

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.

1. Name of Property

Historic name: Short Beach Historic District

Other names/site number: N/A

Name of related multiple property listing: N/A

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

2. Location

Street & number: Shore Drive, Beckett and Clark avenues, Bungalow and Little Bay lanes, Court, Pentecost, and Bristol streets

City or town: Branford State: CT County: New Haven

Not For Publication: Vicinity:

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

Applicable National Register Criteria:

___A ___B ___C ___D

| | |
|---|-------------------------------|
| <p>_____ Signature of certifying official/Title:</p> <p>_____ State or Federal agency/bureau or Tribal Government</p> | <p>_____ Date</p> |
|---|-------------------------------|

Short Beach Historic District
Name of Property

New Haven County, CT
County and State

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

Signature of commenting official: _____ **Date** _____

Title : _____ **State or Federal agency/bureau or Tribal Government** _____

4. National Park Service Certification

I hereby certify that this property is:

- ___ 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:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Short Beach Historic District
 Name of Property

New Haven County, CT
 County and State

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Number of Resources within Property

(Do not include previously listed resources in the count)

| | | |
|-------------------|-------------------|------------|
| Contributing | Noncontributing | |
| <u>154</u> | <u>39</u> | buildings |
| <u>6</u> | <u>1</u> | sites |
| <u>2</u> | <u>1</u> | structures |
| <u> </u> | <u> </u> | objects |
| <u>162</u> | <u>41</u> | Total |

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- DOMESTIC/single dwelling
- DOMESTIC/multiple dwelling
- DOMESTIC/hotel or boarding house
- DOMESTIC/secondary structure
- COMMERCE/business
- GOVERNMENT/post office
- GOVERNMENT/firehouse
- RELIGION/church
- LANDSCAPE/park; natural feature (beach)
- EDUCATION/school

Short Beach Historic District
Name of Property

New Haven County, CT
County and State

Current Functions

(Enter categories from instructions.)

- DOMESTIC/single dwelling
- DOMESTIC/multiple dwelling
- DOMESTIC/secondary structure
- COMMERCE/business
- GOVERNMENT/post office
- GOVERNMENT/firehouse
- RELIGION/church
- LANDSCAPE/park; natural feature (beach)

7. Description

Architectural Classification

(Enter categories from instructions.)

- LATE VICTORIAN/Gothic
- LATE VICTORIAN/Queen Anne; Queen Anne-Eastlake
- LATE VICTORIAN/Shingle Style
- LATE VICTORIAN/Stick-Eastlake
- LATE 19TH & 20TH CENTURY REVIVALS/Colonial Revival, Dutch Colonial Revival
- LATE 19TH & 20TH CENTURY AMERICAN MOVEMENTS/Bungalow/Craftsman
- OTHER/Vernacular

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

- WOOD: shingle
- SYNTHETICS: vinyl
- WOOD: weatherboard
- CONCRETE: concrete block
- STONE: granite
- GLASS
- BRICK
- ASPHALT

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Short Beach Historic District is a quiet and compact shoreline community in the Town of Branford, Connecticut, which began development as a local seasonal destination during the late-

Short Beach Historic District

New Haven County, CT
County and State

Name of Property

nineteenth through the early twentieth centuries because of its scenic natural qualities and recreational opportunities. It is nestled along Granite Bay in Long Island Sound at the southwest corner of town, directly east of the East Haven/Branford town line in southern New Haven County, Connecticut. The district's coastline is made up of four short stretches of sandy beach separated and defined by rock outcroppings and peninsulas. Granite Bay is to the east, extending from Shore Drive to Killam's Point (located outside the historic district boundaries). Page's Cove makes up the remainder of the bay, while Little Bay is a cove south of Little Bay Lane. The 31.98-acre district's main roads—Shore Drive, Clark Avenue, and Beckett Avenue—follow the irregular coastline, and the majority of dwellings built along these roads are oriented toward one or more of the beaches and/or Long Island Sound (Photograph 1). The Short Beach Historic District encompasses 203 resources, including 154 contributing buildings; two contributing structures, including the unconnected network of stone walls, seawalls, and gate posts located throughout the neighborhood (collectively counted as one resource) and a stone pedestrian tunnel; and six contributing sites (four beaches, the stone foundations of a boathouse and pier at 179 Clark Avenue, and stone terraces and steps at 105 Beckett Avenue) constructed between 1860 and 1940. The majority of buildings are residential. Buildings generally are wood-frame and two stories in height with minimal architectural ornamentation. The district also includes 41 noncontributing buildings (buildings either constructed after the end of the period of significance and/or that lack integrity); one noncontributing structure (a modern pump house); and one noncontributing site (a modern playground).

Narrative Description

Setting

The Short Beach Historic District is located along Long Island Sound at the southwest corner of the Town of Branford, directly east of the Farm River and the East Haven/Branford town line in southern New Haven County, Connecticut (Figure 1). The district includes a portion of the greater Short Beach community as defined in the Short Beach Association Charter and as acknowledged by local residents and archival sources, including historic maps and aerial photography, local newspapers, census records, and city directories. The district represents the concentration of construction that occurred from 1860 to 1940. The 31.98-acre district generally occupies a rectangular shape within the larger area known as Short Beach and consists of streets oriented parallel to the irregular, rocky coastline. It is bounded on the southwest by the Yale Corinthian Yacht Club (YCYC) property (formerly Johnson's boatyard) and the entrance to a residential area known as the Rockland Park development; on the west by the rear lot lines of properties on the west side of Clark Avenue running north to Shore Drive; on the north by the rear lot lines of properties on the north side of Shore Drive between the intersection with Clark Avenue on the northwest and the property at 266 Shore Drive on the northeast; the properties between 9 and 27/29 Court Street on the north; on the east by the entrance to the Killam's Point development; and on the south by the waters of Long Island Sound, including Granite Bay and Page's Cove.

Short Beach Historic District

New Haven County, CT
County and State

Name of Property

The western approaches to Short Beach along Shore Drive east of the Farm River, and from the north along Clark Avenue traverse wooded areas that give way to the residential community of Short Beach. The Branford Electric Railway Historic District, which was listed in the National Register of Historic Places 1983, is located to the north. The southern approaches from Clark Avenue and Shore Drive east of Killam's Point provide open vistas of water and coastline framed by long rocky peninsulas on the east and west. The district is nestled between the Horton Point peninsula and Kelsey Island to the southwest and Killam's Point to the southeast. The district sits at the head of Granite Bay, with its shoreline forming the bay's outline. The district affords views of Granite Bay as well as the islands that dot the inlet, including Green Island, Democrat Rock, and, further afield, Umbrella Island. Short Beach's distinctive geography and deeply indented coastline, as well as its topographic features of natural rock and beaches, are important in defining the district's setting. Additionally, local granite found on-site is used in architectural features throughout the district. The locations of stone outcroppings have affected the siting, location, and orientation of Short Beach's built resources; the layout of its streets; and the locations of its open spaces. Buildable land in the district (excluding the beaches, some marshland at its east end, and some rocky areas at its south) is mostly flat and rises to an elevation at, or slightly above, sea level, with the highest point near the intersection of Shore Drive and Court Street near the center of the district.

Short Beach contains four short sandy beaches of varying lengths and widths separated by rock outcroppings or peninsulas, which are included as character-defining features of the beaches. The beach and/or Granite Bay and Long Island Sound to the south can be seen at least in part from many buildings in the historic district. Johnson Beach, on the district's west end, is a curvilinear beach that runs between the YCYC property on the southwest and the rock outcropping on its east known as Bristol Rocks. Clark Avenue follows the curve of this beach and is separated from it by a modern concrete retaining wall (Photograph 2). Long Beach (or Middle Beach) runs between Clark Avenue and the east end of Beckett Avenue at its intersection with Bungalow Lane (Department of Economic and Community Development 2018:4). This beach is accessed through public entrances at the ends of Bristol and Pentecost streets. A stone pedestrian tunnel beneath the dwelling at 225 Clark Avenue once gave access to the beach from the west; currently this tunnel is private. Erosion has reduced the beach between these two streets to a few feet in some places, and a modern concrete retaining wall protects the properties along this part of Beckett Avenue from Long Island Sound (Photograph 3). This retaining wall was replaced in 1983 after Hurricane Gloria (Bouley, personal communication, 2018). Some properties along Beckett Avenue on either side of this retaining wall enjoy wider stretches of beach. A third, unnamed, beach is located east of Little Bay Lane and at the tip of Stanley Point. Short Beach's longest beach is known as Center Beach (or Main Beach) and extends from the north end of Little Bay Lane and along the south side of Shore Drive.

Natural rock outcroppings are ubiquitous in Short Beach, appearing in front yards along Shore Drive, defining the street corners of both Clark Avenue and Shore Drive and Shore Drive and Bristol Street, and forming long, fingerlike peninsulas along the shoreline (Photograph 4). This stone, either cut and laid in regular courses or piled in coursed or random rubble, also has been used for the construction of many of the neighborhood's features, including walls, terraces, steps, and a pedestrian tunnel, as well as construction material for many buildings in the district

Short Beach Historic District

Name of Property

New Haven County, CT

County and State

(Photograph 5). The dwelling historically known as The Bungalow (105 Beckett Avenue) is situated prominently on a natural rock outcropping that is incised with an elaborate system of carved stone steps and terraces and supplemented on its east side with a stone wall (Photograph 6). Other prominent stone walls are located along Clark Avenue (Photograph 7), along Shore Drive at the district's east end, on the east side of Bungalow Lane, and the east side of Little Bay Lane. In addition to the stone walls, stone pillars are located at Shore Drive and Clark Avenue, both of which were constructed by Claus Johnson in the early nineteenth century (Bouley, personal communication, 2018). Smooth, rounded stone cobbles were used in the construction of chimneys and select perimeter walls, and undressed rubble stone often was used as a material for building foundations. The dwelling at 15 Little Bay Lane is the only residence in the historic district built entirely of stone.

The district has a modest gridded street plan, consisting generally of two primary east-west streets and five north-south streets. Court Avenue (formerly Bradley Avenue) extends at a northwest angle from the north side of Short Drive. Shore Drive (Route 142), formerly Main Street, runs between the bridge over the Farm River at the East Haven-Branford town line on the west and Killam's Point and Double Beach on the east. Clark Avenue intersects with Shore Drive at the district's northwest corner and curves south and southwest, following the shoreline to the YCYC property and the entrance to Rockland Park. Beckett Avenue runs parallel to the beach between Clark Avenue on the west and Bungalow Lane on the east. The two-block Bristol and Pentecost streets and the one-block Bungalow and Little Bay (formerly Beach Street) lanes are single-lane streets that run south between Shore Drive and the shoreline. All streets are paved, and where space permits have concrete sidewalks and curbs (mostly along Shore Drive and Clark Avenue).

Development and Architectural Overview

Generally, the earliest development occurred along the south side of Beckett Avenue, the southernmost road in the district, and along Shore Drive, the neighborhood's main east-west thoroughfare. The dwellings on the south side of Beckett Avenue were constructed during the second half of the nineteenth century, and by the turn of the twentieth century the south side of Beckett Avenue was fully developed. Beckett Avenue is a narrow street lacking lane markers, a shoulder, or sidewalks. The street is defined by narrow, rectangular lots typically containing two-story front-gable, side-gable, or hipped-roof dwellings clad in vertical boards or wood shingles. Lots on the southern side of Beckett Avenue front Long Island Sound and have direct access to and views of the water; secondary dwellings and garages front Beckett Avenue to the north. Lots located on the north side of Beckett Avenue front south to maximize views of the Sound.

By contrast, the gently curving Shore Drive also features dwellings dating from 1870 to 1900; however, many dwellings also were built during the first two decades of the twentieth century as lots were subdivided. Shore Drive is a wide two-lane road with shoulders and sidewalks on both sides. The street is defined by large, irregular lots dictated by the curve of the road, with diagonal secondary streets to the north that intersect Shore Drive. Commercial buildings are located on Shore Drive, as well as the one remaining hotel building (17 Shore Drive) in the district. Residences on Shore Drive are typically two or two-and-a-half stories with front- or side-gable roofs, and clad in horizontal wood or vinyl siding.

Short Beach Historic District
Name of Property

New Haven County, CT
County and State

Many of the earliest dwellings in the district occupy the most scenic locations and have beach access: along Clark Avenue fronting on the westernmost beach in Short Beach; along the section of Shore Drive fronting on the eastern beach and Granite Bay; and on the scenic promontories at the end of the peninsulas in Short Beach. For example, the Pioneer Cottage (240 Shore Drive) was built in 1871 on land along the beach (Architectural Preservation Trust of Branford [APTB], Inc. 1985–86). The Berkeley Cottage (247 Shore Drive) was built during the 1870s on a narrow strip of land south of Shore Drive that includes water frontage.

Topography, proximity to the beach, and views of Long Island Sound usually determined where and how buildings in Short Beach were sited on their lots. Some houses along Shore Drive occupy narrow lots with side driveways sited in close proximity to the sidewalk, while other properties include landscaped front yards with houses set back from the street (Photograph 8). The siting of the lots and dwellings was determined by the natural landscape features of the district, including hills and rock outcroppings (Photograph 9). Lot sizes range from less than one-tenth of an acre to the nearly one-acre Wilcox property at the south end of Bungalow Lane.

Not only did natural landscape features and the desire of property owners to maximize views of the waterfront influence neighborhood design, so did the type of residences constructed in the district. A number of lots, particularly those along Beckett Avenue, Court Street, and in pockets along Shore Drive, have multiple dwellings, including a large, principal dwelling and a smaller, secondary residence. These smaller dwellings are recessed from the public rights-of-way, and in some cases are sited well into the interior of the lots. On Bungalow Lane and Bristol and Court streets, the secondary dwellings abutted the rear property lines. Along Beckett Avenue, the pattern of two dwellings per lot resulted in an interesting arrangement of dwelling orientation: The principal dwellings are oriented to the south and the water, while the secondary dwellings, which are adjacent to the road, generally are oriented in a more southeast direction. The dwellings on the north side of Beckett Avenue, however, are oriented south toward the secondary dwellings, the rears of the primary dwellings, and the water beyond.

The result of the development pattern is a dense neighborhood composed of buildings sited one behind the other on long, narrow lots. Some lots on Beckett Avenue, for example, measure only 25 feet wide, and dwellings are separated from each other by just a few feet. Garages in this area are located directly behind the dwellings instead of the more frequent pattern found in the district, where garages are sited to the side of the dwelling (Photograph 10). Beckett Avenue also demonstrates hierarchy in dwelling construction: The dwellings closest to the water originally fronted on Waterfront Street, while the secondary houses and garages fronted the current-day Beckett Avenue (Photograph 11). All of these factors resulted in a neighborhood composed of irregular lot sizes and dwellings with varied architectural styles and forms and wide-ranging construction dates.

One of the largest parcels developed was the nearly one-acre lot located on the dramatic rocky promontory at the south end of present-day Bungalow Lane. Here, Robert and Ella Wheeler Wilcox of Meriden built their summer cottage, known as The Bungalow, in 1891. On the same promontory, they built what would become their year-round residence, The Barracks, in 1893

Short Beach Historic District

New Haven County, CT
County and State

Name of Property

(Wilcox 1918:162). The Wilcox property (101-109a Beckett Avenue), with its mature deciduous trees, is one of the most extensively landscaped properties in the historic district. The property, sited at the peninsula that extends from Bungalow Lane, affords sweeping views of Granite Bay. In addition to The Bungalow and The Barracks, the former Wilcox property also features three additional dwellings for occasional use by their guests. High Rock at 54 Little Bay Lane was a summer house built in 1890. It sits at the south end of the peninsula that forms the west side of Page's Cove and is visible from most locations along the east side of Shore Drive. The summer house was one of at least five dwellings built as either seasonal or full-time residences along this scenic stretch of land at the southeast end of what is discussed in this nomination as the Short Beach Historic District.

Land use in the district consists primarily of detached single-family principal and secondary dwellings and associated garages built from 1860 to 1940. Multi-family dwellings include three duplexes located at 9 and 27/29 Court Street and 132 Shore Drive. Buildings constructed during this period also include service, religious, and government buildings as well as hotels. The mix of building types, although limited in number, reflects the district's compact density. Such resources include the Short Beach Union Church (1883), the Short Beach Post Office (1910), the (Old) Short Beach School (1910; addition 1923), and a firehouse (1912). Former hotels include the Anchorage (108 Shore Drive), built in 1890; the Maple Tree Inn (149 Shore Drive), constructed in 1895; the Cedar Cliff Inn (244 Shore Drive), constructed in 1900; and the Arrowhead (117 Shore Drive), built from 1905 to 1911. A review of the 1924 and the 1941 Sanborn maps suggests the Cedar Cliff Inn originally was constructed as a dwelling and later converted to hotel use. Both former hotels have been converted to year-round residential use. The public playground (noncontributing) at Pagano Park on Beckett Avenue provides one of the few open spaces in the district other than the beaches.

The district includes vernacular dwellings as well as those incorporating features of the Queen Anne, Shingle, and Colonial Revival styles, and the Bungalow and Cape Cod Cottage building types. Common character-defining features include gable roofs, porches, and decorative trim. Dwellings and commercial buildings dating from the mid-1990s onward have been built on infill lots, primarily at the district's west and east ends; these have been excluded from the district's boundaries.

Contributing Resources

The majority of contributing dwellings in Short Beach are one-, two-, and two-and-half-story wood-frame houses supported by raised stone or brick foundations. The majority terminate in hipped or gable roofs. A few dwellings have varied roof forms, such as two-story towers with mansard roofs and polygonal bay roofs with turrets. Most have elements common to coastal architecture, such as prominent one- or two-story porches, many of which wrap around two or more elevations, and sleeping porches. Some dwellings feature decorative jigsawn woodwork with brackets and balustrades. Native stone is a prominent building material; it was used often for foundations, chimneys, steps, and terraces. Most dwellings are sheathed in wood-shingle or clapboard siding, which is either painted or stained and may be enlivened by decorative fish-scale wood shingles. Some one- and two-story front porches have been enclosed, and the spaces between

Short Beach Historic District

Name of Property

New Haven County, CT

County and State

the porch piers infilled. Two-story screened sleeping porches also were once common, but these generally have been enclosed. Other alterations include the replacement of original wood windows with vinyl- or metal-sash units, installation of storm doors, and the addition of rooftop decks and balconies with balustrades. These alterations have occurred as a result of weatherization efforts for year-round occupancy as well as out of necessity. For example, the sometimes-harsh weather conditions have made the replacement of original siding necessary.

Houses built during the period of significance exhibit characteristics of several nationally popular architectural styles and building types, including the Queen Anne, Shingle, Colonial Revival (including the Dutch Colonial Revival subset), Bungalow, and Craftsman. The Colonial Revival, Queen Anne, and Shingle styles dominate the district's building stock. Although many of the vernacular buildings in the district incorporate applied ornamentation, the majority have few stylistic references. Examples of architecture common in the district are described below.

