

Buckeye Terminals LLC

Five TEK Park, 9999 Hamilton Boulevard, Breinigsville, PA 18031



Determination of Eligibility Report

**Cottage 17 - Reservoir Road
Cottage 29 - Bow Lane**

for the
**Kleen Energy Delivery Pipeline Project
12-inch RW999KN Pipeline Project**

City of Middletown, Middlesex County, Connecticut

Submitted to

Connecticut Commission on Culture & Tourism
Historic Preservation and Museum Division
One Constitution Plaza, Hartford, CT 06103



STV Project No.: 30-13634
June 2009

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1. PROJECT BACKGROUND

Buckeye Pipeline and Kleen Energy are working in conjunction to construct an ultra low sulfur diesel pipeline and a power plant in the town of Middletown, Connecticut. As a component of that undertaking, the City of Middletown has requested Buckeye assume the responsibility for the demolition of two city-owned blighted properties, identified as Cottage 17, Reservoir Road and Cottage 29, Bow Lane.

In March, 2009, STV initiated contact with the Historic Preservation and Museum Division of the Connecticut Commission on Culture & Tourism, the State Historic Preservation Office (SHPO), to ascertain what documentation would be needed to complete Section 106 review and compliance for Cottage 17 and Cottage 29.

A response from SHPO on May 18, 2009 stated Cottage 17 and Cottage 297 "possess important historic association with and reflects significant ancillary functions of Connecticut Valley Hospital. This office believes that Cottage 29 and Cottage 17 are eligible for listing in the National Register." A copy of this letter may be found in Appendix A.

Based upon existing conditions and associated history, STV believes a reevaluation of the National Register determination for each resource is justified. STV commenced fieldwork and background research to assess existing conditions and analyze the history of ownership and use of each resource in relation to the overall mission of the Connecticut Valley Hospital. In addition to the Historic Preservation and Museum Division, resources consulted in order to identify and provide a context for evaluating cultural resources include the Middlesex County Historical Society, the City of Middletown Recorder of Deeds Office, the City of Middletown Department of Planning, Conservation and Development, the City of Middletown Department of Public Works, the Connecticut Valley Hospital Plant Facilities Department, the Russell Library, interviews with former hospital employees and relevant Internet sites. As a component of project-related fieldwork, STV secured permission from the City of Middletown Department of Public Works to gain access to the property and interior of Cottage 17 and Cottage 29.

2. AREA OF POTENTIAL EFFECT

In accordance with regulations of the Advisory Council on Historic Preservation (36 CFR 800.4(a) (1) and 36 CFR 800.2 (c)) guidelines outlined in the Secretary of Interior's Standards and Guidelines for Preservation Planning, Identification and Evaluation (36 CFR 44716-44729), this study utilizes historic contexts to identify and evaluate historic resources within the Area of Potential Effect (APE). The APE is defined as "the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character of or use of historic properties, if any such properties exist. The APE is influenced by the scale and nature of the undertaking and may be different for different kinds of effects caused by the undertaking" (36 CFR 800.16d). The APE includes resources that may be directly or indirectly impacted by project activities, including acquisition of property, property easements, and audible and/or visual effects.

The field view indicated the presence of the two resources identified for demolition, Cottage 17, Reservoir Road and Cottage 29, Bow Lane. Prior to 2005, both structures had been owned by

the State of Connecticut and under state ownership were associated with the operations of the nearby Connecticut Valley Hospital. The main campus of the Connecticut Valley Hospital was listed as an historic district in the National Register in 1985; Included among the district's resources are a number of cottage style residences which reflect both the hospital's development and its use of buildings to house selected patients in a less institutional living environment. Both Cottage 17 and Cottage 29 were excluded from the National Register boundary.

STV initiated fieldwork in May 2009 to develop an APE for each identified resource and to assess the National Register eligibility of Cottage 17 and Cottage 29. Topography and vegetation can impact the view shed and should be considered. Accordingly, the identified APE for each resource includes all standing structures, the location site of no longer standing outbuildings and all historically associated property within immediate visual range.

3. HISTORIC NARRATIVE

Connecticut General Hospital for the Insane (Connecticut Valley Hospital)

The founding of the Connecticut General Hospital for the Insane signified the state's first major public commitment to institutional care for the mentally ill (PAL: 8).

By the standards of the rest of the nation, Connecticut was somewhat backward in supplying public asylum facilities for its insane population. By 1860, twenty-eight of thirty-three states supported public institutions for the insane (Ibid: 10-11).

The design of the hospital's first building, Shew Hall, was carefully planned to compliment the regimen of moral treatment; as was the overall plan of the outside environment. Grounds and buildings were located and designed to avoid the impression patients were in a "place of punishment," the park-like ground and handsomely detailed buildings were important elements of both hospital design and philosophy (Ibid: 10-11).

The partially complete hospital opened in 1868 and by 1871, with an average of 233 patients, it was already overcrowded. Despite desperate overcrowding, no new construction occurred until 1881 when the Connecticut State Legislature approved the hospital's first major addition (Ibid: 12).

Overcrowding chronically plagued the hospital throughout the nineteenth and early twentieth century. One of the alternatives utilized as early as 1872 to ease the pressure of overcrowding was the adoption of the popular cottage system; in that year, two houses south of the hospital were purchased and prepared for 14 male and 16 female patients. This system allowed for the creation of small isolated houses for chronic or unruly patients. It was viewed strictly as a temporary measure, and designed to provide a less institutional environment, while maintaining personal treatment. The surviving examples of these structures date from the mid-nineteenth through the mid-twentieth century and include houses purchased by the hospital and buildings specifically constructed for patient use (Ibid: 11, 17).

No information has been found documenting the use of either Cottage 17 or Cottage 29 for patient housing. Additionally, the significant physical distance of the Reservoir Road and Bow Lane Cottages in relation to the hospital campus suggests the minimal importance of each

structure within the overall hospital community and its relative insignificance to the hospital's mission of providing treatment to the mentally infirm.

4. HISTORIC RESOURCES

4.1 Cottage 17, 375 Reservoir Road

The Cottage 17 site on the south side of Reservoir Road includes the altered mid-nineteenth century frame cottage and two smaller deteriorating outbuildings to its rear, a brooder house and garage. A combined poultry house and barn, at one time the property's largest structure, was demolished sometime after 1967 (Plant Facilities archives). Cottage 17 is one of several houses which were either purchased by the Connecticut Valley Hospital or specifically constructed for hospital use. Cottages located on the hospital campus more accurately reflect the historic association with the hospital's mission and goal. Off campus cottages, of which Cottage 17 is one example, are less able to reflect that historic association due to their isolated surrounds and primary historic use as support staff residences.

On Walling's 1859 *Map of Middlesex County*, this site is vacant; the dwelling may have been constructed shortly thereafter. On October 29, 1861, William Harris of Clinton, Middlesex County sold two tracts of land to Oliver Harris at a cost of \$1,940. The first tract was described as containing sixteen acres with a dwelling house and barn; the second tract was described as being forty-four acres more or less with no mention of any standing structures (Recorder of Deeds, Volume 93, Page 163).

The 1874 Beers *Map of Middlesex County* associates a dwelling at this location with a D. Harris. On October 24, 1875 Oliver Harris of Prospect Hill, South Farms transferred the property to Thomas Wilcox and Seldon T. Hull, operators of a country store at South Farms as "I am justly indebted to such grantors by the sum of one thousand dollars promissory note (Volume 107; Page 510; Middletown Portland City Directory 1875-76).

Daniel Donovan acquired the property from Seldon Hull in March 1878 at a purchase price of \$1,400; the site was described as a tract of land on Prospect Hill so called at South Farms containing 48 acres more or less with the dwelling house and barn thereon (Volume 110; page 231). A 1906 City Directory identifies Daniel Donovan as a farmer in the Hubbard District. In March 1918, Dennis Donovan and his wife Mary acquired full title to 45 acres in two transactions, from Margaret Donovan, widow of Daniel, and from John Donovan, who had retained a one-fourth interest in the site. In 1918 and 1921 city directories, Dennis Donovan is identified as a farm hand. Dennis and Mary Donovan sold the property to M. L. Kowalczyk in March 1923; the property remained in the Kowalczyk Family until it was sold to the State of Connecticut for use by the hospital at a cost of \$15,000 in June 1949. The property passed out of hospital use when the site was sold by the State of Connecticut to the City of Middletown in 2005 (Volume 154; Pages 132 and 133; Volume 141; Page 149; City Directory, 1918, 1921).

Under hospital ownership, the Cottage 17 property initially served a dual function, the dwelling providing residence for hospital support staff and the adjoining outbuildings and land utilized for agricultural production. Employees associated with specific hospital functions were expected to be on call 24/7 thus the provision of housing would simultaneously meet the needs of an employee and his family and provide convenient travel time to the hospital campus (Wilcox; Reed). Until 1963, Connecticut Valley Hospital engaged in a variety of farming operations,

many of which utilized land on the hospital's main campus. A dairy farm processed, bottled and supplied milk to staff and patients. A chicken farm and piggery operated nearby (Wilcox; Reed).

Albert Brevault, who lived in the house from 1955-1973, served as herdsman for the hospital dairy until 1963 and then, when agricultural operations were terminated, worked for the hospital facilities department; a preceding occupant, whose name is not recalled, also served as herdsman during his 1949-1955 occupancy of Cottage 17. The house's last tenant, Warren Reed, served as the hospital's facilities engineer from 1987 to 2002 and occupied the dwelling from 1992 to about 1999, since which time the house has been vacant. The land surrounding Cottage 17 had been used for agricultural purposes, specifically to gather hay which was used as cattle feed; hospital patients were often utilized for work detail. The deteriorating brooder house and garage and the now-fallow fields to the rear of the dwelling are the surviving remnants of this agricultural association (Brevault; Reed).

Although the Cottage 17 property has been associated with the workings of the Connecticut Valley Hospital, its era of ownership under the period of National Register eligibility (pre-1959) was brief, spanning the years 1949 to 1959.

The residential use of Cottage 17 does not reflect the hospital's mission, the care and treatment of the mentally incapacitated. Cottage 17 was never used to house patients, provide patient treatment or house medical personnel instrumental in patient care. Cottage 17 was one of four structures used as farm residences, the other three being Cottage 29, Cottage 18 and a structure that no longer exists on the site of Middlesex Community College (Brevault; Reed).

The Historic Resource Inventory form prepared in 1997 for Cottage 17 identified the structure as "an employee residence sited back from the road in an isolated part of the campus" and notes "although this style dates from the nineteenth century, alterations have affected its integrity in terms of architectural style." This Historic Resource Inventory form did not include an evaluation of this resource for National Register listing. A copy of the Connecticut Inventory of Historic Properties form prepared for Cottage 17, the Cottage 17 Garage and the Cottage 17 Brooder House may be found in Appendix B. Photographs illustrating the present condition of the property may be found in Appendix C. Historic and present day maps of the site are located in Appendix D.

The 1999 *Preservation Plan for Connecticut Valley Hospital* identified historic and architectural resources and assessed their historic and architectural significance. The preservation plan identified Cottage 17 as being of "low to moderate architectural quality" and in "poor to good condition." Rating campus structures on four priority levels, Priority 1 being the highest and Priority 4 being the lowest, the Preservation Plan classified Cottage 17 as being in the Fourth Priority tier for preservation.

In May, 2009 the Connecticut Historic Preservation Office determined Cottage 17 as eligible for listing in the National Register as the resource "possesses important historic association with and reflects significant ancillary functions of the Connecticut Valley Hospital."

Under National Register Criterion A, to be considered eligible for listing in association with an event which has made a significant contribution to the broad patterns of our history, the property must be associated with one or more events important in the defined historic context. This association could be with a single event or a pattern of events, repeated activities or trends such

as those associated with the development and on going treatment provided by the Connecticut Valley Hospital. The event or trend however “must clearly be important within the associated context; moreover the property must have important association with the events or historic trends, in this specific case with the provision of mental health care. Equally important, a property is not eligible if its associations are speculative. Mere association with historic events or trends is not enough in and of itself to qualify for National Register listing on the basis of historic association. The property’s specific association must be considered important as well. The property must have important association with the event or historic trend, and it must retain historic integrity.

Aesthetically and functionally, Cottage 17 does not reflect the mission and function of the Connecticut Valley Hospital. The dwelling is representative of a substantially-altered single family dwelling which reflects its periods of construction and renovation.

These mid to late 20th century alterations include the removal of the original porch structure, construction of the cobblestone entrance porch, removal of and replacement of original windows (presently covered with plywood), vinyl capping of exterior openings, and vinyl siding of the wood frame exterior. In combination with subsequent interior remodeling, alteration, and deterioration, these exterior modifications have seriously compromised the structure’s historic integrity. The dwelling is unable to reflect its late nineteenth century origins, its use from the late 19th to mid to 20th century as a working farmhouse, and its subsequent hospital-associated agricultural use.

The significance of Cottage 17 and its use as employee housing within the context of the overall mission of the hospital and its role in the development and provision of treatment for those suffering varying degrees of mental incapacity is, at best, marginal. The use of this dwelling as a residence for members of various administrative positions including an assistant business manager and plant facilities personnel and their families in itself is not germane to the historic role of Connecticut Valley Hospital in its treatment of mental disorders.

Under National Register Criterion B, Cottage 17 has no known association with an individual whose specific contributions to history can be identified and documented.

Under National Register Criterion C, the association of this residence with the mission and function of the Connecticut Valley Hospital is not reflected in its exterior and interior appearance, ornamentation or layout; the dwelling is representative of a typical single family dwelling of its periods of construction and renovation. Although originally constructed in the mid 19th century, the exterior appearance of Cottage 17 reflects substantial late mid to late 20th century alterations which have removed or hidden most of the exterior historic fabric. Under Criterion C, Cottage 17 and its two adjoining outbuildings do not embody distinctive characteristics of a type, period, or method of construction, do not represent the work of a master, do not possess high artistic value, and do not represent a significant and distinguishable entity whose components lack individual distinction. Cottage 17 is a significantly altered example of a common mid-19th century farm house.

Accordingly, based upon the criteria outlined for National Register listing in the National Register Bulletin “How to Apply the National Register Criteria for Evaluation”, Cottage 17 appears individually ineligible for listing in the National Register of Historic Places.

This determination has been made in accordance with the National Register Bulletin entitled "How to Apply the National Register Criteria for Evaluation" (National Park Service 1988), National Register Bulletin 18, *Guidelines for Evaluating and Documenting Rural Historic Landscapes*" (National Park Service 1989, revised 1999) and *National Register Bulletin 22, Guidelines for Evaluating and Nominating Properties that Have Achieved Significance Within the Past Fifty Years* (Washington, D.C.: National Park Service, 1979 revised 1990, 1996, 1998).

4.2 Cottage 29, Bow Lane

Cottage 29 dates from the mid-nineteenth century and is one of several houses which were either purchased by the Connecticut Valley Hospital or specifically constructed for hospital use. Cottages located on the campus more accurately reflect the historic association with the hospital's mission and goal. Off campus cottages, of which Cottage 29 is one example, are less able to reflect that historic association due to their isolated surrounds and primary historic use as support staff residences.

Deed references in 1860 and 1899 note the presence of an existing dwelling on the property. Walling's 1859 *Map of Middlesex County* associates a dwelling at or near this site with C. Lawrence. The Beers 1874 *County Atlas of Middlesex* notes the presence of a dwelling recessed from the road which is associated with C. H. Williams. The 1907 *Map of the South Williams Tract of the Connecticut Hospital for Insane* illustrates the outline of a dwelling which approximately corresponds to the dimensions of the existing residence and identifies the site as the Charles Williams Homestead, Connecticut Valley Hospital North Williams Tract. While the core of the existing dwelling may date to the first or second quarter of the nineteenth century, exterior and interior elements reflect a substantial renovation/expansion which occurred about the turn of the twentieth century, but uncertainty exists as to whether these alterations occurred prior to or following the hospital's 1899 purchase of the property. Present conditions suggest the dwelling underwent a substantial interior renovation in the mid-twentieth century (Recorder of Deeds: Volume 91, Page 327; Volume 127, Page 382).

On June 13, 1899 in return for \$1 and other considerations, Charles H. Williams sold two certain pieces of land situated in the Bow Lane district to the trustees of the Connecticut State Hospital for the Insane. This site was described as the "Home Lot" containing fourteen and one half acres more or less with the dwelling house and barn thereon. The second parcel known as the "South Lot" "contained fifteen and a half acres more or less with barn thereon situated on the south side of the highway." Charles Lawrence had previously conveyed these parcels to Charles Williams on January 3, 1860 (Volume 91, Page 327; Volume 127, Page 382).

The above-described property appears to have been part of a larger transaction, the dwelling site a portion of a ten acre parcel identified as containing the "dwelling house and other buildings thereon being my homestead" the first of three parcels, which was acquired by Charles Williams from Charles Lawrence on January 3, 1860; the second of these parcels containing 15 acres appears to correspond to the site in the later deed described as the "South Lot".

The remaining forty-acre parcel in the 1860 transfer may be the land conveyed by Charles Williams in two transactions to the Connecticut State Hospital, the first totaling one acre which was transferred on July 22, 1890 and the second (and larger) containing thirty-nine acres, was acquired by the hospital in January 1897 (Volume 119, Page 123; Volume 123; Page 651).

Charles Williams may have remained living in the house after the property was acquired by the hospital; Williams is identified in an 1895-96 Middletown-Portland Directory as a farmer living on Bow Lane; and following the hospital purchase was identified in the 1905 Middletown-Portland Directory city directory as a farmer living on Bow Lane and being in the employ of Connecticut Valley Hospital (City Directory, 1895-1896, 1906).

From the time the property was acquired by the hospital, the site served a dual function, the dwelling providing residence for hospital staff and the adjoining outbuildings and land were utilized for agricultural production, workers for which were recruited from available and able-bodied patients. The adjoining agricultural lands were part of a substantially larger area utilized for raising domesticated animals and harvesting crops for the hospital community. The hospital engaged in significant agricultural related operations until 1963, when this undertaking ceased. As far as has been documented, Cottage 29 was never used for patient housing or patient treatment; residential use appears to have been limited primarily to employees associated with the hospital's former agricultural program and later with the hospital's building facilities and departments. Employees associated with specific hospital functions were expected to be on call 24/7 thus the provision of housing would simultaneously meet the needs of an employee and his family and be of convenient travel time to the hospital campus (Wilcox; Reed).

Included among the employees calling Cottage 29 home was a Mr. Penfield, who served as an assistant business manager to the hospital in the 1940s and 1950s, and Larry Scoville, a psychiatric aide at the rehabilitation hospital, who is believed to have called Cottage 29 home in the early 1960's. Larry Wilcox, the hospital's assistant fire chief from 1959 to 1999 retirement, lived in Cottage 29 from 1981 until his 1999 retirement. The use of the house had initially been offered to the fire chief, Wilcox's superior, and when the offer was declined, the residence was made available to Wilcox. Thomas Ford, Plant Facilities Manager II, occupied Cottage 29 from 1999 until the property was acquired by the City of Middletown in 2005 (Wilcox; Brevault; Reed; Ford).

Those lands adjacent to Cottage 29 no longer serve an agricultural function. A barn located on the south side of Bow Lane and four outbuildings set to the rear of the dwelling formerly served the needs of agricultural production. The change in use of the landscape from agricultural production to fallow field and the demolition of each of these outbuildings seriously inhibits this resource's ability to reflect its agricultural heritage as a component of hospital care and treatment.

