

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets (NPS Form 10-900a).**

1. Name of Property

Historic name River Road – Mead Avenue Historic District

Other names/site number The Plain

2. Location

street & number See "List of Properties" Section 7 continuation sheet(s). ☐ not for publication

city of town Greenwich ☐ vicinity

State Connecticut code CT county Fairfield code 001 zip code 06807

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Signature of certifying official/ _____ Date _____

Title _____ State or Federal agency and bureau _____

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of certifying official _____ Date _____

Title _____ State or Federal agency and bureau _____

4. National Park Service Certification

I, hereby, certify that this property is:

Signature of the Keeper

Date of Action

___ entered in the National Register _____

___ determined eligible for the National Register _____

___ determined not eligible for the National Register _____

___ removed from the National Register _____

___ other (explain:) _____

5. Classification

Ownership of Property

(Check as many boxes as apply)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal
<input type="checkbox"/>	private

Category of Property

(Check only **one** box)

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	building(s)
<input type="checkbox"/>	object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
16	18	buildings
		sites
2		structures
		Objects
		buildings
18	18	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

N/ A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic: Single Dwelling.

Domestic: Secondary Structure.

Landscape: Wall.

Current Functions

(Enter categories from instructions)

Domestic: Single Dwelling.

Domestic: Multiple Dwelling.

Domestic: Hotel.

Domestic: Secondary Structure.

Landscape: Wall.

7. Description

Architectural Classification

(Enter categories from instructions)

Mid-19th Century: Greek Revival

Materials

(Enter categories from instructions)

foundation: Stone: Granite; Concrete

River Road – Mead Avenue Historic District
Name of Property

Fairfield, CT
County and State

Mid-19th Century: Gothic Revival

Late Victorian: Italianate

Late Victorian: Second Empire

Late Victorian: Queen Anne

Late Victorian: Shingle

Late 19th and Early 20th Century Revivals: Colonial Revival

Asbestos; Metal: Aluminum; Synthetics:

walls: Vinyl; Wood: Weatherboard, Shingle

roof: Asphalt; Wood: Shingle; Stone: Slate

other: Wood; Stone: Granite

Narrative Description
(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

See continuation sheet(s).

Narrative Description

See continuation sheet(s).

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Period of Significance (justification)

See continuation sheet(s).

Criteria Considerations (explanation, if necessary)

See continuation sheet(s).

Statement of Significance Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

See continuation sheet(s).

Areas of Significance

(Enter categories from instructions)

Architecture

Community Development

Period of Significance

1835-1945

Significant Dates

Significant Person

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

See continuation sheet(s)

Narrative Statement of Significance (provide at least **one** paragraph for each area of significance)

See continuation sheet(s).

Developmental history/additional historic context information (if appropriate)

See continuation sheet(s).

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

See continuation sheet(s).

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 has been requested)
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 9.667

(do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

A. 18 618000 4543700
Zone Easting Northing

C. _____
Zone Easting Northing

B. _____
Zone Easting Northing

D. _____
Zone Easting Northing

Additional UTM References on continuation sheet.

Verbal Boundary Description (describe the boundaries of the property)

The boundary lines of the district are shown on the accompanying map based on the boundary justification.

Boundary Justification (explain why the boundaries were selected)

See continuation sheet(s).

11. Form Prepared By

name/title Nomination prepared by Nils Kerschus, Consultant; Forms prepared by Lucas A. Karmazinas, Consultant

River Road – Mead Avenue Historic District
Name of Property

Fairfield, CT
County and State

organization Town of Greenwich Planning & Zoning / Greenwich

Historical Society

date 8/2/2013

street & number 125 Warner Hill Rd., Unit 58

telephone 203-378-8253

city or town Stratford

state CT

zip code 06614

e-mail

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

Photographs:

Submit clear and descriptive black and white photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: River Road – Mead Avenue Historic District

City or Vicinity: Greenwich

County: Fairfield

State: Connecticut

Photographer: Lucas A. Karmazinas, FuturePast Preservation

Date Photographed: 7/31/2013

Description of Photograph(s) and number: See continuation sheet(s).

1 of 22.

East (front) and north (side) elevations of 9 Mead Avenue, 1907, showing façade, porch, roof, and window details.
Camera facing southwest.

2 of 22.

East (front) and south (side) elevations of 11 Mead Avenue, 1906, showing façade, porch, roof, and window details.
Camera facing northwest.

3 of 22.

East (front) and south (side) elevations of 15 Mead Avenue, 1901, showing façade, porch, roof, and window details.
Camera facing northwest.

4 of 22.

East (front) and south (side) elevations of 17 Mead Avenue, 1906, showing façade, porch, roof, and window details.
Camera facing northwest.

5 of 22.

West (front) and south (side) elevations of 10 Mead Avenue, 1889, showing tower, roof, and window details.
Camera facing northeast.

6 of 22.

West (front) and south (side) elevations of 12 Mead Avenue, 1907, showing façade, porch, roof, and window details.
Camera facing northeast.

7 of 22.

West (front) and south (side) elevations of 14 Mead Avenue, 1875, showing façade, porch, roof, and window details. Carriage house (14r Mead Avenue) at rear.
Camera facing northeast.

8 of 22.

West (front) and south (side) elevations of 14r Mead Avenue, 1875, showing façade, roof, and window details.
Camera facing northeast.

9 of 22.

West (front) and north (side) elevations of 8 Weathervane Lane, 1874, showing elevation, roof, and window details.
Camera facing east.

10 of 22.

East (front) and north (side) elevations of 29 Mead Avenue, 1862, showing façade, porch, roof, and window details.
Camera facing southwest.

11 of 22.

Detail of stone wall in front of 29 Mead Avenue, 1862; wall c. 1890.
Camera facing northwest.

12 of 22.

East (front) elevation of 33 Mead Avenue, 1835, showing façade, porch, roof, and window details.
Camera facing west.

13 of 22.

East (front) and south (side) elevations of 33 Mead Avenue, 1835, showing façade, porch, roof, and window details.
Camera facing northwest.

14 of 22.

East (side) and south (front) elevations of 35 Mead Avenue, c. 1858, showing porch, roof, and window details.
Camera facing west.

15 of 22.

West (front) and south (side) elevations of 18 Mead Avenue, 1955, showing façade, roof, and window details.
Camera facing northeast.

16 of 22.

Detail of stone wall in front of 24 Mead Avenue, c. 1905.
Camera facing southeast.

17 of 22.

West (front) and south (side) elevations of 26 Mead Avenue, 1951, showing façade, porch, roof, and window details.
Camera facing east.

18 of 22.

South (front) and west (side) elevations of 46 and 48 River Road, 1949, showing façade, porch, roof, and window details.
Camera facing northeast.

19 of 22.

South (front) and west (side) elevations of 50 River Road, 1874, showing façade, porch, roof, and window details.
Camera facing northeast.

20 of 22.

South (front) and east (side) elevations of 50 River Road, 1874, showing façade, porch, roof, and window details.

Camera facing northwest.

21 of 22.

South (front) and west (side) elevations of 60 River Road, 1873, showing façade, porch, roof, and window details.

Camera facing northeast.

22 of 22.

South (front) and east (side) elevations of 60 River Road, 1873, showing façade, porch, roof, and window details.