A two-story, three-bay-wide, wood-frame Queen Anne-style house with Eastlake-style decorative features at 198 Clark Avenue was built in 1880 and occupies an L-shaped footprint on a raised basement (Photograph 12). The exterior design incorporates a wraparound porch with chamfered posts and jigsaw brackets. The dwelling features jigsaw bargeboards; double-hung, one-over-one-light, wood-sash windows; an interior brick chimney; and a rear wing extending parallel to the street.

A one-and-one-half-story, three-bay, Shingle- and Dutch Colonial Revival-style house with wood shingle siding dating from 1890 is located at 200 Clark Avenue (Sidney Clark Cottage) (Photograph 13). It has a gambrel roof with shed dormers; a first story clad in stone and including arched openings (now infilled) on the foundation; eight-over-one-light and nine-over-one-light, double-hung, wood-sash windows; and an enclosed wraparound porch. A contributing frame shed is at the rear of the property.

The building at 79 Shore Drive is a two-and-a-half-story, three-bay wood-frame Colonial Revival-style house. It has a front-gable roof, a west elevation shed-roofed dormer with a polygonal window bay, a central entrance flanked by narrow pilasters, and a shed-roofed rear ell (Photograph 14). Vinyl siding, shutters, and windows are replacement elements. There is a contributing gable-roofed frame garage at the rear.

A two-story, two-bay-wide wood-frame vernacular house at 247 Shore Drive dates from the early 1870s and has wood-shingle siding with fish-scale shingles in the gable ends; an open wraparound porch with chamfered posts and jigsaw wood brackets; two-over-two-light, double-hung, wood-sash windows; and an attached one-bay, half-hipped roof garage addition extending from the east elevation (Photograph 15).

The tall two-story-with-attic, four-bay frame Queen Anne-style dwelling at 54 Little Bay Lane was built in 1890 (Photograph 16). The building occupies a T-shaped footprint on a rock promontory at the end of Little Bay Lane. The building has a gable roof; exterior chimneys; a two-story porch; and a two-story, gable-roofed wing connected to the main block by a shed-roof hyphen. There is a noncontributing garage behind the house.

Short Beach Historic District
Name of Property

New Haven County, CT
County and State

The construction of secondary dwellings is most prevalent on the south side of Beckett Avenue, though it is not uncommon on Shore Drive and Court Street. The ground floors of several buildings have been converted to garages (Photograph 17).

The secondary dwelling at 40-44 Bristol Street is a one-and-one-half-story, wood-frame dwelling clad in wood shingles. The building terminates in a front-gable roof with shed dormers on the east slope and rests on a stone foundation. A stone chimney is located on the west elevation. A shed-roof enclosed porch defines the north (front) elevation. Windows include casement and double-hung, multi-light windows (Photograph 18).

The one-story wood-frame dwelling at 17 Court Street occupies a rectangular footprint and terminates in a front-gable roof. Exterior cladding materials are wood shingle. A screened front porch dominates the west elevation. The dwelling is recessed from the road and sits behind the two-story principal dwelling (Photograph 19).

The former Arrowhead Hotel, is extant in the district at 117 Shore Drive. This three-story, five-bay, wood-frame vernacular building was completed by 1911. It has an exposed basement on the rear elevation; wide eaves with evenly spaced wood brackets; a three-story projecting central bay with an open porch on the first story; and a central entrance flanked by rectangular sidelights. Former sleeping porches visible on the rear elevation (south) have been enclosed (Photograph 20). The hotel was converted to apartments by 1946, a use that remains today.

Non-residential properties in the district include a church (Short Beach Union Church, 14 Pentecost Street) as well as government (U.S. Post Office, 126 Shore/5 Court Street), and public-safety resources (Short Beach Book, Hose & Ladder Company, 64 Shore Drive). In addition, one educational building, Short Beach School (192 Shore Drive), is present.

The Short Beach Union Church (14 Pentecost Street) was built in 1883. An addition was added to the church ca. 1910. The architect/builder for either section is not known. The building is a one-story frame Gothic Revival-style church that is three bays wide and four bays long. The church has a front-gable roof with decorative jigsawed wood bargeboard and a steeple with an open belfry at the building's front on the roof plane (Photograph 21). There is an enclosed gable-roof vestibule with a rose window and double-leaf doors with applied Gothic Revival-style wood trim. A lower-scale two-bay frame wing extends from the rear elevation and includes a cross-gable section with gable-roofed vestibule and a handicap-accessible ramp.

The one-story, three-bay-wide, wood-frame vernacular post office building dates from 1910 (126 Shore Drive/5 Court Street). The design of the building currently includes a front-gable roof; vinyl-shingle siding with vinyl fish-scale shingles at the gable end; a central entrance beneath a gable-roofed hood; and fixed-sash windows (Photograph 22). A one-story addition with a hipped roof and brick cladding is located on the southeast elevation.

The Short Beach Hook, Hose & Ladder Company (Short Beach Firehouse) is a two-story, three-bay frame building dating from 1912. The firehouse, at 64 Shore Drive, includes a hipped roof

Short Beach Historic District

New Haven County, CT
County and State

Name of Property

with wide eaves, vinyl siding, vinyl-sash windows, two entrances with single-leaf doors on the façade, and a concrete terrace with metal pipe railing adjoining the front. The roof supports a metal-frame tower housing the fire-alarm klaxon. A one-story, one-bay addition was built in 1956. It has an overhead garage door on the west elevation (Photograph 23).

The former Short Beach School is located at 192 Shore Drive near the center of Short Beach and was built in 1910 to replace two schools constructed in the late 1800s (neither extant). The schoolhouse is a one-story, three-bay-wide, wood-frame, Queen Anne/Shingle-style building (Photograph 24). It sits on a raised, partially exposed brick foundation and has a side-gable roof with clipped gables and flared eaves. The building incorporates a central entrance bay with a cross-gable with clipped-gable end and flared eaves and a central entrance porch with gable roof, chamfered posts, and a brick knee wall. A central octagonal cupola has an open belfry and terminates in an octagonal roof. Architect Charles S. Palmer of Meriden, Connecticut, designed the school and it was constructed by C.W. Harrington of Branford, Connecticut. The school's rear addition was built in 1923; Alfred W. Boylen and Thomas D. Williams served as the contractors. The building was converted to residential use in 1986, at which time the original windows were removed and replaced with the present vinyl-sash units.

Outbuildings

Outbuildings generally consist of garages constructed contemporaneously with the principal dwelling. These one- and two-bay detached garages are located to the rear or to the side of the main dwelling. Examples include the garages located at 136 Shore Drive (Photograph 25) and 65 Beckett Avenue (Photograph 26). Most of these buildings are of frame construction and typically incorporate the same exterior material(s) as the dwelling. Six wood-frame sheds also are present in the historic district. These sheds are located at 14 Bristol Street, 10 Bristol Street Extension, 95 Beckett Avenue, 200 Clark Street, and 137 Shore Drive (which has two).

Noncontributing Resources

Noncontributing resources are those buildings or structures that were built after the 1860–1940 period of significance and/or resources that no longer retain integrity. Examples of alterations resulting in loss of integrity include additional stories; alteration of rooflines; addition of modern porches and decks that are out of scale with the original building; addition of siding with a semi-permanent or permanent material such as brick or stone veneer; and the insertion of picture or sliding-glass windows and doors that are incompatible with the original building design. The majority of the post-1940 dwellings in the Short Beach Historic District sit at the district's western and eastern edges. Dwellings built since the 1990s often are supported by raised or full-story foundations with garages on the ground floor and living spaces occupying the upper levels. Modern, portable storage sheds of any material are not included in the overall count of noncontributing resources.

The three-story frame dwelling located at 220 Clark Street has two entrances and a garage on the first story, decks on the second and third stories, and large fixed-sash windows throughout. The building is clad in brick and it terminates in a flat roof. Visual observations suggest the dwelling was modified in the late twentieth or early twenty-first centuries. There are rock gate posts at the street entrance (Photograph 27). The building is noncontributing because of its lack of integrity.

Short Beach Historic District
Name of Property

New Haven County, CT
County and State

The concrete-block auto repair building located at 80 Shore Drive is partially clad with metal siding and consists of two sections: A one-story, four-bay gable-roofed section was constructed in 1917 and features a glass entrance door and two garage bays. The building was remodeled in 1967 (Bouley, personal communication, 2018). A shorter, flat-roofed metal-clad section with two garage bays was added in 1996 (Photograph 28). The building is noncontributing due to a lack of integrity resulting from remodeling and the construction of additions.

Statement of Integrity

The Short Beach Historic District retains its overall historic integrity as a recognizable entity from the period 1860 to 1940. Demolition of dwellings in the historic district has been rare. Consequently, the district retains its density and the hierarchy in streetscape through the presence of primary dwellings with secondary dwellings and outbuildings constructed at the rear lot lines. Buildings are sited on lots that generally are long and narrow. Alterations to the district's buildings include new, modern materials; replacement of original windows; the enclosure of porches; the construction of additions, including decks and verandas; and the few building elevations that occurred after storms. These changes, the result of the environmental conditions associated with the district's location, do not compromise the district's overall integrity. The district remains a recognizable entity defined by land use, building materials, scale, orientation, and architectural character.

The buildings in the historic district retain their overall mass, form, scale, and design to convey their association with waterfront development and the construction of summer colonies in the late nineteenth and early twentieth centuries. New construction within the last 20 years has occurred mostly along Clark Avenue and along Shore Drive at the east end of the historic district. This construction does not affect the district's setting, association, and feeling. Relatively few modifications to the street plan have occurred, and the original circulation network has remained mostly intact. The historic district remains a dense neighborhood of primarily wood-frame dwellings executed in a variety of architectural styles and types. The hierarchy achieved through the placement and siting of primary and secondary dwellings also has been retained, even though some secondary dwellings have been modified to incorporate garages.

In addition, the feeling, association, and setting of the historic district are maintained and its connection to the natural environment is retained through the uninterrupted views of the water, the beaches and rock outcroppings, and marsh and woodland areas. The picturesque landscape, natural features, and bucolic atmosphere remain.

There are 164 contributing resources and 41 noncontributing resources in the Short Beach Historic District. The noncontributing resources consist of those elements built after 1940 and/or altered to such a degree that they no longer retain integrity. In general, the buildings, structures, and sites found in the Short Beach Historic District retain sufficient integrity to convey the neighborhood's significance as an example of Connecticut's coastal recreational development.

Short Beach Historic District
 Name of Property

New Haven County, CT
 County and State

Resource Table

The following table includes property addresses in ascending numerical order, along with tax parcel numbers, for all resources in the Short Beach Historic District. Each entry also includes a brief description noting the architectural style (where applicable) and resource type, construction date, and resource count(s) with contributing (C) and noncontributing (NC) status noted. Construction dates were obtained from a combination of the Town of Branford’s assessment database (Town of Branford n.d.), a review of historic maps and property atlases, published histories and newspaper articles, a 1985–86 historic architectural survey of Branford by the Architectural Preservation Trust of Branford (APT B) that included selected buildings in Short Beach, and the results of field survey conducted in April 2017. Names for individual dwellings were provided by the town historian or were taken from the survey forms produced during the APT B survey (APT B 1985–86; Bouley, personal communication, 2018). Architectural styles are based on exterior appearance and the presence of character-defining stylistic elements. Cottages were known by name rather than property owner; the names accompany the property address in the table below (Bouley, personal communication, 2018). The boundaries of the Short Beach Historic District are shown on the accompanying USGS map (Figure 1) and Town of Branford tax assessor’s map (Figure 2); the latter also shows individual resources with map, block, and lot numbers; contributing/noncontributing status; and locations of photographs.

**TABLE OF RESOURCES IN THE SHORT BEACH HISTORIC DISTRICT,
 BRANFORD, NEW HAVEN COUNTY, CONNECTICUT**

| Street Address/ Name | Date | Map/Block/ Lot | Parcel ID | Description | C | NC |
|------------------------------|------|-----------------------|--------------|---|--------|--------|
| Beckett Avenue | | | | | | |
| 11 Beckett Ave/ Edgewater | 1900 | B11-000-008- 00007 | 7966 | This frame vernacular dwelling has a 1-story, 2-bay frame section with side-gable roof and entrance with single-leaf wood door. | 1 bldg | |
| | 1900 | B11-000-008- 00007 | 7966 | A frame, 1.5-story vernacular dwelling is located at the rear of 11 Beckett Avenue, fronting Beckett Avenue, and has been converted into a garage. It occupies a rectangular footprint, is clad in clapboard, contains double-hung sash windows and two overhead garage doors, and terminates in a side-gable roof with a catslide. | 1 bldg | |
| 12 Beckett Ave | 1977 | | | This 1-story-with-basement, vernacular split-level dwelling has a side-gable roof, overhanging second story, incised entrance bay, stoop with concrete steps, 6/6 vinyl sash windows, and an exterior brick chimney | | 1 bldg |

Short Beach Historic District

New Haven County, CT
County and State

Name of Property

| Street Address/ Name | Date | Map/Block/ Lot | Parcel ID | Description | C | NC |
|------------------------------------|--------------------------------|-----------------------|--------------|---|--------|--------|
| 15 Beckett Ave/ Liberty Cottage | 1880; garage ca. 1970 | B11-000-008- 00006 | 7965 | This 2-story, 3-bay frame vernacular dwelling features a brick foundation with wood-shingle siding and occupies an L-shaped footprint with a gable roof. Additionally, there are a 2-story gable-roofed ell, a 1-story shed-roofed ell, and a 1-story enclosed porch with rooftop balustrade that is open on the second story. A noncontributing garage constructed after the period of significance also is located on the property. | 1 bldg | 1 bldg |
| 19 Beckett Ave | 1870 | B11-000-008- 00005 | 7962 | This 2-story, 3-bay frame vernacular dwelling with wood-shingle siding and bracketed eaves occupies an L-shaped footprint with a 2-story mansard-roofed section between the two wings. There is a 1-story shed-roof porch (partly enclosed) on the rear and a front porch facing the water. | 1 bldg | |
| | 1870 | B11-000-008- 00005 | 7962 | This 1.5-story, 1-bay frame, altered, vernacular dwelling with wood-shingle siding has a hipped roof with a shed dormer containing paired double-hung sash windows, occupies a rectangular footprint, and has been converted into a garage. The west elevation contains a single-leaf door and an overhead garage door. | 1 bldg | |
| 20 Beckett Ave/ Pagano Park | 2000s | B11-000-002- 00014 | 536 | This park/playground is bordered by large stone boulders and a low stone curb and is planted with evergreen trees. There is a central rectangular area with modern playground equipment that is enclosed by a tall chain-link fence. The park is a noncontributing resource to the historic district because it was constructed after the period of significance. | | 1 site |
| 23 Beckett Ave/ Linden | 1905 | B11-000-008- 00003 | 527 | This 1.5-story, 3-bay frame Dutch Colonial Revival-style dwelling has a gambrel roof, shed-roofed dormers, exterior-end brick chimneys, 1/1 sash and sliding windows, and a gable-roofed entrance hood supported on metal posts. | 1 bldg | |
| | 1905 | B11-000-008- 00003 | 527 | This 2-story, 3-bay vernacular dwelling occupies a rectangular footprint, rests on a parged concrete foundation, is constructed with concrete blocks on the first story and wood shingles on the second, contains a concrete block addition to the north, and has been converted into a garage. The west elevation contains two overhead garage doors. | 1 bldg | |

Short Beach Historic District

New Haven County, CT
County and State

Name of Property

| Street Address/ Name | Date | Map/Block/ Lot | Parcel ID | Description | C | NC |
|---|--------------------------------|-----------------------|--------------|--|--------|----------|
| 26 Beckett Ave/ Beckett Pumping Station | 2000s | B11-000-002- 00013 | 537 | This 1-story, modern metal-clad pumping station is enclosed within a fence. This resource is noncontributing because it was constructed after the period of significance. | | 1 struct |
| 31 Beckett Ave | 1900; garage ca. 1980 | B11-000-008- 00002 | 7960 | This 2-story, 2-bay frame vernacular dwelling has a front-gable roof, wood-shingle siding, jigsawn Eastlake-style bargeboard trim, and exposed rafter tails. A smaller gable-roofed ell is on the north elevation, along with a 1-story enclosed porch with half-hipped roof. A 1.5-story wooden vertical board-clad garage fronts Beckett Avenue. | 1 bldg | 1 bldg |
| 32 Beckett Ave/ Linden II | Ca 1860- 1880 | B11-000-002- 00012 | 7892 | This 2-story, 2-bay frame vernacular dwelling with wood-shingle siding, front-gable roof with jigsawn wood bargeboard and a raised, parged basement has a 1-story enclosed porch with half-hipped roof that extends an additional bay on the east side. The incised main entrance is also on this side. There is a 2-story frame building, now a garage, at the rear. A low stone wall runs across the front of the property. A 2-story frame converted carriage house is located at the rear of the property. It is clad in shingles, occupies a rectangular footprint, and contains two overhead garage doors and a hayloft door and pulley. | 2 bldg | |
| 40 Beckett Ave/ Cornelia Hitchcock | 1900 | B11-000-002- 00011 | 7891 | This 2-story, 3-bay frame vernacular dwelling has a front-gable roof, wood-shingle siding, 1/1 vinyl sash windows, and an incised corner porch that is extended by a side porch with half-hipped roof supported on turned posts. | 1 bldg | |
| 51 Beckett Ave | 1989 | B11-000-007- 00002 | 7954 | This noncontributing frame vernacular dwelling, which was constructed after the period of significance, consists of two 2-story gable-roofed houses joined by a 1.5-story frame hyphen. The section closest to the street has an integral garage. | | 1 bldg |
| 52 Beckett Ave | 2006 | B11-000-003- 00007 | 7492 | This 1.5-story, 5-bay frame faux-Shingle-style dwelling with wood-shingle siding has a side-gable roof that overhangs to shelter a full-width, open porch as well as an incised corner entrance. There is a 4-bay, shed-roofed dormer topped by an eyebrow window, and there is a two-bay attached garage on the side. This building was constructed after the period of significance, and therefore is a noncontributing resource to the historic district. | | 1 bldg |

