a Dater-Phelps House, 1889
Courtesy of the Stamford Historical Society



Photo 4b: Dater-Phelps House, 1930

The Sacred Heart School used the Dater-Phelps House in the 1960s for the convent. This house belonged to the same property as the South Cottage. Photo and research provided by Anne Goslin, from Sacred Heart's publication Golden Jubilee 1922-1972. Note that earlier ornament, similar to the South Cottage, has been removed.



Photo 4c: Dater-Phelps Garden, 1930

This photograph shows a view of the garden presumably maintained by the Gardener who occupied the South Cottage. Photo courtesy of the Stamford Historical Society.

SITE PLAN AND CONTEMPORARY CONTEXT PHOTOS

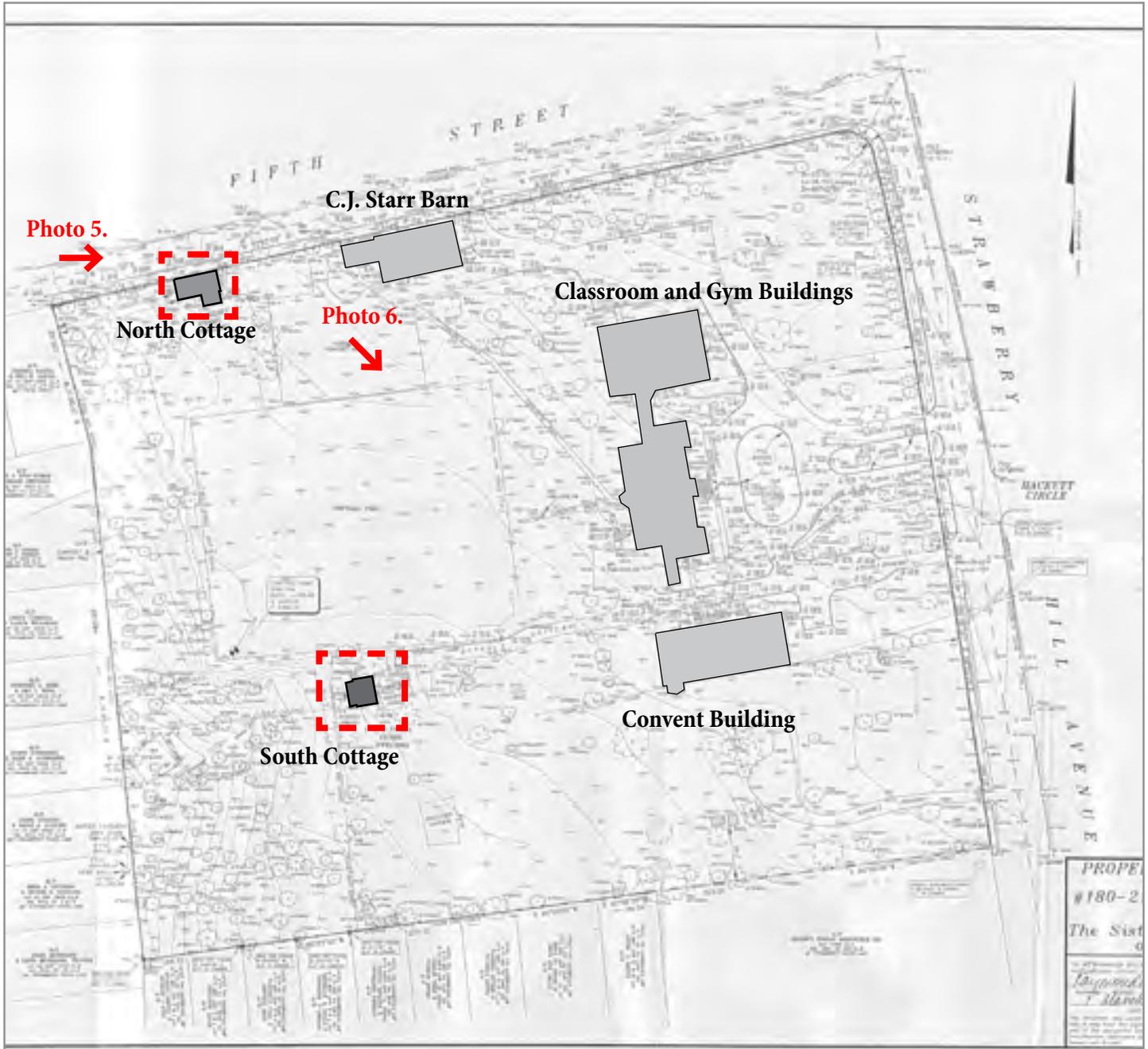


Figure 11: Site Map
200 Strawberry Avenue, Site Survey, 2007, by Redniss and Mead, provided by the City of Stamford, annotated.