Camera facing northwest.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Narrative Description:

The River Road – Mead Avenue Historic District comprises a neighborhood dominated by large nineteenth-century houses on spacious lots. It is located in the village of Cos Cob in the Town of Greenwich, about a mile-and-a-half east of its downtown and just north and within sight of the I-95 bridge crossing the Mianus River. The topography of the district is remarkably level, ranging from 10 to 24 feet above sea level, virtually all of it lying above the historic (1938) storm tide level of 12 feet. The district focuses on Mead Avenue which runs south from East Putnam Avenue (a.k.a. U.S. 1 and Boston Post Road) to River Road and includes all properties facing that street except for the two northernmost lots. The district also includes that portion of River Road between Mead Avenue and Robertson Lane, including the residential northwestern side but not the opposite commercial side; the private, dead-end street of Weathervane Lane, running easterly from Mead Avenue; and that portion of Mulberry Lane between the corner lots facing Mead Avenue. All lots were originally at least one-half acre in size, except for one measuring one-third acre, and all except this smaller lot have been subdivided due to the neighborhood's R-7 zoning which specifies a minimum lot size of 7,500 square feet.

The district is distinguished from the surrounding area in general by its larger lots, in spite of their subdivision, and by the larger size and older age of its contributing buildings. It is bounded on the north by a neighborhood of bungalows constructed between 1916 and 1926 on noticeably smaller lots. To the east it is bounded by a neighborhood of one-family houses built primarily during the 1960s, also on smaller lots. To the southeast is a waterfront district of maritime commercial uses facing the estuary of the Mianus River and developed during the latter half of the twentieth century. To the west are houses that were, for the most part, constructed after 1945 on the subdivided portions of lots facing Mead Avenue.

The district contains 27 properties with 36 resources of which 18 contribute to its significance. The contributing resources include 13 one-family dwellings, one two-family dwelling, one bed-and-breakfast hotel, one garage, and two stone boundary walls. The 18 non-contributing resources comprise 12 one-family dwellings and 6 garages, all constructed after 1945.

The northern entrance to the district is located on Mead Avenue, 250-feet south of its beginning at East Putnam Avenue. The transition from rather dense bungalow development to the spacious lots and houses of the district is immediately apparent. To the right (west) is a row of four dwellings built during the 1900s. The first is the Jacob Oscar Smith House (9 Mead Avenue; Inventory #1, Photograph 1), a two-and-a-half-story, side-gabled, Colonial Revival dwelling with an L-shaped front porch, a centrally placed entrance framed by a stained-glass transom and sidelights, a second-story polygonal bay rising above it, also showing stained-glass transoms, and a centrally placed cross-gambrel projecting from the roof, flanked by hip-roofed dormers. Next door is the Lyman Ferris House (11 Mead Avenue; Inventory #5, Photograph 2), a two-and-a-half-story cross-gabled dwelling showing a partially inset, two-story polygonal bay to the left and a partially inset front porch to the right. Flaring overhangs at the second story and gables suggest Shingle-style origins. To the south is the George E. Brush House (15 Mead Avenue; Inventory #11, Photograph 3), a side-gabled, two-and-a-half-story dwelling of Shingle-style design that shows the front slope of its roof continuing to the first story and thereby

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sheltering an expansive, L-shaped front porch supported by Tuscan columns and featuring turned balustrades. Also of note are multiple polygonal bays, including a second-story dormer at the façade and a mid-level oriel to the north. The last house in the row is the George A. Finch House (17 Mead Avenue; Inventory #12, Photograph 4), a two-and-a-half-story, hip-roofed Colonial Revival dwelling featuring an enclosed, L-shaped front porch that extends to the north as a porte-cochere, as well as twin polygonal bays at the façade's second story and hipped dormers at the front and south elevations.

On the left (east) side of the street, the first house is the Studwell-Taylor House (10 Mead Avenue; Inventory #3, Photograph 5), a two-and-a-half-story, side gabled Queen Anne distinguished by a three-and-a-half-story polygonal tower to the right and an enclosed entry porch located under an extension of the main slope of the roof. Next door is the Robert L. Chamberlain House (12 Mead Avenue; Inventory #7, Photograph 6), a large, two-and-a-half-story, wood-shingled Dutch Colonial Revival, sheltered by an unusually tall, cross-gambrel roof, and distinguished by a wrap-around (i.e. three-sided) front porch, supported by Tuscan columns, and a Palladian window lighting the peak of the front gambrel. To the rear is the William A. Reed Carriage House (12r Mead Avenue; Inventory #8), built for the predecessor of the Chamberlain House. The original one-and-a-half-story portion of this shingle-sided dwelling is characterized by a side-gabled roof defined by a centrally placed cross gable and crowned by a pyramidal-roofed cupola. To the south of the Chamberlain House is the Benjamin P. Smith House (14 Mead Avenue; Inventory #9, Photograph 7), a two-and-a-half-story Second Empire dwelling which retains its front porch, which is supported by chamfered posts and extends along a later, one-story addition to the north. The house also retains the entry's segmental-arched transom, as well as original two-over-two windows. The slightly concave-profiled mansard roof rises from a bracketed cornice and features segmental-arched dormers, flanked by curved buttresses, and hexagonal-cut slate shingles. To the rear is the Benjamin P. Smith Carriage House (14r Mead Avenue; Inventory #10, Photograph 8), a two-and-a-half-story, cross-gabled structure sheathed with vertical wood siding and fenestrated with an off-center, round-arched loft door, and round windows in the gables and under the eaves. The roof is crowned with a cross-gabled cupola showing paired, round-arched vents at each side.

Extending easterly from Mead Avenue, Weathervane Lane shows two non-contributing dwellings on its south side, both built in the 1960s (Inventory #'s 33 & 34), followed at the end of the street by the Clark-Poucher Carriage House (8 Weathervane Lane; Inventory #35, Photograph 9), a long, two-story, wood-shingled dwelling sheltered by a side-gabled roof which features a cross gable accented by a stickwork truss. This house was originally the carriage house for 60 River Road.

Returning to Mead Avenue, the west side includes a non-contributing dwelling at the northwest corner of Mulberry Lane (Inventory #25), while the southwest corner is occupied by the Matthews-Betts House (29 Mead Avenue; Inventory #20, Photograph 10), a two-and-a-half-story Italianate dwelling surmounted by a low-pitched, hipped roof crowned with a cupola. The house features an L-shaped front porch with a bracketed cornice while the main roofline also shows a bracketed cornice, surmounted at the façade and side elevations by pediments, the southern surmounting a two-story polygonal bay. The fenestration includes windows with multi-paned transoms at the south elevation, Queen Anne sash at the façade and north elevation (pedimented on the second story), and

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octagonal attic windows of horizontal aspect. Defining the front boundary line is a distinctive stone wall featuring a crest of pointed stones and forming taller piers flanking the entrance to the front sidewalk (Inventory #21, Photograph 11). To the south is the Cummings-Wilson House (33 Mead Avenue; Inventory #22, Photographs 12 & 13), a two-and-a-half-story, side-gabled dwelling of Greek Revival design that is the oldest house in the district. It is distinguished by a front porch of Roman Doric columns that support a heavy denticulated entablature that forms an elliptical arch over the entrance. The main entrance features sidelights, flanked by narrow pilasters, and a five-light transom, all framed by massive pilasters and a prominent frieze. The façade's second story is surmounted by a broad, denticulated entablature while the side gables each show a half-round window. The last house on this side of the street is the Captain Robert Clark House (35 Mead Avenue; Inventory #23, Photograph 14), a two-and-a-half-story Second Empire dwelling that features a distinctive, full-length, L-shaped porch extending along its south and east elevations, supported by chamfered posts with open-work, triangular brackets, and distinguished by an individualistic stickwork railing showing a pattern of square and octagonal cut-outs. Floor-to-ceiling windows face the porch while the main entrance faces south, originally visible from River Road before the lot was subdivided. The straight-profiled mansard roof rises from a coved cornice and features gabled dormers projecting from the octagonal-cut, slate-shingled surface. The brick chimney features prominent terra-cotta chimney pots.