Short Beach Historic District

New Haven County, CT
County and State

Name of Property

| Street Address/ Name | Date | Map/Block/ Lot | Parcel ID | Description | C | NC |
|----------------------------------|---|-------------------|--------------|---|---------|--------|
| 53 Beckett Ave | 2015 | B11-000-007-00003 | 7955 | This 2-story, 2-bay modern frame vernacular dwelling has an integrated garage on the façade. This building is a noncontributing resource to the historic district because it was constructed after the period of significance. | | 1 bldg |
| 54 Beckett Ave/ Edward Blake | ca. 1890 | B11-000-003-00006 | 7903 | This 2-story-with-attic, 3-bay gable-roofed frame vernacular dwelling is built on an L plan, with a shed-roofed ell between the two wings and a shed-roofed ell at the rear. The wood cornice is trimmed with jigsaw, scalloped woodwork. The 4/4 sash windows are replacements. | 1 bldg | |
| 55 Beckett Ave | 1890 | B11-000-007-00004 | 7956 | This 2-story, 2-bay frame vernacular dwelling has a front-gable roof and an enclosed shed-roofed porch with entrance. | 1 bldg | |
| | 1890 | B11-000-007-00004 | 7956 | This 1.5-story, 1-bay gable-roofed frame dwelling with an exterior brick chimney was enlarged at some point by the addition of a second story that overhangs to shelter an open carport. | 1 bldg | |
| 56 Beckett Ave | 1920 | B11-000-003-00006 | 7903 | This 1-story, 1-bay hip-roofed vernacular frame former meat market is located on the property of 54 Beckett Avenue and has wood-shingle siding, a 2-bay shed-roofed ell, and 6/6 vinyl-sash windows. | 1 bldg | |
| 59 Beckett Ave/ Edward Oakley | 1889 | B11-000-007-00005 | 7957 | This 1.5-story, 4-bay vernacular frame dwelling with wood-shingle siding and 4/1 sash windows has a side-gable roof that overhangs on the front to shelter a partially enclosed porch and an incised entrance bay. There is a shed-roofed dormer with two lozenge-pane windows. | 1 bldg | |
| 61 Beckett Ave/ Robert Cowles | 1881 | B11-000-007-00005 | 7957 | This 2-story, 2-bay gable-roofed frame vernacular house with wood-shingle siding and some diamond-pane windows is built on a modified L plan with a front-gabled projecting ell on the front, and a 1-story hip-roofed garage on the façade. There is also a rear porch. | 1 bldg | |
| 65 Beckett Ave/ William Fish | 1890; garage early 20th century | B11-000-007-00006 | 7958 | This 2-story, 3-bay frame vernacular dwelling with wood-shingle siding is built on an L plan with a gable roof. Hipped-roof sections fill in the corners on the north elevation. There is a 2-story porch, enclosed on the second story, located at the rear, facing the water. There is a contributing 1-bay frame garage. | 2 bldgs | |

Short Beach Historic District

New Haven County, CT
County and State

Name of Property

| Street Address/ Name | Date | Map/Block/ Lot | Parcel ID | Description | C | NC |
|---|---|-----------------------|--------------|--|---------|--------|
| 75 Beckett Ave/ Wawbeek/ Henry and Catherine Beecher Cottage | 1880; garage early 20th century | B11-000-006- 00018 | 7951 | This 2-story, 3-bay frame vernacular dwelling has wood-shingle siding, a front-gable roof with central cross gable on the west, an enclosed side porch with rooftop balustrade, a shed-roofed side ell, and a 1-story, 1-bay hyphen that joins the dwelling and the adjoining hip-roofed frame garage. | 2 bldgs | |
| 79 Beckett Ave/ Waterlee/Arthur Knowlton Cottage | 1921; garage early 20th century | B11-000-006- 00017 | 7950 | This 2-story, 4-bay frame vernacular dwelling has a hipped roof, projecting ells on the two side elevations, an enclosed shed-roofed porch, interior brick chimneys, and vinyl siding. There is a contributing hip-roofed frame garage to the north. | 2 bldgs | |
| 82 Beckett Ave | 2000s | B11-000-004- 00013 | 7917 | This 2-story-with-basement, contemporary frame dwelling with a front-gable roof has large fixed windows and a deck on the side. This building was constructed after the period of significance and is not a contributing resource. | | 1 bldg |
| 85 Beckett Ave/ Crawford Cottage | 1892 | B11-000-006- 00016 | 7949 | This 2-story, 3-bay frame vernacular dwelling is built on an L plan and has a hipped roof with flared eaves, a projecting 2-story, 2-bay ell on the north with incised porch on the second story, and vinyl siding. | 1 bldg | |
| | 1892 | B11-000-006- 00016 | 7949 | The converted cottage is a 1.5-story, 2-bay frame vernacular building with a hipped roof and two hipped-roof wall dormers on the side elevations, 1/1 vinyl sash windows, vinyl siding, and a garage door on the north elevation. | 1 bldg | |
| 86 Beckett Ave/ Crawford Cottage | 1878 | B11-000-004- 00012 | 7916 | This 2-story, 2-bay, frame vernacular dwelling has vinyl siding, a front-gable roof, 1/1 vinyl-sash windows, and a wraparound porch, now enclosed. | 1 bldg | |
| 90 Beckett Ave | 1910 | B11-000-004- 00010 | 7914 | This 2-story, 3-bay frame vernacular dwelling with weatherboard siding has a front-gable roof and an incised front porch, now enclosed. | 1 bldg | |
| 92 Beckett Ave/ Bijou | 1900 | B11-000-004- 00009 | 7913 | This 2-story, 3-bay frame vernacular dwelling has a front-gable roof and a two-story open front porch on squared posts and a balustrade on the second story. | 1 bldg | |
| 93 Beckett Ave/ Aldersea/Jesse Welch Cottage | 1900; garage early 20th century | B11-000-006- 00015 | 7948 | This 2-story, 3-bay frame vernacular dwelling has a gambrel roof, side ell, shed-roofed rear porch, central brick chimney, and vinyl siding. There is a contributing 2-bay garage on the north. | 2 bldgs | |

Short Beach Historic District

New Haven County, CT

Name of Property

County and State

| Street Address/ Name | Date | Map/Block/ Lot | Parcel ID | Description | C | NC |
|---|--|---------------------------|--------------|---|-------------------|----|
| 95 Beckett Ave/ Jesse Welch | 1930 | B11-000-006- 00014 | 7947 | This 2-story, 3-bay frame vernacular dwelling has vinyl siding, a gable roof with clipped gable ends, interior brick chimneys, and a shed-roofed side porch. There is a frame shed on the north side of the lot. | 2 bldgs | |
| 96 Beckett Ave/ Sheridan Cottage | 1903 | B11-000-004- 00008 | 7912 | This 2-story, 3-bay frame vernacular dwelling has a front-gable roof, central entrance, and a two-story open front porch with a balustrade on the second story. | 1 bldg | |
| 100 Beckett Ave/ Annie Hennessey | ca. 1905 | B11-000-004- 00007 | 7911 | This 2-story, 2-bay frame vernacular dwelling on a stone foundation is built on an L plan and has wood-shingle siding, a side ell, a front-gable roof, 1/1 sash windows, and a 2-story wraparound porch that is now enclosed. The porch is also enclosed on part of the second story, with a rooftop balustrade on the east elevation. | 1 bldg | |
| 101-103 Beckett Ave/ 99 Beckett/Midlawn | 1890s; garage early 20th century | B11-000-006- 00013 | 6480 | This 2-story, 5-bay frame vernacular dwelling has a side-gable roof with central cross gable, vinyl siding, and sliding windows. There is a contributing hipped-roof garage. Between 1972 and 1981, the building was remodeled and became part of the Wilcox Estates condominiums (Bouley, personal communication, 2018). | 2 bldgs | |
| 105 Beckett Ave/ The Bungalow/ Ella Wheeler Wilcox Cottage | 1891 | B11-000-006- 00013 | 2200 | This 2-story, 5-bay-long, 2-bay-wide frame vernacular dwelling on a raised foundation has a gable roof, an enclosed porch on the first story, a deck on the second story, a polygonal bay window, and replacement vinyl-sash windows of various shapes and sizes. There are extensive cut-stone terracing, steps, and rock outcroppings as part of this property (contributing site). The contractor was Richard Bradley of Branford. The entire complex became the Duncan Convalescent Home in 1941. Between 1972 and 1981, the complex was remodeled and converted to the Wilcox Estates condominiums (Bouley, personal communication, 2018). | 1 bldg; 1 site | |
| 109-111 Beckett Ave/ The Barracks | 1893 | B11-000-006- 00013-109 | 2203 | This 2-story, 3-bay frame Colonial Revival-style dwelling has a side-gable roof with a central cross gable, an incised porch, vinyl siding, and multiple types of sash windows. The contractor was Richard Bradley of Branford. | 1 bldg | |

Short Beach Historic District

New Haven County, CT
County and State

Name of Property

| Street Address/ Name | Date | Map/Block/ Lot | Parcel ID | Description | C | NC |
|-------------------------------|--|------------------------|--------------|---|---------|--------|
| 109a Beckett Ave/ Bandbox | 1893 | B11-000-006- 00013a | 2204 | This 2-story, 3-bay frame vernacular dwelling has a side-gable roof, vinyl siding, and sliding-sash windows. This building is a noncontributing resource due to a lack of integrity. Between 1972 and 1981, the building was remodeled and became part of the Wilcox Estates condominiums (Bouley, personal communication, 2018). | | 1 bldg |
| BRISTOL STREET | | | | | | |
| 5 Bristol St | 1900 | B11-000-002- 00008 | 7888 | This 2-story, 2-bay frame vernacular dwelling has a front-gable roof, wood-shingle siding, 6/1 vinyl-sash windows, and an enclosed front porch with an entrance beneath a gabled hood with knee braces and a rooftop deck. | 1 bldg | |
| 10 Bristol St | 1920 | B11-000-003- 00009 | 7905 | This 1-story, 3-bay frame vernacular dwelling is built on a modified L plan, with a gable roof, wood-shingle siding, and 1/1 windows. It has an open 1-story wraparound porch with squared posts and a knee wall. A contributing shed is at the rear of the property. | 2 bldgs | |
| 11 Bristol St | 1920 | B11-000-002- 00009 | 7889 | This 2-story, 2-bay frame vernacular dwelling has a front-gable roof, wood-shingle siding, 6/6 vinyl-sash windows, and an enclosed front porch with half-hipped roof and a side entrance. | 1 bldg | |
| 14 Bristol St | 1900; shed late 20th century | B11-000-003- 00008 | 7904 | This 2-story, 2-bay frame vernacular dwelling has a front-gable roof, wood-shingle siding, 1/1 sash windows, and a 1-story, open front porch with squared posts, Eastlake-style brackets, and a shingled knee wall. A 1-story rear wing has a screened porch. There is a shed at the rear of the property. The shed was constructed during the late twentieth century and is a noncontributing resource to the historic district because it postdates the period of significance. | 1 bldg | 1 bldg |
| 15-17 Bristol St | 1920 | B11-000-002- 00010 | 7890 | This 2-story, 3-bay frame vernacular dwelling has both hipped and gable roofs, a two-story enclosed front porch, a rear wing, and a raised, parged foundation. | 1 bldg | |
| 40 Bristol St/ Little Rigs | 1880 | B11-000-007- 00001 | 7953 | This 1.5-story, 1-bay frame vernacular dwelling with wood-shingle siding has a front-gable roof, shed dormers, an exterior, shouldered chimney built of smoothed rubble stone, and an enclosed shed-roofed front porch. | 1 bldg | |

Short Beach Historic District

New Haven County, CT

Name of Property

County and State

| Street Address/ Name | Date | Map/Block/ Lot | Parcel ID | Description | C | NC |
|-------------------------------|--|-----------------------|--------------|--|--------|--------|
| 43 Bristol St | 1997 | B11-000-007-00001 | 7953 | This 2-story, 2-bay frame vernacular dwelling with wood-shingle siding has a front-gable roof and three garage bays on the side elevation. This building was constructed after the period of significance and is not a contributing resource. | | 1 bldg |
| 44 Bristol St/ Willowmere | 1880; 1894 | B11-000-007-00001 | 7953 | The original 1880 section appears to be the 2-story, 3-bay center section with front-gable roof and exterior brick chimney. The front 2-story section with entrance and 1.5-story rear section facing the water are from the 1894 construction period. | 1 bldg | |
| 45 Bristol St/ Gray Gables | 1900 | B11-000-008-00001 | 7959 | This 2.5-story, 1-bay frame Queen Anne-style dwelling has a front-gable roof with pedimented gable ends, a wraparound porch with turned posts and Tuscan columns at the corners, wood-shingle siding, and an exterior brick chimney with a corbelled cap. | 1 bldg | |
| 10 Bristol Street Extended | 1890; shed late 20th century | B11/B10/014/ 00008 | 7991 | This 1-story-with-attic, 2-bay gable-roofed frame vernacular dwelling is built on an L plan on a raised foundation and has a partially enclosed, wraparound porch with knee wall, wood posts, and exposed rafters. The dwelling is clad with wood-shingle siding and has vinyl sash windows. A frame shed is at the rear of the property. The shed was constructed during the late twentieth century and is a noncontributing resource to the historic district because it postdates the period of significance. | 1 bldg | 1 bldg |
| BUNGALOW STREET | | | | | | |
| 17 Bungalow St | 1900 | B11/000/004/ 00005 | 103009 | This 2-story, 3-bay vinyl-sided vernacular dwelling has a front-gable roof as well as a pent roof between the first and second stories, a gable-roofed front portico with turned posts, and 4/1 vinyl-sash windows. | 1 bldg | |
| 23 Bungalow St | 1910 | B11-000-004-00006 | 7910 | This 2-story, 2-bay frame vernacular dwelling has a front-gable roof with jigsawn woodwork at the gable ends, replacement wood siding, a side entrance with an exterior staircase leading to an additional entrance on the second story, and an enclosed 2-story, shed-roofed side porch. | 1 bldg | |
| CLARK AVENUE | | | | | | |

Short Beach Historic District

New Haven County, CT
County and State

Name of Property

| Street Address/ Name | Date | Map/Block/ Lot | Parcel ID | Description | C | NC |
|---|----------------|-----------------------|--------------|--|---------|---------|
| 175 Clark Ave/ Johnson Boat House site/Yale Corinthian Yacht Club (YCYC) | 1900; 1990s | B11-000-010- 00002 | 642 | The stone walls, dock, and bulkhead of the early 1900s Johnson Boat House property are visible and are a contributing site. The 2-story, frame contemporary YCYC building and long, frame 1-story boat locker are noncontributing because they postdate period of significance. | 1 site | 2 bldgs |
| 176 Clark Ave | 1974 | B11-000-001- 00017 | 7427 | This 2.5-story frame contemporary dwelling has wood-shingle siding, shed dormers, a central brick chimney, and a front deck. | | 1 bldg |
| 180 Clark Ave/ Minneyatta | 1902 | B11-000-001- 00016 | 7866 | This 1.5-story, 3-bay frame Shingle-style dwelling has a side-gable roof, an enclosed hipped-roof front porch that extends an additional bay on the north side, a central polygonal dormer, a later front deck, and a contributing garage at the rear of the property. | 2 bldgs | |
| 186 Clark Ave | 1930 | B11-000-001- 00014 | 7416 | This 1.5-story, 3-bay frame Bungalow dwelling on a raised basement has a side-gable roof that overhangs to form a porch (now enclosed) on the front, a shed dormer, exterior-end chimney, and 1/1 vinyl-sash windows. The front deck is a later addition. | 1 bldg | |
| 190 Clark Ave/ Etta K. Nesbit | 1902 | B11-000-001- 00013 | 7865 | This 2-story, 3-bay frame vernacular dwelling is built on an L plan with a raised foundation, has wood-shingle siding, a wraparound porch with plain posts and a wood balustrade, and 1/1 windows. | 1 bldg | |
| 198 Clark Ave/ Sidney Clarke | 1890 | B11-000-001- 00012 | 8005 | This 2-story, 3-bay frame Queen Anne-style dwelling with Eastlake-style features is built on an L plan on a raised basement and has a wraparound porch with chamfered posts and jigsawn brackets, jigsawn bargeboards, 1/1 windows, an interior brick chimney, and a rear wing that is parallel to the street. | 1 bldg | |
| 200 Clark Ave/ Sidney Clark Cottage | 1889- 1890 | B11-000-001- 00011 | 7864 | This 1.5-story, 3-bay Dutch Colonial Revival house with wood-shingle siding has a gambrel roof with shed dormers, a first story with stone veneer and arched openings (now filled) on the foundation, 8/1 and 9/1 double-hung windows, and an enclosed wraparound porch, also with stone veneer. A contributing frame shed is at the rear of the property. | 2 bldgs | |
| 204 Clark Ave/ Idlewild/William Lockwood Cottage | 1910 | B11-000-001- 00009 | 7862 | This 2-story, 3-bay vinyl-sided frame vernacular dwelling is built on a T plan on a rusticated concrete-block foundation with a wraparound porch. A third story was added on the rear, along with a garage wing. | 1 bldg | |

Short Beach Historic District

New Haven County, CT
County and State

Name of Property

| Street Address/ Name | Date | Map/Block/ Lot | Parcel ID | Description | C | NC |
|--|-------|-----------------------|--------------|---|---------------------|--------|
| 210 Clark Ave/ Mesurul Cottage | 1902 | B11-000-001- 00008 | 7861 | This 2-story, 3-bay frame Queen Anne-style dwelling has a side-gable roof with central cross gable and open porch on the second story, a square corner tower, wood siding, and a 1-story wraparound porch (partially enclosed) with jigsawn wood trim. | 1 bldg | |
| 214 Clark Ave | 1950 | B11-000-001- 00007 | 7860 | This 2-story-with-basement frame contemporary dwelling has a projecting shed-roofed ell on the front and a wraparound deck. There is an early 1900s rock wall with gate posts along the front of the property. The building was built local contractor, Albert Haddock, and replaced an earlier building that was constructed in 1852 and burned in 1923 (Bouley, personal communication, 2018). The dwelling is a noncontributing resource to the historic district because it was constructed after the period of significance. | | 1 bldg |
| 215 Clark Ave | 2000s | B11-000-008- 00010 | 7969 | This 2-story frame contemporary dwelling is built on a prominent rock outcropping overlooking Long Island Sound and has a flat roof, both wood and stone veneer cladding, a recessed entrance, stone chimney, and a rooftop deck. This dwelling is a noncontributing resource because it postdates the historic district's period of significance. | | 1 bldg |
| 220 Clark Ave | 2000s | B11-000-001- 006-1 | 11744 | This 3-story frame contemporary dwelling has two entrances and a garage on the first story, decks on the second and third stories, and large fixed-pane windows throughout. There are rock gate posts at the street entrance. The dwelling is a noncontributing resource to the historic district because it falls outside the period of significance. | | 1 bldg |
| 225 Clark Ave/ Villa Marina/ John W. Cocke Cottage | 1912 | B11-000-008- 00009 | 7968 | This 1.5-story, 3-bay frame Dutch Colonial Revival-style dwelling with a gambrel roof is built on an L plan with a projecting gambrel-roofed front ell and 1-bay pedimented portico with Tuscan columns, and has 1/1 and Craftsman-style windows. The stone foundation incorporates a tunnel (a contributing structure) that provides access to the beach from Clark Avenue. There are rock gate posts at the street entrance. | 1 bldg; 1 struct | |
| 233 Clark Ave | 1927 | B11-000-008- 00008 | 7967 | This 3-story, 4-bay frame vernacular dwelling has a side-gable roof, tapered brick chimney, an enclosed front porch topped by a wood balustrade, and a balcony on the third story supported by | 1 bldg | |