The Historic Resource Inventory form prepared in 1997 for Cottage 29 identified the structure as "an employee residence situated back from the road in an isolated part of the campus" and described the single family dwelling "is representative of an early twentieth century cottage." This Historic Resource Inventory form did not include an evaluation of this resource for National Register listing. A copy of the Connecticut Inventory of Historic Properties form prepared for Cottage 29 may be found in Appendix E. Photographs illustrating the present condition of the property may be found in Appendix F. Historic and present-day maps of the site are located in Appendix G.

The 1999 Preservation Plan for Connecticut Valley Hospital identified Cottage 29 as being of "low to moderate architectural quality" and in "poor to good condition." Rating campus

structures on four priority levels, Priority 1 being the highest and Priority 4 being the lowest, the Preservation Plan classified Cottage 29 as being in the Fourth Priority tier for preservation.

In May, 2009 the Connecticut Historic Preservation Office determined Cottage 29 as eligible for listing in the National Register as the resource “possesses important historic association with and reflects significant ancillary functions of the Connecticut Valley Hospital.”

Under National Register Criterion A, to be considered eligible for listing in association with an event which has made a significant contribution to the broad patterns of our history, the property must be associated with one or more events important in the defined historic context. This association could be with a single event or a pattern of events, repeated activities or trends such as those associated with the development and on going treatment provided by the Connecticut Valley Hospital. The event or trend however “must clearly be important within the associated context; moreover the property must have important association with the events or historic trends, in this specific case with the provision of mental health care. Equally important, a property is not eligible if its associations are speculative. Mere association with historic events or trends is not enough in and of itself to qualify for National Register listing on the basis of historic association. The property’s specific association must be considered important as well.

The Historic Resources Inventory Form prepared for the Connecticut Valley Hospital (Appendix H) noted the hospital campus “reflects the history associated with the care and treatment of the mentally ill in Connecticut.’ In its appearance and history of use, Cottage 29 does not reflect the treatment and care offered to the mentally ill.

The significance of Cottage 29 and its use as employee housing within the context of the overall mission of the hospital and its role in the development and provision of treatment for those suffering varying degrees of mental incapacity is, at best, marginal. The use of this dwelling as a residence for members of various administrative positions including an assistant business manager and plant facilities personnel and their families in itself is not germane to the historic role of Connecticut Valley Hospital in its treatment of mental disorders.

Under National Register Criterion B, Cottage 29 has no known association with an individual whose specific contributions to history can be identified and documented.

Under Criterion C, aesthetically and functionally, the association of this residence with the mission of the Connecticut Valley Hospital is not reflected in its exterior and interior appearance, ornamentation or layout; the dwelling is representative of a typical single family dwelling of its periods of construction and renovation. Although originally constructed in the early to mid 19th century, the exterior appearance of Cottage 29 is reflected of vernacular turn of the century stylistic elements while its interior displays turn of the twentieth century features supplemented by mid to late 20th century alterations. Under Criterion C, Cottage 29 does not embody distinctive characteristics of a type, period, or method of construction, does not represent the work of a master, does not possess high artistic value, and does not represent a significant and distinguishable entity whose components lack individual distinction.

Accordingly, based upon the criteria outlined for National Register listing in the National Register Bulletin “How to Apply the National Register Criteria for Evaluation”, Cottage 29 appears individually ineligible for listing in the National Register of Historic Places.

This determination has been made in accordance with the National Register Bulletin entitled "*How to Apply the National Register Criteria for Evaluation*" (National Park Service 1988) and the National Register Bulletin entitled *Guidelines for Evaluating and Documenting Rural Historic Landscapes*" (National Park Service 1989, revised 1999).

5. PUBLIC PARTICIPATION

A copy of this documentation is being sent to the Greater Middletown Preservation Trust, the Middlesex County Historical Society and the City of Middletown Department of Planning, Conservation and Development to provide the opportunity for public review and comment.

6. CONCLUSION

This report documents the results of a Determination of National Register eligibility which was completed for Cottage 17, 375 Reservoir Road and Cottage 29, Bow Lane. Application on National Register criteria indicates neither resource is eligible for listing in the National Register. This concludes the Section 106 review process for each of these resources.

BIBLIOGRAPHY

Publications:

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- Middletown and Portland Directory, 1895 – 1896 (New Haven: Price & Lee)
- Middletown and Portland Directory, 1906 (New Haven: Price & Lee)
- Fertick, Rachel, "Historic Building Survey of the Connecticut Valley Hospital Campus, Middletown, Connecticut (Hartford: Connecticut Historical Commission, 1997).
- Keller, J. Timothy and Keller, Genevieve P., National Register Bulletin 18: How to Evaluate and Nominate Designed Historic Landscapes Washington D.C.: National park Service,
- National Register Bulletin, How to Apply the National Register Criteria for Evaluation (Washington, D.C.: National Park Service, 1990 revised 1991, 1995, 1997, 1998)
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- Sherfy, Marcella and Luce, W. Ray, National Register Bulletin 22: Guidelines for Evaluating and Nominating Properties that Have Achieved Significance Within the Past Fifty Years (Washington, D.C.: National Park Service, 1979 revised 1990, 1996, 1998)
- Svec, Robert, Historic Resource Inventory Form, Connecticut Valley Hospital (Middletown: Greater Middletown preservation Trust, 1978)

Maps:

- Augur, E. P., Civil Engineer and Surveyor, Map of the South Williams Tract of the Connecticut Hospital for Insane, Middletown, 1907
- Lucey, Joseph M, Civil Engineer and Surveyor, The Connecticut State Hospital, Middletown, Connecticut, 1922.
- Beers, F. W., County Atlas of Middlesex County, (New York: F. W. Beers & Company 1874)
- Walling, H. F., "Map of Middlesex County, Connecticut," (New York: H. and T. C. Smith and Company, 1859)

Historic Narratives:

City of Middletown Recorder of Deeds Office

Connecticut Valley Hospital files, Middlesex Historical Society

Plant Facilities archives, Connecticut Valley Hospital

Interviews:

Interview with Virginia Adams, Public Archaeology Laboratory, May 8, 2009

Interview with Mrs. Albert Berault, wife of former herdsman, Connecticut Valley Hospital, June 8, 2009.

Interview with Rachel Fertik, former planner, Fitzgerald and Halliday Inc. the firm which completed the 1997 Historic Building Survey of the Connecticut Valley Hospital Campus.

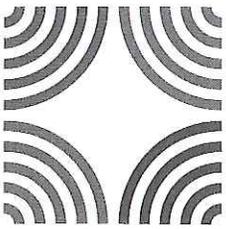
Interview with Thomas Ford, Plant Facilities Manager II, May 20, 2009.

Interview with Warren Reed, former Facilities Engineer, Connecticut Valley Hospital and son of former Plant Facilities Engineer, June 9, 2009.

Interview with Susy Tarbine, Special Collections and Archives, Olin Library, Wesleyan University, June 3, 2009

Interview with Bill Wilcox, former Assistant Fire Chief, Connecticut Valley Hospital, June 8, 2009.

APPENDIX A
Connecticut State Historic
Preservation Office Correspondence
May 18, 2009



Connecticut Commission on Culture & Tourism

May 18, 2009

Mr. Joseph Schuchman
STV
205 West Welsh Drive
Douglasville, PA 19518-8713

Historic Preservation
and Museum Division

One Constitution Plaza
Second Floor
Hartford, Connecticut
06103

860.256.2800
860.256.2763 (f)

Subject: Buckeye Partners L.P.
Kleen Energy ULSD Pipeline
Middletown, CT
STV Project No. 30-13634

Dear Mr. Schuchman:

The State Historic Preservation Office has reviewed supplemental information provided by STV regarding the above-named project. In particular, this office has reviewed the Connecticut Valley Hospital National Register inventory-nomination form and the *Historic Building Survey of the Connecticut Valley Hospital Campus, Middletown, Connecticut* (Fertik 1997) via-a-vis Cottage 29 (Bow Lane) and Cottage 17 (Reservoir Road). Although located beyond the National Register boundaries, we believe that Cottage 29 and Cottage 17 possess important historic association with, and reflect significant ancillary functions, of Connecticut Valley Hospital. This office believes that Cottage 29 and Cottage 17 are eligible for the National Register of Historic Places.

The State Historic Preservation Office understands that the pipeline development proposes the removal of Cottage 29 and Cottage 17. Demolition of these historic resources would constitute an adverse effect upon the National Register-eligible properties. In this regard, we respectfully request that STV Inc. provide clarification and justification for this proposed action including an in-depth analysis of all feasible and prudent design and route alternatives that might retain these historic structures and facilitate the proposed project purpose.

Upon submission of the requested material, the State Historic Preservation Office will provide substantive comments vis-a-vis the National Historic Preservation Act and the Connecticut Environmental Policy Act.

For further information please contact Dr. David A. Poirier, Staff Archaeologist.

Sincerely,

David Bahlman
Deputy State Historic Preservation Officer

CONNECTICUT
www.cultureandtourism.org

APPENDIX B
Cottage 17
Historic Resources Inventory Form

HISTORIC RESOURCES INVENTORY

BUILDINGS AND STRUCTURES

HIST-6 REV. 6/83

STATE OF CONNECTICUT
CONNECTICUT HISTORICAL COMMISSION
 59 SOUTH PROSPECT STREET, HARTFORD, CONNECTICUT 06106
 (203) 566-3005
 OPM: 4403-50 COMPT: 106

FOR OFFICE USE ONLY			
Town No.:		Site No.:	
UTM			
QUAD			
DISTRICT	IF NR. SPECIFY		
<input type="checkbox"/> S	<input type="checkbox"/> NR	<input type="checkbox"/> Actual	<input checked="" type="checkbox"/> Potential

IDENTIFICATION

1. BUILDING NAME (Common) **Cottage 17** (Historic)

2. TOWN / CITY **Middletown** VILLAGE _____ COUNTY **Middlesex**

3. STREET AND NUMBER (and or location) **Reservoir Road**

4. OWNER(S) **State of Connecticut - Connecticut Valley Hospital**

5. USE (Present) **employee residence** (Historic) Public Private

6. ACCESSIBILITY TO PUBLIC: EXTERIOR VISIBLE FROM PUBLIC ROAD Yes No INTERIOR ACCESSIBLE Yes No IF YES, EXPLAIN **employee residence, farm**

DESCRIPTION

7. STYLE OF BUILDING **Cross-Gabled Victorian** DATE OF CONSTRUCTION **1870**

8. MATERIAL(S) (Indicate use or location when appropriate)

<input type="checkbox"/> Clapboard	<input type="checkbox"/> Asbestos siding	<input type="checkbox"/> Brick	<input type="checkbox"/> Other (Specify) _____
<input type="checkbox"/> Wood shingle	<input type="checkbox"/> Asphalt siding	<input type="checkbox"/> Fieldstone	
<input type="checkbox"/> Board & batten	<input type="checkbox"/> Stucco	<input checked="" type="checkbox"/> Cobblestone foundation	
<input checked="" type="checkbox"/> Asbestos vinyl siding	<input type="checkbox"/> Concrete Type _____	<input type="checkbox"/> Cut stone Type _____	

9. STRUCTURAL SYSTEM

<input type="checkbox"/> Wood frame	<input type="checkbox"/> Post and beam	<input checked="" type="checkbox"/> Balloon
<input type="checkbox"/> Load-bearing masonry	<input type="checkbox"/> Structural iron or steel	
<input type="checkbox"/> Other (Specify) _____		

10. ROOF (Type)

<input checked="" type="checkbox"/> Gable	<input type="checkbox"/> Flat	<input type="checkbox"/> Mansard	<input type="checkbox"/> Monitor	<input type="checkbox"/> Sawtooth
<input type="checkbox"/> Gambrel	<input type="checkbox"/> Shed	<input type="checkbox"/> Hip	<input type="checkbox"/> Round	<input type="checkbox"/> Other (Specify) _____

(Material)

<input type="checkbox"/> Wood shingle	<input type="checkbox"/> Roll asphalt	<input type="checkbox"/> Tin	<input type="checkbox"/> Slate
<input checked="" type="checkbox"/> Asphalt shingle	<input type="checkbox"/> Built up	<input type="checkbox"/> Tile	<input type="checkbox"/> Other (Specify) _____

11. NUMBER OF STORIES **1 1/2** APPROXIMATE DIMENSIONS **2332 sq. ft.**

12. CONDITION (Structural) Excellent Good Fair Deteriorated (Exterior) Excellent Good Fair Deteriorated

13. INTEGRITY (Location) On original site Moved WHEN? _____ ALTERATIONS Yes No IF YES EXPLAIN **artificial siding, replacement windows**

14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES

<input type="checkbox"/> Barn	<input checked="" type="checkbox"/> Shed	<input checked="" type="checkbox"/> Garage	<input checked="" type="checkbox"/> Other landscape features or buildings (Specify) spring house
<input type="checkbox"/> Carriage house	<input type="checkbox"/> Shop	<input type="checkbox"/> Garden	

15. SURROUNDING ENVIRONMENT

<input checked="" type="checkbox"/> Open land	<input checked="" type="checkbox"/> Woodland	<input type="checkbox"/> Residential	<input type="checkbox"/> Scattered buildings visible from site
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Rural	<input type="checkbox"/> High building density

16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS
 This employee residence and associated outbuildings are located by a reservoir in an isolated part of the campus.

17 OTHER NOTABLE FEATURES OF BUILDING OR SITE (interior and/or exterior)

DESCRIPTION (Continued)

This is a one and a half-story cross-gabled Victorian house with a one-story wing. It has modern casement windows, vinyl siding and an off-center entrance. There are hand hewn beams in the basement. There is an exposed cobblestone foundation and a brick chimney on the gable end of the wing.

18. ARCHITECT

BUILDER

19. HISTORICAL OR ARCHITECTURAL IMPORTANCE

SIGNIFICANCE

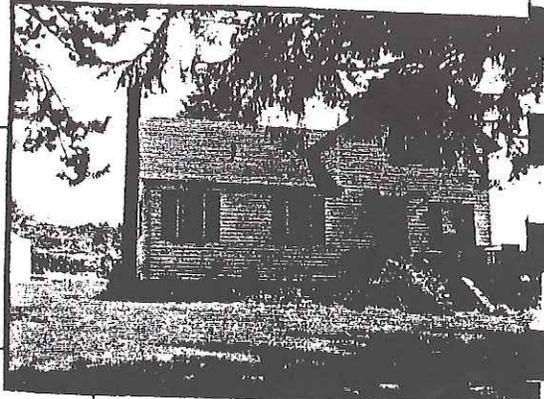
The Connecticut General Hospital for the Insane (CVH) was the first significant public effort to care for the mentally ill in Connecticut. Its history is representative of the broad patterns of institutional care in the nation. The site is associated with Clifford Beers, the founder of the Mental Hygiene Movement, a movement which revolutionized the systems of care for the mentally ill in the nation during the early twentieth century.

Many institutional campuses of the 19th and early 20th century included extensive working farms which provided fresh foodstuffs for use by the institution.

Although this style dates from the nineteenth century, alterations have affected its integrity in terms of architectural style.

SOURCES

Ed Binkey, conversation, November 1984



PHOTOGRAPHER

Rachel M. Fertik

DATE

8/14/97

VIEW

NEGATIVE ON FILE

CHC #15A-16A

Roll 1

COMPILED BY

NAME

Rachel M. Fertik

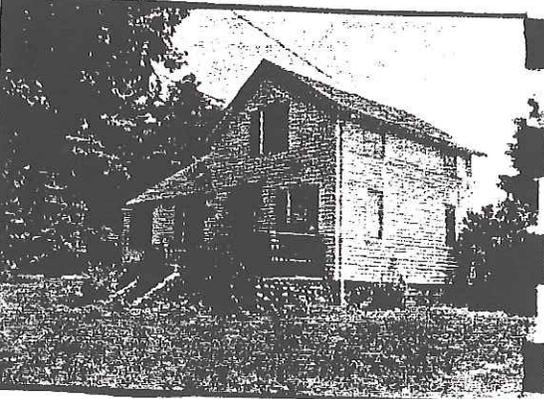
DATE

ORGANIZATION

Fitzgerald & Halliday, Inc.

ADDRESS

157 Oxford Street, Hartford, CT 06105



20. SUBSEQUENT FIELD EVALUATIONS

THREATS TO BUILDING OR SITE

None known Highways Vandalism Developers Other

Renewal Private Deterioration Zoning Explanation

HISTORIC RESOURCES INVENTORY BUILDINGS AND STRUCTURES

HIST-6 REV. 6/83

STATE OF CONNECTICUT
CONNECTICUT HISTORICAL COMMISSION
59 SOUTH PROSPECT STREET, HARTFORD, CONNECTICUT 06106
(203) 566-3005

OPM: 4403-51 COMPT: 107

FOR OFFICE USE ONLY			
Town No.:		Site No.:	
UTM			
QUAD:			
DISTRICT		IF NR, SPECIFY	
<input type="checkbox"/> S	<input type="checkbox"/> NR	<input type="checkbox"/> Actual	<input type="checkbox"/> Potential

IDENTIFICATION

1. BUILDING NAME (Common) (Historic)
Cottage 17 Garage

2. TOWN / CITY: Middletown VILLAGE: COUNTY: Middlesex

3. STREET AND NUMBER (and or location)
Reservoir Road

4. OWNER(S)
State of Connecticut - Connecticut Valley Hospital Public Private

5. USE (Present) (Historic)
garage garage

6. ACCESSIBILITY TO PUBLIC: Yes No INTERIOR ACCESSIBLE: Yes No IF YES, EXPLAIN

DESCRIPTION

7. STYLE OF BUILDING: Utilitarian DATE OF CONSTRUCTION:

8. MATERIAL(S) (Indicate use or location when appropriate)

<input type="checkbox"/> Clapboard	<input type="checkbox"/> Asbestos siding	<input type="checkbox"/> Brick	<input type="checkbox"/> Other (Specify)
<input type="checkbox"/> Wood shingle	<input checked="" type="checkbox"/> Asphalt siding	<input type="checkbox"/> Fieldstone	
<input type="checkbox"/> Board & batten	<input type="checkbox"/> Stucco	<input type="checkbox"/> Cobblestone	
<input type="checkbox"/> Aluminum siding	<input type="checkbox"/> Concrete Type: _____	<input type="checkbox"/> Cut stone Type: _____	

9. STRUCTURAL SYSTEM

<input type="checkbox"/> Wood frame	<input type="checkbox"/> Post and beam	<input checked="" type="checkbox"/> Balloon
<input type="checkbox"/> Load-bearing masonry	<input type="checkbox"/> Structural iron or steel	
<input type="checkbox"/> Other (Specify) _____		

10. ROOF (Type)

<input checked="" type="checkbox"/> Gable	<input type="checkbox"/> Flat	<input type="checkbox"/> Mansard	<input type="checkbox"/> Monitor	<input type="checkbox"/> Sawtooth
<input type="checkbox"/> Gambrel	<input type="checkbox"/> Shed	<input type="checkbox"/> Hip	<input type="checkbox"/> Round	<input type="checkbox"/> Other (Specify) _____

(Material)

<input type="checkbox"/> Wood shingle	<input type="checkbox"/> Roll asphalt	<input type="checkbox"/> Tin	<input type="checkbox"/> Slate
<input checked="" type="checkbox"/> Asphalt shingle	<input type="checkbox"/> Built up	<input type="checkbox"/> Tile	<input type="checkbox"/> Other (Specify) _____

11. NUMBER OF STORIES: 1 APPROXIMATE DIMENSIONS: 3624 sq. ft.

12. CONDITION (Structural): Excellent Good Fair Deteriorated (Exterior) Excellent Good Fair Deteriorated

13. INTEGRITY (Location): On original site Moved WHEN?: ALTERATIONS: Yes No IF YES, EXPLAIN

14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES

<input type="checkbox"/> Barn	<input checked="" type="checkbox"/> Shed	<input type="checkbox"/> Garage	<input checked="" type="checkbox"/> Other landscape features or buildings (Specify) house
<input type="checkbox"/> Carriage house	<input type="checkbox"/> Shop	<input type="checkbox"/> Garden	

15. SURROUNDING ENVIRONMENT

<input checked="" type="checkbox"/> Open land	<input checked="" type="checkbox"/> Woodland	<input type="checkbox"/> Residential	<input type="checkbox"/> Scattered buildings visible from site
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Rural	<input type="checkbox"/> High building density

16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS
This small storage building associated with an employee residence is located by a reservoir in an isolated part of the campus.

