

Report of



BISHOP

MARGO BISHOP

e District Study Committee  
y of Groton, Connecticut

Report of



The  
Historic District Study Committee  
City of Groton, Connecticut

REPORT OF  
THE HISTORIC DISTRICT STUDY COMMITTEE  
OF THE CITY OF GROTON, CONNECTICUT

APRIL 27, 1977

Members :

Rose Marie Althuis, Chairman  
Clark Lange, Vice Chairman  
Charlotte Barnum, Secretary  
Margaret Brown  
Phyllis Dimpsey



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## Introduction

The Historic District Study Committee of the City of Groton was appointed by the City Council on March 26, 1973, for the purpose of making an investigation of a proposed historic district according to the provisions of Section 7-147a to 7-147k of the General Statutes of Connecticut. Copies of the following report are being submitted to the Connecticut Historical Commission, the City Planning and Zoning Commission, and the Groton City Council for their consideration and recommendations.

In the course of its investigations, the Committee has held numerous work sessions, conducted several neighborhood meetings, and spent countless hours researching material in local libraries and the Groton Town Hall.

## Significance of a Historic District

Historic districting is a democratic legislative procedure which allows municipalities to give official recognition to a designated area for the purpose of preserving its historical and architectural significance. To this end, it is solely concerned with maintaining the architectural integrity of the individual buildings or the general area within such a district. In doing so, it regulates changes in the exterior of structures which are visible from the street. Historic districting does not supersede existing zoning codes. It does propose "to promote the educational, cultural, economic, and general welfare of the public through the preservation and protection of buildings, places, and districts of historic interest..." (Section 7-147a, General Statutes of Connecticut).

## Groton Bank Historic District

The Committee has chosen the Groton Bank area for a proposed historic district because it is the oldest part of the City of Groton and has remained intact as a neighborhood of historical interest. This area is located on the east bank of the Thames River, a short distance south of Connecticut Interstate 95.

The general boundaries of the area included within the proposed district extend on the north along Broad Street, on the east along Cottage and Smith Streets, on the south along Baker Avenue, and on the west along the east bank of the Thames River. An exact description and a map of the boundaries of the proposed historic district are included with this report.

## Criteria for Establishing a Historic District

Groton Bank meets a number of state criteria which would justify making it a historic district. On Groton Bank there are many fine examples of various architectural styles which reflect the history of a developing community; these include Colonial; Federal; Greek Revival; Victorian and its sub-styles, Gothic, Mansard, Italianate, and American Craftsman; Shingle Style; and Romanesque.

As this variety of architectural styles suggests, the Groton Bank area was mainly developed during the nineteenth century. Most of the structures in the proposed district appear on the 1868 map included in this report, and their continued existence in their original setting has significantly helped to maintain in this area an atmosphere of an earlier time.

Among the prominent people who have lived on Groton Bank are U. S. Congressman Noyce Barber of 88-90 Thames Street, who served seven consecutive terms from 1821 to 1835; several members of the Connecticut General

Assembly; a number of whaling captains; and Abby D. Slocomb of 241 Monument Street, who submitted the design for the Connecticut State Flag, which was adopted in 1897.

Fort Griswold, site of the only major Revolutionary War battlefield in Connecticut, is located within the proposed historic district; many of the participants in the battle lived on Groton Bank, and several of their homes remain here today.

### History of Groton Bank

The east bank of the Thames River, originally a part of New London, was settled in 1655 when Cary Latham, who operated the ferry across the Thames, built the Ferry Tavern on the east side of the river. In 1705, Groton received its own charter and became a separate town.

The name "Groton" was taken from the English ancestral home of John Winthrop "the Younger," Connecticut's first governor as well as the founder of New London. With its location on the east bank of the Thames River, the name "Groton Bank" was used to distinguish it from other colonial settlements in the town. "Groton Bank" was commonly used to designate this area until the late nineteenth century.

From the beginning, the development of Groton Bank has reflected the close association of this community with the sea. During the eighteenth century, the small village spread along the river by the road which subsequently became Thames Street. Despite its modest size, the community supported several shipyards within the area of the proposed historic district, and boats used in coastal and trans-Atlantic trade were built. The first master shipbuilder in Groton was John Leeds, who settled here from Kent, England, in the late seventeenth century. Another was John Jeffrey whose home was on Thames Street, who came to Groton Bank from Portsmouth, England, and in 1725, he built a ship weighing seven hundred tons, the largest ever made in the colonies at that time.

Until the mid-nineteenth century, when Groton Bank experienced its most rapid growth, the adjoining hillside was mainly farmland.

At the time of the Revolution, the strategic importance of the Groton Bank area to the defense of New London Harbor and coastal shipping was recognized. In 1775, Thomas Mumford, who lived on Thames Street, and Nathan Gallup petitioned the General Assembly for support to build a fort. The site for Fort Griswold was chosen for its elevation and its strategic location opposite the center of the harbor. Built under the direction of Parke Avery and Ebenezer Ledyard, the work was completed in 1777.

During the years before the battle at Fort Griswold, residents of Groton were actively lending their support to the war. In 1775, Thomas Mumford was one of a group of eleven patriots who successfully plotted the capture of Fort Ticonderoga. Then in 1776, the Continental Congress authorized the use of privateers as a means of procuring supplies for the American soldiers, and many men from Groton used their boats to prey upon the British ships. Their activity was so successful that some historians suggest that it was one reason the British later attacked the fort and the nearby settlement so mercilessly. Another reason was that the battle was a British tactic to divert Washington, who was at that time on his way to Yorktown.

On the morning of September 6, 1781, Sergeant Rufus Avery, of 142-144 Thames Street, from his post at Fort Griswold, sighted the British ships as they approached the harbor. Troops landed on both sides of the mouth of the river and marched north. Heavily outnumbered by the British, the small garrison at Fort Trumbull in New London spiked their guns and crossed the river to join the patriots who had gathered at Fort Griswold.

A short time later, a British force of eight hundred under the direction of Benedict Arnold - a native of the neighboring town of Norwich - attacked the band of 160 patriots commanded by Colonel William Ledyard, whose home was on Thames Street. After attacking the fort three times, the British gained entry, and Colonel Ledyard surrendered, only to be slain by his own sword, which he had relinquished to the enemy. The massacre of the patriots which ensued was one of the bloodiest incidents of the Revolution in New England.

Following the battle, the British loaded the American wounded into a large ammunition wagon and proceeded down the steep hill to join their ships, which had by then entered the harbor. On its way down the hill, the wagon broke loose and rolled out of control, finally crashing into an apple tree stump. After this incident, Ebenezer Ledyard, a brother of the slain colonel, offered himself as a hostage for the wounded men, who were then carried into the nearby home of Ebenezer Avery, who was also among the wounded.

The impact of the attack upon the small community of Groton Bank was severe. Before departing, the British had burned many houses, including those of Ebenezer Ledyard, Col. William Ledyard, and Thomas Mumford, and also some barns and shops and a school. Every male member of the Congregational Church, save one who was too old to fight, had been killed in the battle.

By the end of the century, trade had resumed, but the Embargo Act of 1807 put an effective end to the commerce from the harbor.

During the War of 1812, Fort Griswold was again occupied by American troops, but no attack occurred. From this time, Anna Warner Bailey of 108 Thames Street, wife of one of the defenders at the fort in 1781, is widely remembered for the "Martial Petticoat" incident. One day, while crossing the street, "Mother" Bailey was approached by an American officer who was in search of flannel needed for cannon wadding at the fort. Sympathetic, she immediately removed her petticoat, which she gave for the cause.

During the mid-nineteenth century, Groton Bank grew rapidly. The roadway which is now Thames Street had always been the main thoroughfare of the village. From it Broad Street was laid out along part of an old road which took travelers east to other parts of the town, and in the 1840's a number of residences were built along this street. By 1870, Monument, Meridian, Cottage, School, Pleasant, Latham, and Fort Streets had been added.

Among the people who were building homes here during this time were whaling captains who made successful voyages to distant seas in pursuit of whales and seals which brought much wealth into New England during the nineteenth century.

Captain Ebenezer Morgan (1817-1890) of 115 Broad Street and later of 131 Monument Street set a record when after a fifteen-months' voyage he returned to New London, in September, 1865, with a cargo of whale oil and bone which sold for \$150,000. A year later, Morgan's boat, the bark Pioneer, was converted to steam power, and his next voyage on her, from April to November, 1866, was the first made on a steam whaler fitted out in this country. In 1867, following Russia's cession of Alaska to the United States, Morgan was the first to raise the American flag on Alaskan territory when he sailed to the sealing grounds at St. Paul's Island in the Pribilofs. When he retired from whaling, he became active in the real estate business and financed the building of many houses in Groton. Upon his death in 1890, he left an estate of nearly a million dollars.

Captain James Monroe Buddington (1817-1908) of 149-151 Monument Street commanded voyages mainly to the Arctic. During one expedition there on the George Henry in 1855, he discovered the lost English ship, the Resolute, which had been abandoned by its crew after it had become icebound. Captain

Buddington sailed the ship to New London, where it was repaired and returned to England. An ornate desk was later made from the teak timbers of this ship and given by Queen Victoria to President Rutherford B. Hayes.

Captain William H. Allen (1826-1907) of 236 Thames Street made a whaling voyage from June, 1863, to April, 1866, returning with a cargo which sold for \$417,000 - one of the most valuable ever stowed on such an expedition. Captain Allen sailed from New Bedford, where his luck became a legend; sailors declared that whales rose to the surface of the sea waiting to be harpooned by his crew. In 1867, Captain Allen helped organize the Mariners Savings Bank of New London and served as its president in 1899. After his retirement, he served two terms in the General Assembly.

Captain Horace Manchester Newbury (1841-1906) of 109 Broad Street and Captain Charles E. Allen commanded boats that were part of the North Pacific whaling fleet that was trapped in 1871 by an Arctic ice floe that was over twenty miles long and in places twenty to thirty feet high. Several ships were crushed and, owing to the scarcity of food and fuel, the captains, their families, and their crew were forced to abandon the ships and trek south seventy miles across ice to open water where they were picked up by vessels that had escaped. This incident has been called the greatest loss of whaling craft in history, and cargoes with an estimated value of \$2,600,000 were left behind in the ships.

On another voyage, Captain Newbury is reputed to have stood on deck for two weeks without sleep and with two pistols hanging from his belt in order to prevent a mutiny among his crew. Captain Newbury lived on Broad Street next to Captain Morgan.