Short Beach Historic District

New Haven County, CT

Name of Property

County and State

| Street Address/ Name | Date | Map/Block/ Lot | Parcel ID | Description | C | NC |
|-----------------------------------|------|-------------------|--------------|---|--------|--------|
| | 1927 | B11-000-008-00008 | 7967 | wood posts. There are rock gate posts at the street entrance. This 1.5-story vernacular dwelling occupies a rectangular footprint, is clad in wood shingles, and contains 6/6-sash windows and an overhead garage door. | 1 bldg | |
| 240 Clark Ave | 1960 | | | This much-altered 2-story, multi-bay frame Ranch dwelling has a side-gable roof with roof monitor, a wraparound porch, a carport, and a 2-story wing with integrated garage. There are rock gate posts at the street entrance. The dwelling is a noncontributing resource to the historic district because it was constructed outside the period of significance. | | 1 bldg |
| 241 Clark Ave/ William Prindle | 1899 | B11-000-002-00017 | 7895 | This 2.5-story, 6-bay frame vernacular dwelling has a front-gable roof with gable-roofed dormer on the side, wood-shingle siding, and a deeply incised porch and entrance with segmental arched openings. There is a polygonal bay on the side. | 1 bldg | |
| 249 Clark Ave | 1920 | B11-000-002-00018 | 7896 | This 2-story, 3-bay frame vernacular dwelling with wood-shingle siding has a shed roof, a projecting front bay with a gable roof, and a half-hipped front porch with tapered wood posts and a rusticated concrete-block knee wall. | 1 bldg | |
| 253 Clark Ave | 1900 | B11-000-002-00019 | 7897 | This 2-story, 2-bay frame vernacular dwelling with a front-gable roof and raised stone foundation at the rear has an enclosed front porch with an incised corner porch with single Tuscan columns. The dwelling is clad with wood shingles and has an arched window on the attic story. | 1 bldg | |
| 256 Clark Ave | 1951 | B11-000-001-00005 | 7858 | This 1-story, 4-bay frame Ranch dwelling is built into a slight hill, with a 2-bay garage in the exposed basement. The dwelling has a side-gable roof, a Colonial Revival-style entrance, and 1/1 vinyl-sash windows. There are rock gate posts at the street entrance. The dwelling is a noncontributing resource because it was constructed after the period of significance. | | 1 bldg |

Short Beach Historic District

New Haven County, CT

Name of Property

County and State

| Street Address/ Name | Date | Map/Block/ Lot | Parcel ID | Description | C | NC |
|-------------------------|------|-------------------|--------------|--|--------|----|
| 269 Clark Ave | 1895 | B11-000-002-00001 | 7881 | This 2-story, 3-bay frame vernacular dwelling is built on an L plan on a raised stone foundation, and has wood-shingle siding, and bracketed eaves. There is an open porch with half-hipped roof and Tuscan columns, 1/1 sash windows, and a single-leaf entrance. | 1 bldg | |
| COURT STREET | | | | | | |
| 9 Court St | 1920 | B11-B10-012-00024 | 8013 | This 2.5-story, 6-bay frame vernacular duplex dwelling built on a concrete foundation occupies a rectangular footprint and has side-gambrel roof, aluminum siding, 2/2 vinyl-sash windows, corrugated metal shed roofs projecting over the primary single-leaf entrances, and roofline dormers. | 1 bldg | |
| 16 Court Street | 1920 | B11-B10-014-00011 | 8018 | This 2.5-story, 3-bay frame vernacular dwelling built on a concrete foundation occupies a rectangular footprint and has a front-gable roof, vinyl siding, 2/2 paired vinyl-sash windows. | 1 bldg | |
| 17 Court Street | 1920 | B10-000-012-00025 | 7766 | This 2.5-story, 4-bay frame vernacular Queen Anne style dwelling built on a concrete foundation occupies a rectangular footprint and has a front-gable roof, 2/2 vinyl-sash windows, and a projecting screened porch. | 1 bldg | |
| | 1920 | B10-000-012-00025 | 7766 | This 1-story, 2-bay cottage is clad in vinyl and has a front-gable roof. | 1 bldg | |
| 18 Court Street | 1900 | B11-B10-014-00010 | 8017 | This 2.5-story, 3-bay frame vernacular dwelling built on a concrete foundation occupies a rectangular footprint and has a front-gable roof with returns, vinyl siding, and 6/6 vinyl-sash windows. | 1 bldg | |
| 21 Court Street | 1900 | B10-000-012-00026 | 7767 | This 2.5-story, 3-bay frame vernacular Queen Anne dwelling built on a continuous foundation occupies a rectangular footprint and has a cross-gable roof, vinyl siding, replacement sash windows, a wraparound porch occupying two of the first-story elevations, and fish-scale shingles in the gable end. | 1 bldg | |
| | 1900 | B10-000-012-00026 | 7767 | This 1-story, 2-bay cottage is clad in vinyl, rests on a concrete foundation, occupies a rectangular footprint, and has a front-gable roof. | 1 bldg | |
| 22 Court Street | 1900 | B11-B0-014-0009 | 8016 | This 2.5-story, 3-bay frame vernacular dwelling built on a concrete foundation occupies a rectangular footprint and has a front-gable roof with returns, vinyl siding, 6/6 vinyl-sash windows. | 1 bldg | |

Short Beach Historic District

New Haven County, CT
County and State

Name of Property

| Street Address/ Name | Date | Map/Block/ Lot | Parcel ID | Description | C | NC |
|------------------------------|------|-------------------|--------------|---|--------|----|
| 25 Court Street | 1930 | B10-000-012-00027 | 7768 | This 2-story, 2-bay frame vernacular dwelling built on a concrete foundation occupies a rectangular footprint and has a front-gable roof, vinyl siding, and 2/2 vinyl-sash windows. | 1 bldg | |
| 26 Court Street | 1870 | B10-000-014-0007 | 7785 | This 2.5-story, 3-bay frame vernacular dwelling built on a continuous foundation occupies an irregular footprint and has a 1-story historic addition, asbestos shingle cladding, 2/2 vinyl-sash windows, and a gable roof. | 1 bldg | |
| 27/29 Court Street | 1930 | B10-000-012-00028 | 7769 | This 3-story, 3-bay frame vernacular residential duplex built on a continuous foundation occupies a rectangular footprint and has 2/2 vinyl-sash windows with non-functional shutters, vinyl siding, and a gable roof. | 1 bldg | |
| LITTLE BAY LANE | | | | | | |
| 4 Little Bay Lane | 1905 | B11-000-005-00007 | 7927 | This 2-story, 4-bay frame vernacular dwelling stands on a raised and partially exposed basement and has two 1-story, gable-roofed ells, wood-shingle siding, an enclosed rear porch, and an integrated garage on the basement level. | 1 bldg | |
| | 1905 | B11-000-005-00007 | 7927 | This 1-story, 3-bay vernacular frame dwelling has a front-gable roof, wood-shingle siding, and a screened front porch. | 1 bldg | |
| 15 Little Bay Lane | 1910 | B11-000-006-00006 | 7940 | This unusual stone 2.5-story, 2-bay vernacular dwelling has a front-gable roof with wood-shingled gable ends, a raised stone foundation, shed dormers, a brick chimney, and replacement vinyl windows. | 1 bldg | |
| 19 Little Bay Lane/ Irene | 1880 | B11-000-006-00005 | 7939 | This 2-story-with-attic, 3-bay frame vernacular dwelling has a front-gable roof with exposed rafter ends and Eastlake-style wood trim, a 2-story open front porch, wood siding, and a rear shed-roofed ell with entrance. There is a brick bulkhead/root cellar and an attached woodshed with separate entrance, both on the street side of the building. | 1 bldg | |
| 27 Little Bay Lane | 2007 | B11-000-006-00008 | 7943 | This 2-story, 3-bay frame vernacular dwelling is built on a raised foundation, partially exposed at the south gable end and has a side-gable-roof, enclosed front porch with shed roof, vinyl siding, and replacement double-hung and sliding windows. There is an integrated frame garage. | 1 bldg | |

Short Beach Historic District

New Haven County, CT

Name of Property

County and State

| Street Address/ Name | Date | Map/Block/ Lot | Parcel ID | Description | C | NC |
|---|--|-------------------|--------------|---|--------|--------|
| 28 Little Bay Lane | 1900 | B11-000-005-00006 | 7926 | This 2-story-with-attic, 3-bay frame vernacular dwelling with Eastlake-style features has a side-gable roof, a 1-bay porch with half-hipped roof, bracketed eaves, chamfered posts, and Eastlake-style cornice, wood siding, 2/2 windows, paired arched windows on the attic story, and a 1-story, screened, side porch with chamfered posts, bracketed eaves, Eastlake-style cornice, and rooftop balustrade with jigsaw balusters. | 1 bldg | |
| 39 Little Bay Lane | 1880 | B11-000-006-00009 | 7944 | This 1.5-story, 5-bay frame vernacular dwelling has a side-gable roof, wood-shingle siding, a shed-roofed dormer, and a screened second-story incised porch at the gable end. The roofline is extended an additional bay at the corner. There is a stone wall along the front of the property. | 1 bldg | |
| 40 Little Bay Lane/ Utton Family | 1900; garage late 20th century | B11-000-005-00004 | 7924 | This 2-story-with-attic, 2-bay frame Shingle-style dwelling is built on a modified T plan on a raised foundation and has a front-gable roof with flared eaves, wood-shingle siding, a center brick chimney with corbelled cap, and an enclosed porch with rooftop balustrade at the southwest corner. The dwelling features lunette windows on the attic story, 25/1 windows, and 16- and 20-light, fixed-sash windows. There is a noncontributing garage on the property. The garage was constructed after the period of significance. | 1 bldg | 1 bldg |
| 44 Little Bay Lane/ Neptune | ca. 1880 | B11-000-005-00005 | 7925 | This 2-story, 2-bay frame vernacular dwelling has 3 garage doors on the long side perpendicular to the waterfront. There is a 1-story porch with rooftop balustrade on the east gable end. Both the double-hung and sliding-glass windows are replacements. Three overhead garage doors are located on the south elevation. | 1 bldg | |
| 50 Little Bay Lane/ Mortimer and Hortense Stanley | 1880 | B11-000-005-00003 | 7923 | This 2-story, 3-bay frame vernacular dwelling has a front-gable roof, wood-shingle siding, a 2-story rear ell, and exterior-end brick chimney. The south gable end has an incised porch that is open on the first story, enclosed on the second story that is further extended by an additional bay with half-hipped roof. | 1 bldg | |
| 54 Little Bay Lane/ High Rock/ Walter Stanley Cottage | 1890; garage late 20th century | B11-000-005-00002 | 7922 | This tall 2-story-with-attic, 4-bay frame Queen Anne-style dwelling built on a T plan on a prominent rock promontory has a gable roof, exterior-end chimneys, a 2-story porch, and a 2-story, gable-roofed wing connected to the main block by a shed-roofed hyphen. There is a | 1 bldg | 1 bldg |

Short Beach Historic District

New Haven County, CT
County and State

Name of Property

| Street Address/ Name | Date | Map/Block/ Lot | Parcel ID | Description | C | NC |
|---|---|-----------------------|--------------|---|---------|--------|
| | | | | noncontributing garage that postdates the historic district's period of significance. | | |
| 61 Little Bay Lane | ca. 1927 | B11-000-006- 00010 | 11781 | This highly modified dwelling occupies a rectangular footprint, is clad in wood shingle, terminates a front-gable roof with a cross gable, and has a vinyl replacement windows. | 1 bldg | |
| 63 Little Bay Lane | 1927 | B11-000-006- 00011 | 7945 | This 3-story, 3-bay frame highly altered dwelling has a stuccoed exterior and an integrated 2-bay garage. The building is a noncontributing resource to the historic district due to alterations and a lack of integrity. | | 1 bldg |
| 66 Little Bay Lane/ Waldomere | 1890; garage early 20th century | B11-000-005- 00001 | 7921 | This 2-story, 3-bay frame vernacular dwelling has wood-shingle siding, a front-gable roof with Stick-style king posts in the gable ends, a 2-story rear wing, 2/2 wood-sash windows, and a 2-story front porch that is open on the first story and enclosed on the second story. There is a contributing frame garage. | 2 bldgs | |
| 67 Little Bay Lane/ Birdsey Bristol Cottage | ca. 1882 | B11-000-006- 00012 | 7946 | This 1.5-story, 3-bay frame Shingle-style dwelling has wood-shingle siding, a gable-on-hip roof with cross gable and gable-end returns, a polygonal bay with gable roof and lunette window, and gable-roofed dormer window with gable-end returns. Windows have 4/61, /1, and 8/1 double-hung sash. | 1 bldg | |
| PENTECOST STREET | | | | | | |
| 13 Pentecost St/ Candlewood/ William Hall | 1890; garage late 20th century | B11-000-004- 00015 | 7919 | This 2-story, 3-bay frame vernacular dwelling is built on an L plan with vinyl siding and fish-scale shingles in the front gable end and an interior brick chimney with a corbelled cap. The 1-story porch has a half-hipped roof and is open with Tuscan columns on one end and screened with squared posts on the other end. A 2-story, shed-roofed ell is at the rear. There is a noncontributing garage that was constructed after the period of significance. | 1 bldg | 1 bldg |
| 14 Pentecost St/ Short Beach Union Church | 1883; 1903 addition | B11-000-003- 00004 | 544 | The Short Beach Union Church is a frame Gothic Revival-style building that is 3 bays wide and 4 bays deep, with a front-gable roof with decorative jigsawed wood bargeboard and a steeple with open belfry at the front. There is an enclosed gable-roofed front vestibule with double-leaf doors with applied wood Gothic-style trim, above which is a rose window. There is a shorter 2-bay frame wing at the rear with a cross-gabled section and a second enclosed, gable-roofed vestibule. | 1 bldg | |

Short Beach Historic District

New Haven County, CT
County and State

Name of Property

| Street Address/ Name | Date | Map/Block/ Lot | Parcel ID | Description | C | NC |
|--|------|-----------------------|--------------|---|--------|--------|
| 19 Pentecost St/ Honeysuckle | 1890 | B11-000-004- 00014 | 7918 | This 2-story, 2-bay frame vernacular dwelling has vinyl siding, a front-gable roof, a 2-story incised front porch with wood balustrade, and an exterior brick chimney. There is a large 2-story rear wing, as well as a later 2-story, shed-roofed enclosed porch on the side. | 1 bldg | |
| 20 Pentecost S/ Joseph Greenleaf | 1882 | B11-000-003- 00005 | 7902 | This 2-story, 1-bay frame vernacular dwelling with wood-shingle siding is built on an L plan, has a front-gable roof, and a 2-story wraparound porch that is open on the first story and enclosed on the second story. The front entrance has a single-leaf door flanked by rectangular sidelights. | 1 bldg | |
| SHORE DRIVE | | | | | | |
| 58 Shore Dr | 1930 | B11-B10- 014-00020 | 7996 | This 1-story, 11-bay frame altered Ranch building has a side-gable roof, vinyl siding, an enclosed porch, vinyl-sash windows, and an entrance on the south and the west. A 1-story, 2-bay ell is on the east. | 1 bldg | |
| 64 Shore Dr/ Short Beach Hose, Hook, & Ladder Company | 1912 | B11-B10- 014-00019 | 5636 | This 2-story, 3-bay frame vernacular firehouse has a hipped roof with wide eaves, vinyl siding, vinyl sash windows, two entrances on the front, and a concrete terrace with metal pipe railing. The roof is topped by a metal frame supporting the fire-alarm klaxon. A 1-story, 1-bay ell with roll-up garage door is on the west elevation. | 1 bldg | |
| 67 Shore Dr | 1967 | B11-000-002- 00002 | 7882 | This 1.5-story, 3-bay frame Cape Cod dwelling has a side-gable roof with two gable-roofed dormers, a raised foundation, a rear shed dormer, and replacement siding and windows. This dwelling is a noncontributing resource because it was constructed after the period of significance. | | 1 bldg |
| 71 Shore Dr | 1967 | B11-000-002- 00003 | 7883 | This 1.5-story, 3-bay frame Cape Cod dwelling has a side-gable roof with two gable-roofed dormers, a raised foundation, and replacement siding and windows. The central entrance is flanked by narrow rectangular sidelights. This building was constructed after the period of significance and is a noncontributing resource. | | 1 bldg |

Short Beach Historic District

New Haven County, CT
County and State

Name of Property

| Street Address/ Name | Date | Map/Block/ Lot | Parcel ID | Description | C | NC |
|---|---|-----------------------|--------------|---|---------|--------|
| 72 Shore Dr/ Terhune's Ice Cream Parlor | 1900 | B11-000-014- 00018 | 7994 | This frame vernacular dwelling is built on an L plan with a 2-story, 2-bay-long section with front-gable roof and a south entrance beneath a 1-bay, gable-roofed front porch with knee wall. The shorter 1.5-story, 2-bay ell has a side-gable roof and gable-roofed dormer. The dwelling has vinyl siding and vinyl-sash windows. | 1 bldg | |
| 74 A and B shore Dr | 1920 | B11-000-014- 00017 | 7993 | This 2-story-with-attic, 5-bay frame vernacular dwelling with gable roof is built on an L plan on a raised foundation, with the entrance and porch set between the two sections. The dwelling has aluminum siding and vinyl-sash windows. A frame garage is at the rear of the property. | 2 bldgs | |
| 75 Shore Dr | 1976 | B11-000-002- 00004 | 7884 | This 1-story, 3-bay frame vernacular dwelling has an asymmetrical side-gable roof, a raised foundation, and sliding windows. This dwelling was constructed after the period of significance and is a noncontributing resource to the historic district. | | 1 bldg |
| 79 Shore Dr | 1880; garage early 20th century | B11-000-002- 00005 | 7885 | This 2.5-story, 3-bay frame Colonial Revival-style dwelling has a front-gable roof, a shed-roofed dormer on the west along with a polygonal window bay, a central entrance flanked by narrow pilasters, and a shed-roofed rear ell. The vinyl siding, vinyl shutters, and vinyl-sash windows are replacements. There is a contributing gable-roofed frame garage at the rear. | 2 bldgs | |
| 82 Shore Dr | 1917; 1967; 1996 | B11-B10- 014-00016 | 645 | This concrete-block auto repair building is partially clad with metal siding and consists of two sections: a 1-story, 4-bay gable-roofed section with glass entrance door and two garage bays and a shorter metal-clad flat-roofed section with two garage bays. This building is a noncontributing resource because of alterations that affected its integrity. | | 1 bldg |
| 83 Shore Dr/ Ruth Holman Clapp | ca. 1886 | B11-000-002- 00006 | 7471 | This 2-story-with-attic, 3-bay frame vernacular dwelling on a brick foundation has a front-gable roof, wood-shingle siding, a Craftsman-style attic window, corner brackets, a 1-story side ell with half-hipped roof and 4/4 double-hung windows. | 1 bldg | |