Photo 5:
North Cottage, as seen from Fifth Street, looking East, with C.J. Starr Barn beyond.



Photo 6:
South Cottage, as seen from C.J. Starr Barn, looking South across existing athletic field. Note former Sacred Heart School and convent buildings to the left (eastern) portion of the photo.

NORTH COTTAGE SITE PLAN AND ELEVATIONS

Photo 8:
North Cottage, South Elevation



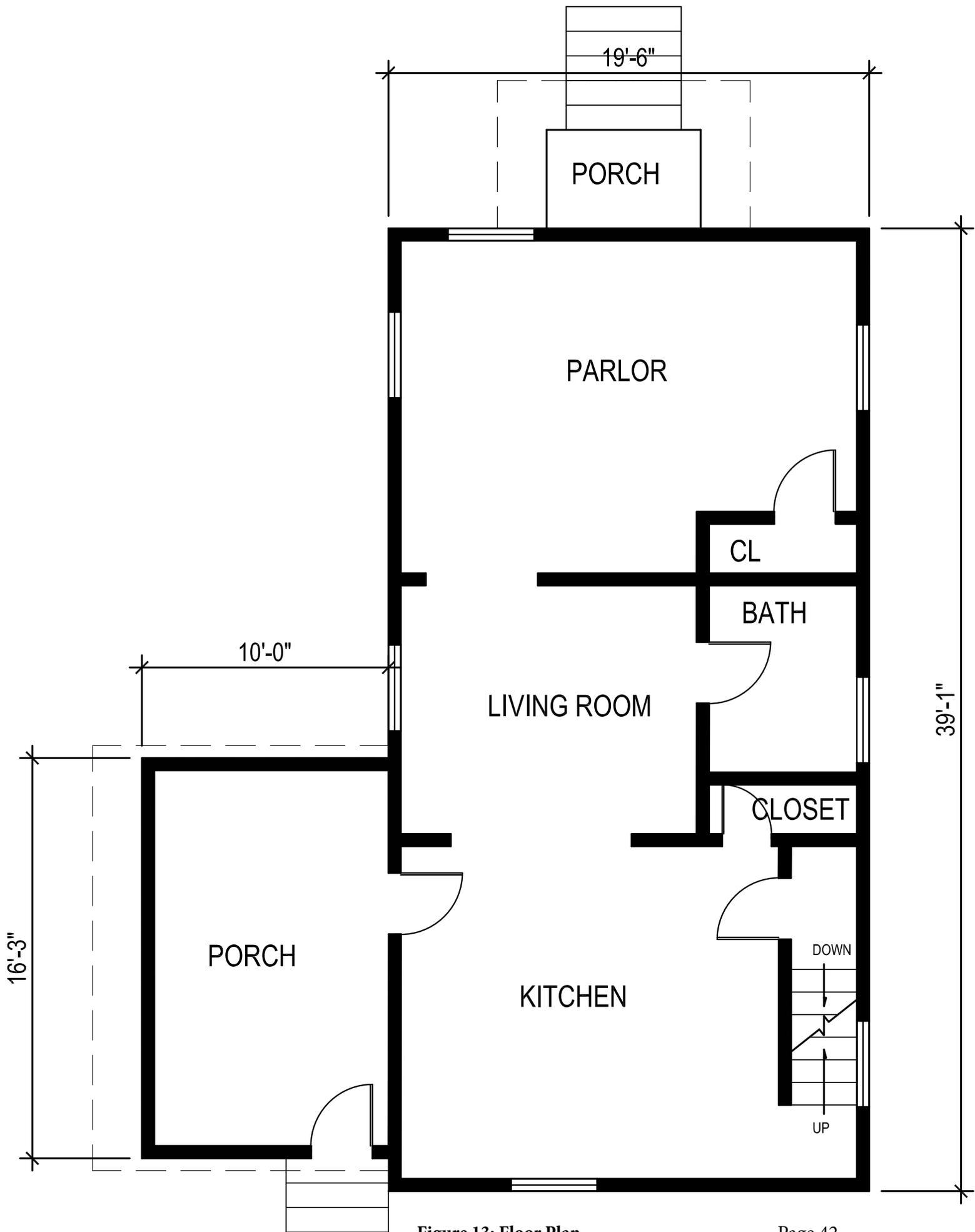
Photo 9:
North Cottage, West Elevation



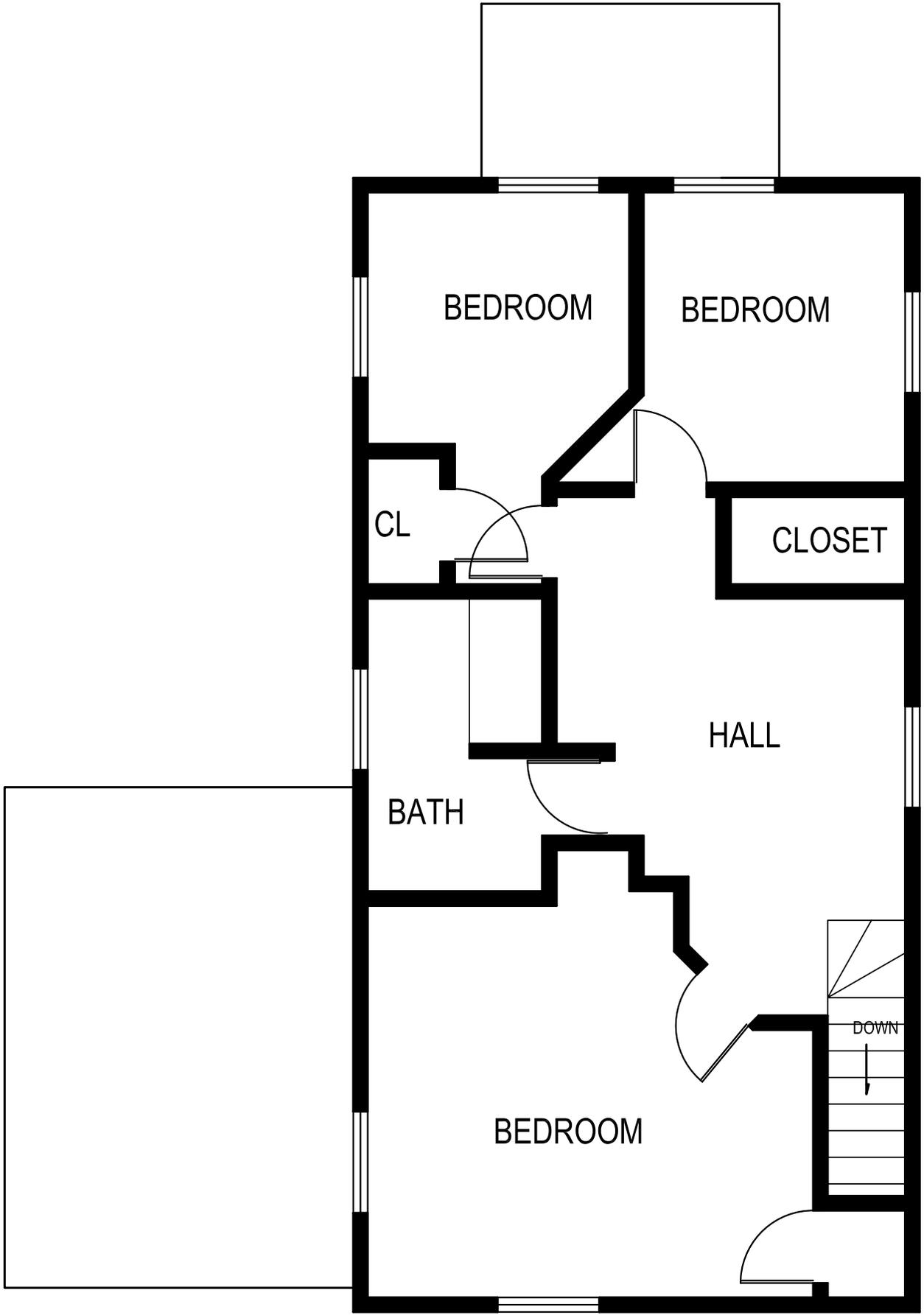
Photo 10:
North Cottage, North Elevation