Captain James Waterman Buddington (1839-1928) of 141 Monument Street, son of Captain James Monroe Buddington, whose home was on Monument Street, made the last whaling voyage from New London; he sailed on the Margaret in September, 1908, and returned the following April. During his years as a whaler and sealer, Captain Buddington sailed on fifty-five different vessels.

Other whaling captains who lived on Groton Bank included Waterman Z. Buddington of 91 Broad Street, Lorenzo Baker, Reuben Kelley of 161 Monument Street, John W. Miner of 71 Broad Street and Braddock Chester, Sr.

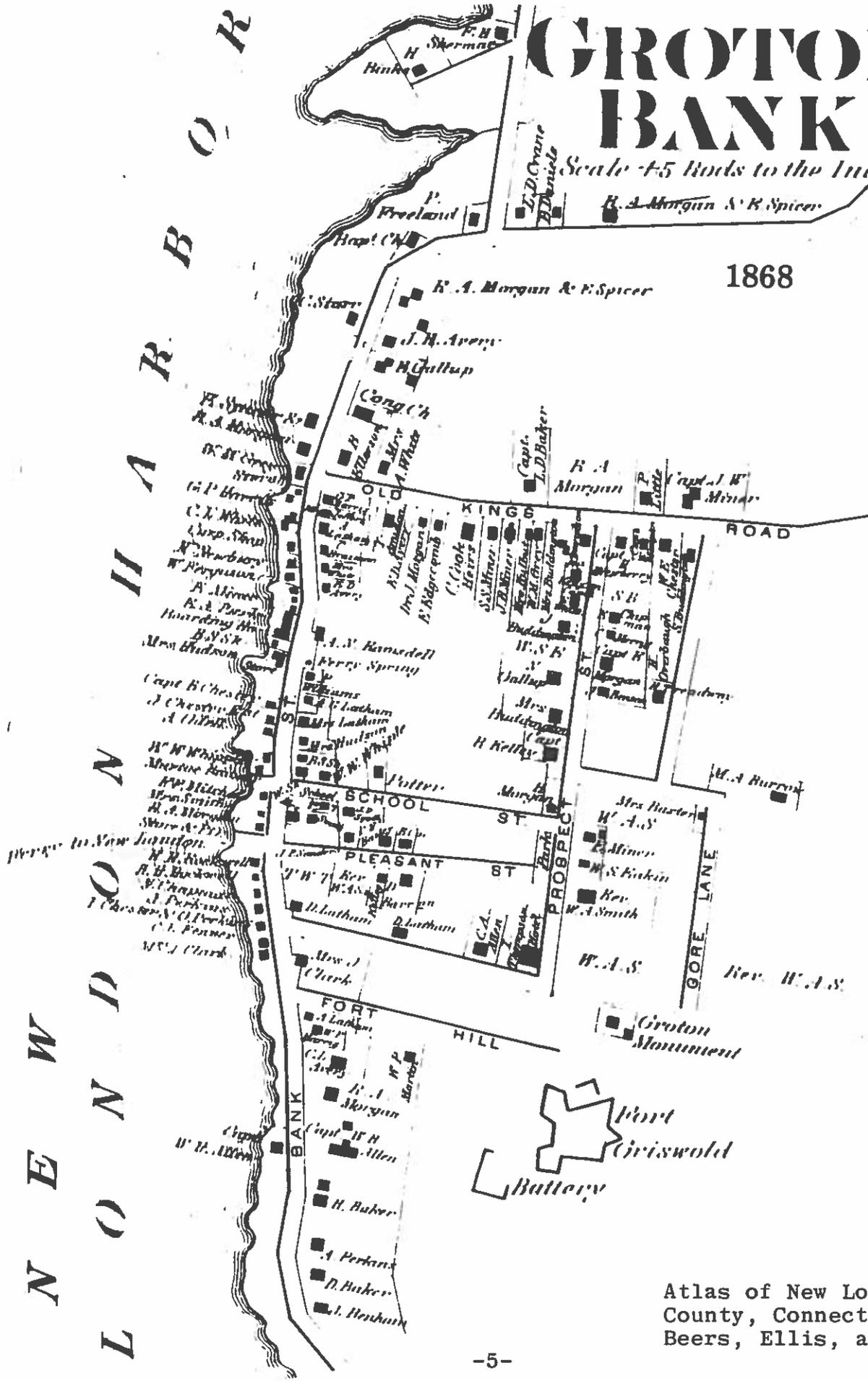
In the twentieth century, Groton Bank remains a pleasant residential neighborhood with churches, a school, a library, small businesses, shops, and parks providing a pleasant environment in which to live.

# GROTON BANK

Scale 45 Rods to the Inch.

R. A. Morgan & R. Spicer

1868



Atlas of New London County, Connecticut  
Beers, Ellis, and Soule

HOUSES AND ARCHITECTURE WITHIN PROPOSED HISTORIC DISTRICT

The proposed Groton Bank Historic District consists of 278 houses and other buildings which represent styles of architecture spanning more than two and a half centuries. There are good examples of the following styles: Colonial; Federal; Greek Revival; Victorian, including Gothic, Mansard, Italianate, and American Craftsman; Shingle; and Romanesque. The inventory of homes is divided into five time categories for the purpose of showing the main architectural styles that are represented within each period, and the table below lists the total number of buildings that fall within each of these periods.

PERIOD	ARCHITECTURAL STYLES INCLUDED IN THIS PERIOD	NUMBER
1717-1800	Colonial	12
1801-1855	Federal, Greek Revival & others	46
1856-1905	Victorian, Shingle Style, Romanesque & others	147
1906-1925		43
1926-1977		30
TOTAL (dwellings, shops, offices & businesses)		278
TOTAL (barns, garages & huts)		132

1717-1800 Several homes predating the burning of the village of Groton Bank by the British in 1781 have survived. Included among these Colonial homes are examples of the Cape Cod Cottage, the center-chimney style, and the gambrel roof design.



Fig. 1 1717  
Joseph Latham House  
58 Meridian Street

This Colonial Cape Cod appears to be the oldest house on Groton Bank. It was built by Joseph Latham, and in 1781 it belonged to Patrick Ward, who died in the battle at Fort Griswold.



Fig. 3 c. 1750  
116 - 118 Thames Street



Fig. 2 c. 1750  
Ens. Ebenezer Avery House  
Fort Griswold State Park  
on Fort Street

This center-chimney Colonial is one of several examples of this style on Groton Bank. It was moved in 1971 by the Avery Family Memorial Association from its original site at the corner of Thames and Latham Streets to its present location. The house is open to the public.

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The gambrel roof colonial became popular and was built in a variety of forms beginning around 1750. This house is the only example of a gambrel roof Colonial on Groton Bank.

In the period after the Revolution and before 1800, a number of homes were built which kept the center-hall design often found in Colonial architecture. Figures 4 and 5 are two examples of this style found within the proposed district.

The original home owned by Dr. Prentice was located to the south of this structure and was burned by the British in 1781; this house was built by him after the Revolution. Dr. Prentice was one of the physicians who tended the wounded after the battle at Fort Griswold.

At the turn of the nineteenth century, Elisha Bailey, who had been one of the defenders at the fort, bought this home. His wife is remembered for the "Martial Petticoat" incident during the War of 1812. While Mother Bailey lived in this house, she was visited by General Lafayette and by Presidents Monroe, Jackson, and Van Buren.



Fig. 4 1782  
Dr. Amos Prentice or the  
"Mother Bailey" House  
108 Thames Street



Fig. 5 1787  
Capt. Rufus Avery  
142-144 Thames Street

Henry Mason built this center-hall Colonial style home for Rufus Avery; both men had been defenders at Fort Griswold. Rufus Avery held the morning watch at the fort on September 6, 1781, and was the first man to sight the British off the coast.

1801-1855 Most of the homes on Groton Bank were built during the nineteenth century. Of the structures belonging to the period between 1801 and 1855, several are not of any specific architectural style.



Fig. 6 1810  
Major Noyce Barber  
88-90 Thames Street

Major Barber was twice elected to the Connecticut legislature before he served seven consecutive terms as a member of the United States Congress from 1821 to 1835.

The Monument was erected to commemorate the men who died in the Battle at Fort Griswold. It was dedicated in 1830, and in 1881 its height was increased to its present 135 feet.

The original portion of the Monument House was the Monument caretaker's home. Around 1900, it was enlarged, and today it is maintained by the Anna Warner Bailey Chapter of the D.A.R. as a museum of memorabilia pertaining to the history of the area.

The Monument and the Monument House are part of Fort Griswold State Park.



Fig. 7 1830  
Groton Monument and  
the Monument house

Originally built in the Federal style, this house was greatly altered before the turn of the century.

During the Civil War, refugees from the South found a haven here and at one time it was known as the Thompson Hotel. In later years this home was owned by Mrs. Abby D. Slocomb, who submitted the design for the Connecticut State Flag which was approved by the General Assembly in 1897.



Fig. 8 1852  
William A. Smith  
241 Monument Street

The exterior of this home is embellished by the extensive use of decorative bargeboards under the eaves and ornate woodwork around the porch.



Fig. 9 c. 1855  
Betsey A. Perry  
126 Broad Street

Toward the middle of the nineteenth century, a few homes in the Federal style and many in the Greek Revival style were built.



Fig. 10 1851  
Capt. Ebenezer Morgan  
115 Broad Street

Captain Morgan lived here until the late 1860's.



Fig. 11 1844  
Capt. Waterman Z. Buddington  
91 Broad Street

This four-square Greek Revival brick home was built by Capt. Buddington, who served a term in the Connecticut legislature in 1851 and again in 1860.



Fig. 12 1852  
William M. Gray  
81 Broad Street

This house is a more common example of Greek Revival architecture. The gable and end faces the street, a wide frieze bands the house, and channeled pilasters frame the facade and the doorway.



Fig. 13 1850  
Capt. Reuben Kelley  
161 Monument Street

The decorative porch is a Victorian addition to this Greek Revival house.

1856-1905 The latter half of the nineteenth century was the heyday of Victorian architecture, and four of its sub-styles are found on Groton Bank. The Italianate, the earliest of these sub-styles, is characterized by the use of wide bracketed eaves, the Roman arch in window design and woodwork, and, in some cases, square towers and cupolas. Figures 14 through 20 are representative examples of this style.