Short Beach Historic District

New Haven County, CT
County and State

Name of Property

| Street Address/ Name | Date | Map/Block/ Lot | Parcel ID | Description | C | NC |
|--|-------------|-------------------|--------------|--|--------|--------|
| 86 Shore Dr | 1928 | B11-B10-014-00015 | 11783 | This 1-story, 3-bay frame vernacular dwelling was part of the old Claremont Hotel property and is built on an L plan with a raised foundation of rusticated concrete block with an entrance placed between the two ells. The dwelling has vinyl siding, vinyl windows, and a basement-level entrance on the side. | 1 bldg | |
| 93 Shore Dr/ Post Office | ca. 1882 | B11-000-002-00007 | 7886 | This 2-story-with-attic, 3-bay frame vernacular dwelling (now a three-unit apartment) has a front-gable roof with Eastlake-style wood bargeboard, stone foundation, and shed-roofed front porch with recessed entrance. The addition of shed-roofed ells on either side and a rear ell have greatly enlarged the original dwelling. The dwelling is a noncontributing resource due to a lack of integrity. | | 1 bldg |
| 100 Shore Dr/ Claremont Cottage | 1920 | B11-000-014-00014 | 11784 | This 2-story-with-attic, 3-bay frame vernacular dwelling has a front-gable roof, a raised granite foundation, and a 2-story incised porch (now enclosed) on the southeast corner. The dwelling is clad with vinyl siding and has vinyl-sash windows. A stone wall runs across the front of the property. | 1 bldg | |
| 102 Shore Dr/ Etta Knowles Nesbit | ca. 1909 | B11-000-014-00013 | 11785 | This 2-story, 3-bay frame vernacular dwelling with wood-shingle siding, a raised granite foundation, and a front-gable roof has a 2-story front porch that is open on the first story with a shingled knee wall and Tuscan posts and is enclosed on the second story. | 1 bldg | |
| 103 Shore Dr/ The Boulder/Ruth Clapp | ca. 1890 | B11-000-003-00001 | 7900 | This 2.5-story, 3-bay frame vernacular dwelling on a raised brick foundation has a front-gable roof, wood-shingle siding, a gabled dormer, a polygonal bay on the side, an enclosed shed-roofed front porch, and an enclosed side porch with half-hipped roof. | 1 bldg | |
| 106-108 Shore Dr/ The Anchorage | ca. 1890 | B11-000-014-00012 | 7992 | This 2-story, gable-roofed frame Queen Anne- style dwelling has a raised brick foundation, wood-shingle siding, and an incised wraparound porch with a shingled knee wall, squared posts, a small second-story deck, and wood-sash windows. There is a 1-story, 2-bay side wing with flat roof. | 1 bldg | |

Short Beach Historic District

New Haven County, CT
County and State

Name of Property

| Street Address/ Name | Date | Map/Block/ Lot | Parcel ID | Description | C | NC |
|---|------|-----------------------|--------------|--|--------|----|
| 109 Shore Dr/ Nathaniel Cushman | 1895 | B11-000-003- 00002 | 5277 | This 2-story, 4-bay frame vernacular dwelling with Eastlake/Stick Style features has a side-gable roof with projecting cross gable with decorative jigsaw wood bargeboard, a 1-story open front porch with turned posts and balustrade, a 2-story rear porch (first story is open, the second story is enclosed), and 1/1 sash. The west bay with its second-story overhang may be a later addition. | 1 bldg | |
| 117 Shore Dr/ The Arrowhead Hotel/ Emma Treat Beers | 1910 | B11-000-003- 00003 | 637 | This 3-story, 5-bay frame vernacular hotel (now apartment) building has an exposed basement on the rear, vinyl siding on the first and second stories, a deck-on-hip roof with wide eaves with evenly spaced wood brackets, a 3-story projecting central bay with an open porch on the first story, and a central entrance flanked by rectangular sidelights. Former sleeping porches on the rear (south) elevation have been enclosed. The building originally had wood-shingle siding and a 2-story porch with Tuscan columns. | 1 bldg | |
| 123 Shore Dr/The Moorings | 1900 | B11-000-003- 003-1 | 7901 | This 2-story-with-attic, 3-bay frame vernacular dwelling has a side-gable roof with central cross gable, an enclosed gable-roofed entrance vestibule, a shorter 2-story side ell with side-gable roof, and a rear wing with rooftop balustrade. Formerly, this was an attached annex to the Arrowhead Hotel next door; the two buildings are no longer connected. | 1 bldg | |
| 126 Shore Dr/5 Court St/Short Beach Post Office | 1924 | B11-B10- 012-00023 | 644 | This 1-story, 3-bay frame vernacular post office building is built on a corner lot and has a front-gable roof, vinyl siding with vinyl fish-scale shingles used at the gable end, a central entrance beneath a gable-roofed hood, and fixed-sash windows. There is a large 1-story side addition of unknown date with hipped roof and brick veneer siding. The east side of this addition connects with the 2-story-with-attic, 3-bay frame building (now a restaurant) with front-gable roof and enclosed front porch that faces Shore Drive. | 1 bldg | |

Short Beach Historic District

New Haven County, CT

Name of Property

County and State

| Street Address/ Name | Date | Map/Block/ Lot | Parcel ID | Description | C | NC |
|----------------------------------|-------------|-----------------------|--------------|--|---------|----|
| 129 Shore Dr/ The Colony Shop | ca. 1876 | B11-000-004- 00001 | 12504 | This 2-story, 3-bay frame vernacular dwelling has a side-gable roof, wood-shingle siding, and an enclosed gable-roofed entrance vestibule. A 2-story, 2-bay addition with side-gable roof wraps around the east and south elevations, while a second gable-roofed ell with shed-roofed, 2-story porch is at the rear. | 1 bldg | |
| | ca. 1876 | B11-000-004- 00001 | 12504 | This 1-story, 3-bay frame vernacular dwelling has wood-shingle siding, a front-gable roof with exposed rafter tails, and a full-width, enclosed front porch with shed roof with exposed rafter tails. | 1 bldg | |
| 132 Shore Dr | 1900 | B11-B10- 012-022-1 | 8014 | This 2-story, 3-bay vernacular frame dwelling on a corner lot (now a duplex) with a gable roof is built on an L plan with two entrances on the Taylor Place side of the building, a projecting window bay above one of the entrances, and a second-story deck reached by exterior stairs. | 1 bldg | |
| 136 Shore Dr/ Bittersweet | ca. 1892 | B11-B10- 011-00023 | 8011 | This 1.5-story, 2-bay frame Dutch Colonial Revival-style dwelling on a raised stone foundation has wood-shingle siding, a gambrel roof with shed-roofed dormers on the side elevations, 2/2 double-hung, wood-sash windows, and an enclosed porch with stone veneer, arched entry, and half-hipped roof. | 1 bldg | |
| | ca. 1892 | B11-B10- 011-00023 | 8011 | This 2-bay shingle-clad dwelling has a stone wing and arched stone entrance on the east side of the property. There is an overhead garage door on the south elevation. | 1 bldg | |
| 137 Shore Dr | 1910 | B11-000-004- 00002 | 7906 | This 2-story-with-attic, 3-bay frame vernacular dwelling has a side-gable roof with central cross gable, a 1-bay portico with Tuscan columns and a half-hipped roof, and a polygonal window bay. A 2-story rear ell joins the front part of the dwelling to a 2-story, 4-bay frame wing with side-gable roof that is parallel to the main block. There are two contributing sheds. | 3 bldgs | |
| 139 Shore Dr | 1923 | B11-000-004- 00003 | 7907 | This 1.5-story, 3-bay frame vernacular dwelling has a raised stone foundation, a side-gable roof that overhangs to shelter an enclosed front porch, two gable-roofed dormers, and a 2-story wing on the side with separate entrance. There are stone-and-concrete steps on both the front and side elevations. | 1 bldg | |

Short Beach Historic District

New Haven County, CT

Name of Property

County and State

| Street Address/ Name | Date | Map/Block/ Lot | Parcel ID | Description | C | NC |
|---|--|-----------------------|--------------|--|--------|--------|
| 145 Shore Dr | 1910 | B11-000-004-00004 | 7908 | This 2-story, 4-bay frame vernacular dwelling has a hipped roof, wood-shingle siding, an enclosed front porch with recessed entrance bay, and a 1-story rear ell. | 1 bldg | |
| 146 Shore Dr | 1940 | B11-B10-011-00022 | 8010 | This 1-story, 4-bay frame vernacular dwelling with rubble-stone foundation has a hipped roof, projecting front ell with hipped roof, and a 1-bay porch with half-hipped roof and metal posts. The dwelling is clad with vinyl siding, has a stone chimney, and has 4/4 and 6/6 vinyl-sash windows. | 1 bldg | |
| 149 Shore Dr/ Maple Tree Inn | ca. 1895 | B11/000/004/ 00005 | 12361 | This large frame vernacular dwelling has two main sections: On the west is a 2.5-story, 3-bay frame section with gable-roofed cross gable on the front and an additional story with rooftop deck on the rear. There is a 1.5-story, 3-bay gable-roofed rear ell with balcony, and a shed-roofed ell. On the east is a 1.5-story, 3-bay section with side-gable roof and cross gables on both the front and rear, as well as entrances on the front and rear. | 1 bldg | |
| 150 Shore Dr/ Maples | 1900 | B11-B10-011-00021 | 8009 | This 2-story-with-attic, 3-bay frame vernacular dwelling with Eastlake-style features is built on a raised brick foundation on an L plan, has wood siding, a gable roof with fish-scale shingles used at the front-gable end, a 1-story wraparound porch with turned posts and shingled knee wall that rises to a second story on the façade. A 1-story addition with raised brick foundation and butterfly roof is at the rear. | 1 bldg | |
| 157 Shore Dr | 1975 | B11-000-006-00001 | 640 | This 1.5-story, 5-bay frame vernacular commercial building has a gambrel roof with recessed dormers and three entrances on the east. A stone wall runs along the front of the lot. The dwelling is a noncontributing resource to the historic district because it was constructed after the period of significance. | | 1 bldg |
| 158 Shore Dr/ Cedar Loft/Jesse Welch | 1898; garage late 20th century | B11-B10-011-00020 | 8008 | This 2-story, 4-bay frame Queen Anne-style dwelling consists of two sections: a 2-story frame section built on an L plan with wood siding and gable roof and a 2.5-story tower with mansard roof and gabled dormers between the two sections. The two sections are united by a 1-story wraparound porch with squared posts and a wood-sided knee wall that flares slightly at the foundations. A shed-roofed ell is at the rear. A garage with hipped roof is at the rear of the property. The | 1 bldg | 1 bldg |

Short Beach Historic District

New Haven County, CT
County and State

Name of Property

| Street Address/ Name | Date | Map/Block/ Lot | Parcel ID | Description | C | NC |
|--------------------------------|------|-----------------------|--------------|--|--------|--------|
| | | | | garage was constructed during the late twentieth century and is a noncontributing resource to the historic district because it postdates the period of significance. | | |
| 161 Shore Dr/ 0 Bungalow Ln | 1935 | B11-000-006- 00007 | 7942 | This much-altered 1.5-story, 3-bay frame vernacular dwelling (formerly the Short Beach Catholic church) has a front-gable roof with louvered gable-roofed dormers, a gable-roofed porch with metal posts and shed-roofed ells on the side elevations. The vinyl siding, windows, and doors are not original, and the building is now oriented to the west, along its long side. This building is a noncontributing resource to the historic district because of a lack of integrity. | | 1 bldg |
| 165 Shore Dr | 2008 | B11-000-006- 00002 | 641 | This 1-story, 3-bay modern frame dwelling has a front-gable roof and a raised foundation with integral 2-bay garage. This dwelling was constructed after the period of significance and is a noncontributing resource to the historic district. | | 1 bldg |
| 168 Shore Dr | 1940 | B11-B10- 011-00019 | 8007 | This much-altered 2-story, 3-bay frame dwelling has vinyl siding, vinyl fish-scale shingles on the gable end, a faux-Palladian window on the gable end, a gable-roofed hood over the entrance, and a 1-story gable-roofed side ell. This dwelling is a noncontributing resource to the historic district due to a lack of integrity. | | 1 bldg |
| 173 Shore Dr/ The Studio | 1900 | B11-000-006- 00003 | 7937 | This 2-story, 2-bay frame Queen Anne-style dwelling has a front-gable roof with Stick-style king post, a 2-story rear ell, wood-shingle siding, wood casement windows, and 1-bay Classical Revival-style portico with arches and pilasters sheltering an arched entrance with double-leaf French doors. | 1 bldg | |
| 175 Shore Dr/ Sansouci | 1890 | B11-000-006- 00004 | 7938 | This 2-story-with-attic, 2-bay frame vernacular dwelling has vinyl siding, a front-gable roof and a rubble-stone foundation. The main entrance is in a 3-story tower on the west with a pyramidal roof, and an additional entrance is on Little Bay Lane. There is a small rear ell with rooftop balustrade. | 1 bldg | |

Short Beach Historic District

New Haven County, CT
County and State

Name of Property

| Street Address/ Name | Date | Map/Block/ Lot | Parcel ID | Description | C | NC |
|---|------------------------------------|-----------------------|--------------|---|--------|---------|
| 176 Shore Dr/ Posey Place | 1880 | B11-B10- 009-00031 | 11786 | This 2-story-with-attic, 2-bay frame Queen Anne-style dwelling with wood siding is built on an L plan with a gable roof and has a 2.5-story, 2-bay tower with mansard roof, gabled dormers, and half-mansard hood over the entrance set between the two ells. There is a 2-story shed-roofed side porch that is partially enclosed on the first story and enclosed on the second story. | 1 bldg | |
| | 1880 | B11-B10- 009-00031 | 11786 | This 1.5-story, front-gable dwelling occupies a rectangular footprint, has double-hung 1/1 windows, and an overhead garage door on the west elevation. | 1 bldg | |
| 189 Shore Dr | 1956 | B11-000-005- 00009 | 7928 | This 2-story frame vernacular multifamily dwelling faces Page's Cove and has a side-gable roof that shelters an enclosed porch on the east and a porch/carport on the west. Also on the property is a 1-story concrete-block 1950s-era former service station. These buildings are noncontributing resources to the historic district because they were constructed after the period of significance. | | 2 bldgs |
| 182 Shore Dr/ Old Short Beach School | 1910, brick addition 1923 | B10-000-009- 00030 | 5311 | This 1-story-with-attic, 3-bay frame Shingle-style former schoolhouse has a raised and partially exposed brick foundation, a side-gable roof with clipped gable ends and flared eaves, a central entrance bay and cross-gable with clipped-gable end and flared eaves and a central entry porch with gable roof, chamfered posts, and brick knee wall. There is a central octagonal cupola with open belfry and domed roof. The windows are replacements. The building was converted to residential use in 1986. The architect for the 1910 section was Charles S. Palmer of Meriden, and C.W. Harrington of Branford was the contractor. | 1 bldg | |
| 192 Shore Dr/ Castle Content | ca. 1881 | B11-B10- 009-00029 | 8006 | This 2-story, 3-bay frame Colonial Revival-style dwelling has wood-shingle siding, a side-gable roof with central brick chimney, and an enclosed front porch with rooftop balustrade. | 1 bldg | |
| 198-200 Shore Dr/ Victoria Cottage | 1903 | B11-B10- 009-00028 | 8005 | This 2.5-story, 3-bay frame vernacular dwelling has a front-gable roof, a shed dormer, wood-shingle siding, an incised front porch that is partially enclosed on the first story and enclosed on the second story, a shed-roofed rear ell, and a 2-story shed-roofed side ell. | 1 bldg | |

Short Beach Historic District

New Haven County, CT

Name of Property

County and State

| Street Address/ Name | Date | Map/Block/ Lot | Parcel ID | Description | C | NC |
|---------------------------------|--|-----------------------|--------------|--|---------|--------|
| 204 Shore Dr/ Whip-O-Will | 1900 | B11-B10- 009-00027 | 8003 | This 2-story, 2-bay frame Queen Anne-style dwelling has a front-gable roof with exposed rafter tails, wood-shingle siding, a polygonal side bay, a rear ell, and a wraparound porch that is enclosed on the side elevation and is open on the front with Tuscan columns and a wood-shingled knee wall. | 1 bldg | |
| 204 Shore Dr/ | 1900 | B11-B10- 009-00027 | 8003 | This 1.5-story, 4-bay frame vernacular dwelling has a side-gable roof with shed-roofed dormer, a central projecting bay, an entrance beneath a shed-roofed hood, and an integrated garage with double-leaf doors. | 1 bldg | |
| 206 Shore Dr | 2000s | B10/000/009/ 00026 | 7707 | This 2-story, 5-bay frame dwelling is set back from the street and has a 1-story, hip-roofed section, an incised porch, and an integrated garage on the basement level. This dwelling is a noncontributing resource to the historic district because it was constructed after the period of significance. It replaced an earlier dwelling that burned. | | 1 bldg |
| 208 Shore Dr | 1994 | B11-B10- 009-026-1 | 5802 | This 2-story, 3-bay frame faux-Queen Anne-style dwelling is built on an L plan on a raised and partially exposed foundation and has a wraparound porch with wood balusters and polygonal window bays on both the façade and side elevations. The dwelling was constructed after the historic district's period of significance and is a noncontributing resource. | | 1 bldg |
| 214 Shore Dr/ Woodbine | 1880 | B10-000-009- 00025 | 7706 | This 2-story, 3-bay frame Shingle-style dwelling has a front-gable roof with jigsaw bargeboards, wood siding, a wraparound porch with wood balustrade and rooftop balustrade, and 2-story, shed-roofed ells on either side. | 1 bldg | |
| 220 Shore Dr/ Lowe Cottage | 1910 | B10-000-009- 00024 | 7705 | This 2-story, 3-bay frame vernacular dwelling has wood-shingle siding, a stone chimney, a front-gable roof, a wraparound porch with wood-shingled knee wall and wood-shingled rooftop knee wall that forms an additional second-story porch beneath the gable end. There is a 2-story, shed-roofed side ell with entrance and a 1-story rear ell. A frame garage is at the rear. | 2 bldgs | |
| 224 Shore Dr/ Sylvan Cottage | 1900; garage late 20th century | B10-000-009- 00023 | 7704 | This 2-story, 3-bay frame vernacular dwelling is built on an L plan and has a gable roof with exposed rafter ends, wood-shingle siding, a 2-story side ell, and replacement windows and wraparound porch. There is a frame garage at the rear. The garage is a | 1 bldg | 1 bldg |