17. OTHER NOTABLE FEATURES OF BUILDING OR SITE (Interior and/or exterior)

DESCRIPTION (Continued)

This is a one-story front gabled garage with exposed rafters and a 3/3 lights on the side elevation.

18. ARCHITECT

BUILDER

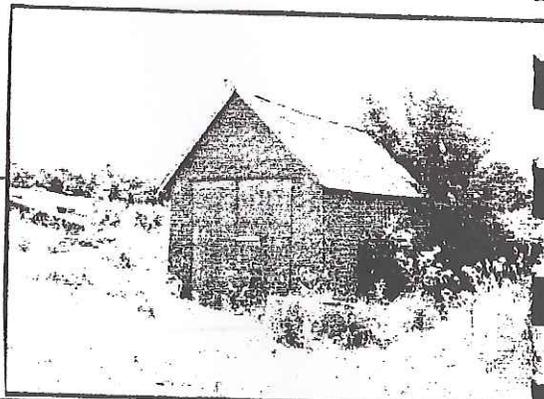
19. HISTORICAL OR ARCHITECTURAL IMPORTANCE

SIGNIFICANCE

The Connecticut General Hospital for the Insane (CVH) was the first significant public effort to care for the mentally ill in Connecticut. Its history is representative of the broad patterns of institutional care in the nation. The site is associated with Clifford Beers, the founder of the Mental Hygiene Movement, a movement which revolutionized the systems of care for the mentally ill in the nation during the early twentieth century.

SOURCES

CHC files
CVH building files



PHOTO

PHOTOGRAPHER
Rachel M. Fertik

DATE

VIEW

NEGATIVE ON FILE

CHC #13A-14A Roll 1

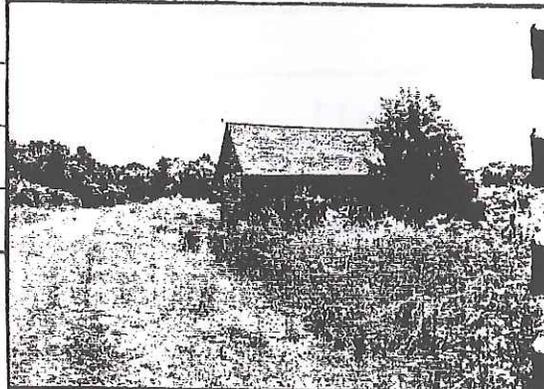
COMPILED BY

NAME
Rachel M. Fertik

DATE

ORGANIZATION
Fitzgerald & Halliday, Inc.

ADDRESS
157 Oxford Street, Hartford, CT 06105



20. SUBSEQUENT FIELD EVALUATIONS

THREATS TO BUILDING OR SITE

- None known
- Highways
- Vandalism
- Developers
- Other
- Renewal
- Private
- Deterioration
- Zoning
- Explanation _____

HISTORIC RESOURCES INVENTORY

BUILDINGS AND STRUCTURES

ST-6 REV 6/83

STATE OF CONNECTICUT
CONNECTICUT HISTORICAL COMMISSION
 59 SOUTH PROSPECT STREET, HARTFORD, CONNECTICUT 06106
 (203) 566-3005

OPM: 4403-52

COMPT: 109

FOR OFFICE USE ONLY

Town No.:

Site No.

UTM

QUAD:

DISTRICT

IF NR. SPECIFY

S NR

Actual

Potential

IDENTIFICATION

1. BUILDING NAME (Common) (Historic)
 Cottage 17 Brooder House Brooder House

2. TOWN CITY VILLAGE COUNTY
 Middletown Middlesex

3. STREET AND NUMBER (and or location)
 Reservoir Road

4. OWNER(S)
 State of Connecticut - Connecticut Valley Hospital Public Private

5. USE (Present) (Historic)
 Storage Agricultural

6. ACCESSIBILITY TO PUBLIC: Yes No INTERIOR ACCESSIBLE Yes No IF YES, EXPLAIN

DESCRIPTION

7. STYLE OF BUILDING DATE OF CONSTRUCTION
 Agricultural

8. MATERIAL(S) (Indicate use or location when appropriate)

Clapboard Vertical Asbestos siding Brick Other (Specify) _____

Wood shingle Asphalt siding Fieldstone

Board & batten Stucco Cobblestone Concrete foundation

Aluminum siding Concrete floor Cut stone

9. STRUCTURAL SYSTEM

Wood frame Post and beam Balloon Structural iron or steel

Load-bearing masonry

Other (Specify) _____

10. ROOF (Type)

Gable Flat Mansard Monitor Sawtooth

Gambrel Shed Hip Round Other (Specify) _____

(Material)

Wood shingle Roll asphalt Tin Slate

Asphalt shingle Built up Tile Other (Specify) wood roll paper

11. NUMBER OF STORIES APPROXIMATE DIMENSIONS
 1 329 sq. ft.

12. CONDITION (Structural) (Exterior)

Excellent Good Fair Deteriorated Excellent Good Fair Deteriorated

13. INTEGRITY (Location) WHEN? ALTERATIONS IF YES, EXPLAIN

On original site Moved Yes No

14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES

Barn Shed Garage Other landscape features or buildings (Specify) _____

Carriage house Shop Garden

15. SURROUNDING ENVIRONMENT

Open land Woodland Residential Scattered buildings visible from site

Commercial Industrial Rural High building density

16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS

This storage building associated with an employee residence is located by a reservoir in an isolated part of the campus.

17 OTHER NOTABLE FEATURES OF BUILDING OR SITE (Interior and/or exterior)

One story wood frame outbuilding originally used for chickens.

DESCRIPTION (Continued)

18. ARCHITECT

BUILDER

19. HISTORICAL OR ARCHITECTURAL IMPORTANCE

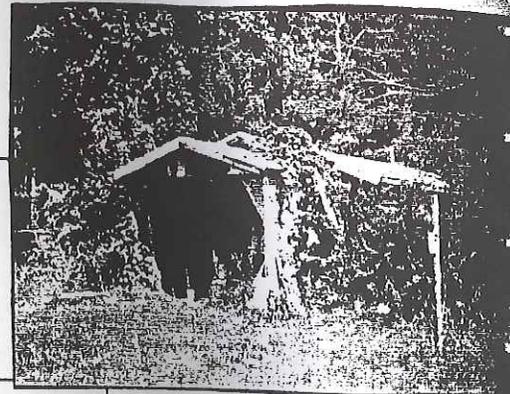
The Connecticut General Hospital for the Insane (CVH) was the first significant public effort to care for the mentally ill in Connecticut. Its history is representative of the broad patterns of institutional care in the nation. The site is associated with Clifford Beers, the founder of the Mental Hygiene Movement, a movement which revolutionized the systems of care for the mentally ill in the nation during the early twentieth century.

Many institutional campuses of the 19th and early 20th century included extensive working farms which provided fresh foodstuffs for use by the institution.

SIGNIFICANCE

SOURCES

CHC files
CVH building files



PHOTO

PHOTOGRAPHER

Rachel M. Fertik

DATE

8/15/97

VIEW

NEGATIVE ON FILE
CHC #17, 18

Roll #6

COMPILED BY

NAME

Rachel M. Fertik

DATE

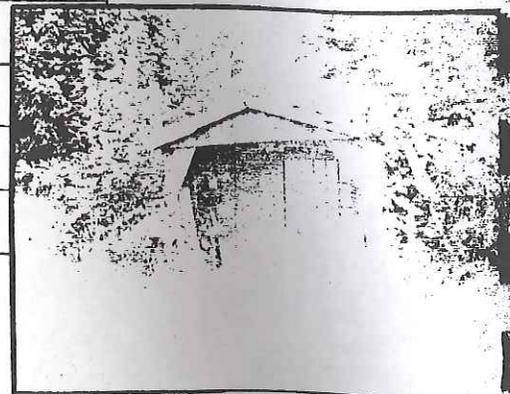
9/9/97

ORGANIZATION

Fitzgerald & Halliday, Inc.

ADDRESS

157 Oxford Street, Hartford, CT 06105



20. SUBSEQUENT FIELD EVALUATIONS

21. THREATS TO BUILDING OR SITE

None known Highways Vandalism Developers Other

Renewal Private Deterioration Zoning Explanation _____

APPENDIX C
Cottage 17
Photographs

**Buckeye / Kleen Energy
Determination of Eligibility Report
Cottage 17, Reservoir Road**



PHOTOGRAPH 1

View looking south toward the dwelling, brooder house and garage on the Cottage 17 property, 375 Reservoir Road (March 2009).



PHOTOGRAPH 2

View looking south-southeast toward the front and west elevations of Cottage 17 property, 375 Reservoir Road (March 2009).

**Buckeye / Kleen Energy
Determination of Eligibility Report
Cottage 17, Reservoir Road**



PHOTOGRAPH 3

View looking south toward the main entrance of Cottage 17, 375 Reservoir Road (March 2009).



PHOTOGRAPH 4

View looking southeast toward the front and west elevations of Cottage 17, 375 Reservoir Road (March 2009).

**Buckeye / Kleen Energy
Determination of Eligibility Report
Cottage 17, Reservoir Road**



PHOTOGRAPH 5

View looking east toward the west and rear elevations of Cottage 17, 375 Reservoir Road (March 2009).



PHOTOGRAPH 6

View looking northeast toward the rear elevation of Cottage 17, 375 Reservoir Road (March 2009).

**Buckeye / Kleen Energy
Determination of Eligibility Report
Cottage 17, Reservoir Road**



PHOTOGRAPH 7

View looking north toward the rear elevation of Cottage 17, 375 Reservoir Road (March 2009).



PHOTOGRAPH 8

View looking west toward the east elevation of Cottage 17 property, 375 Reservoir Road (March 2009).

**Buckeye / Kleen Energy
Determination of Eligibility Report
Cottage 17, Reservoir Road**



PHOTOGRAPH 9

View looking southwest toward the east and front elevations of Cottage 17, 375 Reservoir Road (March 2009).



PHOTOGRAPH 10

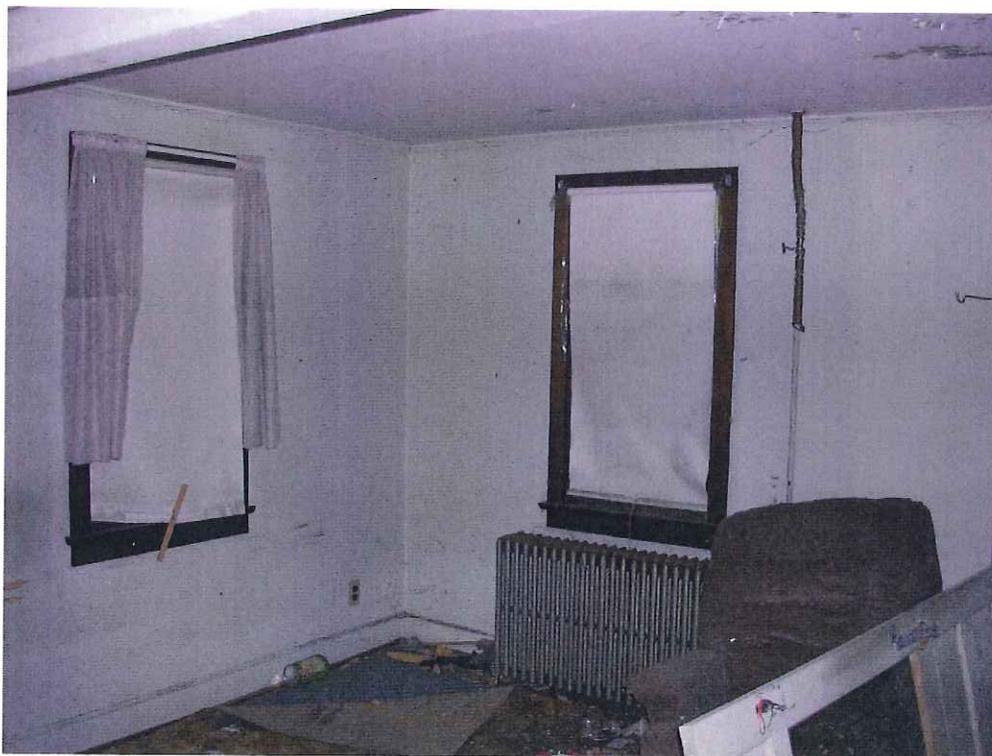
View looking southeast toward the former brooder house on the property of Cottage 17, 375 Reservoir Road (March 2009).

**Buckeye / Kleen Energy
Determination of Eligibility Report
Cottage 17, Reservoir Road**



PHOTOGRAPH 11

View looking east-northeast toward a frame garage on the property of Cottage 17, 375 Reservoir Road (March 2009).



PHOTOGRAPH 12

View looking north in the first floor, front room, Cottage 17, 375 Reservoir Road (May 2009).

**Buckeye / Kleen Energy
Determination of Eligibility Report
Cottage 17, Reservoir Road**



PHOTOGRAPH 13

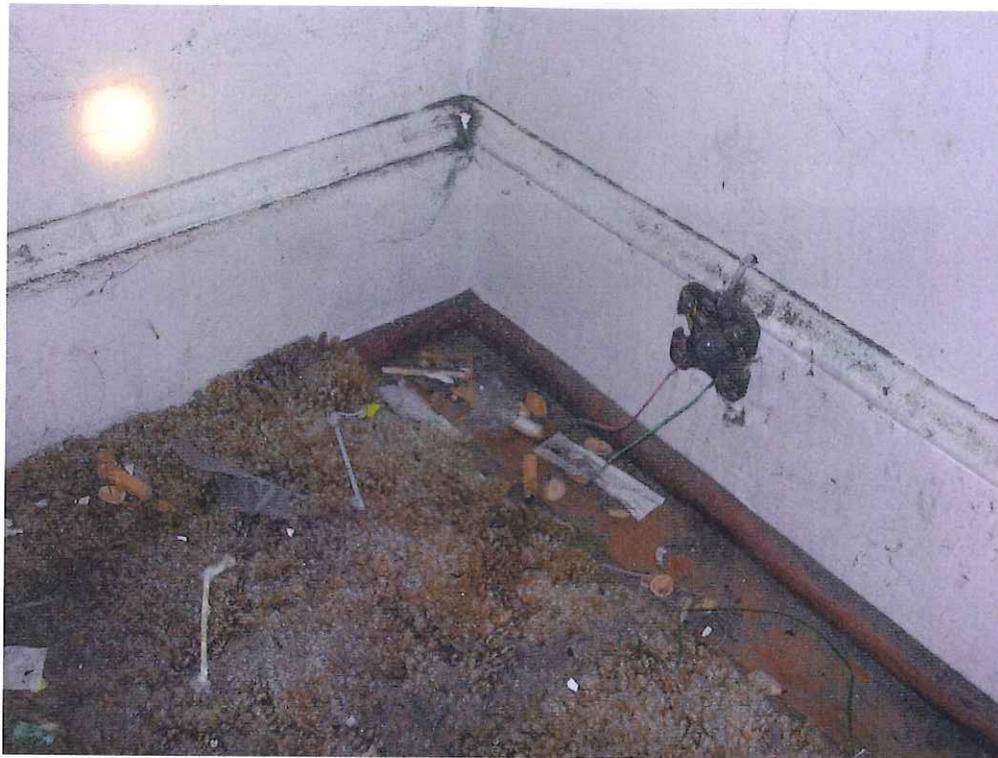
View looking north toward the former main entrance door, Cottage 17, 375 Reservoir Road (May 2009).



PHOTOGRAPH 14

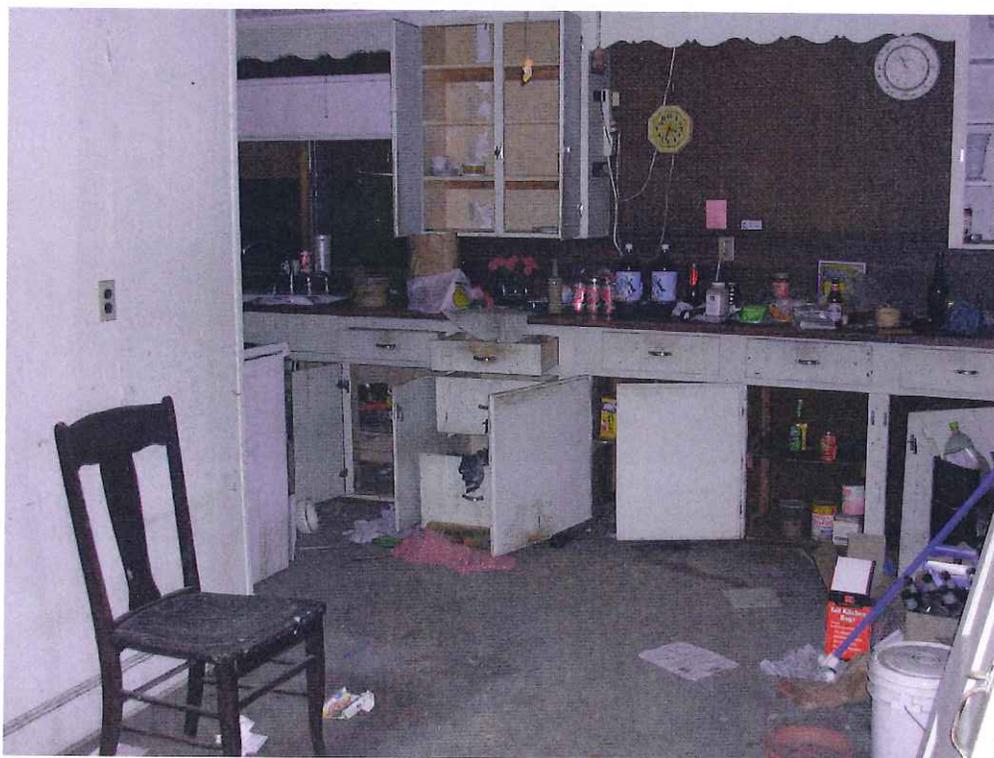
View looking south-southwest in the first floor, rear room, Cottage 17, 375 Reservoir Road (May 2009).

**Buckeye / Kleen Energy
Determination of Eligibility Report
Cottage 17, Reservoir Road**



PHOTOGRAPH 15

View of baseboard detail in the first floor rear room, Cottage 17, 375 Reservoir Road (May 2009).



PHOTOGRAPH 16

View looking east toward the kitchen, Cottage 17, 375 Reservoir Road (May 2009).