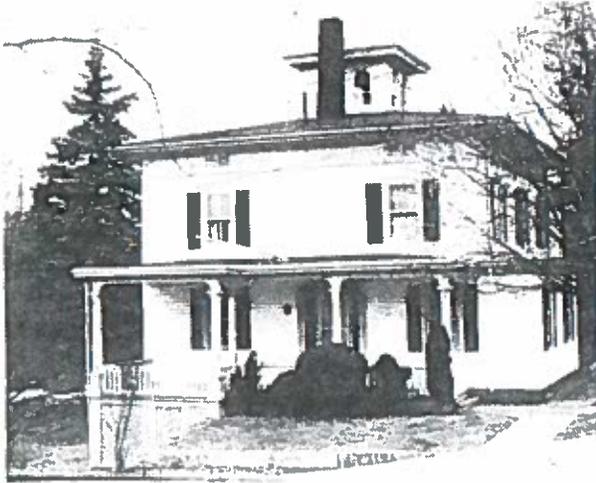


Fig. 14 1860  
Col. Hubbard D. Morgan  
96 School Street

Col. Morgan was a member of the Connecticut legislature in 1863; he was in the ship-timber trade and in the business of extracting oil from menhaden.



Fig. 15 1865  
Capt. Ebenezer Morgan  
131 Monument Street

After a profitable whaling voyage in the 1860's, Capt. Morgan moved here from his Broad Street home.



Fig. 16 c. 1841  
Latham Avery  
154 Thames Street

Though built during an earlier era, this home is embellished with Italianate features.



Fig. 17 1866  
Elisha Miner  
192 Monument Street

Elisha Miner was an architect and builder of many homes on Groton Bank.



Fig. 18 c. 1875  
23-25 Latham Street

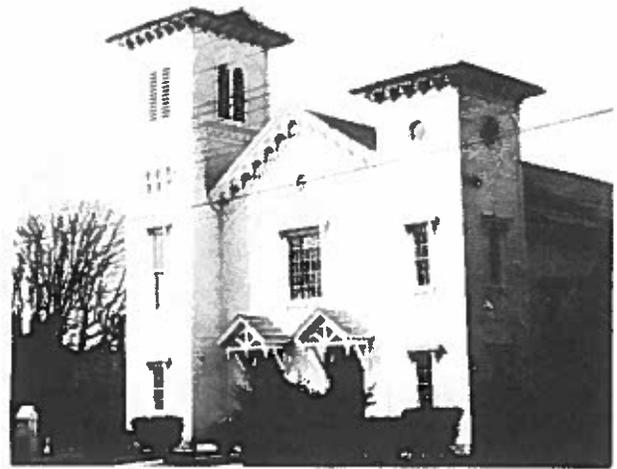


Fig. 19 1872  
Groton Heights Baptist Church  
76 Broad Street

The window design on this structure includes Roman arches in the bell tower. The wide eaves are decorated with brackets.

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Fig. 20 1879  
Helen Allyn  
44 Church Street

The Gothic is another sub-style of Victorian architecture. It is characterized by a steeply-pitched roof, bargeboards, brackets, and pointed windows.



Fig. 21 c. 1867  
Capt. John W. Miner  
71 Broad Street

This Carpenter Gothic style cottage has ornate bracket supports on the porch pillars which lead the eye up toward the decorative scroll work or bargeboards edging the steeply-pitched roof.



Fig. 22 late 1860's  
45 Latham Street

The steeply-pitched roof and pointed windows, common features of Gothic architecture, are evident in this house. In addition, there is ornate exterior woodwork in the bargeboards over the windows and in the porch area.



Fig. 23 1875  
The former Bishop Seabury Church  
16 Fort Street

The Rev. Samuel Seabury, a native of Groton, was appointed the first bishop of Connecticut in 1784; he was the first American to be consecrated as a Protestant Episcopal bishop. This structure is presently the Reform Synagogue, Temple Emanuel.

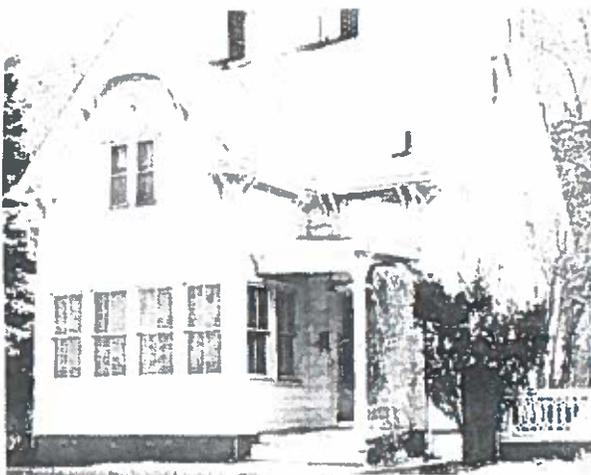


Fig. 24 c. 1800  
James Patterson  
184 Thames Street

Though built during an earlier time, this home has been renovated in the Gothic Style.

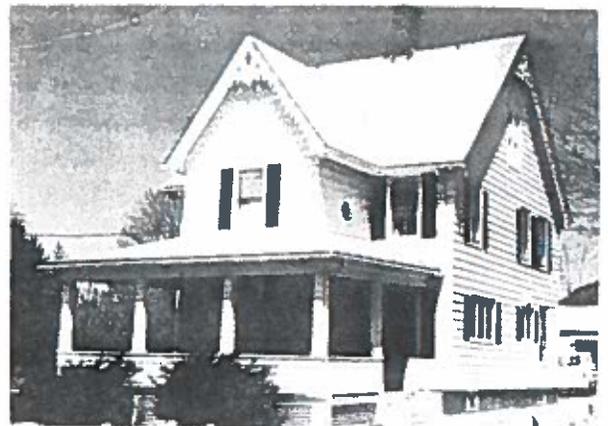


Fig. 25 c. 1885  
Edward T. Pettigrew  
80 Baker Avenue

The Mansard style is shown in Figures 26 and 27. The Mansard roof has a flat top and steep sides often adorned with dormer windows; the wide eaves are bracketed in the following examples.



Fig. 26 1871  
Wilson Allyn  
88 Broad Street



Fig. 27 c. 1875  
James Morgan  
50 Broad Street

The American Craftsman style exhibits a variety of surface textures achieved through the use of decorative woodwork, shingles, and clapboards - sometimes of various widths - as can be seen in Figures 28 and 29.



Fig. 28 1890's  
Capt. Jason Randall  
67 Ramsdell Street



Fig. 29 c. 1894  
Deacon Thomas Avery Miner  
5 Meridian Street

Capt. Randall managed, owned and controlled many vessels trading in ice, coal, and lumber.

Deacon Miner was a prominent businessman and president of the former Groton Grain Company.

An outgrowth of the American Craftsman style, the Shingle style, as the name implies, made use of shingles for most of the surface texture. It was commonly used in resort areas along the coast. Figures 31, 32, and 33 are examples.

Somewhat transitional in design, this house shows the influence of both the American Craftsman and the Shingle style.



Fig. 30 1894  
Robert H. Burrows  
64 Pleasant Street

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Fig. 31 c. 1895  
Charles E. White  
98 Broad Street

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Fig. 32 1902  
Horace M. Newbury  
269 Thames Street

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Fig. 33 1914  
85 Baker Avenue

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During the Victorian era, homes of greater simplicity of design were sometimes built. Figure 34 is an example of such a house.

Fig. 34 c. 1876  
Allen Wadsworth  
66 Cottage Street



The Romanesque style is represented on Groton Bank by the Bill Library. This structure is constructed of Stony Creek granite trimmed with Maynard Freestone.

The Gift of Frederic Bill, the Bill Memorial Library was dedicated in 1890.

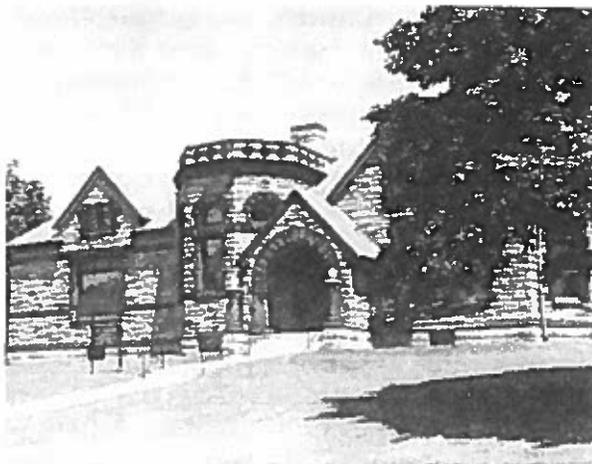


Fig. 35 1890  
Bill Memorial Library  
236 Monument Street

This church is constructed of fieldstone, much of which was brought from areas associated with the history of the church and the town.

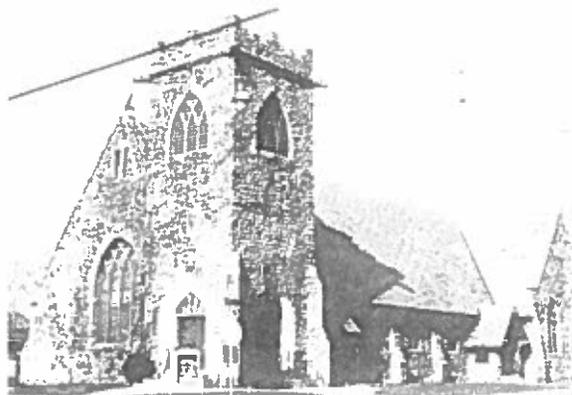


Fig. 36 1902  
First Church of Christ  
Congregational  
162 Monument Street



Fig. 37 1902  
Charles Marquardt  
86 School Street

Groton Bank is of definite historical interest; it is the site of a Revolutionary War battlefield, and it is a community where seafaring men of the nineteenth century chose to live. The houses built throughout this time reflect the area's own heritage and are noteworthy as a record of a coastal community whose roots were well established in colonial history and whose greatest growth occurred during the last century. At the present time, most of the area remains intact as a neighborhood, owing largely to the existence of the many homes exhibiting various styles of nineteenth-century domestic architecture. The value of historic districting for Groton Bank is that it will seek to encourage the recognition, appreciation, and preservation of the architectural integrity of the buildings which are significant parts of the heritage of this area.

Other areas in the city exist for consideration of historical districting either for the expansion of the proposed Groton Bank Historic District or for the creation of other additional districts and may be studied in the future if interest is expressed.

Groton Planning  
Commission  
Town Base Map 1" = 400'

Proposed Historic  
District Line  
Boundaries Shaded Area  
by Historic District  
Study Committee  
City of Groton



CITY OF GROTON

PROPOSED HISTORIC DISTRICT ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GROTON, ACTING PURSUANT TO THE PROVISIONS OF SEC. 7-147b (g) OF THE CONNECTICUT GENERAL STATUTES, THE FOLLOWING:

Section 1: The purpose of this ordinance is to promote the educational, cultural, economic and general welfare of the City of Groton by the preservation and protection of buildings, places and districts of historic interest within the city so that such buildings, places and districts will serve as landmarks in the history of the city, the state, and the nation and as landmarks in the history of architecture and also through the development of appropriate settings for such buildings, places and districts.