The opposite side of the street, from Weathervane Lane to River Road, is defined by a row of six non-contributing dwellings built between 1949 and 1955 and primarily consisting of one-and-a-half-story ranches and Cape Cods (Inventory #s 14-17, 19, & 24; Photographs 15 & 17). The roughly cut granite boundary wall from the Elbert F. Lockwood estate has been retained, forming a recessed, semi-circular entrance still visible at 24 Mead Avenue (Inventory #18, Photograph 16). This wall continues around the street corner, continuing northeasterly along River Road along the front property lines of two non-contributing dwellings of Cape Cod design built in 1949 (Inventory #s 26 & 28, Photograph 18). The easternmost (48 River Road) shows another, recessed, semi-circular entrance in the wall. To the rear of this house is the original garage of the Lockwood estate, a one-and-a-half-story fieldstone-walled structure sheltered by a rather steeply-pitched, hipped roof (Inventory #29). Next door, to the northeast, is the Cos Cob Inn, historically the Clark-Poucher House (50 River Road; Inventory #30, Photographs 19 & 20), a two-and-a-half-story Second Empire dwelling distinguished by rusticated wooden quoins at each corner, as well as a prominent, bracketed cornice. The front entrance retains its stilted, segmental-arched transom while the second story features a centrally placed polygonal bay surmounted with a bracketed cornice and the northeast elevation shows a two-story polygonal bay surmounted by a continuation of the main cornice. The slightly concave-profiled mansard roof is punctuated by segmental-arched dormers and crowned with a square cupola consisting of chamfered posts framing three arched windows on each side and supporting a concave-profiled pyramidal roof. To the northeast is a non-contributing, two-story raised ranch built in 1963 (Inventory #31). It is followed by the Charles Elbert Smith House (60 River Road; Inventory #32, Photographs 21 & 22), a two-and-a-half-story Italianate dwelling that anchors the district at its eastern end. This house retains its clapboard siding and a full-length front porch supported by chamfered posts. The centrally placed main entrance retains its stilted, segmental-arched transom and is flanked by two floor-to-ceiling windows to either side. The second story features a

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centrally placed polygonal bay while the southwest elevation shows one at the first story. The low-pitched, hipped roof features overhanging eaves supported by large curvilinear brackets distinguished by ball-shaped pendants. These brackets project from a wide flushboard frieze and alternate with two-paned, horizontal attic windows.

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List of Properties Located within the River Road – Mead Avenue Historic District:

Mead Avenue: #'s 9, 10, 11, 12, 12r, 14, 14r, 15, 17, 18, 20, 22, 24, 26, 29, 33, 35, and 42.

Mulberry Lane: #21.

River Road: #'s 46, 48, 50, 56, and 60.

Weathervane Lane: #'s 2, 4, and 8.

Statistical Profile of the District:

Major Contributing Resources: 16

Secondary Contributing Resources: 2

Vacant Lots: 0

Non-contributing Resources: 18

Total: 36

Introductory Note to Inventory of District Buildings:

The street numbers and current owners of the resources in this inventory are based upon those listed in Town of Greenwich Assessor's records. Unless otherwise noted, the mailing addresses of the owners of the resources in question is the property address.

<u>Inventory Number</u>	<u>Street Address</u>	<u>Name, Description, Date, Current Owner(s)</u>	<u>Contributing/Non-Contributing</u>
	Mead Avenue:		
1	9	JACOB OSCAR SMITH HOUSE, Colonial Revival, 1907. <i>Jane Flynn.</i>	C
2	9	Garage, 1975. <i>Jane Flynn.</i>	NC
3	10	STUDWELL-TAYLOR HOUSE, Vernacular Queen Anne, 1889. <i>Curtis Fletcher & Michelle Fletcher.</i>	C
4	10	Garage, 1976. <i>Curtis Fletcher & Michelle Fletcher.</i>	NC
5	11	LYMAN M. FERRIS HOUSE, Nineteenth-Century Vernacular, 1906. <i>Aurora Chiapetta.</i>	C
6	11	Garage, 1974. <i>Aurora Chiapetta.</i>	NC

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7	12	ROBERT L. CHAMBERLAIN HOUSE, Dutch Colonial Revival, 1907. <i>Robert Stone & Tara Stone.</i>	C
8	12R	WILLIAM A. REED CARRIAGE HOUSE, Nineteenth-Century Vernacular, 1889. <i>Barbara A. Long.</i>	C
9	14	BENJAMIN P. SMITH HOUSE, Second Empire, 1875. <i>Catherine DeSilva Farricker.</i>	C
10	14A	BENJAMIN P. SMITH CARRIAGE HOUSE, Nineteenth-Century Vernacular, 1875. <i>Joan Byrne Murphy.</i>	C
11	15	GEORGE E. BRUSH HOUSE, Shingle, 1901. <i>Ann M. Leamy.</i>	C
12	17	GEORGE A. FINCH HOUSE, Colonial Revival, 1906. <i>Donald J. Smith, Jr. & Thordis J. Smith.</i>	C
13	17	Garage, 1984. <i>Donald J. Smith, Jr. & Thordis J. Smith.</i>	NC
14	18	Ranch, 1955. <i>Harmon J. Piro, Jr. & Laraine Piro</i> <i>406 Foxboro Dr., Norwalk, CT, 06851.</i>	NC
15	20	Cape Cod, 1949. <i>Sheila Babyak.</i>	NC
16	22	Twentieth-Century Vernacular, 1949. <i>Rodney Bienvenu.</i>	NC
17	24	Cape Cod, 1949. <i>Anthony Marrone & Anna Marrone.</i>	NC
18	24	Stone Wall, c. 1905. <i>Anthony Marrone & Anna Marrone.</i>	C
19	26	Cape Cod, 1951. <i>Daniel L. Daniels, Jr. & Susan H. Du.</i> <i>52 West Brother Dr., Greenwich, CT, 06830.</i>	NC
20	29	MATTHEWS-BETTS HOUSE, Italianate, 1862. <i>Nina Orrico, et al.</i>	C