Short Beach Historic District

New Haven County, CT

Name of Property

County and State

| Street Address/ Name | Date | Map/Block/ Lot | Parcel ID | Description | C | NC |
|--|---|-----------------------|--------------|---|--------|--------|
| | | | | noncontributing resource to the historic district because it postdates the period of significance. | | |
| 230 Shore Dr/ Edgewater | ca. 1880; garage late 20th century | B10-000-009- 00022 | 7703 | This 2-story, 2-bay frame vernacular dwelling has asbestos-shingle siding, a 2-story side ell, and a wraparound porch that is open on the side elevation with Tuscan columns, and enclosed with board-and-batten siding on the façade and on the east. The metal windows are modern replacements. A combined shed/garage with board-and-batten siding is located at the rear of the property. There is a frame garage at the rear. The garage is a noncontributing resource to the historic district because it postdates the period of significance. | 1 bldg | 1 bldg |
| 234 Shore Dr | 1930 | B10-000-009- 00019 | 7700 | This 2.5-story, 3-bay frame vernacular dwelling has an off-center cross gable and a polygonal window bay on the façade. The first story projects an additional bay with a shed roof and contains an integrated 1-bay garage. | 1 bldg | |
| 240 Shore Dr/ Pioneer Cottage | 1871 | B10-000-009- 00019 | 4514 | This 2-story, 3-bay frame vernacular dwelling is built on a modified L plan and has wood siding, a gable roof with gable-end returns, a wraparound Colonial Revival-style porch with Tuscan columns and wood balustrade, and 8/8 and 6/6 double-hung, wood-sash windows. | 1 bldg | |
| 244 Shore Dr/ Cedar Cliff Inn | 1900 | B10-000-009- 00018 | 7699 | This 2-story, 3-bay vernacular frame former hotel is built on a T plan, has wood-shingle siding, and a 2-story incised front porch that is open on the first story and enclosed on the second story. There is an integrated garage with half-hipped roof at the building's corner. | 1 bldg | |
| 245 Shore Dr/ Rocky Point/Luke Tyler Cottage | 1903 | B11-000-005- 00020 | 7597 | This 1.5-story, 3-bay frame Bungalow dwelling has a side-gable roof with shed dormers that overhangs to shelter an enclosed front porch. There is a two-bay attached garage on the east. The property incorporates an extensive and partially rebuilt stone wall and terrace that is curved on the south end as it extends into Page's Cove. | 1 bldg | |
| 247 Shore Dr Berkeley Cottage | 1870s | B11-000-005- 00021 | 7932 | This 2-story, 2-bay frame vernacular dwelling has wood-shingle siding with fish-scale shingles in the gable ends, an open wraparound porch with chamfered posts and jigsawn wood brackets, 2/2 wood-sash windows, and a later, attached 1-bay garage with half-hipped roof. | 1 bldg | |

Short Beach Historic District

New Haven County, CT

Name of Property

County and State

| Street Address/ Name | Date | Map/Block/ Lot | Parcel ID | Description | C | NC |
|-----------------------------|-------------|-----------------------|--------------|---|---------|----|
| 250 Shore Dr/ Shady Nook | 1900 | B10-000-009- 00017 | 7698 | This 2-story, 4-bay frame vernacular dwelling has a front-gable roof with flared overhang between the first and second stories, wood-shingle siding, an incised front porch that is enclosed on both stories, and an enclosed shed-roofed side porch. | 1 bldg | |
| 252 Shore Dr | 1910 | B10-000-009- 00016 | 7696 | This 1.5-story, 3-bay frame vernacular dwelling stands on a raised and partially exposed foundation. It has wood-shingle siding, 3/1 windows, and a modern 2-story frame deck. | 1 bldg | |
| 253 Shore Dr/ Bayside | 1920 | B11-000-005- 00022 | 7933 | This 1.5-story, 3-bay frame Dutch Colonial Revival-style dwelling has a gambrel roof with gable-roofed dormers on both east and west, wood-shingle siding, a central entrance on the west, and an exterior-end stone chimney on the north elevation. | 1 bldg | |
| 256 Shore Dr/ Acorn | ca. 1900 | B10-000-009- 00015 | 7695 | This 1.5-story, 3-bay frame vernacular dwelling has wood-shingle siding, a side-gable roof that shelters a formerly incised front porch (now enclosed), two shed dormers, a shed rear ell, and replacement windows. There is a 1-story gable-roofed shed at the rear of the property. | 1 bldg | |
| 257 Shore Dr | 1940 | B11-000-005- 00023 | 7607 | This 1-story, 3-bay frame Cape Cod dwelling has a side-gable roof, wood-shingle siding, and a projecting shed-roofed ell on the façade. The dwelling replaced a dwelling that was swept out to sea in 1938 (Bouley, personal communication, 2018). | 1 bldg | |
| 260 Shore Dr/ Oakhurst | c. 1896 | B10-000-009- 00014 | 7694 | This 2-story, 3-bay frame vernacular dwelling is built on a modified L plan, with the front-gable roof extending on one side to shelter an additional bay, creating a saltbox profile. There is an exterior brick chimney on the front as well as a one-story, enclosed porch with half-hipped roof. The 1/1 vinyl-sash windows are replacements. | 1 bldg | |
| 266 Shore Dr | 1935 | B10-000-008- 00012 | 11787 | This 1.5-story, 3-bay frame Cape Cod-type dwelling built on a stone foundation has a side-gable roof with both gable-roofed and shed dormers, a projecting cross-gable with entrance that is flanked by pilasters, a central brick chimney, and a shed-roofed ell on the rear. There is a contributing frame garage at the rear of the property. | 2 bldgs | |

Short Beach Historic District
 Name of Property

New Haven County, CT
 County and State

| Street Address/ Name | Date | Map/Block/ Lot | Parcel ID | Description | C | NC |
|---|--|-------------------|--------------|--|-------------------|----|
| Short Beach Setting and Landscape (beaches and retaining walls) | Early 20 th century; N/A | | N/A | The four Short Beach beaches are located in front of Clark Avenue; south of Beckett Avenue; at the foot of Little Bay Lane; and on the south side of Shore Drive between Little Bay Lane and 245 Drive. A number of stone retaining walls and gate posts constructed by Claus Johnson during the early 1900s also are present throughout the historic district. While the existing concrete seawalls along Beckett and Clark avenues were replaced in 1985 after Hurricane Gloria, the collection of retaining walls, gate posts, and seawalls represents a contributing structure to the historic district. | 4 sites; 1 struct | |

Short Beach Historic District
Name of Property

New Haven County, CT
County and State

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.)

- 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

Short Beach Historic District
Name of Property

New Haven County, CT
County and State

Areas of Significance

(Enter categories from instructions.)

Recreation

Period of Significance

1860–1940

Significant Dates

1860 (Construction of earliest building and approximate date of recreational development)

1891 (Construction of the Bungalow)

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

N/A

Architect/Builder

Architect: Palmer, Charles S. (Short Beach School)

Contractors: Harrington, Charles W. (Short Beach School); Hosley, B.F. (Short Beach Post Office), Bradley, Richard (Bungalow and Barracks)

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Short Beach Historic District is significant at the local level under Criterion A in the category of Recreation for its association with coastal recreational development in Connecticut from the late-nineteenth-century through the early twentieth century. Short Beach has a history as a small

Short Beach Historic District

Name of Property

New Haven County, CT

County and State

residential neighborhood with a high percentage of part-time seasonal occupants from 1860 to 1940, when the majority of extant buildings were constructed. The neighborhood is associated with waterfront recreation and entertainment as seasonal visitors flocked to the community, particularly during the summer months. Visitors participated in various recreational activities that included active recreation such as swimming, boating, and fishing in the Long Island Sound, as well as passive recreational pursuits that included attendance at soirees, poetry readings, and musicales. Artists such as Ella Wheeler Wilcox (1850-1919), Mary Anne (also M. Annie) Bostwick (1858-1943), and Gardner Reckard (1858-1908) vacationed and lived in Short Beach. Wilcox in particular hosted frequent social gatherings of contemporary artists, musicians, and entertainers at her summer residence. The 1940 terminal date represents the end of new construction and the increase of a full-time permanent residential population.

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

Criterion A: Recreation

The Short Beach Historic District represents Connecticut's coastal recreational development along the Long Island coastline. Its location and natural landscape provided the impetus for initial settlement as early property owners constructed dwellings to take advantage of the scenic views and recreational opportunities including swimming, boating, and fishing. The natural environment resulted in a compact neighborhood comprised of full-time and part time residents. Short Beach's year-round population was confined within the historic district boundaries based on a review of historic maps, aerial photography, and census records. Cottages were constructed that could support both permanent and seasonal visitors during a period within which attitudes were changing regarding waterfront use and recreation (Criterion A).

The Short Beach Historic District illustrates local trends in housing and recreational development in coastal Connecticut that took place from the late nineteenth century through the early twentieth century. These trends reflected the population's changing attitudes in regard to waterfront development, leisure, and housing. The historic district's waterside location affected its development, but the poet Ella Wheeler Wilcox also played a role in the recreational development of the neighborhood. Wilcox helped ensure that the Short Beach Historic District became a thriving and popular summer resort. Her death, the Great Depression, world events, extreme weather events, and postwar suburbanization ultimately contributed to the decline in the number of seasonal occupants and the district's transition to an outlying suburb of New Haven.

Nineteenth Century Development of the Short Beach Historic District

The Short Beach Historic District's early development is characterized by the construction of residential dwellings for seasonal use during the spring and summer months. Changing ideas about the appropriate use of the waterfront, population increases, and evolving expectations about leisure and recreation contributed to the growth of residential neighborhoods along Connecticut's shoreline. Connecticut, like most of the Northeast and Mid-Atlantic states, experienced a sustained

Short Beach Historic District

New Haven County, CT
County and State

Name of Property

economic expansion after the Civil War, which created a new class of industrialists, bankers, and insurance company executives. This wealthy class enjoyed previously unattainable leisure time and sought out new venues for travel and recreation. The economic and social elites of Connecticut's industrial cities of Bridgeport, Hartford, Meriden, and New Haven flocked to the scenic Connecticut shoreline communities along Long Island Sound (Bouley 1994:48-49; *New York Times* 1895).

Beginning in the mid-nineteenth century, a significant cultural change influenced the way in which coastal areas were viewed and valued. This transpired at a time the construction of houses in pastoral settings was understood as a way to combat the stresses of living in an urban environment. This cultural shift was associated with greater expendable incomes, greater leisure time, and the emergence of recreation as middle- and upper-class pursuits. Rather than being considered unusable or minimally usable for agriculture and industry, the coast became the ideal location for leisure activities, owing to its "restorative" climate and scenic views. Locations directly along the shore provided a temperate climate, convenient access to outdoor activities, and attractive views of Long Island Sound, as well a respite from congested cities. Those seeking such pursuits settled along the coast.

During the second half of the nineteenth century, summer colonies were established directly on the water and relatively close to downtowns. Examples include communities near Groton, Milford, and New London. Groton is located along the Mystic River and was founded in 1705. Eastern Point, 5.3 miles from downtown Groton, developed as a summer colony beginning in the 1860s.

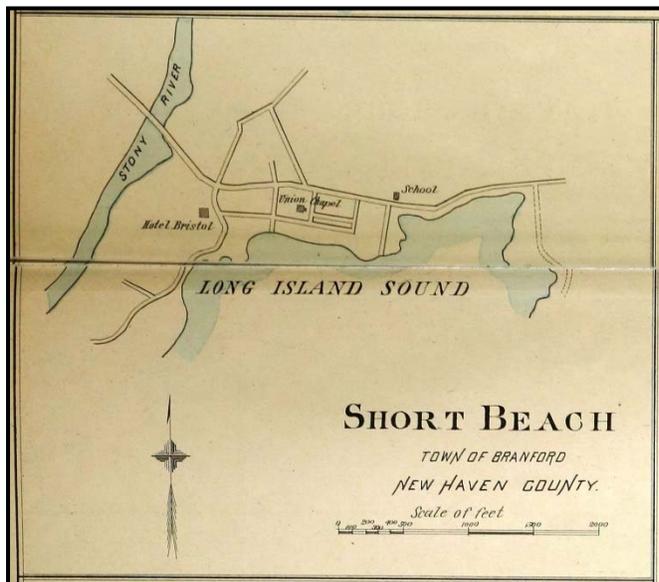


Figure 3. 1893 Hurd Atlas of Southern New Haven County
(Source: UConn Map and Geographic Information Center n.d.).

Milford is located along Milford Harbor and was founded in 1639. Woodmont is located 3.5 miles from downtown Milford and was developed as a summer colony beginning in the 1870s. New London is located along New London Harbor and the Thames River and was founded in 1646. The Pequot Colony, 2 miles from downtown New London, was settled as a summer colony beginning in the 1860s (Herzan 1997:66).

Branford's initial settlement began in 1638 along the Branford River. Short Beach is 2.5 miles from the town center, and while the earliest extant building in the district was constructed in 1860, a significant concentration of dwellings was not present until the 1870s. Documentation of Short Beach's land development

prior to the late nineteenth century is found in historic maps. The 1852 Whiteford map of New Haven County records one building belonging to "Bradley" in Short Beach (Whiteford 1852). The 1868 Beers map of Branford, which identifies the area as Scotch Cap, depicts the Bradley property,

Short Beach Historic District

New Haven County, CT
County and State

Name of Property

now labeled “W. Bradley.” Two buildings, labeled Montrose House and W.H. Doolittle, are located to the southwest (Beers 1868).

Although dwellings were constructed in the district during the 1870s and 1880s, some historic maps do not depict concentrations of buildings until the 1890s. The 1893 Atlas of Southern New Haven County depicts three buildings: a hotel, a church, and a school; no dwellings are indicated (Figure 3). The Branford city directory of 1895 does not include any entries for hotels in Short Beach, despite the fact that the Bristol Hotel was depicted on the 1893 Hurd Atlas, and according to the town historian, operated through the first decade of the twentieth century (Bouley, personal communication, 2019). The inset map of Short Beach in the 1893 Hurd atlas shows that Short Beach’s small system of roads—Shore Drive (Main Street), Clark and Beckett avenues, and north-south Pentecost and Bristol streets, and Little Bay Lane (Beach Street)—was already in place. Waterfront Street (Beach Place), which ran parallel to the Granite Bay, also was depicted. A review of historic postcards suggests Waterfront Street functioned more as a promenade along the shore rather than as a public road (Figure 4). The waterfront afforded ample opportunities for recreational pursuits such as swimming, boating, fishing, and picnicking.



Figure 4. Undated Postcard View of Short Beach (Courtesy: Branford Historical Society).

Interestingly, Beckett Avenue extended only between Bungalow Lane and Pentecost Street. What appears to be Court Street (Bradley Avenue) is depicted on the north side of Shore Drive (Hurd 1893). At one time, Shore Drive east of its intersection with Court Street also accommodated a double-tracked streetcar line. While the streets are depicted in the 1893 atlas, the Branford city directories do not identify the streets in Short Beach (Price & Lee 1895; 1900). The street pattern and naming system remained in place as late as 1946 (Price & Lee 1946) (Figure 5). By 1940, the dwellings facing the water were reassigned Beckett Street addresses (Ancestry.com n.d.). The street names in Short Beach, as well as those in other parts of Branford, were renamed in 1958 at the request of the U.S. Postal Service (Department of Economic and Community Development 2018:3).

Short Beach Historic District
Name of Property

New Haven County, CT
County and State

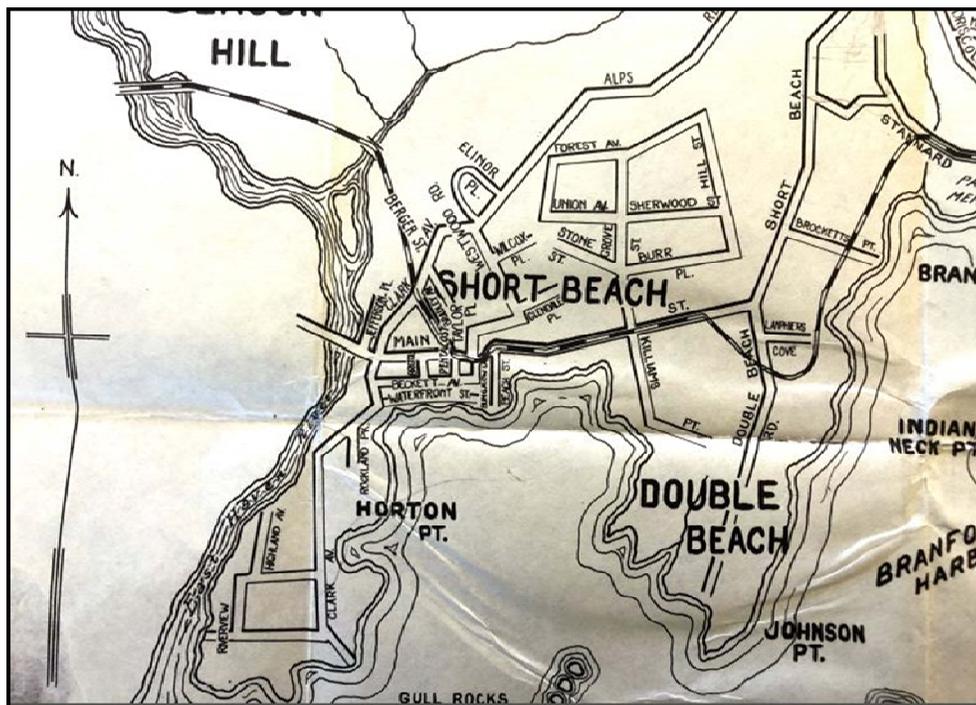


Figure 5. Excerpt of New Map of Branford (Source: Price & Lee 1946).

Short Beach developed gradually as large parcels in the area were independently subdivided. Private subdivision of large parcels purchased by individual landowners began during the 1860s and 1870s. As a result, the district has an organic development pattern that defies a strict spatial and chronological order. This development pattern was not uncommon in coastal Connecticut. The buildings generally occupy uniform building placement on their lots to maximize views of the water and to accommodate topography. Consequently, the streetscapes express variety in terms of dwelling construction dates and architectural style.

By 1893 a number of buildings are depicted along the south side of Beckett Avenue and along the north side of Shore Drive on topographical maps (Nationwide Environmental Title Research, LLC [NETR] var.). According to tax assessment records and previous architectural survey, 50 buildings had been constructed within the approximate boundaries of the district by that date. In addition, 23 residents were identified in the 1895 Branford city directory.¹ Permanent year-round residents included Claus Johnson (boat builder), E.R. Kelsey (oil and fertilizer manufacturer), Edward Knowles (grocer), Etta Knowles (postmistress), and Grace Hotchkiss, among others (Price & Lee 1895).

¹ U.S. Census records and Branford city directories were used to residents of the historic district during select time periods; however, no addresses are available for Short Beach during the period of significance making it difficult to determine whether households identified in those records fall with the district's boundaries. Some residents and properties included in tabulations in this nomination might fall outside the district boundaries whereas others were excluded due to the inability to identify the location of the households.

Short Beach Historic District

Name of Property

New Haven County, CT

County and State

By the 1890s vacationers had “discovered” Short Beach (Wilcox 1918). Consequently, new dwellings were constructed to accommodate the influx of part-time residents. One reason vacation houses were constructed was the lack of boarding houses in the neighborhood (Price & Lee 1895). Ella Wheeler Wilcox’s Bungalow was among the new dwellings under construction (*The Morning Journal-Courier (New Haven)* 1891a:2). As the nineteenth century came to a close, Short Beach’s popularity as a vacation destination increased, to the dismay of residents in nearby Stony Creek. *The Morning Record (Meriden)* proposed a theory as to why:

The reason for this change, as far as Short Beach is concerned, is said not to be wholly on account of the nature of the place, but the fact that Ella Wheeler Wilcox has her “Bungalow” there is said to have had not a little influence on some, showing that associations have not a little to do with such matters (*The Morning Record (Meriden)* 1894).