Section 2: (a) There is hereby created for the City of Groton an historic district to be known as the Groton Bank Historic District, the boundaries of which are as follows:

(See legal description below.)

(b) The names of the owners of the property included in the said district to whom notice was given pursuant to Sec. 7-147b of the Connecticut General Statutes are:

(See property owners list pages 32 - 38.)

Section 3: There is hereby established an historic district commission which shall hereafter perform all functions relative to the establishing of new districts and administering existing districts pursuant to the provisions of Sec. 7-147a through Sec. 7-147j of the Connecticut General Statutes, and as the same may be amended. The historic district commission shall consist of five regular members and three alternate members who shall be appointed by the city council. The initial appointment of such regular and alternate members shall be as follows:

One regular member shall be appointed for the term of one year and one for two years and one for three years and one for four years and one for five years. Thereafter as each of the terms of the regular and alternate members shall expire the city council shall appoint a successor for a term of five years.

The city council may remove any regular or alternate member of the commission for good cause which can include failure to attend the scheduled meetings of the commission. Any vacancy during the term of office of a member shall be filled for the unexpired portion of the term by the city council.

Section 4: The commission shall elect annually a chairman, a vice-chairman and a clerk from among its membership.

Section 5: The commission may adopt rules and regulations designed to govern its meetings and procedures.

LEGAL DESCRIPTION OF PROPOSED BOUNDARIES

JUNE 1976

Beginning on the easterly shore of the mean low water mark of the Thames River and the northwesterly corner of land belonging now or formerly to Marie T. O'Mara.

Thence, running easterly along the northerly line of said O'Mara's land and crossing Thames Street to the intersection of the easterly line of Thames Street, the northerly line of Broad Street and the southwesterly corner of land belonging now or formerly to Griswold Morgan.

Thence, running along said Morgan's westerly line to Morgan's northwesterly corner.

Thence, running easterly along the northerly line of said Morgan and land now or formerly of William L. and Elizabeth L. Owens to said Owens' northeasterly corner and the westerly line of land belonging now or formerly to James R. Edwards.

Thence, running northerly along said Edwards' westerly line to Edwards' northwesterly corner.

Thence, running easterly along Edwards' northerly line to Edwards' northeasterly corner and the westerly line of land belonging now or formerly to Mildred Stefanelli.

Thence, running northerly along said Stefanelli's westerly line to Stefanelli's northwesterly corner.

Thence, running easterly along Stefanelli's north line to the southwest corner of land belonging now or formerly to Robert T. Burkhard.

Thence, running northerly along said Burkhard's westerly line and the westerly line of land belonging now or formerly to Ralph and Jeanette Pignataro to the southerly line of land belonging now or formerly to Paul D. and Sara T. Guido.

Thence, running westerly along said Guido's southerly line to Guido's southwest corner.

Thence, running northerly along said Guido's westerly line and the westerly line of land belonging now or formerly to David V. Rowe to Rowe's northwesterly corner.

Thence, running easterly along Rowe's northerly line to the westerly line of Church Street.

Thence, running in a northeasterly direction and crossing Church Street to the northwesterly corner of land belonging now or formerly to James L. and Elizabeth J. Maskasky.

Thence, running easterly then southerly along said Maskasky's land to the northerly line of Spicer Avenue.

Thence, running southerly and crossing Spicer Avenue to the northeasterly corner of land belonging now or formerly to Peter H. and Sylvia J. Anderson.

Thence, running southerly along said Anderson's easterly line and the easterly line of land belonging now or formerly to James F. and Susan A. Maynard to Maynard's southeasterly corner and the northerly line of land belonging now or formerly to the Groton Heights Baptist Church.

Thence, running easterly along the said Baptist Church's northerly line and the northerly line of land belonging now or formerly to Francis F. and Margaret O. Horan to the westerly line of Monument Street.

Thence, running easterly and crossing Monument Street to the northwesterly corner of other land belonging to said Horan.

Thence, running easterly along Horan's northerly line and the northerly line of land belonging now or formerly to Charles W. Newbury, Jr. and land now or formerly of Doris V. Green to Green's northeasterly corner.

Thence, running southerly along Green's easterly line to the northerly line of Broad Street.

Thence, running southeasterly and crossing Broad Street to the northeasterly corner of land belonging now or formerly to Margaret N. and Robert F. Avery.

Thence, running southerly along said Avery's easterly line to Avery's southeasterly corner and the northerly line of land belonging now or formerly to Joseph J. and Grace P. Sullivan.

Thence, running easterly along said Sullivan's northerly line to Sullivan's northeasterly corner.

Thence, running southerly along said Sullivan's easterly line and the easterly line of land belonging now or formerly to Wilfred G. and Lillian H. Cleworth and crossing a driveway or right of way on land belonging now or formerly to Herbert P. Kuhn and continuing southerly on the same course as the last along the easterly line of land belonging now or formerly to Margaret N. and Robert F. Avery and land now or formerly of Marjorie S. Holmgren to Holmgren's southeasterly corner.

Thence, running westerly along said Holmgren's southerly line to the northeasterly corner of land belonging now or formerly to Timothy C. and Stella Sullivan.

Thence, running southerly along said Sullivan's easterly line to the northerly line of Morgan Court.

Thence, running in a southeasterly direction and crossing Morgan Court to the northeasterly corner of land belonging now or formerly to Robert H. Stanley.

Thence, running southerly along said Stanley's easterly line to Stanley's southeasterly corner and the northerly line of land belonging now or formerly to Gilvie H. and Helen M. Huntley.

Thence, running easterly along said Huntley's northerly line to Huntley's northeasterly corner.

Thence, running southerly along said Huntley's easterly line and the easterly line of land belonging now or formerly to Bertha S. Sadler to Sadler's southeasterly corner and the northerly line of land belonging now or formerly to William D. and Clara M. Andrews.

Thence, running easterly then southerly along said Andrews' land to the northerly line of Meridian Street.

Thence, running southerly and crossing Meridian Street to the northeasterly corner of land belonging now or formerly to Kenneth H. and Beatrice E. Watrous.

Thence, running southerly along said Watrous's easterly line to Watrous's southeasterly corner.

Thence, running westerly along said Watrous's southerly line to Watrous's southwesterly corner.

Thence, running northerly along said Watrous's westerly line to the southeasterly corner of land belonging now or formerly to William F. and Elizabeth M. Sullivan.

Thence, running westerly along said Sullivan's southerly line to Sullivan's southwest corner.

Thence, running northerly along said Sullivan's westerly line to the southeasterly corner of land belonging now or formerly to Manuel and Gelsemira B. Costa.

Thence, running westerly along said Costa's southerly line and the southerly line of land belonging now or formerly to Delores K. Sauer to the easterly line of Smith Street.

Thence, running westerly and crossing Smith Street to the northeasterly corner of land belonging now or formerly to Michael D. and Janice M. McFadden.

Thence, running southerly along the easterly line of the following land owners on Smith Street, land of said McFadden, land now or formerly of John and Frances Pieniadz, land now or formerly of Catherine Giordano, land now or formerly of Catherine E. White, land now or formerly of Bill Memorial Library Association, land now or formerly of Groton Heights School "Town of Groton", and land now or formerly of State of Connecticut, to the intersection of the westerly line of Smith Street, northerly line of Park Avenue and southeasterly corner of said State land.

Thence, running in a southeasterly direction and crossing Park Avenue to the northeasterly corner of other land belonging to said State, known as Fort Griswold Tract.

Thence, running southerly along the easterly line of the following land owners on Smith Street, land of said State, land now or formerly of Hubbard Family Trust, land now or formerly of Mary M. Sandora, land now or formerly of Achille D. and Minnie L. Massaro, land now or formerly of Henry H. Van Haverbeke, to the intersection of Van Haverbeke's southeasterly corner, the northerly line of Baker Avenue and the westerly line of Smith Street.

Thence, running southerly and crossing Baker Avenue to the northeasterly corner of land belonging now or formerly to Carl H. and Eloise A. Hanover.

Thence, running southerly along said Hanover's easterly line to Hanover's southeasterly corner.

Thence, running westerly along the southerly line of the following land owners, land of said Hanover, land now or formerly of Florence E. Sanford, land now or formerly of Richard L. and Winifred P. Tourjee owned jointly with William O. and Beatrice F. Thompson, land now or formerly of Doris H. Sargent, to the easterly line of land belonging now or formerly to Paul and Pauline Turgeon.

Thence, running southerly along said Turgeon's easterly line to Turgeon's south-easterly corner.

Thence, running westerly along said Turgeon's southerly line and the southerly line of land belonging now or formerly to Rita M. Santacroce to the easterly line of land belonging now or formerly to Portia Rose Collins.

Thence, running southerly along said Collins' easterly line to Collins' south-easterly corner.

Thence, running westerly along said Collin's southerly line and the southerly line of land belonging now or formerly to Clara E. Dallaire to Dallaire's southwesterly corner.

Thence, running northerly along said Dallaire's westerly line to the southerly line of Baker Avenue.

Thence, running in a northwesterly direction and crossing Baker Avenue to the southwesterly corner of land belonging now or formerly to William L. and Dorothea M. Roberts.

Thence, running northerly along said Roberts' westerly line to Roberts' northwesterly corner.

Thence, running easterly along said Roberts' northerly line to the southwesterly corner of land hereinbefore mentioned Fort Griswold Tract, belonging to the State of Connecticut.

Thence, running northerly along said State's westerly line to the southeasterly corner of land belonging now or formerly to William O. Rabitaille and Michael A. Dutilly.

Thence, running westerly along said Rabitaille and Dutilly's southerly line and the southerly line of land belonging now or formerly to William E. and Baerbel H. Giesler to Giesler's southwesterly corner.

Thence, running in a northwesterly direction and crossing land belonging now or formerly to Byles, MacDougall Funeral Service Incorporated to the southeasterly corner of other land belonging to said Incorporation and recorded in the Town of Groton Land Records Volume 276 Page 708 dated September 25, 1973.

Thence, running westerly along said Incorporation's southerly line and the southerly line of land belonging now or formerly to Muriel A. Donahue et al to the easterly line of Thames Street.

Thence, running in a westerly direction and crossing Thames Street to the south-easterly corner of another tract of land belonging now or formerly to the State of Connecticut.

Thence, running westerly along the State's southerly line to the easterly shore of the Thames River.