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21	29	Stone Wall, c. 1890. <i>Nina Orrico, et al.</i>	C
22	33	CUMMINGS-WILSON HOUSE, Greek Revival, 1835. <i>Mario S. Lotufo & Lilian R. Lotufo.</i>	C
23	35	CAPTAIN ROBERT CLARK HOUSE, Second Empire, c. 1858. <i>35 Mead Avenue, LLC.</i> <i>1127 High Ridge Rd. #120, Stamford, CT, 06905.</i>	C
24	42	Ranch, 1951. <i>Katherine E. Zurenda & Keith A. Zurenda.</i>	NC
Mulberry Lane:			
25	21	Late Twentieth-Century Vernacular, 1999. <i>James Ronald Wilson III & Catherine Wilson.</i>	NC
River Road:			
26	46	Cape Cod, 1949. <i>Tyler McCarthy & Elizabeth McCarthy.</i>	NC
27	46	Garage, 1988. <i>Tyler McCarthy & Elizabeth McCarthy.</i>	NC
28	48	Cape Cod, 1949. <i>Richard H. Bohning, Jr. & Maureen B. Bohning.</i> <i>41 Main St., New Rochelle, N.Y., 10801.</i>	NC
29	48	Garage, 1904. <i>Richard H. Bohning, Jr. & Maureen B. Bohning.</i> <i>41 Main St., New Rochelle, N.Y., 10801.</i>	NC
30	50	COS COB INN (Clark-Poucher House), Second Empire, 1874. <i>CRK, LLC.</i> <i>49 River Rd., Cos Cob, CT, 06807.</i>	C
31	56	Raised Ranch, 1963. <i>Beverly B. Crabtree & Barbara Bruno.</i>	NC
32	60	CHARLES ELBERT SMITH HOUSE, Italianate, 1873. <i>Carol A. Burns.</i>	C

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Weathervane Lane:

33	2	Cape Cod, 1962. <i>Marybeth Webster, Wade Webster, & Christopher Webster.</i>	NC
34	4	Ranch, 1961. <i>Christopher Webster.</i>	NC
35	8	CLARK-POUCHER CARRIAGE HOUSE, Nineteenth-Century Vernacular, 1874. <i>Parker H. Douglas.</i>	C
36	8	Garage, 1963. <i>Parker H. Douglas.</i>	NC

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Narrative Statement of Significance:

The River Road – Mead Avenue Historic District is of local historic significance because it comprises what is traditionally considered the most prestigious neighborhood in the village of Cos Cob and one of the best examples of a pre-World War I, upper-middle-class neighborhood in the Town of Greenwich as a whole (Criterion A). It is architecturally significant primarily because of its nineteenth-century dwellings, including notable examples of the Greek Revival, Italianate, and Second Empire styles, as well as three carriage houses that have been remodeled into dwellings. The district's early twentieth-century houses include notable examples of the Colonial Revival and Shingle styles (Criterion C).

Prior to its development, the district's acreage was part of William H. Mead's farm, located between the "lower landing" of Cos Cob to the southwest, consisting of about a dozen buildings and the "upper landing" of Mianus, of similar size, to the northeast. These settlements comprised the primary centers of commercial activity in the Town of Greenwich before the advent of the railroad in 1848, after which the inland settlement of Horseneck to the west, the town's governmental and religious center, surpassed these settlements in commercial importance. In 1835, William H. Mead proceeded to subdivide that part of his farm between the Boston Post Road, to the north, and River Road, to the south, into lots generally measuring one-half of an acre each. This was one of only three such real estate ventures undertaken in town before the railroad came, the others being Mechanic Street in Horseneck (today's Sherwood Place), and the Rocky Neck peninsula (today's Steamboat Road). None of these developments experienced much activity until the decades after the railroad was constructed. In Mead's subdivision the first house was constructed in 1835, right after the subdivision was initiated, but would remain the only house on the street for over twenty years (33 Mead Avenue; Inventory #22, Photograph 14). By the Civil War there were three houses on Mead Avenue, located on adjacent lots that extended southwesterly to the Mill Pond, each owner interestingly identified as a captain in the 1867 Beers Atlas. The southernmost (35 Mead Avenue; Inventory #23, Photograph 15) was built for Robert Clark who was the captain of four packet boats, i.e. carrying agricultural produce. His neighbor to the north was William Wilson, who had purchased the first house (33 Mead Avenue) and was listed in the Census as the captain of a barge and later as the captain of a steamship. The northernmost house (29 Mead Avenue; Inventory #20, Photograph 12) was owned by Silas and William Betts, the latter listed as a steamship agent in the 1870 Census while Silas was identified as a Captain in the Beers Atlas.

Although this initial connection with the community's maritime tradition is often recounted, subsequent owners of these and new houses reflected a broader range of upper-middle-class professions, a few of them qualifying as upper class. By 1890, the east side of Mead Avenue showed three houses and the northwest side of River Road showed two houses, including the present Cos Cob Inn (50 River Road; Inventory #30, Photographs 20 & 21). Its original owner, in 1874, was Theodore Clark, proprietor of a hotel on nearby Strickland Road; followed by Douglas Taylor, a prominent New York politician; and Frank V. Poucher, President of the Broadway Savings Bank in New York, who utilized his Cos Cob house as his summer residence. Until the 1950s, the waterfront side

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of River Road was mostly open water at high tide and mudflats at low tide. Poucher owned the shorefront across the street from his house, and had a long pier constructed across the mudflats at low tide to deep water, enabling continuous access by watercraft. The ownership of this building interestingly reflects the elevated status of the town as a whole, that of an upper-class summer resort that was gradually becoming a prestigious suburb. This New York connection can be seen in other residents of the district and underscores the status of the neighborhood as a desirable place to live by both local residents and newcomers alike. On Mead Avenue Dr. Robert Taylor (10 Mead Avenue; Inventory #3, Photograph 5) and Dr. Kirk Holmes were next-door neighbors. The Holmes house burned down in 1903 and was replaced by the Chamberlain House (12 Mead Avenue; Inventory #7, Photograph 6). The west side of the street counted Alfred Murray, a lumber dealer based in New York and residing in the Matthews-Betts House, as well as Charles Betts, a piano manufacturer living in the Captain Robert Clark House.

By 1910, all of the contributing houses in the district had been constructed. Occupying the multi-lot property at the corner of Mead Avenue and River Road was the house of Elbert F. Lockwood, a prominent oystergrower. Although this house no longer stands, its fieldstone garage and boundary walls remain (Inventory #'s 18 & 29, Photograph 18). On the west side of Mead Avenue the new residents included George A. Finch, who owned a grocery store in Greenwich (17 Mead Avenue; Inventory #12, Photograph 4), Lyman Ferris, a retired farmer and bank director (Inventory #5, Photograph 2), and George E. Brush, a coal salesman and civic leader (15 Mead Avenue; Inventory #11, Photograph 3). Across the street resided Robert L. Chamberlain, who operated a real estate business and later became a bank president (12 Mead Avenue; Inventory #7, Photograph 6). Other residents included bank clerks, stockbrokers, and bookkeepers, as well as the Superintendent of Schools, Edwin Andrews, who resided in the Matthews-Betts House. Several households included live-in domestic help listed in more than one census, although all of the houses were large enough to accommodate servants. All in all, Mead Avenue could be considered the “Fifth Avenue” of Cos Cob and the adjacent street of River Road, its “Riverside Drive.”