Ella Wheeler Wilcox and the Creative Community at Short Beach

As the above excerpt implies, the Short Beach Historic District has an association with the career of Ella Wheeler Wilcox, a noted poet, author, and playwright during the late nineteenth and early twentieth centuries. While she lived in Short Beach between 1891 and 1919, Wilcox was a driving force in the neighborhood’s social and recreational scene. She particularly influenced the community’s arts scene, leading to an increase in the number of visual and performing artists, artistic events, and entertainments while she was in residence. Although many of these activities occurred before she began vacationing in Short Beach during the 1890s, they intensified after 1906, when she made Short Beach her permanent home.

Wilcox passively promoted Short Beach as the ideal summer resort. She was able to attract visitors from all walks of life who wanted to participate in her many recreational and social activities. After she and her husband made Short Beach their permanent residence, she hosted a variety of visual and performing artists, a practice she had developed while living in New York City and which she continued at her summer cottage, The Bungalow. Wilcox not only held musicales and like entertainment, she also hosted guests at the dwellings in her Short Beach compound. Pianist Ruth Helen Davis, among others, performed for Wilcox and her guests (*Hartford Courant* 1914a:14).

Wilcox was born in 1850 in Johnstown Center, Wisconsin, and she briefly attended Wisconsin’s Madison University. Wilcox began writing at a young age to help support her family.² She married her husband, Robert, a businessman from Connecticut, in 1884. Despite marrying into a wealthy family, she had her own income, which she gained from the publication of her literary work. In

² In her autobiography, Wilcox writes she attended Madison University for one year. Various biographical sources on Wilcox state she attended the University of Wisconsin at Madison in 1867. However, according to the University of Wisconsin-Madison, the first women were admitted to the university’s Normal Department in 1863. The Normal Department was abolished and replaced by a separate Female College in 1867. Bachelor’s degrees were awarded to women beginning in 1869, and in 1874-75 women officially received coeducational status. It is likely Wilcox’s educational pursuits in Madison were spent at the university’s Female College (University of Wisconsin-Madison n.d.).

Short Beach Historic District

New Haven County, CT
County and State

Name of Property

1887 she signed with Edward Bok's Literary Leaves syndicate. Bok "paid a handsome sum to the popular poet to secure control of her work" (*The Morning Journal-Courier (New Haven, Connecticut)* 1887:4). Wilcox's work was syndicated, appearing in magazines such as *Good Housekeeping*, where she provided advice to women. While she was able to earn a living from her writings, her husband's income supplemented her earnings (Wilcox 1918:115).

She and her husband moved to the East Coast, to Meriden, Connecticut, and later New York City, where she lived for 19 years. In New York she met a number of literary figures, including June Croly, who was the president of Sorosis, a women's literary club established in the late nineteenth century, and soon thereafter began entertaining "a bevy of poets, artists, actors, [and] musicians" in her residence (Croly 1898; Wilcox 1918:125, 126). This tradition continued when she and her husband relocated part-time to Short Beach in 1891.

Wilcox discovered "Short-Beach-on-the-Sound (Granite Bay)," which at the time was a sleepy enclave, while visiting New Haven in 1890. Her husband's aunt was staying at the coastal resort with her daughter, who was married to the artist Gardner Reckard (Wilcox 1918:142). The following summer (1891), the Wilcoxes built The Bungalow (105 Beckett Street), and later The Barracks (109–111 Beckett Street) (Wilcox 1918:162). Reckard was hired by the Wilcoxes to supervise construction of The Bungalow and design the dwelling's interior (*The Morning Journal-Courier (New Haven, Connecticut)* 1891a:4; Reckard 1895). Local contractor Richard Bradley of Branford, Connecticut, constructed The Bungalow and The Barracks.

Robert Wilcox purchased four dwellings in close proximity to the Barracks, and "moved them back a short distance, remodeled them, and each summer found ready tenants for three of them. The fourth we had entirely removed from the premises, in order to erect our living house 'The Barracks' in its place" (Wilcox 1918:155). The Wilcoxes divided their time between New York and Short Beach until Robert retired in 1906, after which time they resided permanently in Short Beach. The Wilcoxes are enumerated in Branford in the 1900 population census, and Ella Wheeler Wilcox is included in the city directory by 1913 (Ancestry.com n.d.; Price & Lee 1913:55).

Wilcox entertained her artist friends at the four cottages at the Short Beach compound—"Sea-lawn, Mid-Lawn, Rock-lawn, and Oak-lawn"—before one was removed to facilitate construction of The Barracks (Reckard 1895:220). Guests at The Bungalow in the early 1900s included Ruth St. Denis (1879–1968), a pioneer in modern dance and choreography; New Haven native Alfred Newman (1900–69), a pianist, and later, a well-known film composer and conductor; poet Theodosia Garrison (1874–1944); and playwright Ruth Helen Davis, with whom Ella Wilcox collaborated on several short plays (*New Haven Evening Register* 1910). In the 1910s several of Wilcox's poems also were adapted and re-written as silent films (or photo-plays, as they were sometimes called) that were presented at special screenings at The Bungalow or the movie house in Branford; one even was titled "Summer Days with Ella Wheeler Wilcox" (1914) and included scenes of life at The Bungalow (Edwards 1997).

In addition to entertaining, Wilcox did much of her writing while living at The Bungalow (*Hartford Courant* 1919a:5). Works published while she lived in Short Beach include *A Woman of the World* (1904); *Poems of Optimism* (1913); *The Worlds and I* (1918); *Hello, Boys!* (1919); and *Poems of*

Short Beach Historic District

New Haven County, CT
County and State

Name of Property

Sentiment (1919). Her autobiography, *the Worlds and I*, highlights her fondness for Short Beach. Many of her later works reflect her experiences in France during World War I, when she volunteered for the Red Cross and “went from camp to camp in France, lecturing to the soldiers on sex problems” (*New York Times* 1919:13).

In later life, Wilcox became interested in spiritualism and communication after death. After an illness, Ella Wheeler Wilcox died in October 1919. Her funeral was held in Springfield, Massachusetts, after which her body was cremated and her ashes interred at her Short Beach property, along with those of her husband. After her death, her personal items were auctioned under order of the Branford probate court (*Hartford Courant* 1920:1). Her Short Beach property was sold to Ruth Ritter, a relative (*Hartford Courant* 1919b:2). The Bungalow was converted to the Duncan Convalescent Home in 1972 and remodeled into condominiums in 1981. Midlawn and Bandbox also were converted into condominiums. The entire complex currently is called Wilcox Estates (Bouley, personal communication, 2018).

Wilcox’s ability to attract visitors to Short Beach was recorded in her autobiography and in contemporary newspaper accounts, which frequently described her humanitarian work in addition to her social activities. Wilcox was a patron for the disadvantaged, often inviting them to her home (*Hawaiian Gazette* 1908:6; Wilcox 1918:157; 158; 159). She had developed a reputation as a benefactor of the less fortunate and provided shelter and employment for those in dire financial need (Wilcox 1918:157; 158; 159).

Wilcox’s impact on the social life of Short Beach residents and visitors was reflected in construction concurrent with her residency in the district. While there always was a seasonal population, warm weather residents increased after Wilcox made Short Beach her summer residence. Her influence and popularity, in addition to transportation improvements, required the construction of new, higher-density accommodations for short-term residents. The 1905 Arrowhead Hotel (117 Shore Drive) and the Claremont (demolished) were constructed to meet the demand for additional lodgings. In addition, the Arrowhead Hotel, for example, had facilities that could accommodate a variety of artistic endeavors. Such facilities enabled entertainment activities to continue, even when Wilcox was not in residence and her Bungalow was unavailable.

Wilcox was not the only artist in residence at Short Beach during the first two decades of the twentieth century. The artist Gardner Reckard had a studio above Knowles Market (*The Morning Journal-Courier (New Haven)* 1891b:2). San Souci (175 Shore Drive) was the studio of painter Mary Anne Bostwick. Bostwick also rented cottages, including those available for “outdoor sketching, if desired” (*Hartford Courant* 1916a:22). Other artists who summered at Short Beach included illustrator Louis Biedermann, playwright Charles Brown, and dancer Donald Pitblade (*Hartford Courant* 1915a:16). The future poet, Theodosia Garrison, spent much of her youth and young adulthood with the Wilcoxes at The Bungalow, returned to summer at Short Beach after Wilcox’s death (*Hartford Courant* 1921a:5).

Whenever Wilcox was in season at Short Beach, the press noted declines in hotel vacancies. Her absences had a parallel effect, and increased hotel vacancies. In 1916 the local press noted the apparent decline in summer business at Short Beach. While early August bookings suggested a

Short Beach Historic District

Name of Property

New Haven County, CT

County and State

successful season, the outcome was uncertain, particularly since July attendance was low. A decrease in hotel reservations prompted concerns that the average of previous years might not be reached (*Hartford Courant* 1916b:18): Wilcox was not in residence that summer, and consequently, The Bungalow's staff organized little entertainment. The fears over low numbers of hotel reservations persisted despite other entertainment activities scheduled at the Arrowhead Hotel and other cottages that summer (*Hartford Courant* 1916b:18).

The lack of social activities became more pronounced after her death. The *Hartford Courant* remarked on Wilcox's absence: "The presence of the poetess, the late Ella Wheeler Wilcox, who was the magnet, is beginning to be felt. Sentiment brought a great many people to Short Beach because Mrs. Wilcox lived there, and was a very intimate part of the atmosphere of the colony" (*Hartford Courant* 1921b:23). World War I, the Great Depression, and the cessation of trolley service also contributed to the decline in social activities.

Transportation Improvements: The Impact of the Trolley on Short Beach

Prior to the arrival of the trolley, access to Short Beach was challenging. As Ella Wheeler Wilcox recounted in her memoir, when she and her husband began vacationing at "Granite Bay" during the 1890s, "and for several years thereafter, the resort was only reached by a four-horse stage from East Haven, or by boats" (Wilcox 1918:158). Talk of providing trolley service to Short Beach began during the late 1890s. Throughout 1897, several town meetings occurred to secure approval to build an "electric road" with the *Branford Opinion* noting that "all seemed in favor" as "trolley (service) will be a big boon to Branford shore resorts." However, Wilcox and her contemporaries opposed the trolley, fearing "an invasion of undesirables, and dreaded seeing our romantic resort turned into a Coney Island" (Wilcox 1918:158). Wilcox and her associates appeared to be the exception.

Land agents for the trolley company observed that real estate along or near the proposed route near Double Beach and through Short Beach was already increasing in value because of its potential for residential development (Fletcher and West 1998:9). Ultimately, Short Beach was directly connected with the eastern terminus of the New Haven streetcar at East Haven Green (ConnecticutHistory.org n.d.). The route of the Branford Electric Railway (BER) Company, as specified in the Connecticut Senate Resolution No. 181 of 1897 incorporating the company, passed near the Double Beach Hotel (located east of Short Beach), to Shore Drive, and along Court Street to Clark Avenue, and eventually to Lake Saltonstall at the Branford Town line (Fletcher and West 1998:8). The trolley made Short Beach accessible to Branford center, New Haven, and Yale, as well as other shoreline communities (Bouley, personal communication, 2019). Short Beach was served by trolley service through the late 1940s (The Shore Line Trolley Museum n.d.).

Cottage Construction in Short Beach

The increase in coastal development along Connecticut's Long Island shore occurred during a period when city dwellers wanted to escape the dirt, grime, and congestion of densely packed urban centers. Dramatic increases in the urban population resulting from industrialization and an influx of immigrants created the perception that cities were unhealthy places to live. Architects,

Short Beach Historic District

Name of Property

New Haven County, CT

County and State

designers, and medical professionals promoted an ideal whereby country living in a quaint cottage would help improve the well-being of urban residents. Designers such as A.J. Downing and Calvert Vaux prepared drawings for a dwelling type they called country cottages. The term “cottage” became synonymous with any dwelling built outside the city or urban environment and that was sited in a pastoral or suburban setting. This dwelling type had connotations of retreats and rural living. By the late nineteenth century, this term also was applied to dwellings constructed at vacation destinations, including coastal and mountain communities. These dwellings were promoted in pattern books such as *Villas and Cottages* (Vaux 1864) and *Summer Homes and Camps* (Lent 1899). A cottage, whether in a suburb or at a resort, was, in effect, the same as a second dwelling or vacation home (Lent 1899:73).

Little distinction was made between cottages constructed for full-time occupancy and those constructed for occupancy solely during the summer months. The location of the building rather than the type of construction was the determining factor. As Frank Lent noted in his pattern book:

That American people are so fond of their outings in the country, the mountains, the woods, and the coast is the *raison d’etre* for thorough and thoughtful study on the subject of “Summer Home.” This fondness for rural life has grown to such a strength that it has become necessary to make many of these homes completed all-round-the-year residences, so that that their owners, with merry parties, may occupy them in summer or winter with all the comforts of home (Lent 1899:13).

In fact, the only apparent design difference between a summer cottage and a permanent residence was the “lack of sumptuous accommodations of a mansion or hotel,” and the “elaboration and lavishness of furniture” (Lent 1899:9).

Dr. H.S. Drayton also recognized this housing trend. In his *Vacation Time with Hints on Summer Living*, he acknowledged “the disposition among some to hire or build small cottages at a place where families can live for two, three or more months” (Drayton 1891:9). He, too, extolled the healthy benefits of leaving the city and professional responsibilities by escaping to the country, be it mountain or seaside, during summer months.

Professionals of the time, however, struggled with the nomenclature. Architects, designers, and related professionals did not know what to call seasonally occupied dwellings. Drayton called these dwellings “independent houses,” while Lent referred to them as cottages (Drayton 1891:1). In his treatise, Drayton presents two options for the independent house: the portable and the permanent cottage. The permanent cottage had the added benefit of being more enjoyable because the family is returning to the same place year after year and if the “cottage is built on the margin of some lake, or by the salt water, say of the Long Island Sound, it becomes the country home of the family (Drayton 1891:10). This trend occurred in Short Beach. The society pages of local newspapers frequently noted which families were going to spend the summer season at their Short Beach cottages. Select residents of Hartford, for example, returned to the same Short Beach cottage year after year. Figure 6 presents select excerpts from period society pages from local newspapers.

Short Beach Historic District
Name of Property

New Haven County, CT
County and State

Figure 6. Excerpts from Local Newspapers

Among the recent arrivals at Short Beach are: The Misses Minnie Stoddard, Josie Hubbard, Annie Lehr, Ida Bates, Emily Richards, Ada Cowan of New Haven, and Lulu Stoddard, May Shute and Hattie Miller of Meriden, all at the Earl Cottage. Mrs. Stoddard of Meriden is chaperoning the party.

RECEPTION TO-NIGHT.

A very notable social affair at the Beach will be the reception given by Ella Wheeler Wilcox to the cottagers at her handsome residence this evening.

1.

Miss Clinton of Chapin Parkway arrived Monday from Antwerp on the Zealand. She and her brother George will spend the week with Mrs. Stanley at Short Beach on the Connecticut shore before returning home.

3.

C. A. HOTCHKISS and family left Camden this morning for Short Beach, Connecticut, where they will remain until Fall. He takes a boat with him and as he has bought a cottage there will no doubt feel at home.

4.

Mrs. William C. Tolhurst and son of No. 47 Washington street have gone to Short Beach for a few weeks' stay. Mr. Tolhurst will go down for the week-ends.

2.

There are not many people from Hartford at the beach yet.

Mr. and Mrs. Max Mayer are at their beautiful home on the water front and entertained New York friends over the Fourth.

Mrs. Katzenstein who has the Cossey cottage, also entertained over the Fourth, the guests being Mr. and Mrs. Victor Hallman, Richard and Victor Rappert, and the Misses Hallman, all of Hartford.

Mr. and Mrs. A. S. Walker were among the early arrivals at their summer home. They have with them their daughter and family, Mr. and Mrs. H. C. Wilson and son, Billie, also of Hartford.

Mrs. Harry Killam had among her guests at her cottage over the weekend and the Fourth Miss Wilkenson, Mr. Hughlet, Miss Virginia Madden and her mother of Hartford.

Among the Hartford people at the Arrowhead are Andrew M. Welch and Mr. and Mrs. E. R. Case.

Miss Beardon of Hartford has purchased Cottage Waferneck from Dr. Roberts and is occupying it with the family and guests for the season.

5.

Short Beach Historic District

New Haven County, CT
County and State

Name of Property

Miss Buber of Hartford, is a guest of Mrs. Bailey at Cottage Acorn. Edward Judd of the South School, Hartford, is also there.

George Hunt of Hartford, is visiting Ed. Buckland. Ed. entertained at a dog roast on the island during the week. This was followed by a dance.

Miss Elizabeth Carleton of Hartford, is visiting Miss Marjorie Buckland, and a round of entertainment has been given by the young people for Miss Carleton.

Mrs. George Hamlin and son, Edwin, also Mrs. E. W. Hamlin, all of Hartford, were guests of the week of Mr. and Mrs. Porter at Cottage Midge, in Bungalow court.

Miss Jane H. Peterson and Miss Anna M. Johnson of Hartford, are guests at East Twin cottage on the water front.

Among the Hartford people registered at the Arrow-Head is D. Goodrich Markham.

Miss Mary Lane of Hartford, is with the John Jane family at the Poole cottage.

6.

William H. Lockwood of Hartford, who built cottage Idlewilde, on Long Beach adjacent to Sidney E. Clarke's beautiful place, spent the week at the Arrow-Head, with Mrs. Lockwood. They were amazed to see how Short Beach had been improved. They enjoyed their stay at the Arrow-Head very much. This hotel was new to them. Mr. and Mrs. Lockwood have a new summer bungalow just four miles from Willimantic, but they were anxious to get a whiff of the sea breezes at Short Beach. Mr. Lockwood sold Idlewilde, to Mr. Lawton of Hartford, and he has since died.

The cottage is now the property of Mrs. Lawton, who is at present at the beach with her daughter Miss Mildred, a student at the Randolph Woman's College, Macon. Miss Lawton has with her her college chum Miss Moomaw, of Randolph Woman's College, Macon.

At Cottage Irene, in the Bostwick colony, Phi Delta Psi, Lambda Sigma spent about a week here. In the party were Malcolm G. Buckley, E. Edward Buckley, J. Fred Buckley, Charles E. Luskomb, Russell R. Wilder, Donald G. Smith, William Baxter, George A. Hunt, all of Hartford.

At Sans Souci, also in the Bostwick colony, Miss Bostwick had among her recent guests Miss Katherine Hussey of Hartford. Miss Hussey is now in New York for a few weeks of study. Miss Kaminsky of Hartford was also a guest of Miss Bostwick.