Thence, running in a general northerly direction along the easterly shore of the mean low water mark of the Thames River to the place of beginning.

HISTORIC DISTRICTS ENABLING LEGISLATION

GENERAL STATUTES OF CONNECTICUT

Revision of 1958

Revised to January 1, 1977

Sec. 7-147a. Historic districts authorized. Any municipality may, by vote of its legislative body and in conformance with the standards and criteria formulated by the Connecticut historical commission, establish within its confines an historic district or districts to promote the educational, cultural, economic and general welfare of the public through the preservation and protection of buildings, places and districts of historic interest by the maintenance of such as landmarks in the history of architecture, of the municipality, of the state or of the nation, and through the development of appropriate settings for such buildings, places and districts. The legislative body of any municipality may make appropriations for the purpose of carrying out the provisions of sections 7-147a to 7-147k, inclusive.

Sec. 7-147b. Preliminary steps. Prior to the establishment of an historic district or districts, the following steps shall be taken:

(a) The legislative body shall appoint an historic district study committee for the purpose of making an investigation of a proposed historic district. Each historic district study committee established under the provisions of sections 7-147a to 7-147k, inclusive, shall consist of five members who shall be electors of the municipality holding no salaried municipal office.

(b) The historic district study committee shall investigate and report on the historic significance of the buildings, structures, features, places or surroundings to be included in a proposed historic district or districts and designate the area to be included therein.

(c) The historic district study committee shall transmit copies of its report to the Connecticut historical commission, the planning commission and zoning commission of the municipality, if any, and, in the absence of such a planning commission or zoning commission, to the selectmen or to the warden and burgesses, or to the chief executive officer of the municipality for their consideration and recommendations, and each such body or individual shall give his recommendations to the historic district study committee within ninety days from the date of receipt of such report. In addition to such other recommendations as it may make, the Connecticut historical commission may comment upon and may recommend either approval, disapproval, modification, alteration or rejection of the boundaries of each proposed district. Such recommendations shall be read in full at the public hearing to be held by the historic district study committee as hereinafter specified. Failure to make recommendations within ninety days after the date of such receipt shall be taken as approval of the report of the historic district study committee.

(d) The historic district study committee shall hold a public hearing on the establishment of a proposed historic district or districts not less than one hundred twenty days nor more than one hundred fifty days after the transmission of its report as provided in subsection (c) of this section.

(e) Notice of the time and place of such hearing shall be given as follows:

(1) Written notice, postage prepaid, shall be given to the owners of record of all real property to be included in the proposed historic district or districts, as they appear on the last-completed grand list, at the addresses shown thereon, at least twenty days before the time set for such hearing, together with a copy of the report of the historic district study committee or a fair and accurate synopsis of such report, a copy of all recommendations made under subsection (c) of this section, a map showing the boundaries of the area to be included in the proposed district, and a copy of the proposed ordinance; and (2) by publication of such notice in the form of a legal advertisement appearing in a newspaper having a substantial circulation in the municipality at least twice, at intervals of not less than five days, the first not more than twenty days nor less than ten days, and the last not less than two days before such hearing.

(f) The historic district study committee shall submit a final report to the legislative body of the municipality within sixty days after the public hearing. The report of the committee shall contain the following: (1) A complete description of the area to be included within the proposed historic district or districts, including

the total number of buildings therein listed according to their known or estimated ages; (2) a map showing the exact boundaries of the area to be included within the proposed historic district or districts; (3) a proposed ordinance designed to implement the provisions of sections 7-147a to 7-147k, inclusive; (4) a copy of the report and recommendations of the historical commission; (5) such other matters as the committee may deem necessary and advisable.

(g) The legislative body after reviewing the report of the historic district study committee shall cause ballots to be taken of the owners of record of all real property to be included in the proposed district on the question of the adoption of an historic district ordinance and, if seventy-five per cent of all such owners voting thereon vote affirmatively by such ballots, shall take one of the following steps: (1) Reject the report of the committee, stating its reasons therefor; (2) accept the report of the committee and enact an ordinance, to carry out the provisions of sections 7-147a to 7-147k, inclusive; (3) return the report to the historic district study committee with such amendments and revisions thereto as it may deem advisable, for consideration by the committee and a further report to the legislative body within ninety days of such return.

(h) The historic district commission established under section 7-147c may from time to time, by following the procedure set out in subsections (b) to (f), inclusive, of this section, suggest proposed amendments to any ordinance adopted hereunder or suggest additional ordinances to be adopted hereunder.

(i) Any ordinance, or amendment thereof, enacted pursuant to subsections (f) to (h), inclusive, shall contain a legal description of the area to be included within the historic district and the names of the owners of such property to whom notice was given pursuant to subsection (e). Such ordinance, or amendment thereof, shall be recorded in the land records of the town in which such real property is located and indexed by the town clerk in the grantor index under the names of the owners of record of such property.

Sec. 7-147c. Historic district commission. Once an historic district has been established in a municipality, the historic district study committee shall cease to exist and thereafter an historic district commission shall perform all the functions of the historic district study committee relative to establishing new districts and otherwise administering the provisions of sections 7-147a to 7-147k, inclusive. The historic district commission established under the provisions of said sections shall consist of five members, who shall be electors of such municipality holding no salaried municipal office and whose terms of office and method of appointment shall be fixed by ordinance. The appointments to membership in the commission shall be so arranged that the term of at least one member shall expire each year, and their successors shall be appointed in like manner for terms of five years. The commission shall elect annually a chairman, a vice-chairman and a clerk from its own number. Ordinances adopted hereunder may provide for the appointment in like manner of alternate members not exceeding in number the principal members. In case of inability to act, because of absence, sickness or self-interest, on the part of a member of the commission, his place shall be taken by an alternate member designated by the chairman. All members shall serve without compensation. The commission shall adopt rules of procedure not inconsistent with the provisions of said sections and may, subject to appropriation, employ clerical and technical assistance or consultants and may accept money gifts and expend the same for such purposes.

Sec. 7-147d. Certificate of appropriateness: Parking areas. (a) No building or structure shall be erected, altered, restored, moved or demolished within an historic district until after an application for a certificate of appropriateness as to exterior architectural features has been submitted to the commission and approved by said commission. For the purposes of sections 7-147a to 7-147k, inclusive, "exterior architectural features" shall include such portion of the exterior of a structure as is open to view from a public street, way or place. The style, material, size and location of outdoor advertising signs and bill posters within an historic district shall also be under the control of such commission. The provisions of this section shall not be construed to extend to the color of paint used on the exterior of any building or structure.

(b) No area within an historic district shall be used for industrial, commercial, business, home industry or occupation parking whether or not such area is zoned for such use, until after an application for a certificate of appropriateness as to parking has been submitted to the commission and approved by said commission. The provisions of this section shall apply to the enlargement or alteration of any such parking area in existence on October 1, 1973.

Sec. 7-147e. Application for certificate. Hearing. Approval. (a) The historic district commission shall hold a public hearing upon each application for a certificate of appropriateness as to exterior architectural features, or as to parking. Notice of the time and place of such hearing shall be given by publication in the form of a legal advertisement appearing in a newspaper having a substantial circulation in the municipality at least seven days before such hearing. Within not more than one hundred twenty days after the filing of an application as required by section 7-147d, the commission shall pass upon such application and shall give written notice of its decision to the applicant. Evidence of approval, as referred to in section 7-147d, shall be by certificate of appropriateness issued by the commission. Failure of the commission to act within said one hundred twenty days shall constitute approval and no other evidence of approval shall be needed. The commission shall keep a record of all applications for certificates of appropriateness and of all its doings under sections 7-147a to 7-147k, inclusive.

(b) In its deliberations under sections 7-147a to 7-147k, inclusive, the commission shall not consider interior arrangement or use and shall take no action under said sections except for the purpose of preventing the erection, reconstruction, restoration, alteration or razing of buildings or parking in any area in the historic district obviously incongruous with the historic aspects of the district.

Sec. 7-147f. Considerations in determining appropriateness. If the commission determines that the proposed erection, construction, restoration, alteration, razing or parking will be appropriate, it shall issue a certificate of appropriateness. In passing upon appropriateness as to exterior architectural features the commission shall consider, in addition to any other pertinent factors, the historical and architectural value and significance, architectural style, general design, arrangement, texture and material of the architectural features involved and the relationship thereof to the exterior architectural style and pertinent features of other structures in the immediate neighborhood. In passing upon appropriateness as to parking, the commission shall take into consideration the size of such parking area, the visibility of cars parked therein, the closeness of such area to adjacent buildings and other similar factors. A certificate of appropriateness may be refused for any building or structure, the erection, reconstruction, restoration, alteration or razing of which, or any parking which, in the opinion of the commission, would be detrimental to the interest of the historic district.

Sec. 7-147g. Variations, permissible when. Where, by reason of topographical conditions, district borderline situations, immediately adjoining existing developments or because of other unusual circumstances, the strict application of any provision of 7-147a to 7-147k, inclusive, would result in exceptional practical difficulty or undue hardship upon the owner of any specific property, the commission in passing upon applications shall have power to vary or modify strict adherence to said sections or to interpret the meaning of said sections so as to relieve such difficulty or hardship; provided such variance, modification or interpretation shall remain in harmony with the general purpose and intent of said sections so that the general character of the district shall be conserved and substantial justice done. In granting variations, the commission may impose such reasonable and additional stipulations and conditions as will, in its judgment, better fulfill the purposes of said sections.

Sec. 7-147h. \*Action by commission to prevent illegal acts. If any action or ruling taken by the commission pursuant to the provisions of sections 7-147a to 7-147k, inclusive, or of any bylaw or ordinance adopted thereunder has been violated, the commission may, in addition to other remedies, institute an action or proceeding to prevent such unlawful erection, construction, reconstruction, alteration, razing, maintenance or use or parking or to restrain, correct or abate such violation or to prevent the occupancy of such building, structure or land, or to prevent any illegal act, conduct, business or use in or about such premises. Regulations and orders of the commission issued pursuant to said sections, or to any bylaw or ordinance adopted thereunder, shall be enforced by the zoning enforcement official or building inspector or by such other person as may be designated by vote of the legislative body, who may be authorized to inspect and examine any building, structure, place or premises and to require in writing the remedying of any condition found to exist therein or thereon in violation of any provision of the regulations or orders made under the authority of said sections or of any bylaw or ordinance adopted thereunder. The owner or agent of any building or premises where a violation of any provision of said sections or of any bylaw or ordinance adopted thereunder has been committed or exists, or the lessee or tenant of an entire building or entire premises where such violation has been committed or exists, or the owner, agent, lessee or tenant of any part of the building or premises in which such violation has been committed or exists, or the agent,

architect, builder, contractor, or any other person who commits, takes part or assists in any such violation or who maintains any building or premises in which any such violation exists, shall be fined not less than ten dollars nor more than one hundred dollars for each day that such violation continues; but, if the offense is wilful, the person convicted thereof shall be fined not less than one hundred dollars nor more than two hundred fifty dollars for each day that such violation continues, and the court of common pleas for the county or judicial district wherein such violation continues or exists shall have jurisdiction of all such offenses, subject to appeal as in other cases. Each day that a violation continues to exist shall constitute a separate offense.