Buckeye / Kleen Energy
Determination of Eligibility Report
Cottage 17, Reservoir Road



PHOTOGRAPH 17

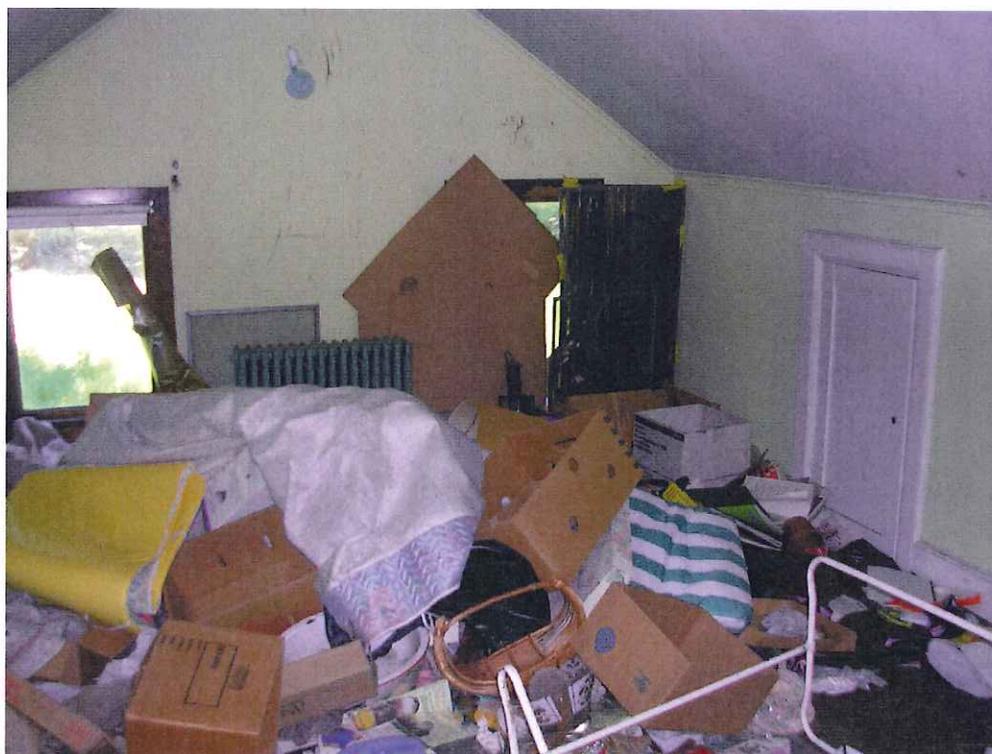
View looking northeast toward the stairwell, Cottage 17, Reservoir Road (May 2009).

**Buckeye / Kleen Energy
Determination of Eligibility Report
Cottage 17, Reservoir Road**



PHOTOGRAPH 18

View from second floor landing toward the stairwell, Cottage 17, Reservoir Road (May 2009).



PHOTOGRAPH 19

View looking east toward the west side bedroom of the second floor, Cottage 17, Reservoir Road (May 2009).

**Buckeye / Kleen Energy
Determination of Eligibility Report
Cottage 17, Reservoir Road**



PHOTOGRAPH 20

View looking west toward the second floor hall and east side bedroom, Cottage 17, Reservoir Road (May 2009).

Buckeye / Kleen Energy
Determination of Eligibility Report
Cottage 17, Reservoir Road



PHOTOGRAPH 21

View from first floor landing to basement stairs, Cottage 17, Reservoir Road (May 2009).

**Buckeye / Kleen Energy
Determination of Eligibility Report
Cottage 17, Reservoir Road**



PHOTOGRAPH 22

View from basement stairs toward first floor landing, Cottage 17, Reservoir Road (May 2009).

Buckeye / Kleen Energy
Determination of Eligibility Report
Cottage 17, Reservoir Road



PHOTOGRAPH 23

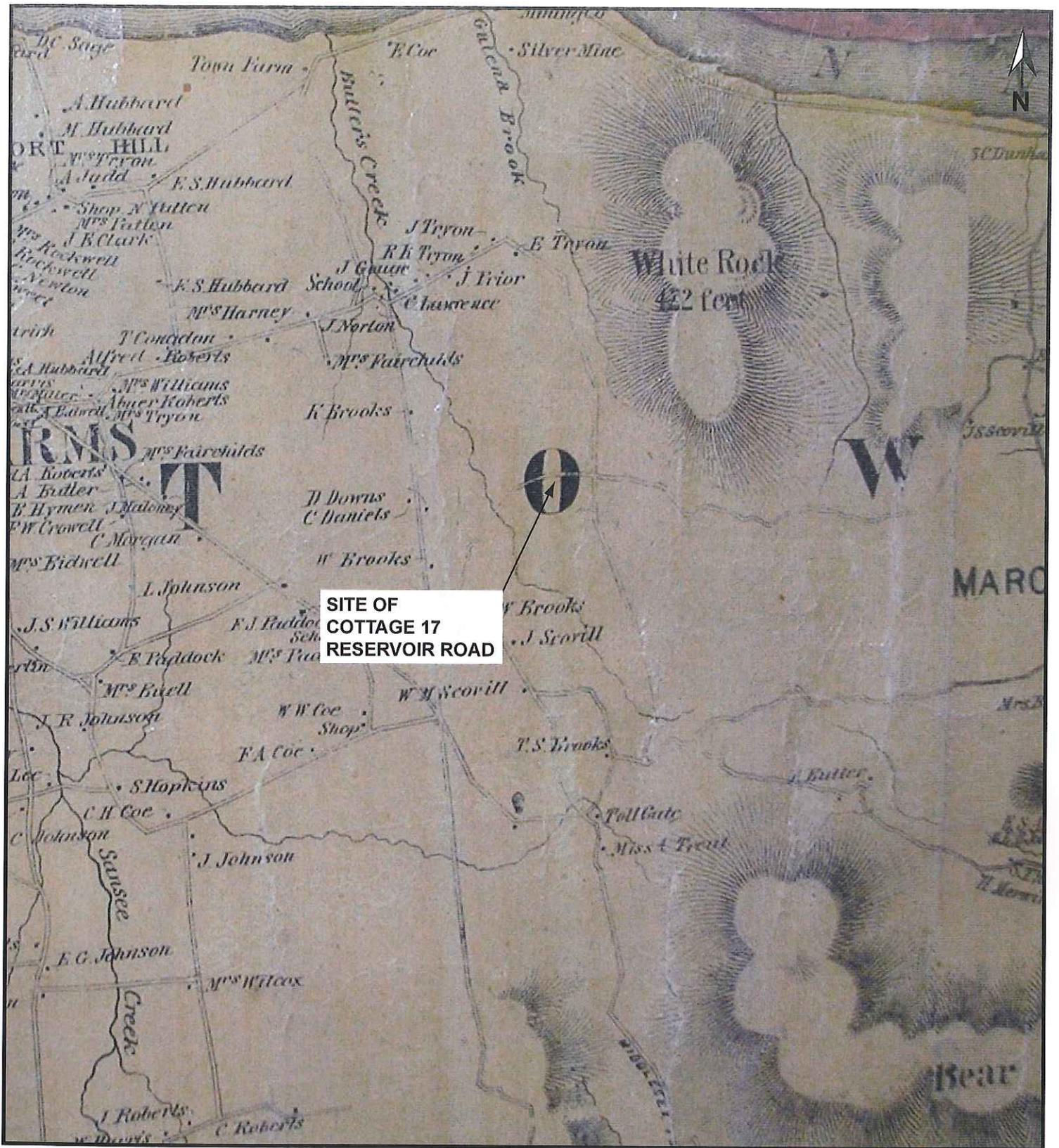
View looking west toward the basement, Cottage 17, Reservoir Road (May 2009).



PHOTOGRAPH 24

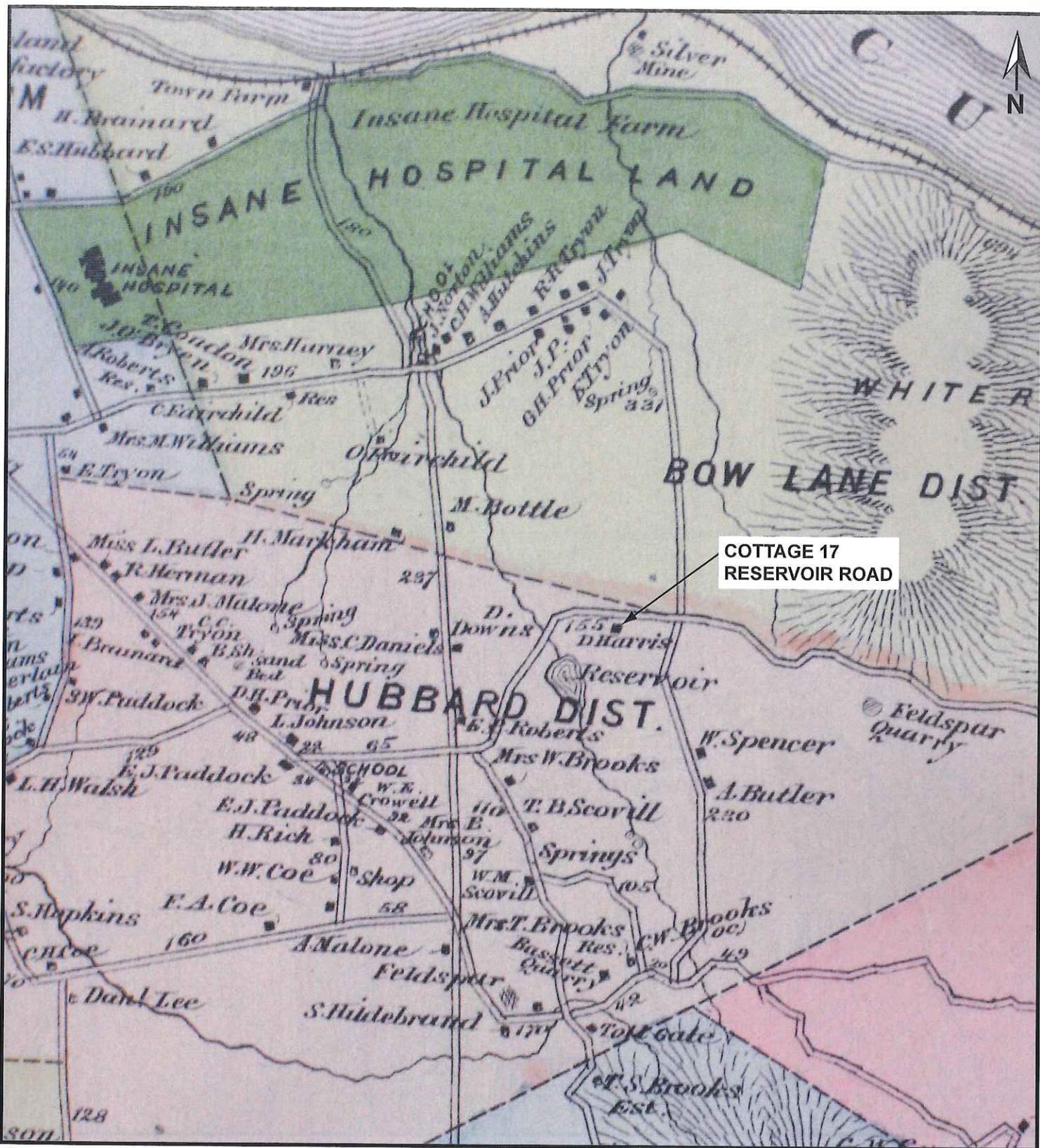
View looking east toward the basement and basement stairs, Cottage 17, Reservoir Road (May 2009).

APPENDIX D
Cottage 17
Figures



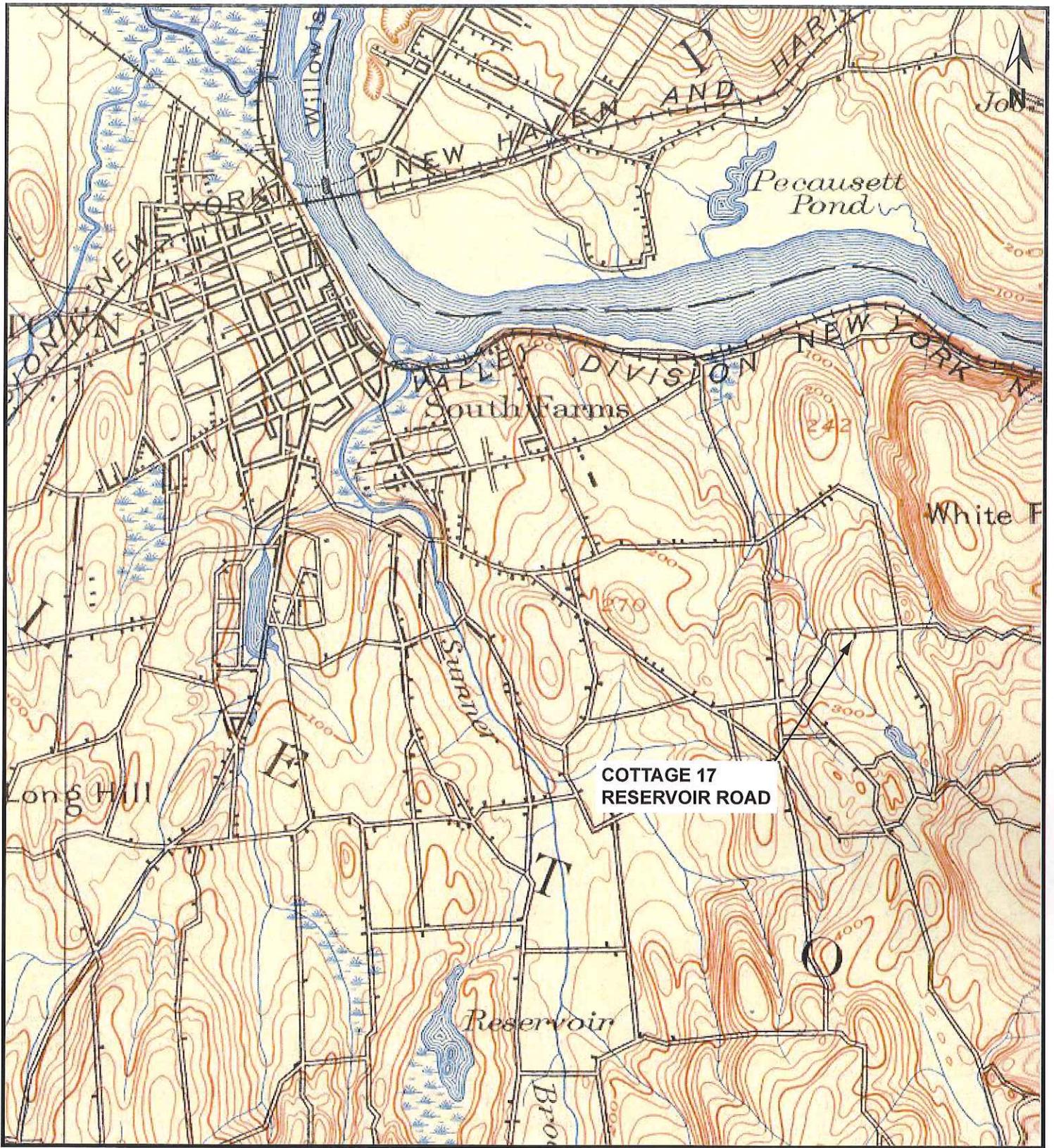
REFERENCE: H.F. Walling "Map of Middlesex County, Connecticut" (1859)

FIGURE 1
SITE OF COTTAGE 17
COTTAGE 17, RESERVOIR ROAD
DETERMINATION OF ELIGIBILITY REPORT



REFERENCE: Beers "County Atlas of Middlesex County" (1874)

FIGURE 2
 COTTAGE 17 IDENTIFIED AS THE DWELLING OF D. HARRIS
 COTTAGE 17, RESERVOIR ROAD
 DETERMINATION OF ELIGIBILITY REPORT



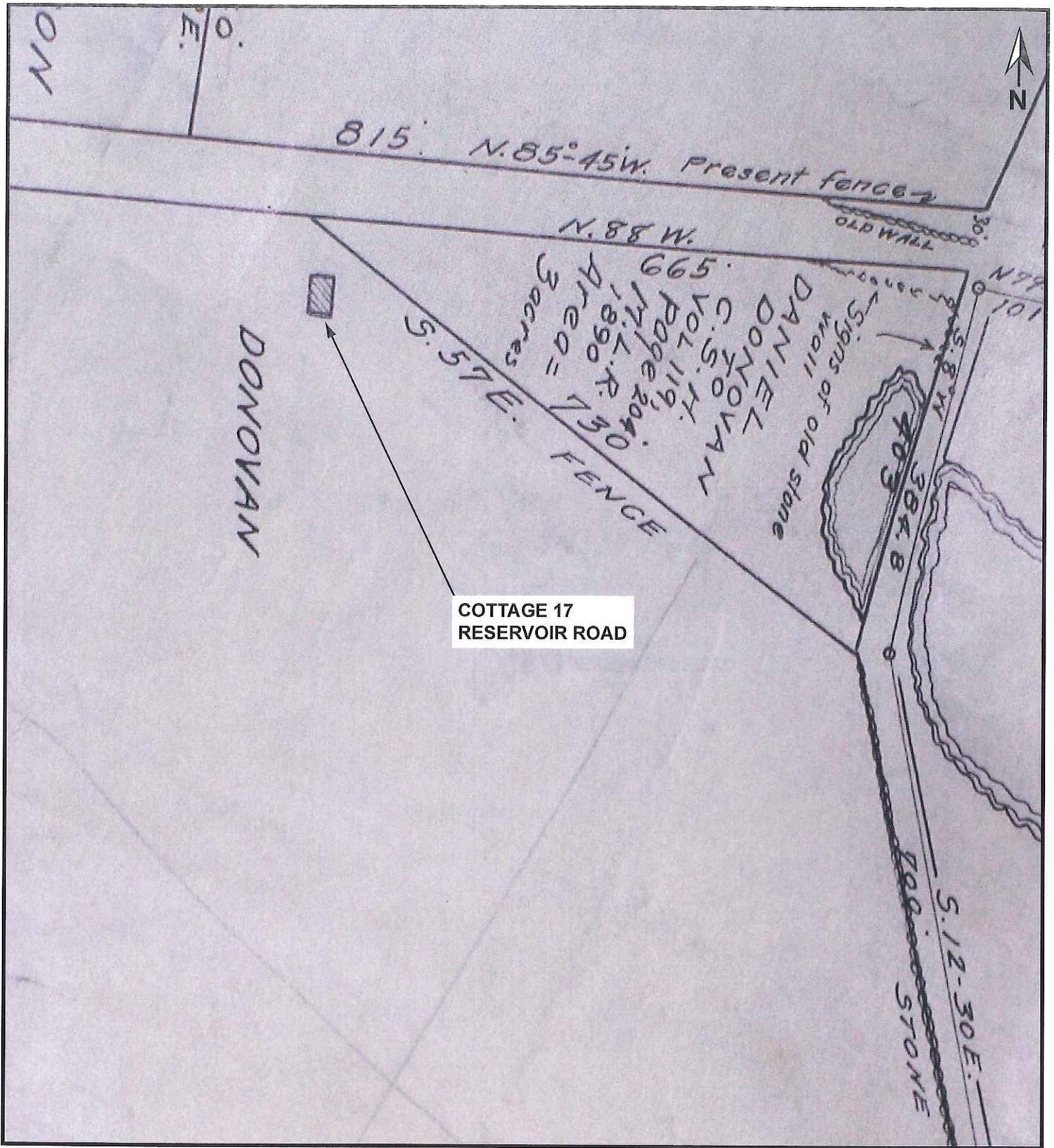
REFERENCE: USGS Map of Middletown, Connecticut (1893)