The neighborhood remained stable for the 38 years following the construction of its last contributing building – no additional houses were built during this period. Although there were no deed restrictions and no zoning until 1926, the lots averaged a generous setback of 50 feet from the street, which, along with a general minimum of width of 100 feet, created a spacious feeling to the neighborhood. Several of the houses included multiple lots, providing a particular estate-like appearance, including the Poucher residence, the Andrews residence, and the Lockwood residence. However, changes were occurring on the neighborhood’s northern border. In 1916, prolific local builder Bernard Schubert commenced a development of 17 bungalows to the north and west of the neighborhood’s northern corner. While still one-family dwellings, they were noticeably smaller and on smaller lots, some of them much smaller, significantly less than current zoning would allow. In 1926, Schubert redeveloped the northernmost lot on the east side of Mead Avenue, moving the original house to the rear of the lot and constructing a new street (Miami Court) and three houses. At the same time these developments were taking place, new neighborhoods were being built in Cos Cob and elsewhere in the town that were attracting the same clientele that would have chosen Mead Avenue and River Road only a decade or so before. Still, the

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neighborhood's stability suggested that the prestige of the neighborhood was such that it was withstanding such competition remarkably well. The event that signaled the end of the district's period of significance was the post-World War II building boom which commenced in 1946 with the subdivision of the Andrews estate into ten building lots facing the new street of Mulberry Lane – in effect establishing the down-zoning of the area from an informal minimum lot size of one-half an acre to a formally sanctioned 7,500 square feet, or a little over one-fifth of an acre. In 1949, the former Lockwood estate was subdivided into ten lots, slightly larger than those on Mulberry Lane. However, unlike that subdivision, the main house of the Lockwood estate was demolished although the garage was retained as well as the boundary walls. During the next thirty years, all of the district's lots would be subdivided except for the northernmost lot, which was slightly too small to be subdivided. The neighborhood's visual integrity has been maintained, however, because its rather long lots were severed in half, leaving the original houses in place on the front half while the rear half was sold off to be developed with a new house, accessed from the street by a 20-foot strip of land. In three cases the carriage house standing on the rear lot was retained and remodeled into a dwelling. Because of this fortuitous method of development, the neighborhood has maintained, for the most part, its former prestige and continues to stand out as a special area, its commodious contributing houses, all over one hundred years old, and its spacious lots, complemented by mature landscaping, create a veritable historical and architectural oasis located only a short walk from Cos Cob's business district straddling U.S. 1 and clearly visible from I-95's heavily traveled viaduct crossing the Mianus River.

The district is architecturally significant for its diverse collection of nineteenth-century dwellings, one of the most comprehensive in the Town of Greenwich and unsurpassed in the village of Cos Cob. The district's oldest house, the Cummings-Wilson House (33 Mead Avenue; Inventory #22, Photograph 14), is one of the best examples of the Greek Revival style in Greenwich, showing details that tend to be individualistic rather than standardized, particularly at its full-length front porch, supported by round Roman Doric columns, rather than the more common squared versions. At the porch entrance the wide, denticulated entablature exhibits an elliptical arch cutting into the frieze while the cornice forms a shallow, incomplete pediment which shelters an elliptical sunburst motif above the arch cutting into the frieze, a very unusual treatment. The fully developed main entrance, showing sidelights and a full transom, is framed by wide pilasters supporting a broad entablature decorated with paterae. Federal influence is present in the half-round windows lighting each of the side gables. The sophistication of the design contrasts strikingly with more conventional local examples and points to a level of refinement in the little seaport of Cos Cob that preceded the coming of the railroad, often referred to as a catalyst for architectural development in subsequent buildings.

The district includes three examples of the Second Empire style which is relatively uncommon elsewhere in the town. The oldest was built for Captain Robert Clark circa 1858 (35 Mead Avenue; Inventory #23, Photograph 15) on the northwest corner of Mead Avenue and River Road, its façade oriented to the latter although now obscured by vegetation and a boundary fence. It features several unusual elements including a full-length, L-shaped porch supported by chamfered posts appearing tapered because of widening chamfers, and distinguished by a stickwork rail of square and octagonal cutouts that may be of Gothic Revival derivation.

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The house's coved cornice is unconventional, while the mansard roof's gabled dormers show considerable refinement, each flanked by curved buttresses and tiny, perforated brackets, and accented by a sunburst pediment. Old photographs reveal a rather prominent cupola crowning the roof. The largest and most elaborate of the three is the Cos Cob Inn, built in 1874 (50 River Road; Inventory #30, Photographs 20 & 21), currently the only example of the style in the town showing a cupola, lavishly detailed with chamfered posts and attendant curvilinear brackets supporting a concave-profiled, pyramidal roof, and framing a trio of round-arched windows at each side. The house also exhibits rusticated wooden quoins at each corner, this feature being one of only three examples in town, a second example being 31 Strickland Road (the Amos Mead Brush House) in the nearby Strickland Road Historic District. Both cupola and quoins are uncommon in the style as a whole, again pointing to the architectural sophistication of the district. Additional notable details include the entrance's stilted segmental-arched transom showing a sunburst design of muntins, and its multiple polygonal bays, all surmounted with a prominent bracketed cornice similar to that of the main cornice. The third Second Empire dwelling is the Benjamin P. Smith House (14 Mead Avenue; Inventory #9, Photograph 7), constructed in 1875 and somewhat smaller than the Cos Cob Inn, but retaining its original porch, consisting of chamfered posts with prominent capitals that support what appears to be flattened arches but is actually adjacent lateral brackets supporting the porch's plate but having the same thickness and so appearing as one element.

The district contains two notable examples of the Italianate style. The older of the two is the Matthews-Betts House (29 Mead Avenue; Inventory #20, Photograph 12), a two-and-a-half-story, 1862 example of the style's simple hipped roof subtype, in this case characterized by a cupola crowning the roof. It features a number of interesting elements at its attic story, lit by octagonal windows at the façade, and delineated at its base by a molded stringcourse that forms a stilted double-pitched segment above a bay of paired windows. Overhanging the attic story are bracketed eaves surmounted with at least five prominent pediments, an unusual roofline design. The fenestration seems to have been remodeled at some point later in the nineteenth century as Queen Anne sash dominates the façade and north elevation while the paired windows and polygonal bay of the south elevation display multi-paned transoms.

The Charles Elbert Smith House (60 River Road; Inventory #32, Photograph 22) is also an example of the simple hipped roof subtype but it features a longer, five-ranked façade, like that of its neighbor, the Cos Cob Inn, perhaps in both cases to take advantage of their originally unobstructed view of the Mianus River. Another similarity to the Cos Cob Inn is the centrally placed polygonal bay at the second story, suggesting that these houses were designed by the same builder or architect, this house being only a year older. The symmetry and length of the façade also serve to accentuate its full-length porch, its distinctive chamfered posts displaying a classically derived, three-part design (base, shaft, and capital), as well as the roofline and its flushboard frieze, these showing large curvilinear brackets alternating with two-paned attic windows.

The district contains three nineteenth-century carriage houses that have been converted into dwelling houses. Interestingly, neither example built for Second Empire houses is Second Empire in style, but follows a vernacular sort of carriage house design generally showing a side-gabled roof with at least one cross gable. The Clark-Poucher Carriage House (8 Weathervane Lane;

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Inventory #35, Photograph 10) features a decorative truss of Stick-style derivation in its cross-gable. The Benjamin P. Smith Carriage House (14r Mead Avenue; Inventory #10, Photograph 8), however, shows a round-arched loft door and an elaborate cross-gabled cupola displaying paired, round-arched vents at each side, possibly of Italianate influence. The William A. Reed Carriage House (12r Mead Avenue; Inventory #8), a later example (1889), also shows a similar roof design, but is not as tall and crowned with a simpler, pyramidal-roofed cupola.