Sec. 7-147i. \*Appeals. Any person or persons severally or jointly aggrieved by any decision of the historic district commission or of any officer thereof may, within fifteen days from the date when such decision was rendered, take an appeal to the court of common pleas of the county in which such municipality is located, which appeal shall be made returnable to such court in the same manner as that prescribed for civil actions brought to such court. Notice of such appeal shall be given by leaving a true and attested copy thereof in the hands of or at the usual place of abode of the chairman or clerk of the commission within twelve days before the return day to which such appeal has been taken. Procedure upon such appeal shall be the same as that defined in section 8-8.

Sec. 7-147j. Exempted acts. Nothing in sections 7-147a to 7-147k, inclusive, shall be construed to prevent the ordinary maintenance or repair of any exterior feature in the historic district which does not involve a change of design thereof; nor to prevent the construction, reconstruction, alteration or demolition of any such feature which the building inspector or a similar agent certifies is required by the public safety because of an unsafe or dangerous condition; nor to prevent the construction, reconstruction, alteration or demolition of any such feature under a permit issued by a building inspector or similar agent prior to the effective date of establishment of such district.

Sec. 7-147k. Prior districts unaffected. The provisions of sections 7-147a to 7-147j, inclusive, shall in no way impair the validity of any historic district previously established under any special act.

Sec. 7-147l. Method of balloting. Eligibility to vote. (a) Any ballot or balloting required under the provisions of section 7-147b shall be taken in writing by mail, or by use of voting machines at a special election warned and held for such purpose. Such warning shall be by written notice mailed to each person eligible to vote in such election at least fifteen days in advance thereof and by publication in a newspaper having a general circulation in the municipality seven days before the election. Any person eligible to vote in any such election shall be given an opportunity to vote by absentee ballot under the usual requirements for voting in such manner. When voting is by written ballot, the ballots shall be sent by first class mail to those persons eligible to vote not later than seven days before they must be returned. The ballots shall be returned to the town clerk.

(b) In any balloting required under the provisions of said section, each owner of real property within the district of the age of eighteen years or more who is liable or whose predecessors in title were liable to the town for taxes assessed against him or them, as the case may be, on an assessment of not less than one thousand dollars on the last-completed grand list of the town on real property within the district, or who would be so liable if not entitled to exemption under subdivision (17), (20), (23), (24), (26), or (27) of section 12-81, may vote, provided he is the record owner of the property fourteen days before the ballots must be returned. A joint owner of any freehold interest in any land shall have a vote equal to the fraction of his ownership in said interest. A corporation which is liable to the town for taxes assessed against it of not less than one thousand dollars on the last-completed grand list of the town on real property within the district shall have one vote, which shall be cast by the chief executive officer of such corporation or his designee.

Sec. 7-147m. Balloting on prior districts. In any town which, prior to July 1, 1963, had established or was considering an historic district, fifteen per cent of the owners of record of real property within such district or proposed district may not later than January 1, 1964, petition the legislative body of such town, in writing, for a balloting thereon. Upon receipt of such petition, the legislative body shall cause a ballot to be taken of all such owners as provided in subsection (g) of section 7-147b. No such district shall continue or be established thereafter unless seventy-five per cent of all owners of record of real property within such district or proposed district voting thereon consent by such balloting to the continuance or creation of such district. The provisions of this section shall not apply in any town which follows the procedure set forth in said subsection (g) of section 7-147b.

THE PROPOSED HISTORIC DISTRICT FOR THE CITY OF GROTON:

A QUESTION AND ANSWER SHEET

WHAT IS THE PURPOSE OF ESTABLISHING A HISTORIC DISTRICT?

To preserve sites and buildings of historic interest.

WHAT WILL A HISTORIC DISTRICT DO FOR PROPERTY OWNERS ON GROTON BANK?  
FOR THE CITY OF GROTON?

1. The varied historic character of the Bank area will be protected. At a time when many municipalities are losing their individuality through demolition and re-development, the preservation of historically significant sites and buildings can help maintain the distinctive identity of Groton Bank.

2. Groton Bank will be a more attractive place because
- a) New businesses and homes constructed within the Historic District will harmonize in architectural design with existing structures.
  - b) Alterations, improvements, and restorations which are made will blend with the atmosphere of the District.
  - c) A spirit of community pride will be fostered by the existence of the Historic District, and such pride can result in improved services and other civic gains to the mutual benefit of all.

HOW WILL THE HISTORIC DISTRICT COMMISSION CONTROL THE APPEARANCE OF THE DISTRICT?

The Commission will review and approve all future exterior changes to buildings in the District from a historical or architectural point of view. Owners are permitted to do what they wish with the interiors and with the backs of buildings, hidden outbuildings, or land to the rear without obtaining a certificate of appropriateness. Even in areas which do show from the road, general maintenance or upkeep which does not alter the basic architectural design is unrestricted.

WHAT ABOUT PAINT COLOR?

The Commission will have no control over the color of paint.

MUST ALL NEW STRUCTURES AND NEW ADDITIONS BE "COLONIAL" IN DESIGN?

No, not necessarily. All proposed structural changes must be aesthetically in keeping with the character of the District. As long as new construction is harmonious with that character and complements the architectural mood of the general area, the Commission will tend to support new designs.

ARE HOUSES OF RECENT CONSTRUCTION INCLUDED IN THE DISTRICT?

Inevitably a few newer buildings will fall within the boundaries of a Historic District. They will be subject to the same controls and the same protection and advantages as the older buildings.

CAN A PROPERTY OWNER IN A HISTORIC DISTRICT BE REQUIRED TO MAKE IMPROVEMENTS OR EXTERIOR CHANGES?

No, Historic District controls are applicable only when an owner voluntarily engages in renovation or restoration affecting the exterior portion of a building visible from the street. "Demolition by neglect" is possible but not probable, because of the neighborhood pride associated with a Historic District.

WHAT HELP COULD A PROPERTY OWNER EXPECT FROM THE COMMISSION?

The Study Committee cannot bind the Commission which will be appointed after the District is established. It seems most likely that the Commission, on request, will offer advice about architectural design to householders and/or contractors who plan restorations, renovations, additions, or new structures.

WILL IT BE HARD TO SELL HOUSES INSIDE THE DISTRICT? SUPPOSE A PROSPECTIVE BUYER DOES NOT WANT TO BE BOUND BY THE RESTRICTIONS OF THE HISTORIC DISTRICT?

Experience from as far as Sante Fe to as near as Newport and Beacon Hill suggests that there is a demand for houses in Historic Districts. Many prospective buyers want the additional protection which a District can provide in making neighborhoods less susceptible to future deterioration. Houses in Historic Districts apparently become more, rather than less, marketable.

WHAT ABOUT BUSINESS OPPORTUNITIES IN A HISTORIC DISTRICT?

Both established and new businesses tend to benefit from increased prestige and attractiveness to shoppers. The City Zoning Commission, of course, controls where and what businesses may be established; Historic District control is limited to architectural appropriateness.

WILL TAXES OF PROPERTY OWNERS INCREASE AS A RESULT OF THEIR PROPERTY BEING INCLUDED WITHIN A HISTORIC DISTRICT?

Section 12-64 of the General Statutes gives the basis for taxation of properties wherever they are located. The law does not single out properties in historic districts or in any other area. All properties are appraised for their individual worth.

# CONNECTICUT HISTORICAL COMMISSION

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



HEADQUARTERS: *The Amos Bull House*

May 6, 1977

Mrs. Rose Marie Althuis  
Chairman, Historic District Study  
Committee of the City of Groton  
295 Meridian Street  
Groton, CT 06340

Dear Mrs. Althuis:

The Connecticut Historical Commission at its regularly scheduled meeting on April 27, 1977 voted to approve the report of the Historic District Study Committee of Groton on the proposed Groton Bank Historic District. The vote was unanimous of those members present and voting.

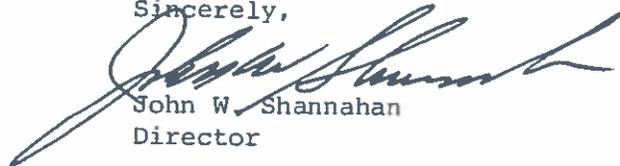
The Commission voted to commend the City of Groton for the preparation of an outstanding preliminary historic district report.

This action by the Connecticut Historical Commission does not infer that this proposed historic district is the only potential historic district within the City of Groton. Other areas may merit protection through an historic district ordinance.

The comments of the Connecticut Historical Commission must be read in a full public hearing to be held on the establishment of the Groton Bank historic district. These comments must also be sent to property owners within the district prior to the public hearing.

We wish you good luck in your preservation efforts.

Sincerely,



John W. Shannahan  
Director

CJS/eb



# THE CITY OF GROTON CONNECTICUT

295 MERIDIAN STREET

06340

*Planning and Zoning Commission*

July 5, 1977

The City of Groton, Connecticut  
Historic District Committee  
295 Meridian Street  
Groton, Connecticut

Attention: Rose Marie Althuis,  
Chairman

Dear Mrs. Althuis:

At its regularly scheduled meeting held on June 21, 1977, the Planning and Zoning Commission of the City of Groton, Connecticut, passed the following motion by a vote of 4 in favor to 1 opposed:

"That the Planning and Zoning Commission approve the report of the Historic District Committee with the recommendation that Historic District Commission members be selected from residents and owners of property within the district; that the limitation of 120 days given in Section 7-147e of the general statutes of the State of Connecticut be set at 65 days; and that a method of appeal short of court procedure be provided for."