FIGURE 3
COTTAGE 17, RESERVOIR ROAD
DETERMINATION OF ELIGIBILITY REPORT



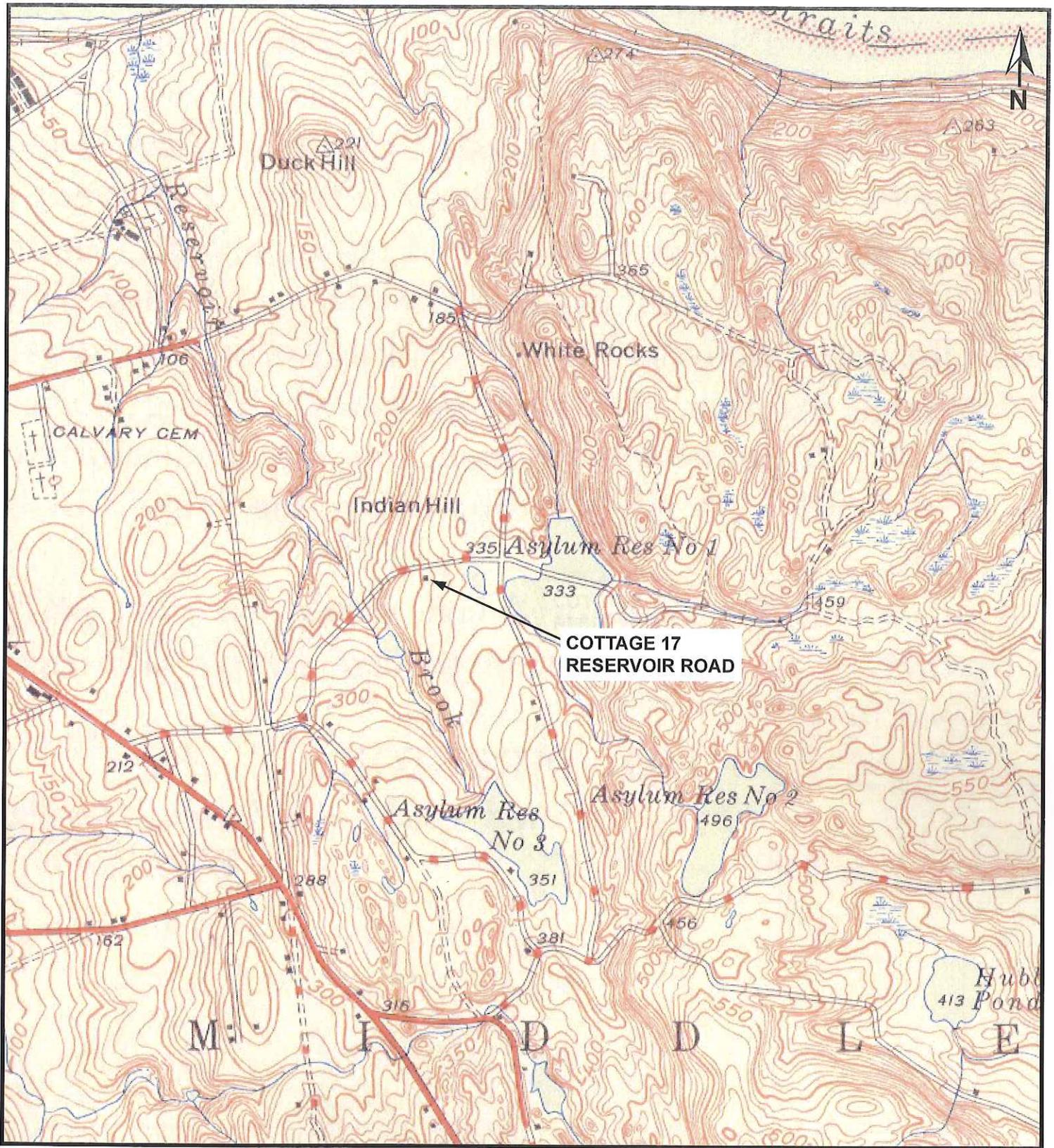
REFERENCE: USGS Map of Farmington, Connecticut (1906)

FIGURE 4
COTTAGE 17, RESERVOIR ROAD
DETERMINATION OF ELIGIBILITY REPORT



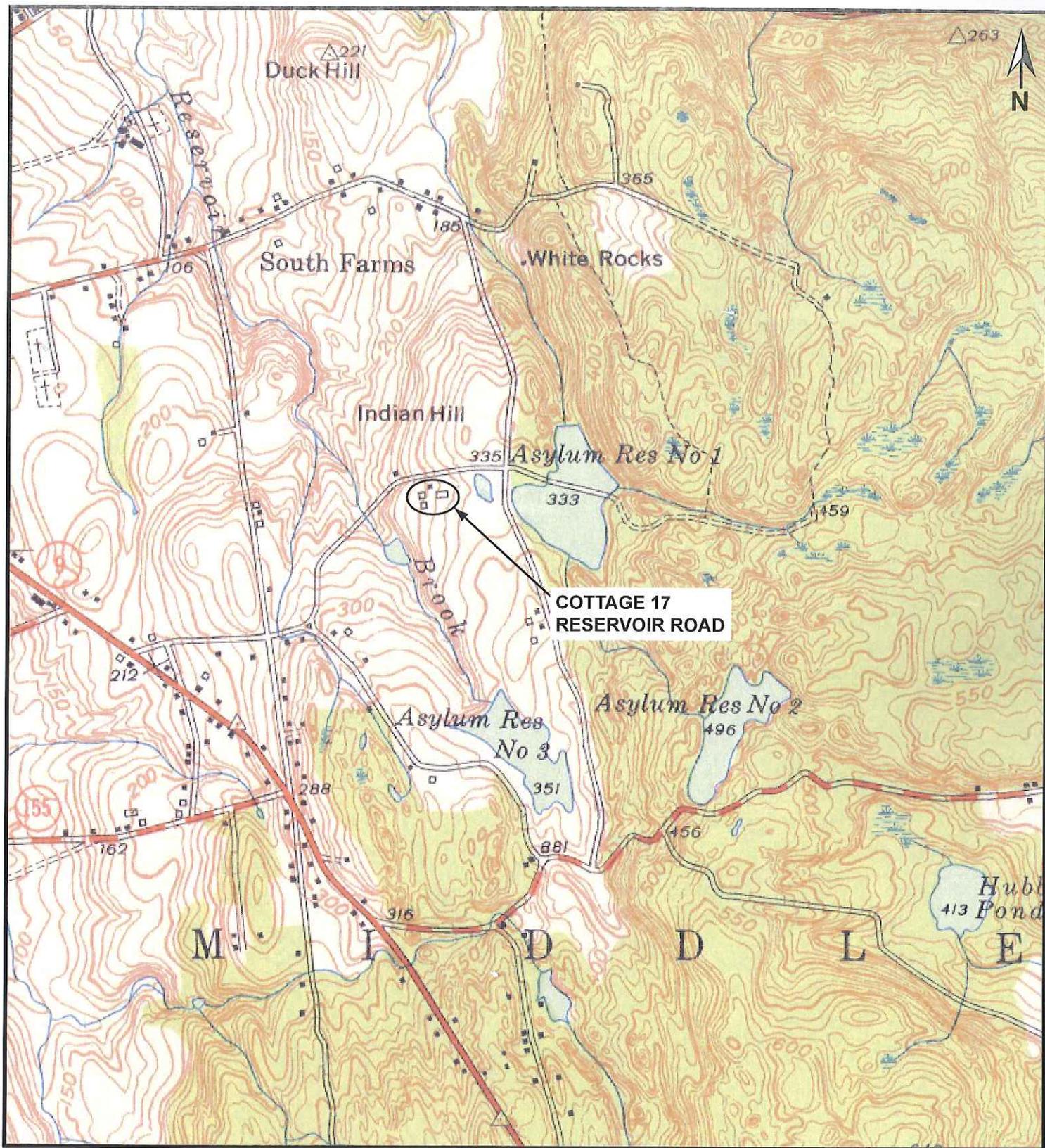
REFERENCE: 1922 Map of the Connecticut State Hospital for the Insane

FIGURE 5
COTTAGE 17, RESERVOIR ROAD
DETERMINATION OF ELIGIBILITY REPORT



REFERENCE: USGS Map of Middle Haddam, Connecticut (1945)

FIGURE 6
COTTAGE 17, RESERVOIR ROAD
DETERMINATION OF ELIGIBILITY REPORT



REFERENCE: USGS Map of Middle Haddam, Connecticut (1952)

FIGURE 7
COTTAGE 17 DWELLING AND OUTBUILDINGS
COTTAGE 17, RESERVOIR ROAD
DETERMINATION OF ELIGIBILITY REPORT



REFERENCE: USGS Map of Middle Haddam, Connecticut (1961, Photorevised 1984)

FIGURE 8
COTTAGE 17, RESERVOIR ROAD
DETERMINATION OF ELIGIBILITY REPORT

APPENDIX E
Cottage 29
Historic Resources Inventory Form

HISTORIC RESOURCES INVENTORY

BUILDINGS AND STRUCTURES

T-6 REV 6/83

STATE OF CONNECTICUT
CONNECTICUT HISTORICAL COMMISSION
 59 SOUTH PROSPECT STREET, HARTFORD, CONNECTICUT 06106
 (203) 566-3005

FOR OFFICE USE ONLY			
Town No	Site No		
UTM			
QUAD			
DISTRICT	IF NR. SPECIFY		
<input type="checkbox"/> S <input type="checkbox"/> NR	<input type="checkbox"/> Actual	<input checked="" type="checkbox"/> Potential	

OPM: 4403-67

COMPT: 130

IDENTIFICATION

1 BUILDING NAME (Common) Cottage 29 (Historic)

2 TOWN CITY Middletown VILLAGE _____ COUNTY Middlesex

3 STREET AND NUMBER (and or location) Bow Lane

4 OWNER(S) State of Connecticut - Connecticut Valley Hospital Public Private

5 USE (Present) Employee Residence (Historic) Employee Residence

6 ACCESSIBILITY TO PUBLIC EXTERIOR VISIBLE FROM PUBLIC ROAD Yes No INTERIOR ACCESSIBLE Yes No IF YES, EXPLAIN _____

7 STYLE OF BUILDING Front - Gabled Victorian Vernacular DATE OF CONSTRUCTION 1832 restored in 1972

DESCRIPTION

8 MATERIAL(S) (Indicate use or location when appropriate)

<input type="checkbox"/> Clapboard	<input type="checkbox"/> Asbestos siding	<input type="checkbox"/> Brick	<input type="checkbox"/> Other (Specify) _____
<input checked="" type="checkbox"/> Wood shingle	<input type="checkbox"/> Asphalt siding	<input type="checkbox"/> Fieldstone	
<input type="checkbox"/> Board & batten	<input type="checkbox"/> Stucco	<input type="checkbox"/> Cobblestone	
<input type="checkbox"/> Aluminum siding	<input type="checkbox"/> Concrete Type _____	<input type="checkbox"/> Cut stone Type _____	

9 STRUCTURAL SYSTEM

Wood frame Post and beam Balloon

Load-bearing masonry Structural iron or steel

Other (Specify) _____

10 ROOF (Type)

Gable Flat Mansard Monitor Sawtooth

Gambrel Shed Hip Round Other (Specify) _____

(Material)

Wood shingle Roll asphalt Tin Slate

Asphalt shingle Built up Tile Other (Specify) _____

11 NUMBER OF STORIES 1 1/2 APPROXIMATE DIMENSIONS 3440 sq. ft. approx. 20' x 35'

12 CONDITION (Structural) Excellent Good Fair Deteriorated (Exterior) Excellent Good Fair Deteriorated

13 INTEGRITY (Location) On original site Moved WHEN? _____ ALTERATIONS Yes No IF YES, EXPLAIN _____

14 RELATED OUTBUILDINGS OR LANDSCAPE FEATURES

Barn Shed attached Other landscape features or buildings (Specify) _____

Carriage house Shop Garden

15 SURROUNDING ENVIRONMENT

Open land Woodland Residential Scattered buildings visible from site

Commercial Industrial Rural High building density

16 INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS
 This is an employee residence sited back from the road in an isolated part of the campus.

17 OTHER NOTABLE FEATURES OF BUILDING OR SITE (Interior and/or exterior)

DESCRIPTION (Continued)

This is a small, one and a half-story structure with a gabled roof and wood shingles covering the outer walls. There is a slight overhang in the gable section and another one over the first-story windows. The front side is covered by a full, one-story open porch which has decorative wood brackets. Fenestration consists of 2/2 double hung sash windows with plain trim. There is an attached garage to the rear of the structure.

18. ARCHITECT

BUILDER

19. HISTORICAL OR ARCHITECTURAL IMPORTANCE

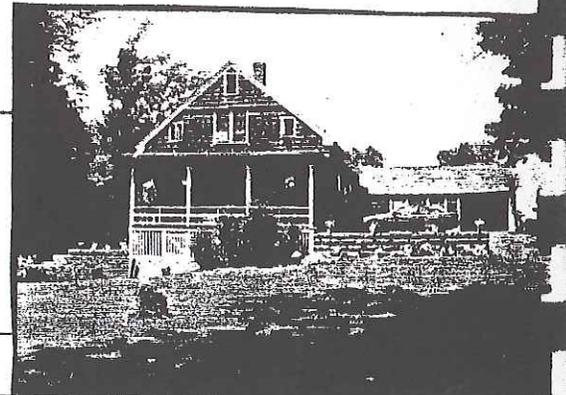
SIGNIFICANCE

The Connecticut General Hospital for the Insane (CVH) was the first significant public effort to care for the mentally ill in Connecticut. Its history is representative of the broad patterns of institutional care in the nation. The site is associated with Clifford Beers, the founder of the Mental Hygiene Movement, a movement which revolutionized the systems of care for the mentally ill in the nation during the early twentieth century.

This structure is representative of an early twentieth century cottage. The bracketed porch and overhanging gable are its most interesting features.

SOURCES

CHC files
CVH building files



PHOTO

PHOTOGRAPHER

Rachel M. Fertik

DATE

VIEW

NEGATIVE ON FILE

CHC #17A - 18A

Roll #1

COMPILED BY

NAME

Rachel M. Fertik

DATE

9/9/97

ORGANIZATION

Fitzgerald & Halliday, Inc.

ADDRESS

157 Oxford Street, Hartford, CT 06105



20 SUBSEQUENT FIELD EVALUATIONS

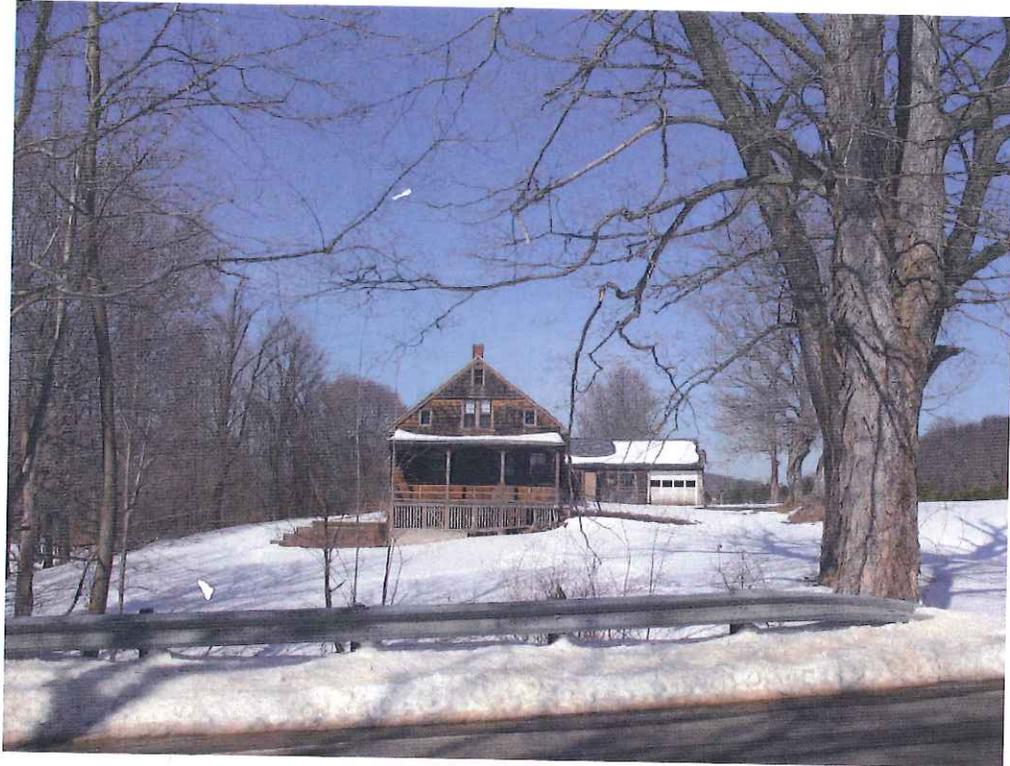
21 THREATS TO BUILDING OR SITE

None known Highways Vandalism Developers Other

Renewal Private Deterioration Zoning Explanation

APPENDIX F
Cottage 29
Photographs

**Buckeye / Kleen Energy
Determination of Eligibility Report
Cottage 29, Bow Lane**



PHOTOGRAPH 1

View looking north from Bow Lane toward the front elevation of Cottage 29, Bow Lane (March 2009).



PHOTOGRAPH 2

View looking north toward the front elevation of Cottage 29, Bow Lane (March 2009).

**Buckeye / Kleen Energy
Determination of Eligibility Report
Cottage 29, Bow Lane**



PHOTOGRAPH 3

View looking north-northwest toward the front and east elevations of Cottage 29, Bow Lane (March 2009).



PHOTOGRAPH 4

View looking west toward the east elevation of Cottage 29, Bow Lane (March 2009).

**Buckeye / Kleen Energy
Determination of Eligibility Report
Cottage 29, Bow Lane**



PHOTOGRAPH 5

View looking northwest toward the garage of Cottage 29, Bow Lane (March 2009).



PHOTOGRAPH 6

View looking west-southwest toward the east and rear elevations of Cottage 29, Bow Lane (March 2009).

**Buckeye / Kleen Energy
Determination of Eligibility Report
Cottage 29, Bow Lane**



PHOTOGRAPH 7

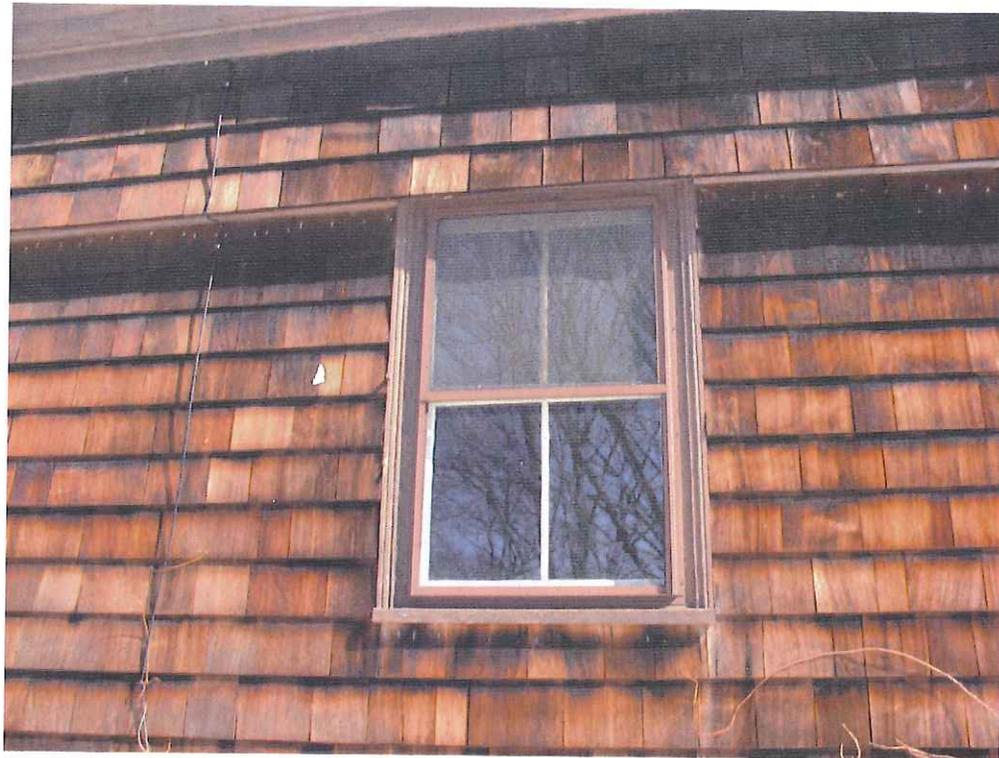
View looking southeast toward the rear and west elevations of Cottage 29, Bow Lane (March 2009).