NORTH COTTAGE PLANS



**Figure 13: Floor Plan
North Cottage, First Floor**



**Figure 14: Floor Plan
North Cottage, Second Floor**

NORTH COTTAGE INTERIOR DETAILS



Photo 11: North Cottage, Gas escutcheon



Photo 12: North Cottage, Door Hardware



**Photo 13:
North Cottage, Window and Radiator, second floor**



Photo 14: North Cottage, Ceiling plaster detail



Photo 15: North Cottage, Kitchen doors and moldings

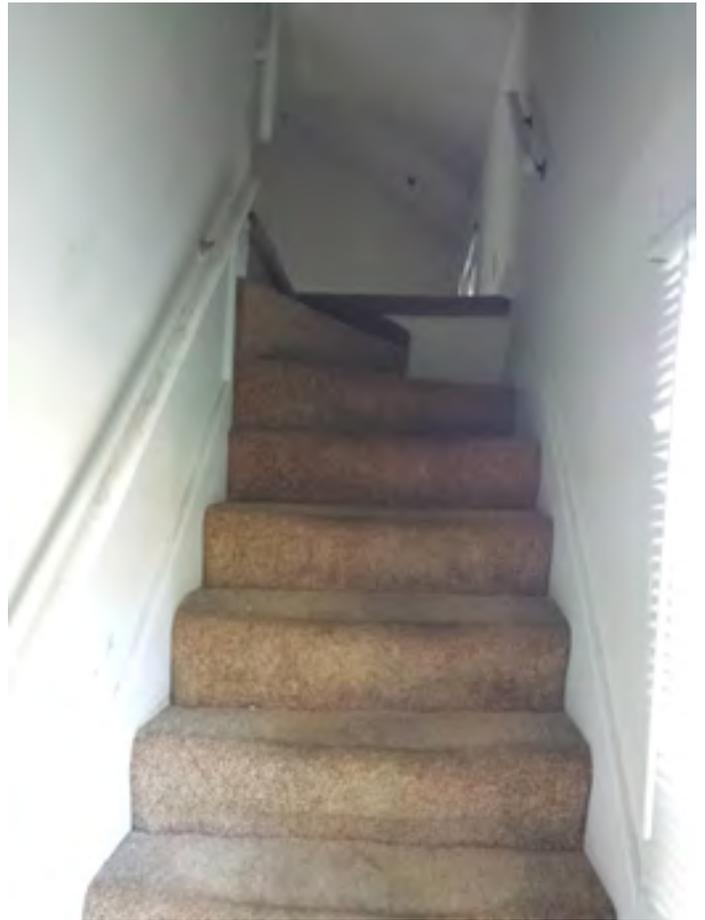


Photo 16: North Cottage, Second floor stair



Photo 17: North Cottage, Door hardware

SOUTH COTTAGE SITE PLAN AND ELEVATIONS

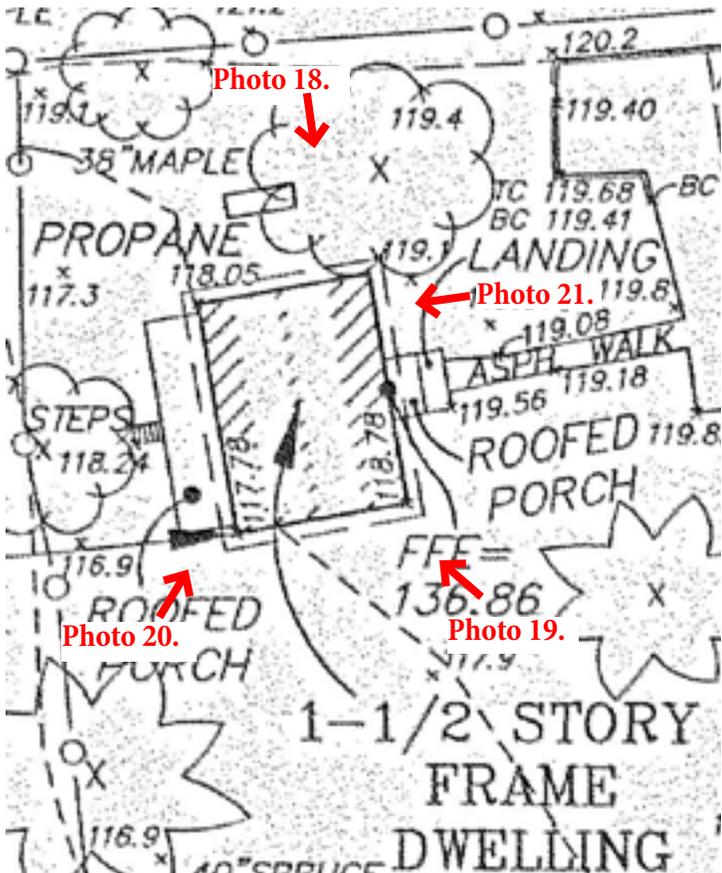


Photo 18:
South Cottage, North Elevation.

Figure 15: Detail of South Cottage from 2007 Survey, no scale.



Photo 19:
South Cottage , Southeast elevation.

Photo 20:
South Cottage, Southwest Elevation.



Photo 21:
South Cottage, East Elevation.



SOUTH COTTAGE EXTERIOR PHOTOS AND DETAILS



Photo 22: South Cottage, Exterior Canopy Detail



Photo 23: South Cottage, Exterior Gable Truss



Photo 24: South Cottage, Exterior Gable Truss Detail



Photo 25: South Cottage, Exterior Rake Detail



Photo 26L South Cottage, Exterior Canopy Detail



Photo 27:South Cottage, Interior photo



Photo 28: South Cottage, Interior photo