Yours truly,

THE CITY OF GROTON

PLANNING AND ZONING COMMISSION

*Wladimir K. Hagelin*  
Wladimir K. Hagelin  
Secretary

PROPERTY OWNERS LIST

CHURCH STREET (EAST)

44 Maskasky, James L. and  
Elizabeth J.  
44 Church

62 Anderson, Peter H. and Sylvia J.  
20 Tanager Lane, Gales Ferry  
Conn., 06335

68 Maynard, James F.  
68 Church

CHURCH STREET (WEST)

45 Dart, Constantine D.  
45 Church

51 Guido, Paul D. and Sara T.  
51 Church

Lot #2 Lorenz, Edward L.  
1671 Center Groton Road  
Ledyard, Conn. 06339

63 Burkhard, Robert T.  
18 Bay  
Mystic, Conn. 06355

BROAD STREET (NORTH)

16 Owens, William L. and Elizabeth L.  
16 Broad

22 Edwards, James R.  
22 Broad

30R Stefanelli, Mildred  
34 34 Broad

50 Orkney, John S. and Carolyn M.  
50 Broad

76 Groton Heights Baptist Church  
88 (Exempt)  
76 Broad

98, and Lot #15 on N.E. Corner Broad  
and Monument  
Horan, Francis F. & Margaret O.  
98 Broad

114 Newbury, Charles W., Jr.  
114 Broad

126 Green, Doris V.  
126 Broad

BROAD STREET (SOUTH)

Vacant Lot - west of 29 Broad  
DeNoia, Ida  
33 Burgess Place, Groton

29 Chester, Judith C.  
29 Broad

35 Schellens, Pedro L.  
35 Broad

41 Signs, William A. and Gladys V.  
41 Broad

45 Adams, Isabel (Mrs. William A.)  
12 Burgess Place  
Groton, Conn. 06340

55 Thompson, Samuel & Annie D.  
57 55 Broad

65 Bailey, Lewis P.  
65 Broad

71 Eaves, Stephen E. and Mary A.  
71 Broad

77 Dimpsey, Carbon P. and Phyllis E.  
77 Broad

81 Dey, Mary Gray  
Box 1011  
New Brunswick, N.J. 08903

91 Brown, Walter M. and Margaret A.  
91 Broad

99 Miller, Edward H. and Elizabeth J.  
99 Broad

109 Ganacopolos, Mary T.  
109 Broad

115 Terani, Joseph J. and Marjorie L.  
(Life use)  
115 Broad

125 Collin, Elphege J. and Laurette  
146 Allen  
Groton, Conn. 06340

135 Avery, Robert and Margaret  
135 Broad

THAMES STREET (EAST)

108 Rice, Trenor A., Jr., and Helen H.  
66 Eastwood Road

112 Brennan, Eleanor B.  
114 112 Thames

116 Riozzi, Elissa C.  
118 116 Thames

122 Clark, Steven K.  
122 Thames

128 Richardson, Moyna J.  
132 128 Thames

132R Schellens, Catherine B.  
132 Thames (rear)

142-144 Copp Associates  
154 Thames

154-174 Copp, Joseph A. Et al  
154 Thames

184 Wrenn, Margaret E.  
184 Thames

188 Kuhn, Herbert R., Jr.  
190 Sill Lane  
Old Lyme, Conn. 06371

198 Morgan, Griswold  
309 State Street  
New London, Conn. 06320

202 (Post Office) Scuris, Helen, 45 Latham

208 Sportsman's Bar  
Labombard, Edgar L. and Mary  
42 Baker Ave.  
Groton, Conn. 06340

212 Parks, Mabel A.  
146 Monument  
Groton, Conn. 06340

224 Gauthier, Clifford W. and Marion A.  
224 Thames

230 Watrous, Robert W.  
234 36 Morse Ave.  
Groton, Conn. 06340

236 Rice, Milo H. and Carrie B.  
236 Thames

242 Fleet Reserve Assoc.  
Branch 20 (Exempt)

256 Hodges, Lena G. and Laraine  
258 377 Benham Rd.  
Groton, Conn. 06340

260R Packer, Ray H., Jr. and Santina T.  
260 Thames

264 Vacant Lot - N.E. corner of Thames and  
Latham St., Hodges, Lena G. & Laraine V.  
377 Benham Rd.  
Groton, Conn. 06340

272 Feldman, Martin  
272 Thames

276 Tuthill, Gordon S.  
c/o Tuthill Realty  
747 Long Hill Rd.  
Groton, Conn. 06340

282 Hale, Robert V. Est. and Eileen M.  
282 Thames

300 Donohue, Muriel A. Et al  
Armstrong, Jane A., Donald A. McKenzie  
999R Gales Ferry, Conn. 06335

THAMES STREET (WEST)

97 O'Mara, Marie T.  
Grassy Hill Rd.  
Chesterfield, Conn. 06370

101 Berube, Thomas W. and Helen L.  
17 Laurel Crest Dr.  
Waterford, Conn. 06385

107 DeNoia, Ida A.  
107R Boat Off. Marina  
33 Burgess Place  
Groton, Conn. 06340

119 Richardson, Mrs. Moyna J.  
128 Thames  
Groton, Conn. 06340

125 Ager, Robert J. and Virginia M.  
127 100 Eastwood Dr.  
Groton, Conn. 06340

131 Gallagher, Valentine M.  
131 Thames

137 Safford, Amelia F.  
137 Thames

143 Vail, George and Adriana L.  
147 36 Slocumb Terrace  
149 Groton, Conn. 06340  
151

155 163 Brown, Malcolm C.  
157 169 Box 322  
159 169½ Quaker Hill, Conn. 06375  
161 171

173 Local 106 O.P.E.I.U. Inc.  
173 Thames

175 Lesvesque, Anthony P.  
177 175 Thames  
179

181 Glas, George F. and Claire  
109 Island View Ave.  
Mystic, Conn. 06355

185 Namkin, Saul J. and Norma  
185 Thames

189 Schwartz, Ira and Florence M.  
189 Thames

193 Zelvin, Samuel A.  
193 Thames

213 Weiss, Dorothea B.  
145 Washington  
Norwich, Conn. 06360

215 219½ Jesse, Ollie B. and  
217 221 Clarise P.  
219 219 Thames

221 Cherrnay, Joseph and Sarah  
223 223 Thames

227 239 Weiss, Charles, Dorothea, Kevin  
229 241 M. & Samuel  
231 243R  
233 245  
235 245R

247 Mabry, Alice J.  
249 249 Thames St.

253 Lapkowski, John P. and Regina B.  
459 Hamilton Ave.  
Norwich, Conn. 06360

257 Wekerle, Robert J. and Hazel N.  
14 Marshall Place  
New London, 06320

261 Watrous, Charles J. and Hannah J.  
263 263 Thames

265 Mitchum, Kenneth R. and Beverly L.  
267 Thames

269 Newbury, Horace M. and Ellen W.  
273 279 Thames  
279

FORT STREET (NORTH)

16 Reformed Temple of N.L. Co., Inc.  
(Exempt)  
16 Fort

26 Robitaille, Ronald J., Jr. and  
Carol A.  
26 Fort

34 Haney, Brian J.  
34 Fort

56 Stubbs, Ronald E. and Myrna L.  
354 Aspen Lane  
Ledyard, Conn. 06339

FORT STREET (SOUTH)

15 Byles - MacDougall Funeral  
Service, Inc.  
310 Thames

25 Giesler, William E. and Baerbel H.  
25 Fort St.

33 Rabbitaille, Wm. O. and  
35R Dutilly, Michael A.  
17 Circle Ave.  
Groton, Conn. 06340

57 Conn., State of (Exempt)

SLOCOMB TERRACE (EAST)

36 Vail, George E. and Adriana G.  
36 Slocomb Terr.

40 Tuthill, Moses A. and Janet H.  
40 Slocomb Terr.

46 Albinus, Otto F. and Viola  
46 Slocomb Terr.

52 Gianacopolos, Georgia  
52 Slocomb Terr.

62 Babcock, William H. Jr.  
62 Slocomb Terr.

66 Cook, B. Marshall and Katharina  
66 Slocomb Terr.

SLOCOMB TERRACE (WEST)

75 Heffernan, Hazel C.  
75 Slocomb Terr.

RAMSDELL STREET (WEST)

11 Doyle, Lucy E. and Viola M.  
11 Ramsdell

19 Greene, Robert D., Jr. and  
19<sup>1</sup> Caroline P.  
1197 North Rd. R.D. 1  
Ledyard, Conn. 06339

21R Scott, Wayne G. and Carolyn C.  
21 Ramsdell

45 Brogan, Harry C. and Dorcas W.  
45 Ramsdell

51 Allyn, Robert W. and Cynthia B.  
51 Ramsdell

59 Copp, Joseph A. Et al  
154 Thames  
Groton, Conn. 06340

67 Morris, Ricky and Kathleen F.  
67 Ramsdell

RAMSDELL STREET (EAST)

18 Lamb, Orville P., Jr.  
18 Ramsdell

24 Packer, Will Holmes and Nazera H.  
24 Ramsdell

30 Gillogly, Margaret F.  
30 Ramsdell

36 MaGowen, Kenneth A. and Peggy S.  
36 Ramsdell

42 Frucht, Murray A. and Barbara L.  
42 Ramsdell

46 Barnum, Horace L. and Mildred F.  
46 Ramsdell

52 Farwell, Lucius L. and Dora L.  
54 52 Ramsdell

60 Spakoski, Marcia  
60 Ramsdell

68 Mitchell, Bernice A.  
68 Ramsdell

74 Roesler, Gordon M., Jr., and  
Ann N.  
74 Ramsdell

80 Henderson, Thomas J., Jr.  
80 Ramsdell

84 Brown, Esther M.  
84 Ramsdell

92 Hammon, Robert E.  
92 Ramsdell

DENISON COURT

7 Windhom, David S. and Sunae  
7 Denison

15 Fogg, Raymond W. and Mary H.  
33 Pleasant  
Groton, Conn. 06340

21 Vymola, William H.  
21 Denison

25 Sousa, Ruth F.  
25 Denison

29 Adelman, Martin B. and Blanche  
29 Denison

SCHOOL STREET (NORTH)