PHOTOGRAPH 8

View looking southeast toward the rear elevation depicting the overhangs and adjoining rear shed of Cottage 29, Bow Lane (March 2009).

**Buckeye / Kleen Energy
Determination of Eligibility Report
Cottage 29, Bow Lane**



PHOTOGRAPH 9

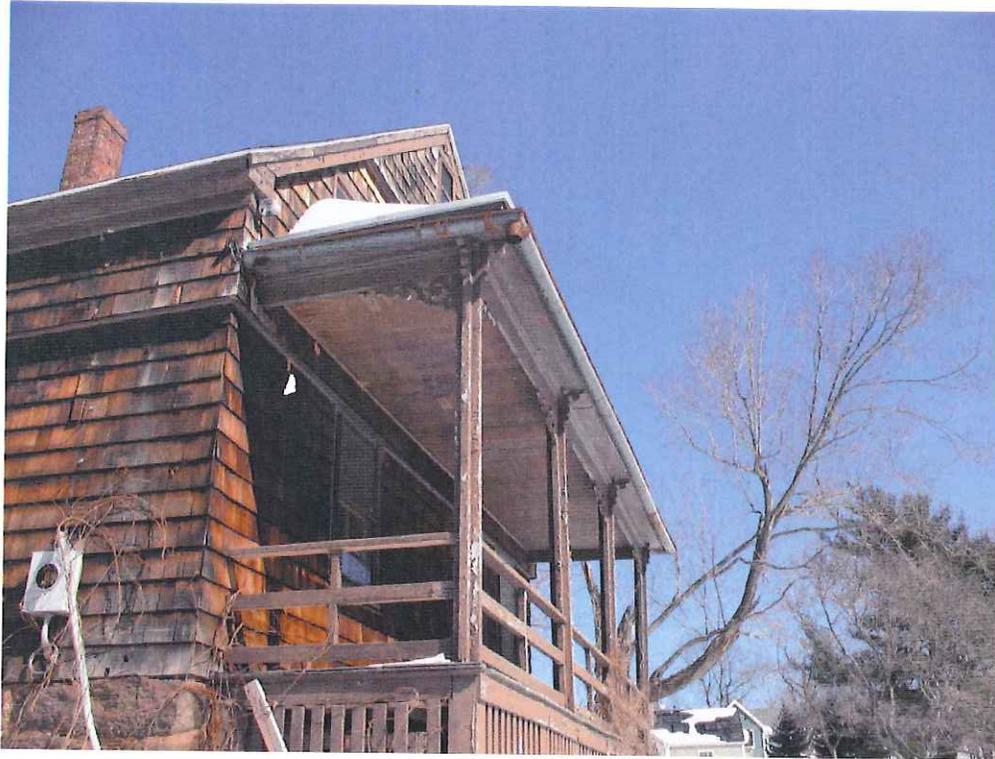
View looking east toward the wood shingle sheathings and window opening on the west elevation of Cottage 29, Bow Lane (March 2009).



PHOTOGRAPH 10

View looking east toward the wood shingle sheathing and foundation on the west elevation of Cottage 29, Bow Lane (March 2009).

Buckeye / Kleen Energy
Determination of Eligibility Report
Cottage 29, Bow Lane



PHOTOGRAPH 11

View looking east-northeast toward the front porch posts and brackets on the front elevation of Cottage 29, Bow Lane (March 2009).



PHOTOGRAPH 12

View looking northeast toward the front and west elevations of Cottage 29, Bow Lane. The fieldstone retaining wall has since been removed (March 2009).

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Determination of Eligibility Report
Cottage 29, Bow Lane**



PHOTOGRAPH 13

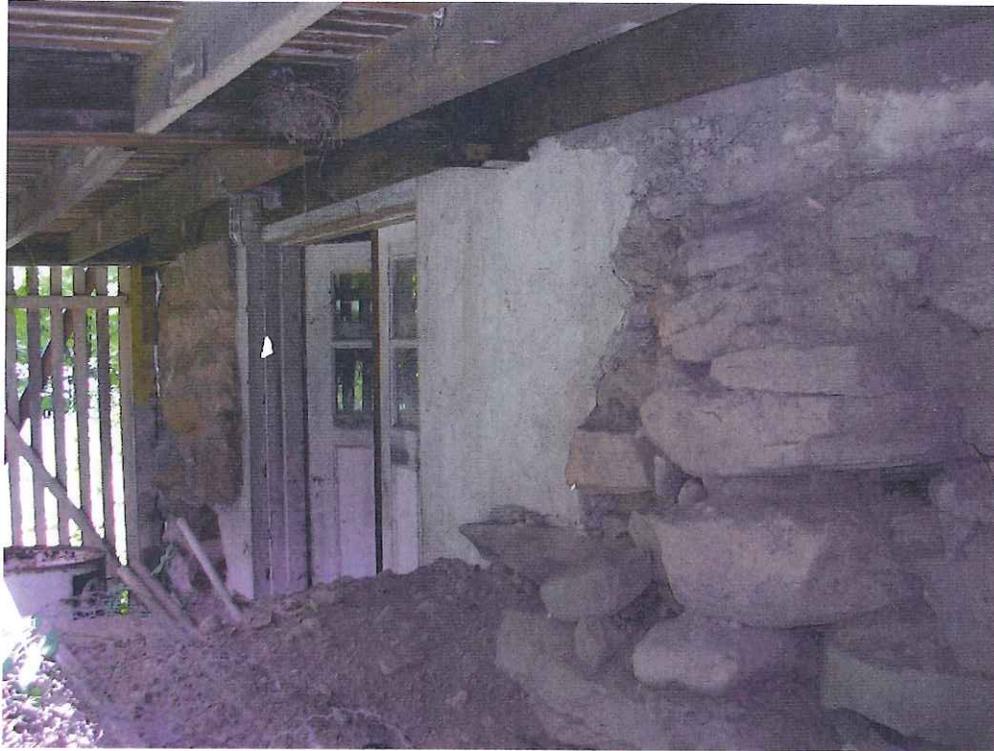
View looking north toward the front elevation of Cottage 29, Bow Lane subsequent to the removal of the fieldstone retaining wall (May 2009).



PHOTOGRAPH 14

View looking north toward the remains of the fieldstone retaining wall of Cottage 29, Bow Lane (May 2009).

**Buckeye / Kleen Energy
Determination of Eligibility Report
Cottage 29, Bow Lane**



PHOTOGRAPH 15

View looking west-northwest toward the front elevation showing foundation and basement level entrance, Cottage 29, Bow Lane (May 2009).



PHOTOGRAPH 16

View looking southeast toward the foundation of the former barn which stood south of Bow Lane, Cottage 29. (May 2009).

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Determination of Eligibility Report
Cottage 29, Bow Lane**



PHOTOGRAPH 17

View looking east in the front and east side of first floor, Cottage 29, Bow Lane (May 2009).



PHOTOGRAPH 18

View looking northeast in the front and west side of first floor, Cottage 29, Bow Lane (May 2009).

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Determination of Eligibility Report
Cottage 29, Bow Lane**



PHOTOGRAPH 19

View looking at baseboard detail in the front and west side of the first floor, Cottage 29, Bow Lane (May 2009).



PHOTOGRAPH 20

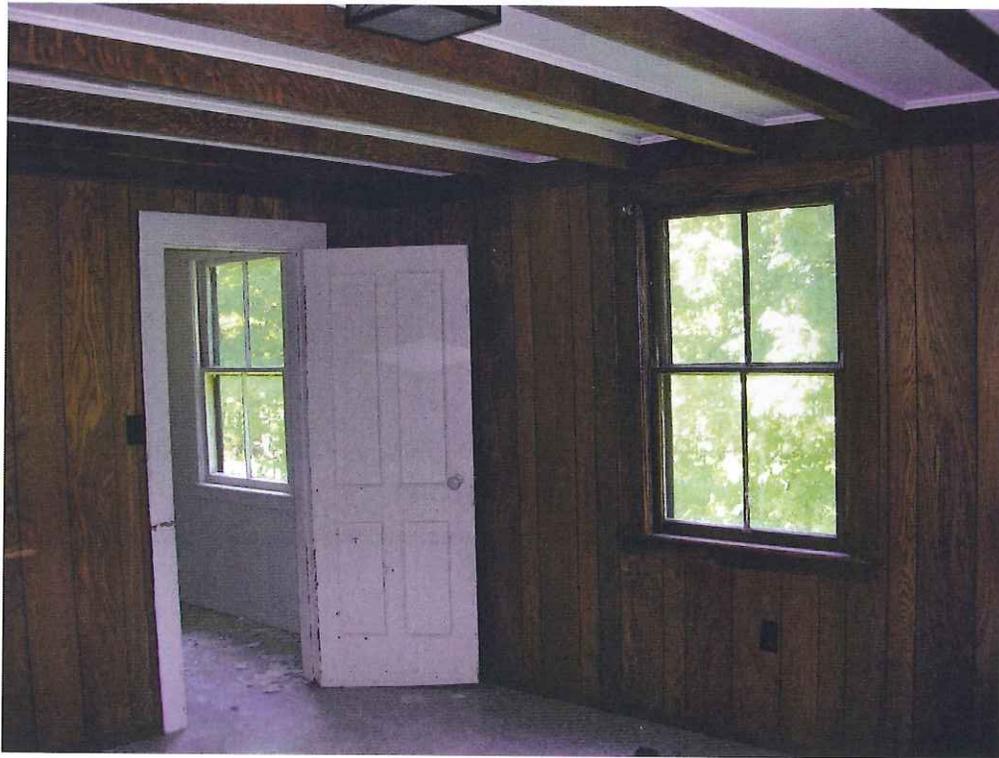
View looking north toward the kitchen (rear and east side of first floor), Cottage 29, Bow Lane (May 2009).

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Determination of Eligibility Report
Cottage 29, Bow Lane



PHOTOGRAPH 21

View looking northeast in the rear and west side of the first floor, Cottage 29, Bow Lane (May 2009).



PHOTOGRAPH 22

View looking southwest in the rear and west side of the first floor, Cottage 29, Bow Lane (May 2009).

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Determination of Eligibility Report
Cottage 29, Bow Lane



PHOTOGRAPH 23

View looking northeast toward the main staircase, Cottage 29, Bow Lane (May 2009).

Buckeye / Kleen Energy
Determination of Eligibility Report
Cottage 29, Bow Lane



PHOTOGRAPH 24

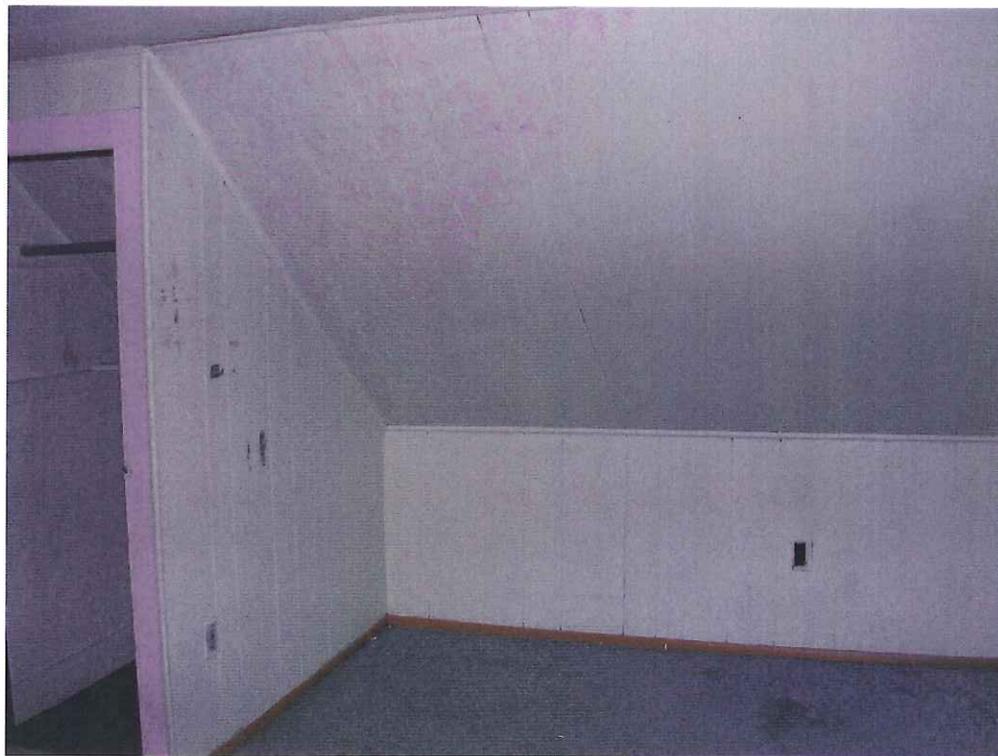
View looking east toward the main staircase, Cottage 29, Bow Lane (May 2009).

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Determination of Eligibility Report
Cottage 29, Bow Lane**



PHOTOGRAPH 25

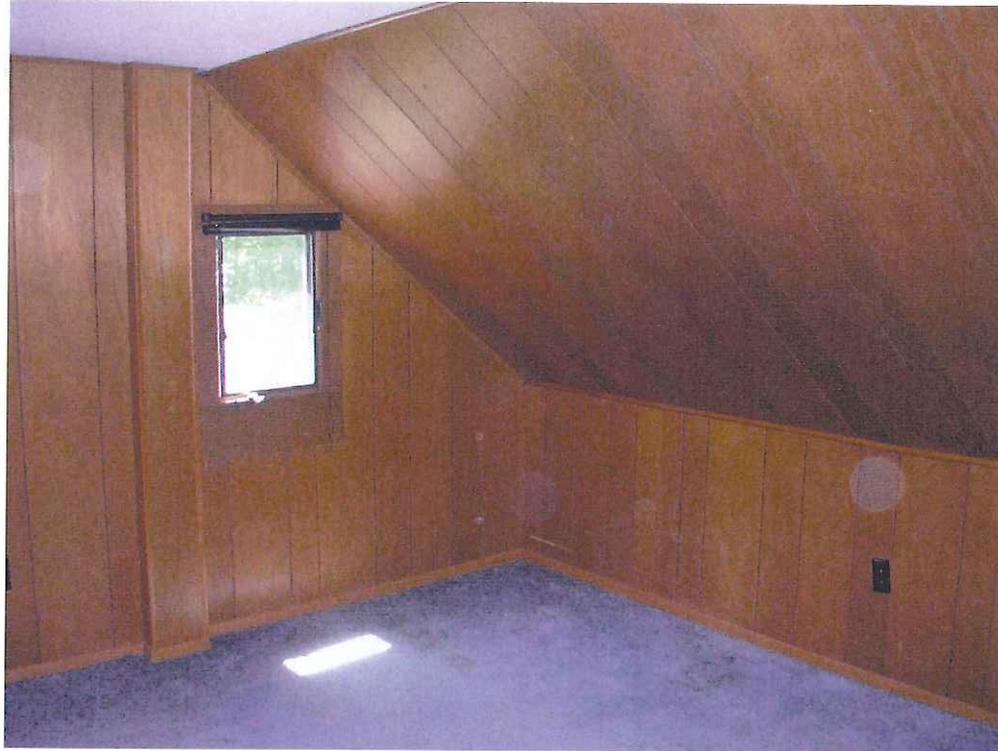
View looking west toward the upper stair hall, Cottage 29, Bow Lane (May 2009).



PHOTOGRAPH 26

View looking east in the front and east side of the second floor, Cottage 29, Bow Lane (May 2009).

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Determination of Eligibility Report
Cottage 29, Bow Lane**



PHOTOGRAPH 27

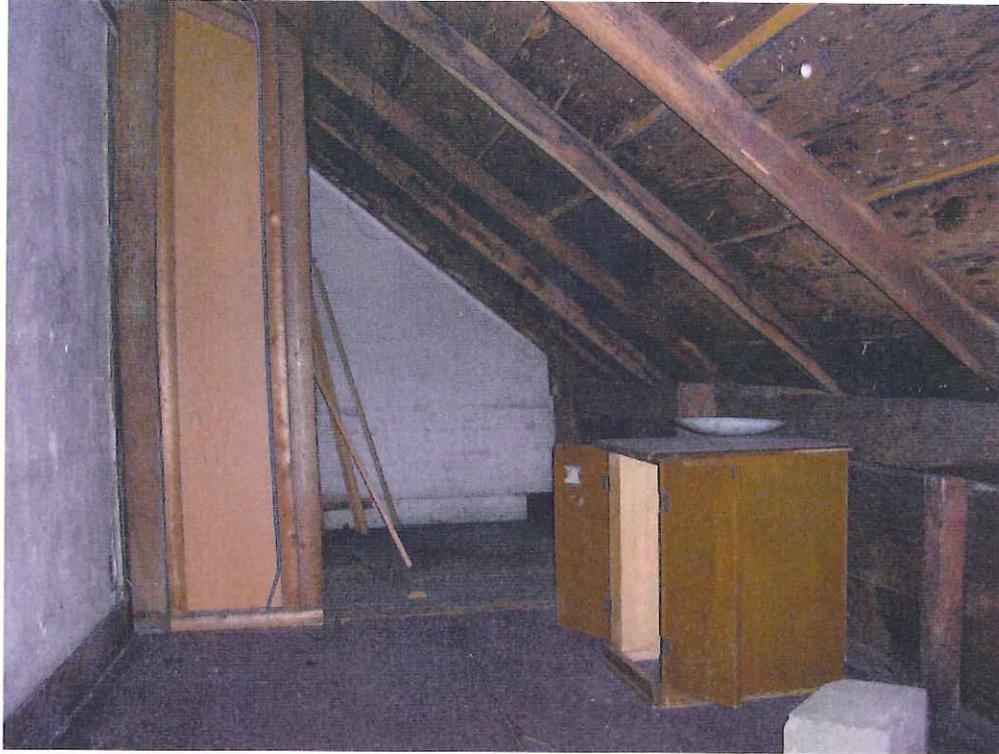
View looking southwest in the front and west side of second floor, Cottage 29, Bow Lane (May 2009).



PHOTOGRAPH 28

View looking west toward the rear bedroom, Cottage 29, Bow Lane (May 2009).

Buckeye / Kleen Energy
Determination of Eligibility Report
Cottage 29, Bow Lane



PHOTOGRAPH 29

View looking south toward the second story lean-to chamber, Cottage 29, Bow Lane (May 2009).



PHOTOGRAPH 30

View looking west toward the lath and plaster detail of second story lean-to chamber, Cottage 29, Bow Lane (May 2009).