The district's architectural theme was completed in the first decade of the twentieth century with notable representatives of the Shingle and Colonial Revival styles. The George E. Brush House (15 Mead Avenue; Inventory #11, Photograph 3) is an interesting, late example of the Shingle style, its complex but integrated form identified by the placement of the expansive, L-shaped front porch under the main roofline's front slope, as well as the multiple polygonal bays, especially the one forming the large, tower-like dormer at the façade's second story, and the one composing the mid-level oriel at the north elevation. At the upper stories, the house displays a continuous surface of scalloped wood shingles, without cornerboards, typical of the style, with the resulting smooth surface uniting the house's irregular outline. The district's Colonial Revival dwellings show noticeable variation in design. An excellent example of the style's gambrel-roofed phase, or "Dutch Colonial Revival" is the Robert L. Chamberlain House (12 Mead Avenue; Inventory #7, Photograph 6) which features an unusually tall, cross-gambrel roof enveloping its second and third stories, the latter lit by a Palladian window at the front gambrel. The height of the house is balanced by a long, Tuscan-columned front porch that wraps around both north and south elevations. The house also retains its original wood siding, clapboard at the first story and shingles at the upper stories. The Jacob Oscar Smith House (Inventory #1, Photograph 1) is a notable example of the style's centered-gable sub-type, except that this house shows a central, cross gambrel instead, flanked by hip-roofed dormers, which, along with its side gables pedimented with pent roofs, produces an especially diversified roofline. The use of stained glass is also of note, located at the entrance's sidelights and transom, as well as the transoms of the polygonal bay above the entrance and the two-story bay to the north.

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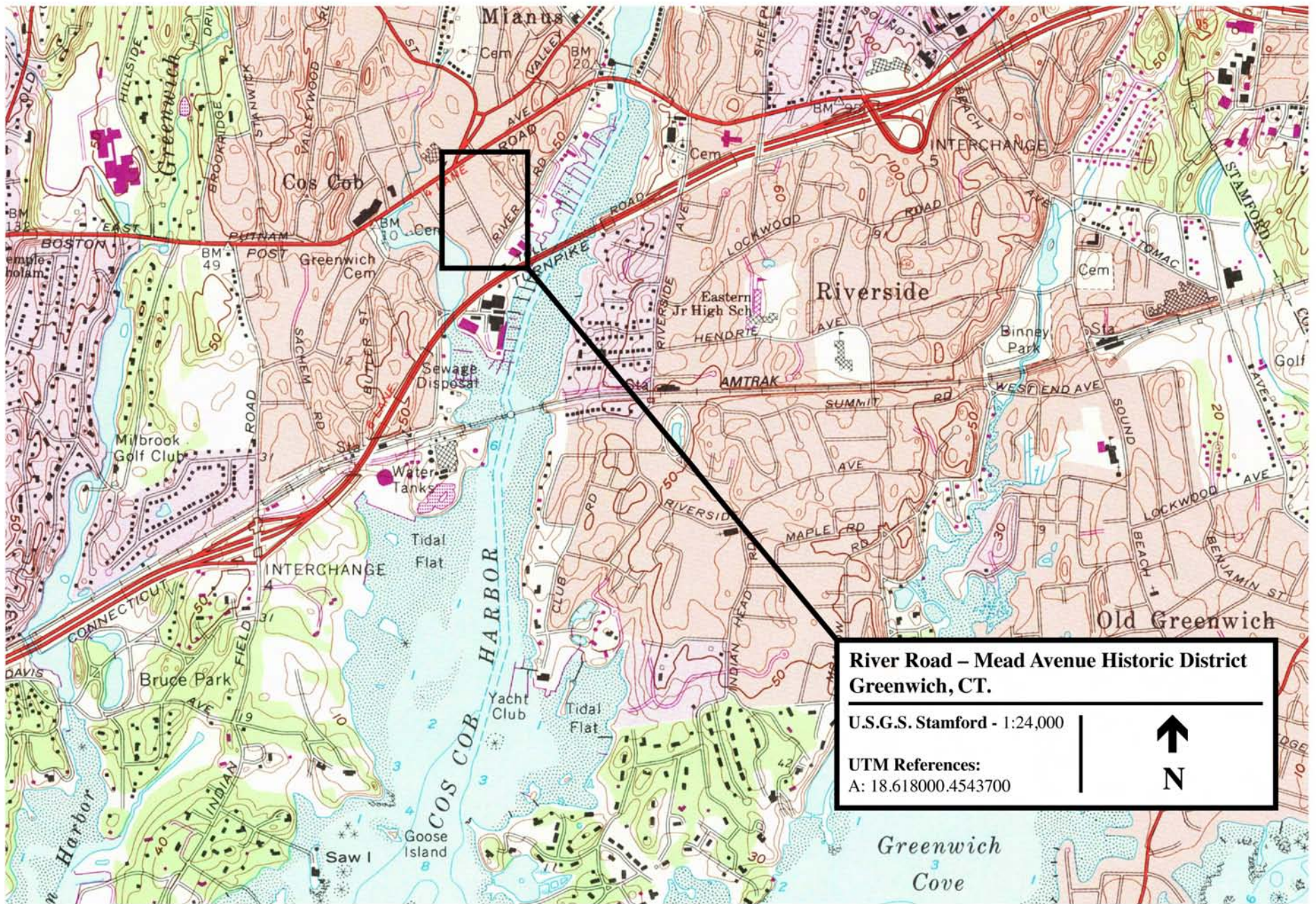
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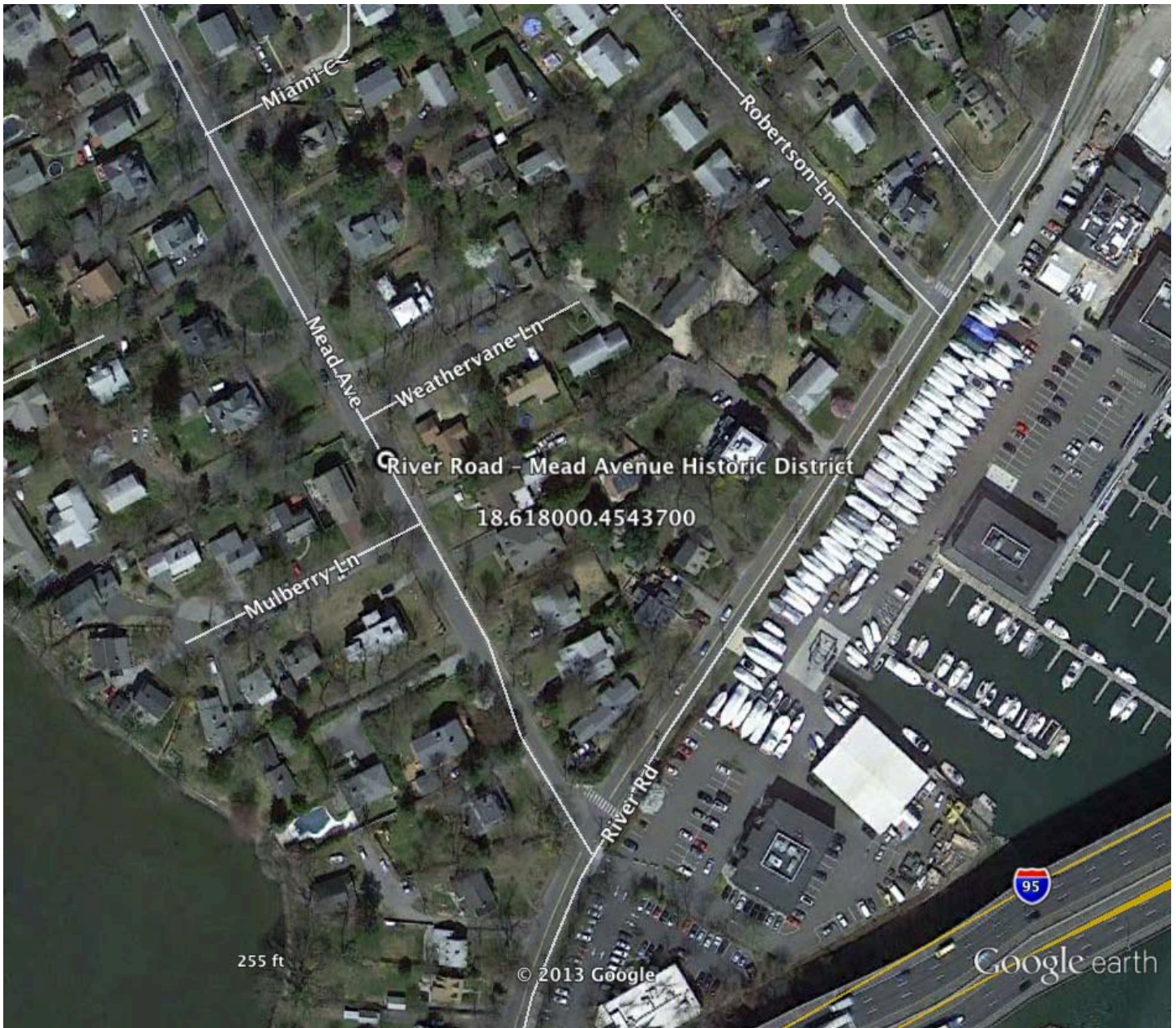
Boundary Justification:

The boundary lines of this district were selected to include the lots of the original subdivision of William H. Mead, initiated in 1835, but not those subdivided portions showing narrow accessways to the street and containing dwellings constructed after the period of significance. The properties specifically targeted were houses constructed within this period on lots retaining sufficient street frontage to preserve the spacious character of the original subdivision. Generally these houses were also of a sufficient size to reflect the district's prestigious social character, but also included remodeled carriage houses located on the rear portions of subdivided lots. The boundary lines were drawn to exclude those properties not meeting these criteria.

The northern boundary excludes a neighborhood of bungalows constructed between 1916 and 1926. While they are within the period of significance, the size of their lots is smaller, sometimes much smaller than those of the district and the houses are noticeably smaller as well, not approaching the size of the district's houses and exuding a decidedly lower-middle-class appearance compared to the upper-middle-class character of the district. The eastern boundary excludes a neighborhood of one-family dwellings dating primarily to the 1960s and located on smaller lots, including two subdivided from the district's northeastern lot. On River Road, #62 was also excluded because of its tenuous geographical link to the district, separated by Robertson Lane and relating more to the neighborhood of River Lane, showing a rather small lot size.

The southeastern, waterfront side of River Road was excluded because of its commercial uses and its development after the period of significance. The houses on the opposite side, southwest of the district, were excluded because most of the lots and houses tend to be smaller, and the area is geographically somewhat isolated from the district. The western boundary excludes houses built on the rear subdivided portions of lots facing Mead Avenue, including all lots facing Mulberry Lane, excepting the corner lots, as well as the flag-shaped lots with access strips extending to Mead Avenue. All of these lots contain houses constructed after the period of significance.

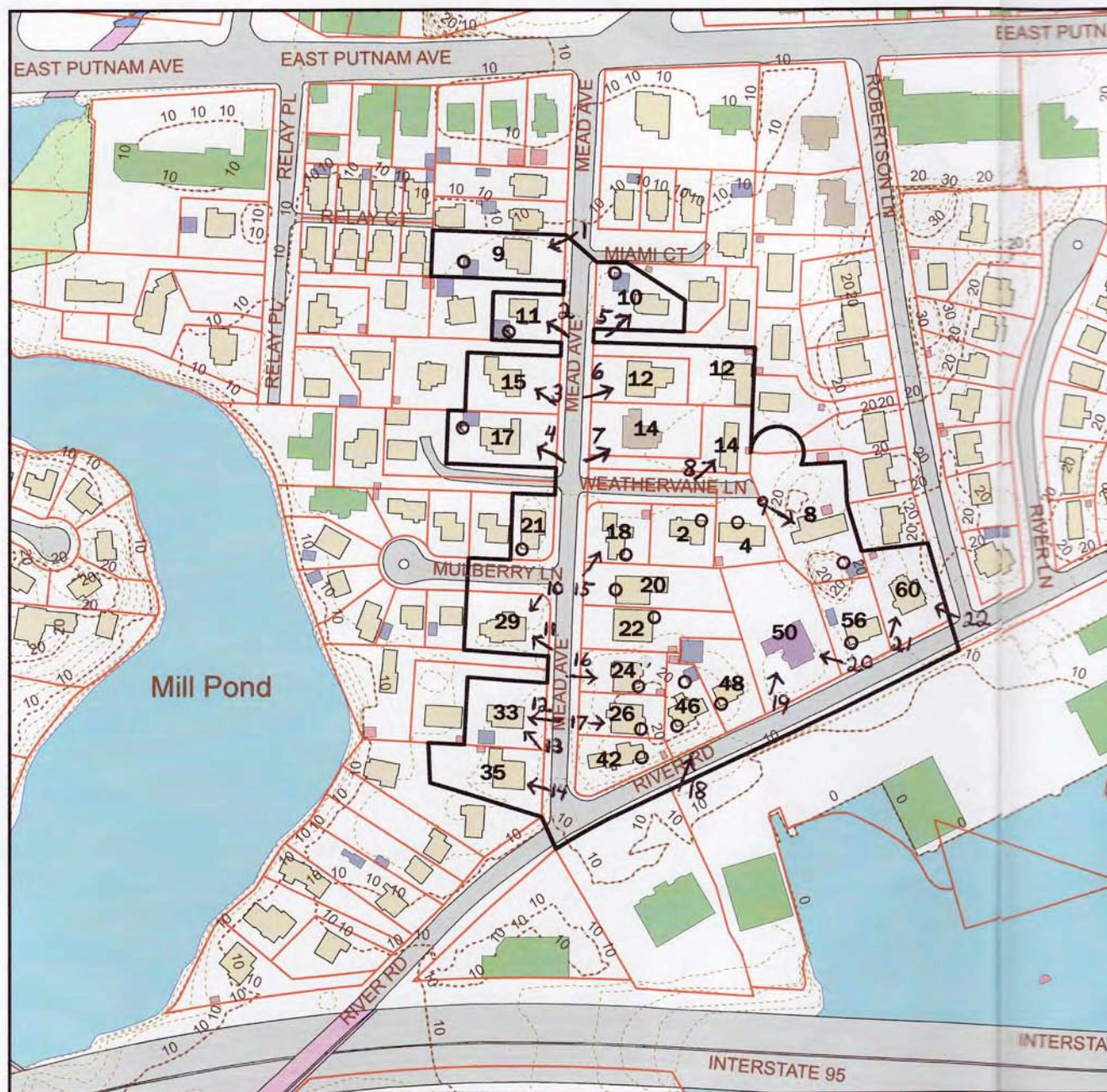




Google earth



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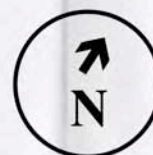
Mead Avenue & River Road

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Legend

- Tentative Mead Avenue-River Road Historic District Boundary
- PROPERTY LINES
- contours_10ft
- contours_2ft



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East (front) and north (side) elevations of 9 Mead Avenue, 1907, showing façade, porch, roof, and window details.