14 Sullivan, Edward P.  
14 School

18 Barnes, Thomas D. and Avis E.  
18 School

20 Scott, John McBean and Edith A.  
20 School

26 Kyle, Albert G. and Dorothy H.  
26 School

36 Gann, Perry E. and Beverly J.  
36 School

40 U.S. Submarine Veterans, Inc.  
42 (Exempt)

- 50 Palmerone, Nicholas and  
Pignataro, Ralph  
136 Lambtown Rd.  
Ledyard, Conn 06339
- 60 Bobinski, Richard A. and Susan F.  
60 School
- 68 Richardson, Wallace M., Jr. and  
Phyllis G.  
68 School
- 74 Brilliant, Camille and Angeline E.  
74 School
- 80 Lange, Harvey Clark and Catherine P.  
80 School
- 86 Robertson, James D. and Nancy A.  
86 School
- 96 MacGillis, Marie E.  
96 School
- SCHOOL STREET (SOUTH)
- 23 Lewis, Carl E. and Bernice J.  
23 School
- 25 Massett, Stephen S. and Jacquelyn B.  
25 School
- 33 Rauchbach, Sidney H. and Ann R.  
57 Ridgewood Dr.  
Mystic, Conn. 06355
- 41 Engineered Building, Inc.  
Box 308  
Groton, Conn. 06340
- Lot between 59-41  
George R. Hempstead Est.  
50 Pleasant  
Groton, Conn. 06340
- 59 James, Peter and Anna  
7 Tormberg Lane  
Groton, Conn. 06340
- 67 Luther, Elbridge W. and Cherie A.  
Marquardt Lane  
Groton, Conn. 06340
- 79 Logan, Thomas and Matilda  
79 School
- SMITH STREET (WEST)
- 15 McFadden, Michael D. and Janice M.  
15 Smith
- 17 Pieniadz, John and Frances  
17 Smith
- 25 Giordano, Catherine  
25 Smith
- 35 White, Catherine E.  
35 Smith
- 141 Hubbard Family Trust  
141 Smith
- 153 Sandora, Mary M.  
153 Smith
- 159 Massaro, Achille D. and  
Minnie L.  
159 Smith
- MERIDIAN STREET (SOUTH)
- 5 Althuis, Thomas H. and Rose Marie  
5 Meridian
- 21 Rainy, Blake W. and Marjorie M.  
21 Meridian
- 31 Galen, Catherine E.  
31 Meridian
- 39 Ekvall, Milton and Esther  
39 Meridian
- 49 Sauer, Dolores K.  
49 Meridian
- 57 Costa, Manuel and Gelsemira B.  
59 440 Thames  
Groton, Conn. 06340
- 65 Sullivan, William F. and  
Elizabeth M.  
43 Blueberry Hill Rd.  
Groton, Conn. 06340
- 73 Watrous, Kenneth H. and Beatrice E.  
65 Blueberry Hill Rd.  
Groton, Conn. 06340
- MERIDIAN STREET (NORTH)
- 50 Gunn, Gilman C. Sr., Et al  
P.O. Drawer G.  
Groton, Conn. 06340
- 58 Schenk, Edward S. and Virginia G.  
58 Meridian
- 68 Andrews, William D. and Clara M.  
68 Meridian
- COTTAGE STREET (WEST)
- 23 Costello, Jennings R.  
23 Cottage
- 27 Ranes, Ronald B. and Maryann  
27 Cottage
- 35 Stafford, Charles C. and Anna J.  
35 Cottage
- 41 Cleere, Vera A.  
41 Cottage
- 53 Church of God of Conn. Inc.  
(Leased by Town, Tax Exempt)  
53 Cottage
- 59 Andrews, George N. and Alice M.  
59 Cottage
- 65 Griswold, James G. and Karen L.  
65 Cottage
- 71 Renski, Benedict J. Jr., and  
Ellen L.  
71 Cottage
- 77 Davison, Florence T. and Ralph L.  
77 Cottage

COTTAGE STREET (EAST)

- 4 Avery, Robert F. and Margaret N.  
135 Broad  
Groton, Conn. 06340
- 12 Sullivan, Joseph J. and Grace P.  
12 Cottage
- 18 Cleworth, Wilfred G. and Lillian H.  
18 Cottage
- Passway - Herbert Kuhn
- 24 Avery, Margaret N. and Robert F.  
135 Broad  
Groton, Conn. 06340
- 28 Holmgren, Marjorie S.  
28 Cottage
- 38 Sullivan, Timothy C. and Stella  
38 Cottage
- 54 Stanley, Robert H.  
54 Cottage
- 58 Huntley, Gilvie H. and Helen M.  
58 Cottage
- 66 Sadler, Bertha  
66 Cottage
- 72 Hewitt, Herbert F. and Pauline  
72 Cottage
- 80 Duncan, Lillian E.  
80 Cottage
- 90 Maskasky, James L. and Elizabeth J.  
62 Church  
Groton, Conn. 06340

MONUMENT STREET (WEST)

- 95 Maranda, Gerald O. and Janice G.  
95 Monument
- 103 Sanders, Ethelbert and Jenni P.  
103 Monument
- 107 Hagar, Eliot  
263 Montauk Ave.  
New London, Conn 06320
- 111 Sweet, Courtland E. and Helen W.  
111 Monument
- 119 Holmes, Henry C. and Margaret H.  
119 Monument
- 129 Hagar, Eliot  
131 263 Montauk Ave.  
135 New London, Conn. 06320
- 139 Mann, James L. and Florence N.  
141 141 Monument  
143
- 149 Hauptman, Robert O. and Mary Lou  
151 178 Shore Ave.  
Groton, Conn. 06340
- 161 First Church of Christ  
Congregational (Not Exempt)  
162 Monument

- 163 Gill, Phyllis W.  
163 Monument
- 169 First Church of Christ  
Congregational (Exempt)  
162 Monument
- 241 Robinson, Lavinia K.  
241 Monument

MONUMENT STREET (EAST)

- 96 Adams, Harriette S.  
96 Monument
- 102 Nicholson, L. Norman and  
Catherine H.  
102 Monument
- 112 Harmon, Frederick F. III and  
Lynne E.  
86 Sunnyside Park, Groton
- 118 Adams, Harriette S.  
96 Monument
- 128 Corduan, Malcolm M. and Evelyn A.  
128 Monument
- 130 Burghardt, Marshall and  
Elizabeth  
130 Monument
- 136 Parks, Mabel A.  
146 Monument
- 146 Parks, Mabel A.  
146 Monument
- 154 Marquardt, George A. and  
Patricia H.  
154 Monument
- 162 First Church of Christ  
Congregational (Exempt)
- 184 Fogg, Philip W. and Loretta G.  
184 Monument
- 192 Randall, Robert J. and Donna H.  
192 Monument
- 202 First Church of Christ  
Congregational, (Exempt)  
Parsonage
- 236 Bill Memorial Public Library  
(Exempt)
- 244 Groton Heights School (Exempt)
- PLEASANT STREET (NORTH)
- 14 Lambert, George J. and  
Sarah E.  
14 Pleasant
- 16 Nelson, Douglas G. and Rose M.  
16 Pleasant
- 20 Merritt Graham Lodge #1871  
I A M, Inc.  
20 Pleasant
- 30 Hitchings, John J. and Mary B.  
30 Pleasant
- 36 Fiorenzano, Anthony  
38 17 Spicer Ave.  
Groton, Conn. 06340

42 Greenleaf, Helen E.  
44 42 Pleasant

50 Hempstead, George R. Est.  
52 50 Pleasant

58 Trolan, John W. and Jean A.  
58 Pleasant

64 Streeter, James L. and Irma J.  
64 Pleasant

70 Cristello, Dominick M.  
70 Pleasant

76 Johnson, Janet P.  
509 Military Highway  
Groton, Conn. 06340

PLEASANT STREET (SOUTH)

17 Uguccioni, Ercole  
17 Pleasant

23 Fazi, Valentino N. and  
Josephine  
23 Pleasant

33 Fogg, Raymond W. and Mary H.  
33 Pleasant

45 DeLaura, Manuel  
227 Mitchell Street  
Groton, Conn. 06340

55 Connolly, Jerome F.  
55 Pleasant

65 Greenleaf, Arthur A., Jr. and  
Frances H.  
65 Pleasant

75 Hunt, James W. and Marion H.  
75 Pleasant

LATHAM STREET (NORTH)

10 Coover, Larry D. and Nancy C.  
10 Latham

16 McClave, Francis P. and Carolyn  
16 Latham

22 Havens, Harold M.  
22 Latham

28 Wahlstrom, Donald E. and  
Irene J.  
28 Latham

32 Eng, Richard J. and Marie J.  
32 Latham

40 Kuhn, Herbert R.  
Sill Lane  
Old Lyme, Conn. 06371

48 Brown, Raymond D. and Mildred M.  
48 Latham

50 D'Alphonso, Theresa  
50 Latham

58 Wernau, William C. and Anne  
58 Latham

66 Beaulieu, Robert W. and  
Catherine  
66 Latham

LATHAM STREET (SOUTH)

15 Shearer, Margaret  
15 Latham

19 LaBelle, Ernest M. and Emma D.  
(Life use - Sprague, Annie B.)  
19 Latham

23 Wahlstrom, Irene J.  
25 28 Latham

29 Embry, Steven C. and  
31 Priscilla M.B.  
29 Latham

45 Scuris, Helen  
45 Latham

55 Barnard, Walter C. and  
Judith E.  
55 Latham

61 Wilson, Barry H.  
61 Latham

BECKWITH PLACE

7 Halliwell, Mabel A.  
7 Beckwith

10 Carter, Gertrude S.  
10 Beckwith

BAKER AVENUE (NORTH)

22 Roberts, William L. and  
Dorothea M.  
22 Baker

30 Allyn, Robert C. and Florence M.  
30 Baker

36 Leandri, Verdi W. and Adolphine M.  
36 Baker

42 LaBombard, Edgar L. and Mary  
42 Baker

54 Regalbuto, Mary T.  
313 Montauk Ave.  
New London, Conn. 06320

60 Reeves, Jack H. and Carol M.  
60 Baker

64 MacKenzie, Catherine and Mary P.  
Carson  
64 Baker

72 Streeter, Callie M.  
72 Baker

80 Sweet, Donald B. and Sally C.  
80 Baker

88 Paige, Olin W., Jr. and Joyce B.  
88 Baker

98 Hipp, Alice L.  
98 Baker

102 Smith, Howard M., Jr.  
104 Box 204  
Old Mystic, Conn. 06372

110 Kamercia, Michael M. and Emily M.  
110 Baker

114 Brown, Richard H.  
114 Baker

122 VanHaverbeke, Henry H.  
124 124 Baker

BAKER AVENUE (SOUTH)

33 Dallaire, Clara E.  
33 Baker

59 Collins, Portia Rose  
61R 59 Baker

67 Santacroce, Rita M.  
7 Old Farm Rd.  
Groton, Conn. 06340

75 Dunbar, James E. and Shirley A.  
75 Baker

81 Sargent, Doris H.  
81 Baker

85 Gibson, Owen A. and Betsy B.  
85 Baker

89 Tourjee, Richard L. and Winifred P.  
91 Thompson, William O. and Beatrice F.  
97 780 Eastern Point Rd.  
99

107 Thatcher, Florence E.  
107 Baker

117 Hanover, Carl H. and Eloise A.  
117 Baker

\* Property Owners listed as of July 11, 1977.