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Determination of Eligibility Report
Cottage 29, Bow Lane



PHOTOGRAPH 31

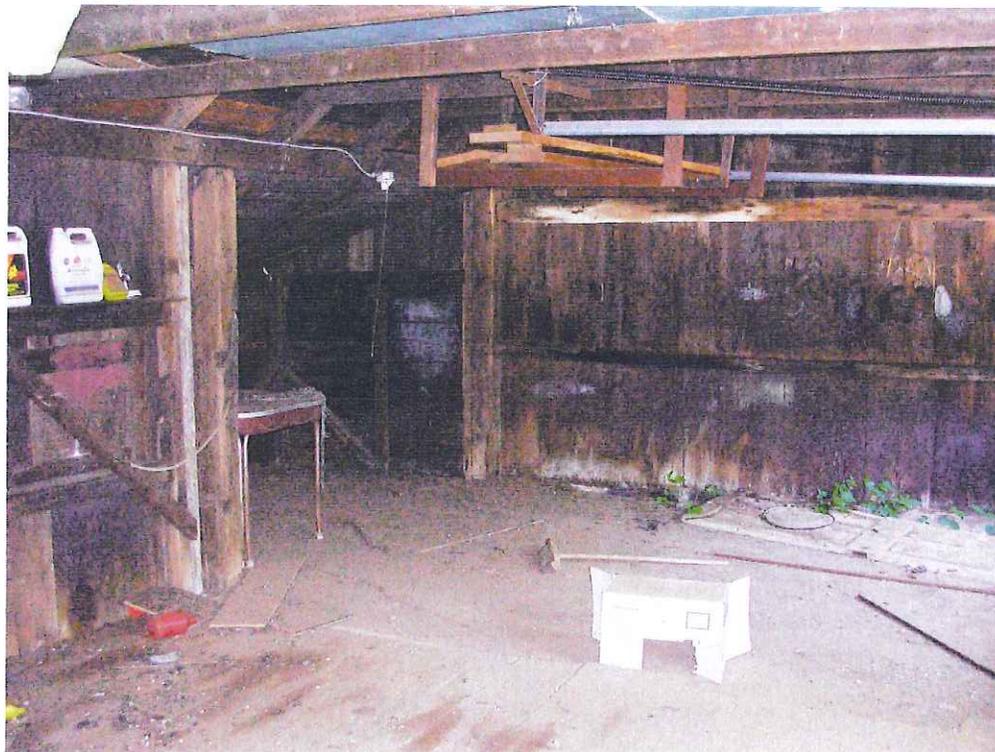
View of post and beam, second story lean-to chamber, Cottage 29, Bow Lane (May 2009).



PHOTOGRAPH 32

View looking west toward the garage/storage area, Cottage 29, Bow Lane (May 2009).

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Determination of Eligibility Report
Cottage 29, Bow Lane**



PHOTOGRAPH 33

View looking east toward garage/storage area, Cottage 29, Bow Lane (May 2009).



PHOTOGRAPH 34

View of bracing detail of the garage/storage area, Cottage 29, Bow Lane (May 2009).

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Determination of Eligibility Report
Cottage 29, Bow Lane**



PHOTOGRAPH 35

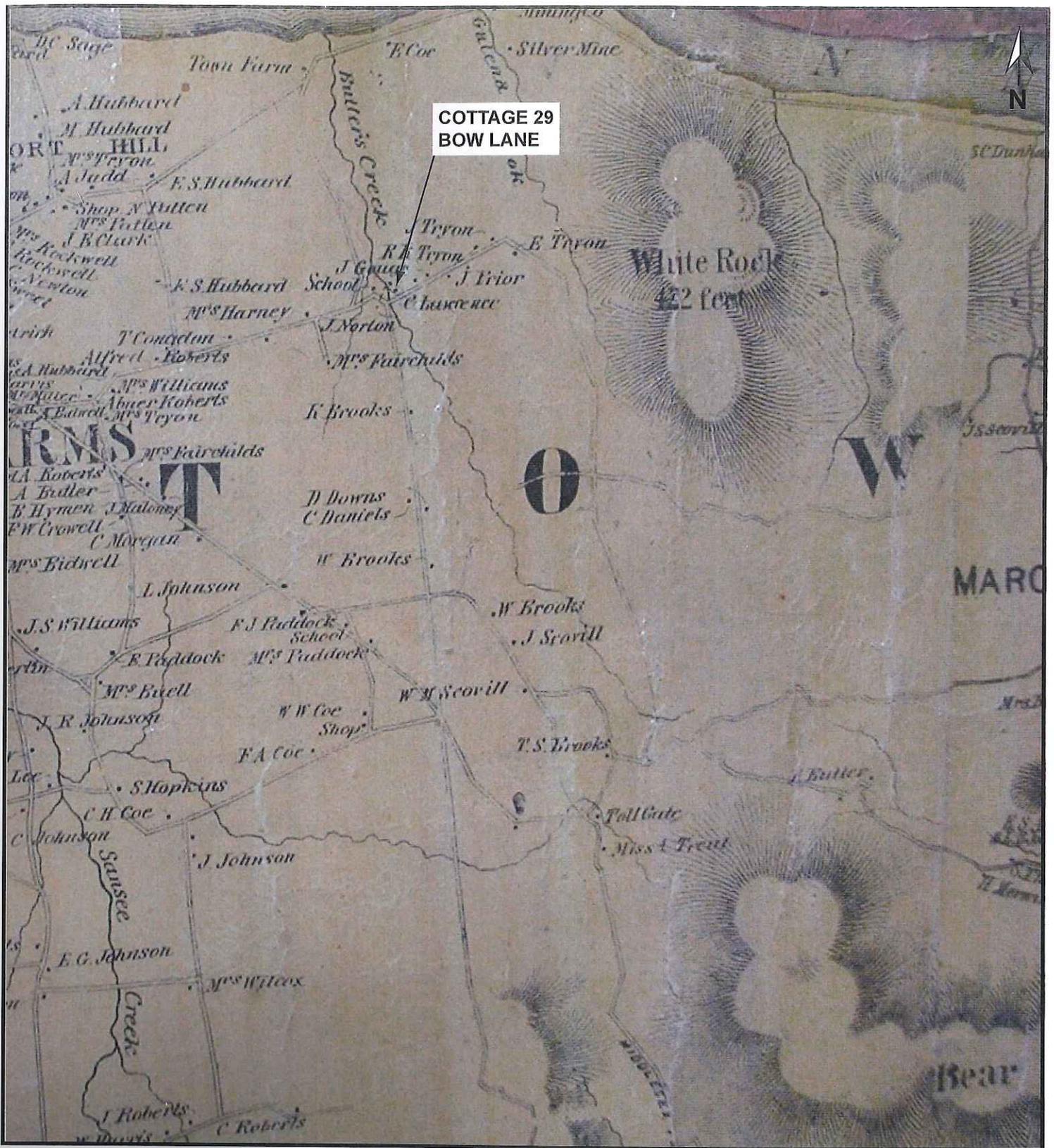
View of basement roof beams, Cottage 29, Bow Lane (May 2009).



PHOTOGRAPH 36

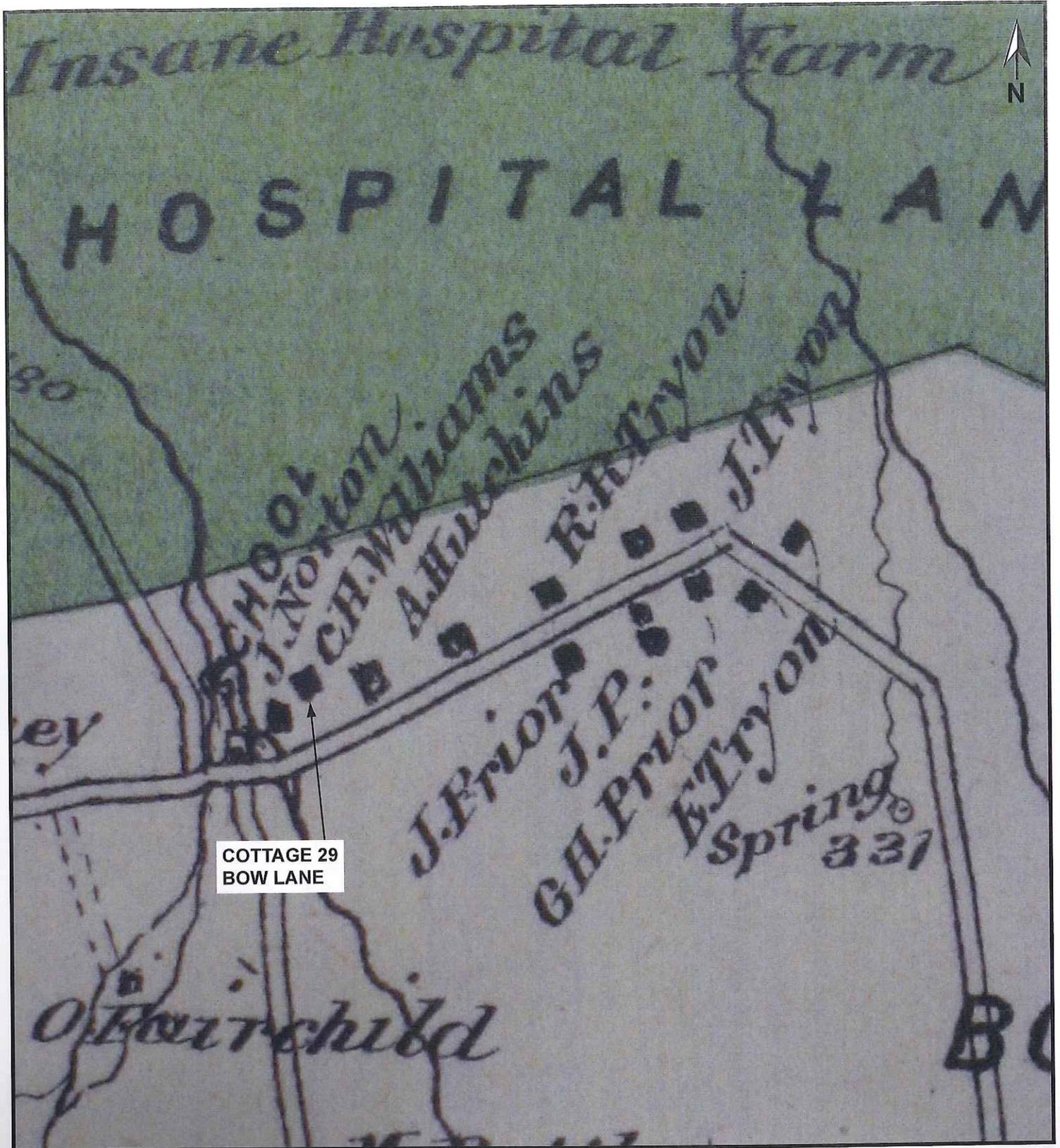
View of basement stairs, Cottage 29, Bow Lane (May 2009).

APPENDIX G
Cottage 29
Figures



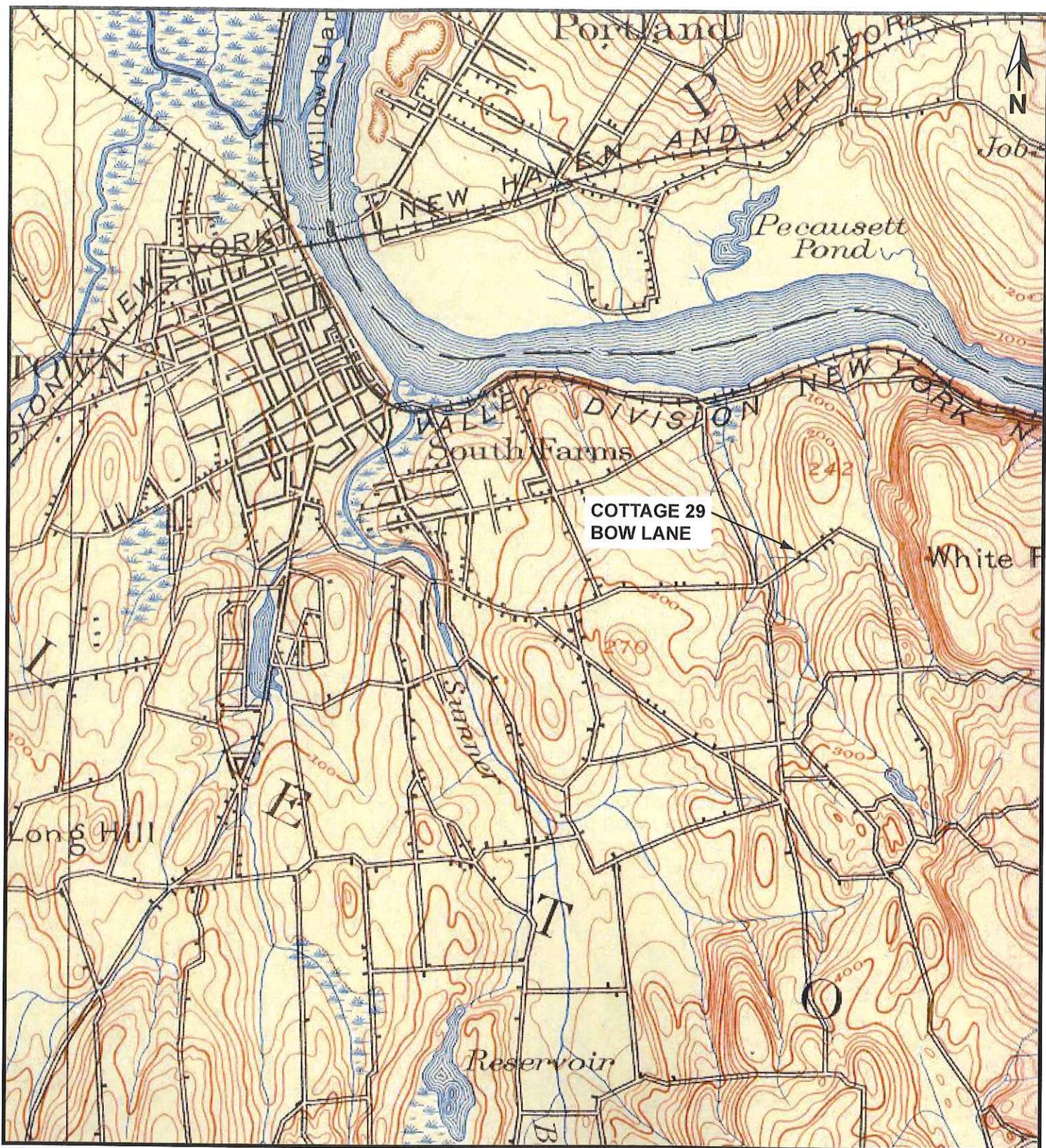
REFERENCE: H.F. Walling "Map of Middlesex County, Connecticut" (1859)

FIGURE 1
COTTAGE 29 IDENTIFIED AS THE DWELLING OF C. LAWRENCE
COTTAGE 29, BOW LANE
DETERMINATION OF ELIGIBILITY REPORT



REFERENCE: Beers "County Atlas of Middlesex County" (1874)

FIGURE 2
COTTAGE 29 IDENTIFIED AS THE DWELLING OF H. WILLIAMS
COTTAGE 29, BOW LANE
DETERMINATION OF ELIGIBILITY REPORT



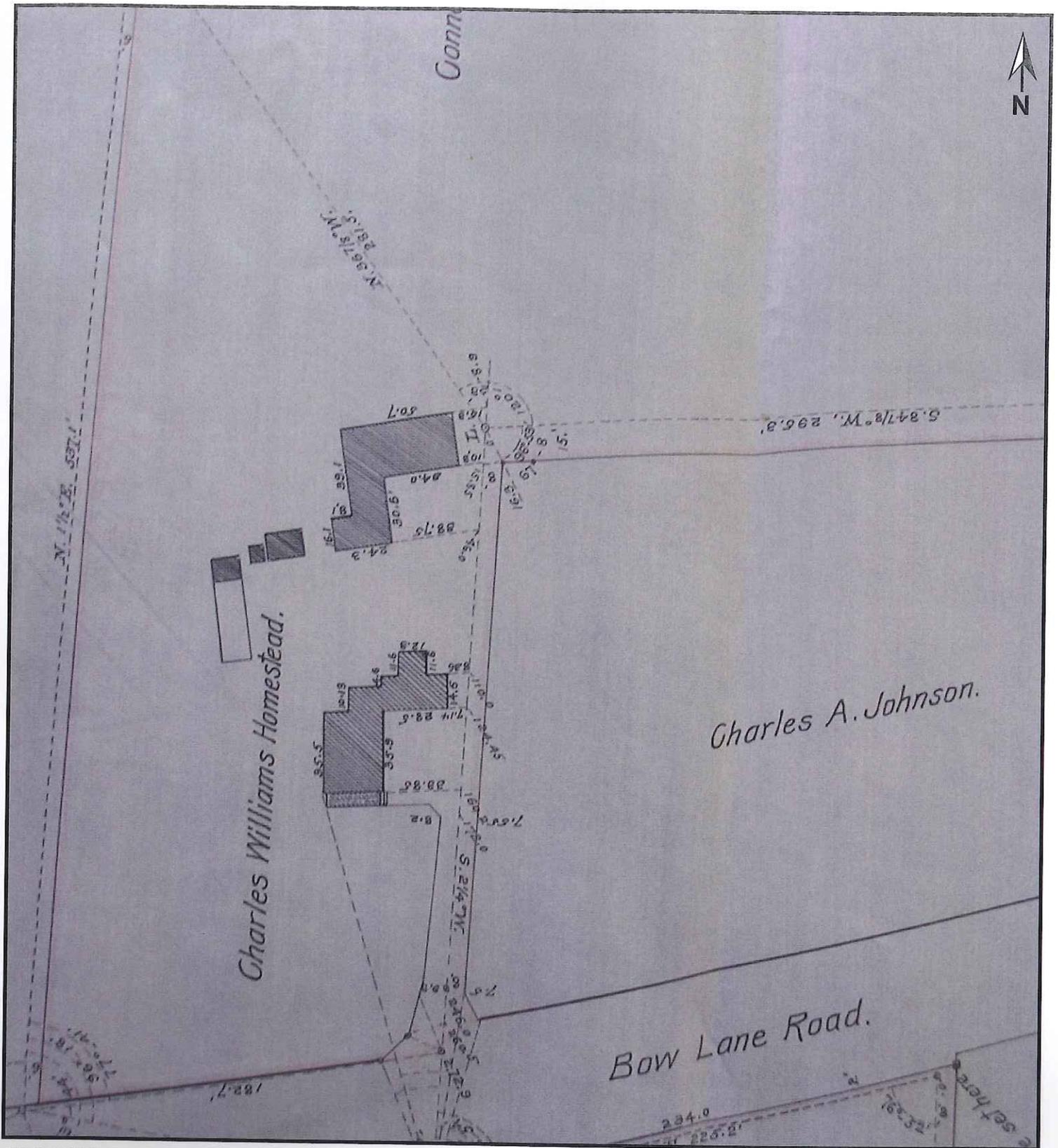
REFERENCE: USGS Map of Middletown, Connecticut (1893)