Camera facing southwest.

Photograph 1 of 22.



East (front) and south (side) elevations of 11 Mead Avenue, 1906, showing façade, porch, roof, and window details.

Camera facing northwest.

Photograph 2 of 22.



East (front) and south (side) elevations of 15 Mead Avenue, 1901, showing façade, porch, roof, and window details.

Camera facing northwest.

Photograph 3 of 22.

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East (front) and south (side) elevations of 17 Mead Avenue, 1906, showing façade, porch, roof, and window details.

Camera facing northwest.

Photograph 4 of 22.

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West (front) and south (side) elevations of 10 Mead Avenue, 1889, showing tower, roof, and window details.

Camera facing northeast.

Photograph 5 of 22.

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West (front) and south (side) elevations of 12 Mead Avenue, 1907, showing façade, porch, roof, and window details.

Camera facing northeast.

Photograph 6 of 22.

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West (front) and south (side) elevations of 14 Mead Avenue, 1875, showing façade, porch, roof, and window details. Carriage house (14r Mead Avenue) at rear.

Camera facing northeast.

Photograph 7 of 22.

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West (front) and south (side) elevations of 14r Mead Avenue, 1875, showing façade, roof, and window details.

Camera facing northeast.

Photograph 8 of 22.



West (front) and north (side) elevations of 8 Weathervane Lane, 1874, showing elevation, roof, and window details.

Camera facing east.

Photograph 9 of 22.

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East (front) and north (side) elevations of 29 Mead Avenue, 1862, showing façade, porch, roof, and window details.

Camera facing southwest.

Photograph 10 of 22.



Detail of stone wall in front of 29 Mead Avenue, 1862; wall c. 1890.
Camera facing northwest.
Photograph 11 of 22.

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**East (front) elevation of 33 Mead Avenue, 1835, showing façade, porch, roof, and window details.
Camera facing west.
Photograph 12 of 22.**

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East (front) and south (side) elevations of 33 Mead Avenue, 1835, showing façade, porch, roof, and window details.

Camera facing northwest.

Photograph 13 of 22.

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East (side) and south (front) elevations of 35 Mead Avenue, c. 1858, showing porch, roof, and window details.

Camera facing west.

Photograph 14 of 22.

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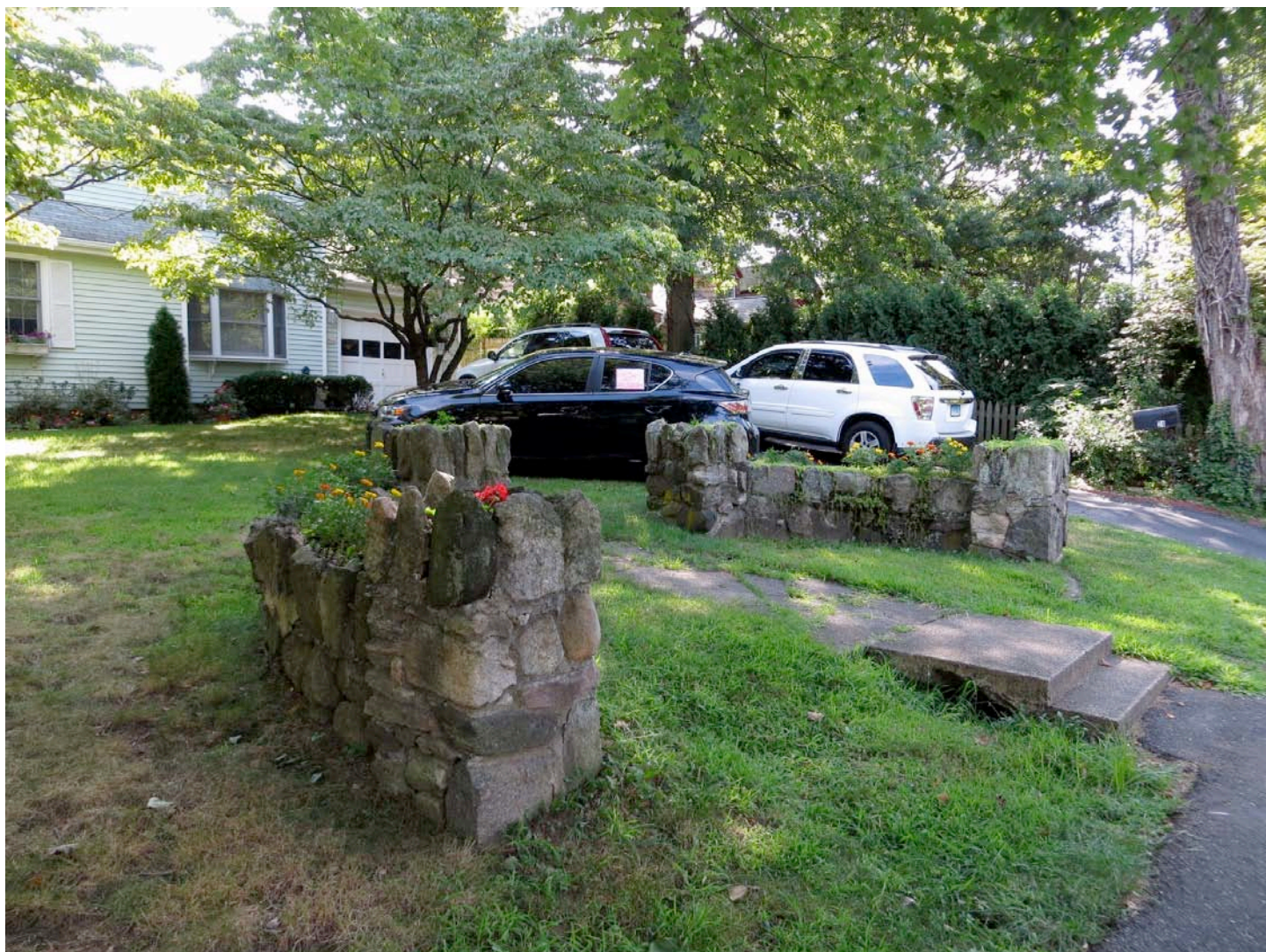
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West (front) and south (side) elevations of 18 Mead Avenue, 1955, showing façade, roof, and window details.

Camera facing northeast.

Photograph 15 of 22.



Detail of stone wall in front of 24 Mead Avenue, c. 1905.
Camera facing southeast.
Photograph 16 of 22.

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West (front) and south (side) elevations of 26 Mead Avenue, 1951, showing façade, porch, roof, and window details.

Camera facing east.

Photograph 17 of 22.

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South (front) and west (side) elevations of 46 and 48 River Road, 1949, showing façade, porch, roof, and window details.

Camera facing northeast.

Photograph 18 of 22.

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South (front) and west (side) elevations of 50 River Road, 1874, showing façade, porch, roof, and window details.

Camera facing northeast.

Photograph 19 of 22.

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South (front) and east (side) elevations of 50 River Road, 1874, showing façade, porch, roof, and window details.

Camera facing northwest.

Photograph 20 of 22.

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River Road – Mead Avenue Historic District; Fairfield Co., Connecticut



South (front) and west (side) elevations of 60 River Road, 1873, showing façade, porch, roof, and window details.

Camera facing northeast.

Photograph 21 of 22.

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South (front) and east (side) elevations of 60 River Road, 1873, showing façade, porch, roof, and window details.

Camera facing northwest.

Photograph 22 of 22.