FIGURE 3
COTTAGE 29, BOW LANE
DETERMINATION OF ELIGIBILITY REPORT



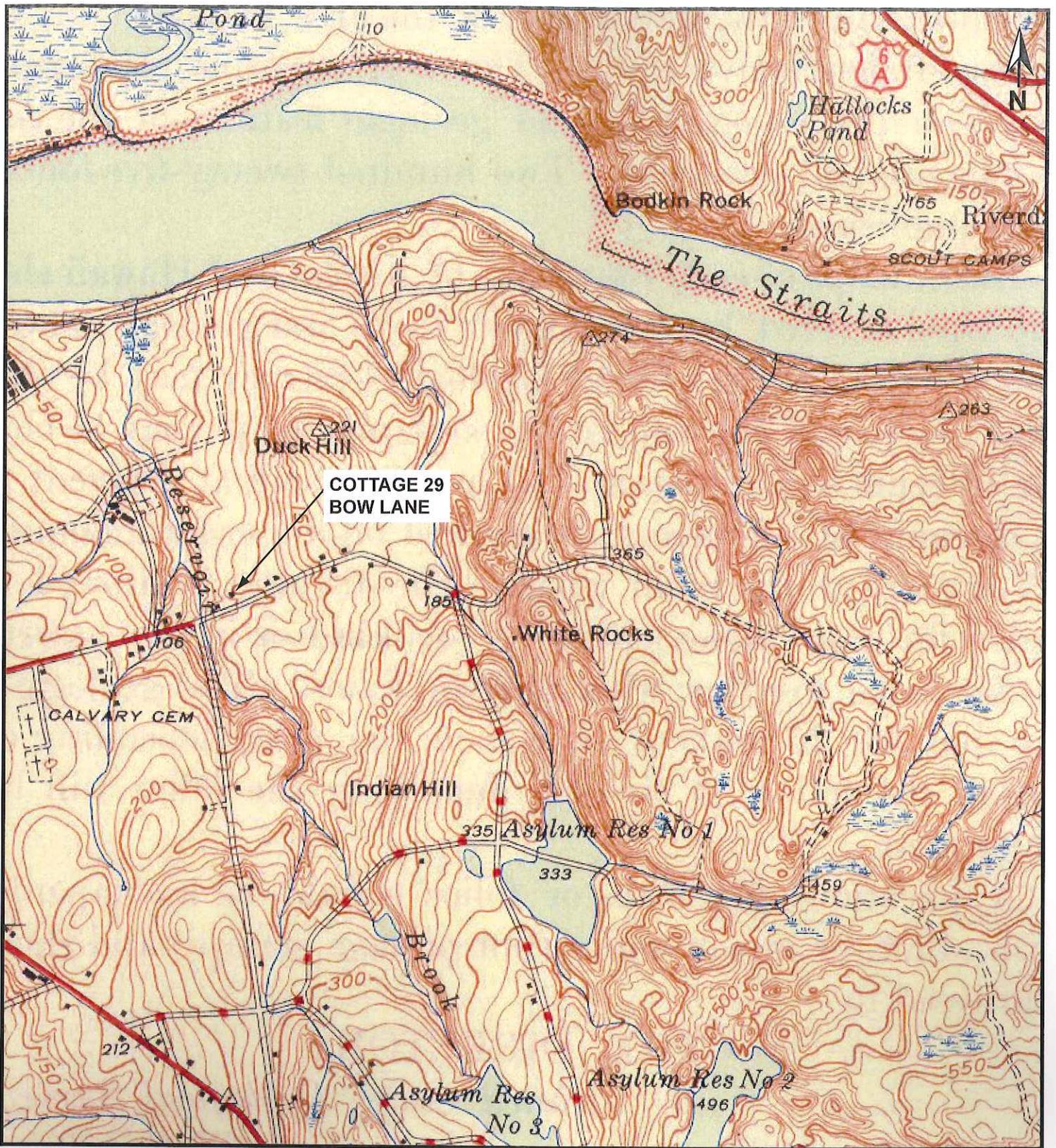
REFERENCE: USGS Map of Farmington, Connecticut (1906)

FIGURE 4
COTTAGE 29, BOW LANE
DETERMINATION OF ELIGIBILITY REPORT



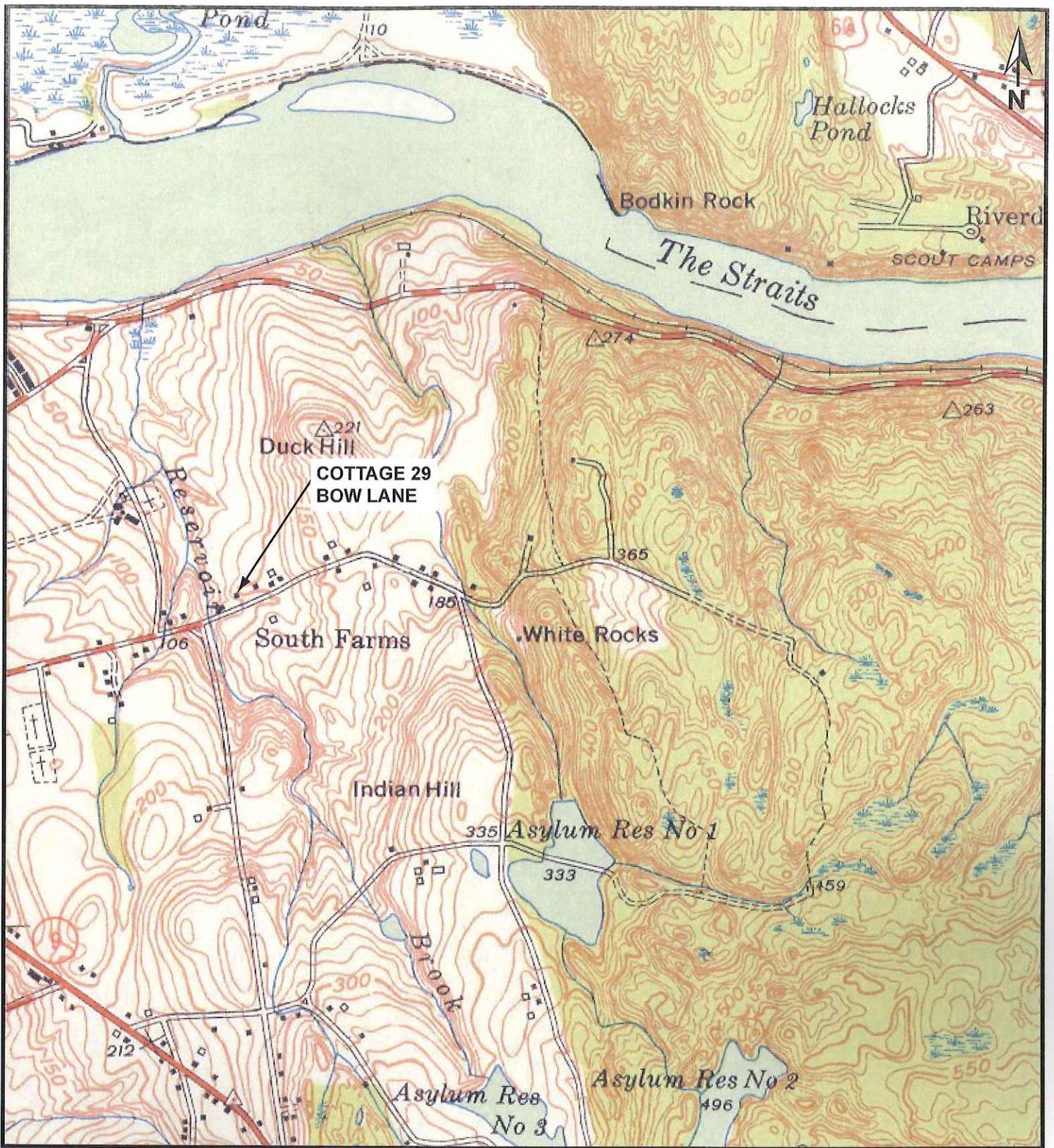
REFERENCE: Map of the South Williams Tract of the Connecticut State Hospital for the Insane
 E.P. Augur, Civil Engineer and Surveyor (1907)

FIGURE 5
COTTAGE 29, BOW LANE
DETERMINATION OF ELIGIBILITY REPORT



REFERENCE: USGS Map of Middle Haddam, Connecticut (1945)

FIGURE 6
COTTAGE 29, BOW LANE
DETERMINATION OF ELIGIBILITY REPORT



REFERENCE: USGS Map of Middle Haddam, Connecticut (1952)

FIGURE 7
COTTAGE 29, BOW LANE
DETERMINATION OF ELIGIBILITY REPORT



REFERENCE: USGS Map of Middle Haddam, Connecticut (1961, Photorevised 1984)

FIGURE 8
COTTAGE 29, BOW LANE
DETERMINATION OF ELIGIBILITY REPORT

APPENDIX H
Connecticut Valley Hospital
Historic Resources Inventory Form

STATE OF CONNECTICUT

CONNECTICUT HISTORICAL COMMISSION
59 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: Connecticut Valley Hospital Historic: Hospital for the Insane Connecticut
2. TOWN/CITY: Middletown VILLAGE: _____ COUNTY: Middlesex
3. STREET & NUMBER (and/or location): Silver Street; east of Eastern Drive
4. OWNER(S): State of Connecticut PUBLIC PRIVATE
5. USE: Present: Psychiatric care facility Historic: Insane Asylum
6. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: yes no
Interior accessible: yes, explain _____ no

DESCRIPTION

7. STYLE OF BUILDING: Mid-19th-early 20th C. institutional buildings and site DATE OF CONSTRUCTION: from 1867 to present
8. MATERIAL(S) (indicate use or location when appropriate):
 clapboard asbestos siding brick
 wood shingle asphalt siding fieldstone
 board & batten stucco cobblestone
 aluminum siding concrete: type: _____ cut stone: type: _____
 other: variety
9. STRUCTURAL SYSTEM:
 wood frame; post and beam balloon
 load bearing masonry structural iron or steel
 other: variety
10. ROOF: type:
 gable flat mansard monitor sawtooth
 gambrel shed hip round other various types
 material:
 wood shingle roll asphalt tin slate
 asphalt shingle built up tile other: various types
11. NUMBER OF STORIES: Variety APPROXIMATE DIMENSIONS: 50 buildings on 200 acres
12. CONDITION: Structural: excellent good fair deteriorated
 Exterior: excellent good fair deteriorated
13. INTEGRITY: Location: on original site moved, when: _____
 Alterations: no yes, explain: A number of early buildings have been renovated; also see #18
14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES:
 barn shed^s garage other landscape features or buildings: hospital reservoirs; early maintenance buildings; cemetery east of the site
 carriage house shop garden^s
15. SURROUNDING ENVIRONMENT:
 open land woodland residential scattered buildings visible from site
 commercial industrial rural high building density

16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS: This expansive site comprises the main section of the Connecticut Valley Hospital. Located in the South Farms district, it consists of a large concentration of early and contemporary buildings. The site, landscaped with broad lawns and large, shade trees, is at the top of a hill and offers panoramic views (see continuation sheet)

17. OTHER NOTABLE FEATURES OF BUILDING OR SITE (interior and/or exterior):

SIGNIFICANCE

Architect: _____ Builder: _____

18. HISTORICAL OR ARCHITECTURAL IMPORTANCE: The Connecticut Valley Hospital was formally opened in this city during 1868. Two years earlier, Middletown had granted the site to the State for the establishment of an asylum to accommodate Connecticut's mentally ill. By 1896, four groups of buildings had been erected and the institution, known as the Connecticut Hospital for the Insane, was one of the largest of its kind in the country.

The hospital consists of approximately eighty structures complemented by 650 acres south and east of the main site. It includes large institutional buildings constructed of brick and brownstone, frame and brick residences, and a number of maintenance buildings. The majority of these form a large group centered around Shew Hall. This site, which contains approximately two hundred acres, is illustrated by the accompanying map. It comprises many distinctive structures that evidence different periods of the institution's development.

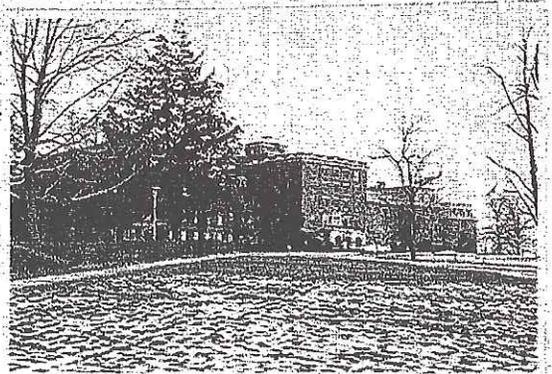
Shew Hall, the original hospital structure, was built in 1867. It functions as the administrative building and is the focal point of the institution. This large structure is named in honor of the hospital's first superintendent, Dr. Abram M. Shew. Designed by _____
(see continuation sheet)

PHOTOGRAPH

photographer: Robert Svec
date: 12/78 view: see continuation sheet
negative on file: see continuation sheet

COMPILED BY:

name: Robert Svec date: 12/78
organization: Greater Middletown Preservation Trust
address: 27 Washington St., Middletown, Ct. 06457



A

20. SUBSEQUENT FIELD EVALUATIONS:

21. THREATS TO BUILDING OR SITE:

none known highways vandalism developers other: _____
 renewal private deterioration zoning explanation: CVH plans to

to demolish the original sections of Woodward Hall and Weeks Hall in the fall or winter of 1979.

STATE OF CONNECTICUT

CONNECTICUT HISTORICAL COMMISSION
59 South Prospect Street, Hartford, Connecticut 06106

HISTORIC RESOURCES INVENTORY FORM
For Buildings and Structures

FOR OFFICE USE ONLY

TOWN NO.: _____ SITE NO.: _____

UTM: 18/____/____/____/____/____

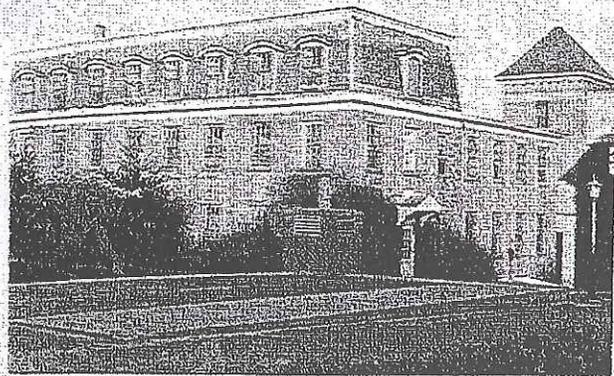
QUAD: _____

DISTRICT: _____ S NR: ACTUAL
POTENTIAL

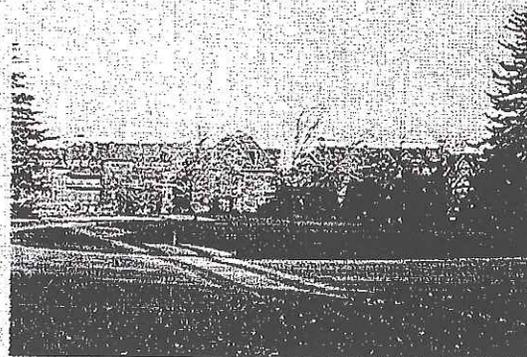
CONTINUATION SHEET

Item number: _____ Date: 12/78

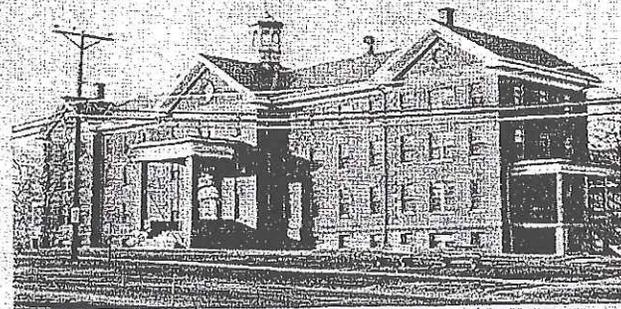
Connecticut Hospital for the Insane
Silver St. Middletown, Ct. 06457



B



C

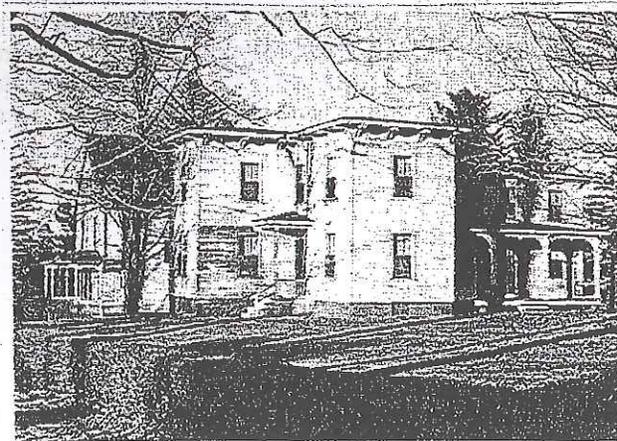


D



E

BUILDING	VIEW	NEG. ON FILE
A: Shew Hall	northwest	Roll 55, #31
B: Stanley Hall	southwest	Roll 57, #13
C: Woodward Hall	west	Roll 55, #35-35A
D: Smith Home	south	Roll 57, #10
E: Shepard Home	southwest	Roll 55, #25A
F: Cottages on Eastern Drive	southwest	Roll 57, #21A



STATE OF CONNECTICUT

CONNECTICUT HISTORICAL COMMISSION
59 South Prospect Street, Hartford, Connecticut 06106

HISTORIC RESOURCES INVENTORY FORM
For Buildings and Structures

CONTINUATION SHEET

Item number: 16718 Date: 12/78

FOR OFFICE USE ONLY			
TOWN NO.:	SITE NO.:		
UTM: 18/	/	/	/
QUAD:			
DISTRICT:	S	NR:	ACTUAL POTENTIAL

Connecticut Hospital for the Insane
Silver St., Middletown, Ct. 06457

#16

of the city. Silver Street and Bow Lane pass through the property which is bordered by Eastern Drive, west. Small drives, leading from these streets, traverse the grounds.

#18

Addison Hutton of Philadelphia, it was constructed in the Second Empire style. The building was remodeled in 1939, when the interior was updated and a flat roof bordered by a parapet was installed on the main section. The three large wings display mansard roofs and details that are indicative of the main sections's former appearance.

Stanley Hall, built around 1879, is also designed in the Second Empire style. Now vacant, it was the hospital's maximum security facility in earlier years. This unimposing, rectangular building is plainly decorated and has a mansard roof with numerous dormers. The windows are screened by metal bars, reminiscent of its previous function.

Woodward Hall, erected about 1886, is of the Queen Anne style. It has an irregular profile that is accentuated by many eills. The structure exhibits multiple roofs capped by numerous chimneys, wide turrets, and large, gabled dormers. The interior has been recently remodelled.

Weeks Hall, built in 1894, is also constructed in the Queen Anne style and in addition, has features that suggest the influence of the Jacobethan Revival. Its appearance, similar to that of Woodward Hall, is highlighted by prominent, steeply pitched gables and floral designs in terra cotta. The building, presently unoccupied, served as a patient care facility.

Smith Home, constructed about 1909, is designed in the Colonial Revival style. It has a cross-gabled roof crowned by a slender, distinctive tower. The main entrance displays fluted pilasters and a large fan in relief above the door. Currently unoccupied, the structure once housed hospital employees.

Other notable early buildings are sited on the grounds. The police station, a distinctive cottage, was erected in 1895. Shepherd Home and Russell Hall are two similar structures that were built in the 1920s; they exhibit large, ornate porticos which are classical in design. There are also a number of small residences, constructed during the late nineteenth century, that have served as living quarters for the staff.

This site reflects the history associated with the care and treatment of the mentally ill in Connecticut. The buildings, reminiscent of different eras of the hospital's past, document its progressive growth and comprise a diverse collection that contributes to the architectural variety of Middletown.