Attorney Sidney E. Clarke and his son, Arthur, will soon leave for their Florida grove in Sarasoto. They will be away about six weeks. Mrs. Clarke has with her her sister, Miss Robinson, of Middletown.

At cottage Shattuck are Mr. and Mrs. E. E. Fenn of Thomaston and Miss Mary Barbaret of Torrington.

At cottage Arborside are Miss Carrie Wilson and Miss Frances H. Baker of Bristol.

Registered during the week at Granite Bay Hotel were Dr. R. J. Lawton and wife, and P. J. Benson and K. J. Mulligan of Terryville.

Miss Ruth Corbin of Hartford is registered at Maple Tree Inn.

At the Arrow Head are Miss Florence and Miss Clair Ellis of Torrington, Mr. and Mrs. J. R. Andrews, Miss Emily Andrews, J. C. Andrews, Miss Mary Hall, New Britain.

At the Claremont, Mr. and Mrs. G. W. Steele, Newington; Mr. and Mrs. W. C. Latham, New Britain; Mr. and Mrs. C. W. Beckley, Miss Ida Beckley, Torrington; G. J. Vedder, C. T. Moulton, John B. Blake, Miss Ellen Shields, Hartford.

Mrs. John Pinches of New Britain is at Fairview for a part of July, putting the cottage in order for tenants.

Richard Pinches entertained a house party over the Fourth. In the party were Mr. and Mrs. George Booth, Harold Clark of New Britain.

7.

Sources: 1. *The Morning Journal-Courier* 1891c:2; 2. *Hartford Courant* 1914b:11; 3. *The Buffalo Commercial* 1902:10; 4. *The Morning Post* 1884:1; 5. *Hartford Courant* 1922a:24; 6. *Hartford Courant* 1914c:12; 7. *Hartford Courant* 1914d:12.

According to property boundaries depicted on Sanborn maps, at least 16 lots in Short Beach have two dwellings, with several lots having more than two by 1924. Generally, these secondary

Short Beach Historic District
Name of Property

New Haven County, CT
County and State

dwellings are smaller in scale than the principal houses, suggesting some of these smaller buildings were used for summer occupancy. However, given the relatively small number of secondary dwellings constructed between 1860 and 1894, it appears many secondary dwellings were built between 1894 and 1924, which coincides with the neighborhood's peak as a fashionable and popular summer destination. It seems unlikely that the summer population could have been accommodated solely in the houses built between 1860 and 1894. Consequently, some of the larger, more prominent residences also had to have been occupied only seasonally.

Additionally, Branford city directories list no hotels or boarding houses within the boundaries of the historic district until the twentieth century (Price & Lee 1895). Classified advertisements for rental properties indicate some of the district's dwellings may have been used for short-term occupancy. Select property owners rented dwellings to vacationers during the summer months. Mrs. E.T. Beers and artist Mary Anne Bostwick, for example, rented cottages to residents of Hartford during the summer season (*Hartford Courant* 1916a:22; 1922a:24). Select classified advertisements provide a snapshot of the vacation housing market during the period (Figure 7).

Short Beach Historic District
Name of Property

New Haven County, CT
County and State

Figure 7. Select Classified Advertisements from Local Newspapers

TO RENT—For September, furnished cottage of nine rooms at Short Beach, fronting the water; good boating; bathing, fishing. Terms moderate. Address A. H. SIMONDS, Box 65, Short Beach, Ct.

FOR SALE OR RENT—Short Beach, Branford, House, 13 rooms, cemented cellar, plastered, papered. \$2300. Lots near Beach \$10 per foot. Corner Bungalow Lane and Main Road. THOMAS OAKES & SON, 11 Haynes street.

1.

TO RENT—Eight-room cottages at Short Beach, furnished. City improvements, piano. S. J. STOW, New Haven.

3.

SHORT BEACH; EIGHT (8) ROOM furnished cottage, five bedrooms, thoroughly modern throughout, electric lights, gas, set tubs, bathroom. All year round cottage. Will be ready for occupancy Sept. 1st. Kenyon Company, 18 Asylum street, city, or W. A. Burr, Short Beach, Branford, Conn.

5.

SHORT BEACH, Conn.—Furnished cottages for sale or rent, also furnished rooms with light housekeeping; outdoor sketching if desired; half hour on trolley from New Haven. Miss M. A. Bostwick, The Studio, Short Beach, Conn.

6.

TO RENT—Shore cottage for season (\$200) at Short Beach, Ct.; well furnished cottage, seven rooms and bath-house (four bedrooms), fine range, gas stove, piano, electric lights, running water, watercloset, 75 feet from fine bathing beach. Two minutes to post office, stores, bowling alley, etc. New Haven 36 minutes by trolley. Apply MRS. GEO. FOSTER, Short Beach, Conn.

2.

CONNECTICUT.

SHORT BEACH, CONN., near New Haven, the Arrowhead; open all year; new house; every convenience of a well-equipped home; sleeping porches overlooking Sound; steam heat, electric lighting, hot and cold water in every room; excellent table; \$2.50 per day; lower rates by the week or month. Mrs. HENRY C. BEERS. †

4.

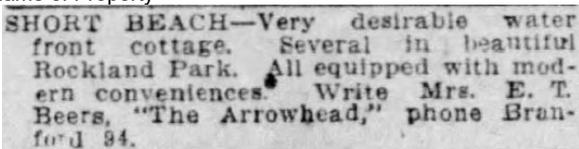
SHORT BEACH—Beautiful summer home on Long Island Sound for rent, fully furnished; large grounds extending to tide water, large house, living-room, breakfast-room, servants' dining-room on ground floor, four bedrooms and two baths second floor, servants' rooms and one bath; all in prime condition; house can be used year 'round; furnace, fireplaces, etc.; thirty minutes from New Haven; very quiet and restful; reasonable rental. Write to W. H. Ritter, Short Beach, Conn.

7.

Short Beach Historic District

New Haven County, CT
County and State

Name of Property



SHORT BEACH—Very desirable water front cottage. Several in beautiful Rockland Park. All equipped with modern conveniences. Write Mrs. E. T. Beers, "The Arrowhead," phone Branford 84.

8.



SHORT BEACH—
NEW SHORE COTTAGE, 4 ROOMS WITH IMPROVEMENTS, MUST BE SEEN TO BE APPRECIATED. OPPOSITE GRANITE BAY HOTEL, SHORT BEACH. ALSO THE BEST BUILDING LOTS IN SHORT BEACH. TERMS ARRANGED. GILES HULL, UNION STREET, SHORT BEACH, BRANFORD, CONN.

9.

Sources: 1. *Hartford Courant* 1903:6; 2. *Hartford Courant* 1909:16; 3. *Hartford Courant* 1912:23; 4. *The Brooklyn Daily Eagle* 1912:18 5. *Hartford Courant* 1915b:17; 6. *Hartford Courant* 1916a:22; 7. *Hartford Courant* 1916c:22; 8. *Hartford Courant* 1922b:17; 9. *Hartford Courant* 1922c:19.

Characteristics of Short Beach's Development as a Summer Colony

Some broad characteristics define the term "summer colony" as it applied to coastal Connecticut during the late-nineteenth and early twentieth centuries. A primary characteristic of a summer colony was its seasonal occupancy. Visitors were drawn by climate or scenic quality during a certain prescribed "season." The Short Beach summer season between Memorial Day and the end of August offered active outdoor recreation, including boating, swimming, and surf bathing along its beaches, as well as sailing in Granite Bay and Long Island Sound. Hotels, such as the Claremont and Arrowhead, and rental housing accommodated seasonal vacationers. Modest piers extending into Granite Bay were constructed. These piers, which were used for fishing, are no longer extant.

The summer season also involved formal and informal social activities, such as parties, dances, and minstrel performances often held at the summer cottages in Short Beach from the 1870s through the 1920s; theatricals, musicales, and plays were staged at The Bungalow (105 Beckett Avenue). Bostwick's The Studio cottage (173 Shore Drive), like Wilcox's Bungalow, served as a venue for poetry readings, art exhibits, and community gatherings (Bouley, personal communication, 2019). In addition to the hotels that accommodated summer visitors, smaller guesthouses also were present in the district, such as the Anchorage at 108 Shore Drive (Bouley, personal communication, 2019). The Arrowhead Hotel provided opportunities for social and recreational engagement in its dining room and on its porches. Musicales, for example, were performed at the hotel (*Hartford Courant* 1921b:23).

Short Beach Historic District

Name of Property

New Haven County, CT

County and State

Informal activities included community meetings held at the Short Beach Union Church. The post office served as a local gathering place, a function that continues today. The post office originally was located at 90 Shore Drive (as the Knowles' Store and post office), later at 93 Shore Drive (as Chadburn's Store and post office), and since 1924 at 5 Court Street).

Until around 1900, the end of the season was marked by a community-wide "grand illumination" of cottages and fireworks displays on the beaches (*New Haven Evening Register* 1895). The community still celebrates the end of the summer season with Short Beach Days over Labor Day weekend with running and swimming races, a children's parade, entertainment, and other activities (Bouley, personal communication, 2019).

Infrastructure Development and the Establishment of the Short Beach Improvement Association

From 1860 to 1899, 56 buildings were constructed in the district, necessitating the establishment of services and utilities. Such services included paved streets and sidewalks, electricity, fire service, trash removal, and a school. Garbage collection, in particular, was of concern. The restorative qualities that made resort areas desirable places to live and visit would have been diminished by unhealthy living conditions. Dr. Drayton acknowledged the perils of poor sanitation at resorts and cautioned against the failure of resort towns to deliver adequate services (Drayton 1891:12, 13). Similarly, the permanent residents of Short Beach recognized the need to provide proper sanitation.

The lack of public services increasingly became a concern as the number of permanent and part-time residents continued to grow. According to city directories dated between 1895 and 1900, between 23 and 29 people then lived in the community. Short Beach street names were not identified; therefore, it remains unclear where specifically in the Short Beach community the residents lived (Price & Lee 1895; 1900). Because the street network outside the district was not fully developed and a relatively small number of buildings stood outside the neighborhood's boundaries as depicted on historic maps, the residents identified in the 1895 and 1900 city directories and the 1900 U.S. Population Census presumably owned property within the historic district's boundaries.

A mechanism for administering services needed to be created before they could be implemented. To that end, owners of property in Short Beach petitioned the state legislature to establish a resident's association. In 1895, Short Beach residents requested a charter for the Short Beach Improvement Association (now the Civic Association of Short Beach) from the Connecticut state legislature. The legislation also identified the boundaries governing the association's jurisdiction.

The joint resolution of March 28, 1895 "Incorporating the Short Beach Improvement Association" declared that "all of the owners of cottages and dwellings within the limits hereinafter specified in the locality known as Short Beach in the Town of Branford, New Haven County are hereby constituted a body politic." The Association's purpose was to "prevent nuisances and promote the health of the place and facilitate the removal of all garbage and night soil" (General Assembly of the State of Connecticut 1895:94). The limits of the Association's authority extended from Page's Cove on the east, and included properties within 500 feet on the north side of Shore Drive, and

Short Beach Historic District

Name of Property

New Haven County, CT

County and State

extended west to include Clark Avenue. The Association's western boundary continued to the Farm River and the Gut, the area between Payne's Point and Kelsey Island. These western boundaries extend beyond those of the district. Any Connecticut voter who owned property within the defined limits was entitled to vote at Association meetings. Ultimately, the Association was responsible for providing community services, such as sanitation improvements, normally delegated to the public works functions of a local government.

The Association's first meeting, at the Short Beach Union Church, was July 5, 1895, to elect a Sanitary Board of five freeholders. Responsibility for ensuring proper removal of garbage and waste was entrusted to the Sanitary Board, which also was responsible for regulating nuisances and liquor sales. The Sanitary Board was responsible for hiring a person or persons to "remove all garbage, night-soil, ashes, or other offensive matter" from the cottages and hotels (General Assembly of the State of Connecticut 1895:94).

The 1895 charter for the Short Beach Improvement Association was one of the first such state charters for a summer colony in Connecticut. Charters for residents' associations were soon granted to other coastal communities. Grove Beach's resident association in Westbrook was chartered one month later in April 1895 (Royalty, personal communication, 2016). Resident associations in other Branford communities such as Pine Orchard, Granite Bay, and East Indian Neck were formed in the late 1890s and early 1900s to guide future construction and to provide services. These associations regulated development, financed improvements, and maintained community property (including beaches), among other duties. Indeed, such associations frequently undertook these quasi-public roles because the towns were unable or unwilling to do so for either political or budgetary reasons.

The Short Beach Improvement Association contemplated the issue of street lighting during the first decade of the twentieth century. As reported in the *The Morning Journal-Courier (New Haven, Connecticut)* (1907:5), the association considered providing street lighting year-round rather than only during the summer months. By 1907, 160 cottages had been constructed in greater Short Beach, with half of them occupied during the winter months. By the close of the twentieth century's first decade, some seasonal visitors began making Short Beach their permanent residence. Local resident Harold Bixby recounts his father's decision to move the family to Short Beach permanently, after having spent several summers there. Relocation required weatherizing the family's summer cottage (Bixby 1966). The lack of adequate infrastructure such as lighting became a concern. The association anticipated the installation of street lighting in 1908 (*New Haven Morning Journal and Courier* 1907:5).

In addition to administrative changes affecting the quality of life of Short Beach residents, new community-oriented buildings also were constructed in the primarily residential neighborhood. The earliest such building was the Short Beach Union Church (14 Pentecost Street), which was financed through local subscription and built in 1883 using mostly volunteer labor. A Catholic church (161 Shore Drive) was constructed in 1935.

As the year-round population continued to grow, education became a priority. Short Beach residents with children bemoaned the lack of a modern school, the last schoolhouse having closed

Short Beach Historic District

New Haven County, CT
County and State

Name of Property

around 1905. On October 21, 1907, residents held a public meeting at the Union Church where a petition was drafted and a request made to the Branford Board of Education to consider building a new grade school in Short Beach. After the board approved construction, a new Short Beach School was built in April 1910 to the design of architect Charles Palmer of Meriden, with Branford builder C.W. Harrington serving as contractor. The building still stands at 182 Shore Drive, and was converted to a residence in 1986.

Other community services included the construction of a post office and firehouse. Under the auspices of postmaster Edward Knowles, the new Short Beach post office was completed by local contractor B.F. Hosley (*Branford Opinion* 1910). In 1912 the Short Beach Hook, Hose & Ladder firehouse was completed on property donated by F.G. Hart (Branford Fire Department n.d.).

As the twentieth century progressed, commercial resources were constructed, including an automobile repair shop, a grocery store, and hotels. Many of these resources were constructed on Shore Drive, which functioned as Short Beach's Main Street. A pavilion (demolished) for dancing and other entertainment also was built on Court Street, outside the district boundaries.

Short Beach's Declining Visitorship

Several factors affected the population of the district from 1920 to 1940. World events and general population increases helped pave the path to its suburban transformation. Data from the U.S. Bureau of the Census illustrate Branford's suburban transition. Short Beach had an adequate supply of seasonal and rental housing that easily could be converted to year-round occupancy. Consequently, the neighborhood was able to absorb the increase in population without the need to construct new housing units.

A number of events resulted in the decline of Short Beach's popularity as a desirable summer locale and a decrease in the summer population. World War I impacted summer travel to Connecticut coastal communities in general. The war affected attendance at Short Beach area hotels, and in particular, the Granite Bay Hotel, which was located at the eastern edge of the neighborhood and just outside the district boundaries (*Hartford Courant* 1914a:14).

It was noted in 1914 that the "shore season promises to close at it begun (*sic*), unsatisfactorily," although the effects appeared to have been less acute in Short Beach than in other shore communities (*Hartford Courant* 1914e:30). As the 1921 summer season came to a close, the *Hartford Courant* remarked on the uneventful and not particularly successful season. "Although all the cottages are still occupied, and the hotels comfortably filled, still there have been more cancellations than ever before, from business conditions or sickness" (*Hartford Courant* 1921a:5). The newspaper lamented that the colony no longer was the same without Ella Wheeler Wilcox and the scores of artists and celebrities who used to frequent the community.

The declining summer population was offset by an increase in the year-round population as the demand for hotel rooms decreased. As the *Hartford Courant* reported "More and more is the place becoming an all-the-year town, and many are building houses, and installing heating plants and all improvements for that purpose. There is a chapel, and a good schoolhouse. New Haven is just half

Short Beach Historic District

Name of Property

New Haven County, CT

County and State

an hour's ride, and Branford fifteen minutes." (*Hartford Courant* 1921b:23). While the Arrowhead continued to serve at capacity, as seasonal occupation waned, hotel owners no longer found it necessary to find additional accommodations for overflow guests. Indeed, "The boarding houses have not filled as formerly, and the place is dull" (*Hartford Courant* 1921b:23).

Weather and the Great Depression also played a role in changing coastal population growth. The Hurricane of September 1938 dealt a severe blow to the Branford shore communities, knocking down trees, flooding houses, sweeping away docks and piers, and depriving houses of electrical power for several days. The *Branford Review* recorded several Short Beach residents rescued from their boats or cottages during the storm or its aftermath and noted damage affecting both houses and the Arrowhead Hotel (*Branford Review* 1938). Although Short Beach suffered hurricane damage, the devastation was not as severe as in other parts of the state. A comparison of the 1924 and 1941 Sanborn maps indicated little demolition and building replacement occurred (Sanborn Map Company 1924, 1941). Similarly, a review of aerial photography taken in 1934 and 1949 revealed a built environment that was remarkably little altered. Beach erosion was the most obvious visual change (NETR var.).

This combination of events over a period of 20 years resulted in population shifts within in Short Beach. A review of census records and city directories illustrated the extent to which the permanent resident population within Short Beach increased from 1920 to 1940. The population increase corresponded with the death of Wilcox and the subsequent decline in social and recreational activities. These events reflected changing trends in population and the housing market as well as changes in the use of the Connecticut coast for recreational purposes. Changes in census data collection made comparisons between census years difficult. However, available information illustrated how Branford, and specifically the Short Beach Historic District, mirrored nationwide developments in housing and population. Data are provided beyond the 1940 period of significance to provide meaningful analysis and context.

A street-by-street analysis of the district comparing census data and entries in city directories enumerating residents suggests that almost half the buildings in the district were occupied year round by 1935. While Short Beach may have retained its high level of seasonal occupancy, -parity had been retained in the district between permanent and seasonal residents. The 1940 census also suggests that, while the Short Beach population was larger in 1940 than in 1930, many households had relocated from elsewhere in Branford to Short Beach. A significant portion of residents enumerated in Branford in 1940 were identified as living in the same place in 1935. The U.S. Bureau of the Census defined "same place" as the same city or town as the 1940 residence (Ancestry.com n.d.). The neighborhood's location, existing housing stock, efficient transportation network, and well-developed infrastructure and services made Short Beach desirable for those seeking to avoid the city.

The Suburbanization of Branford and New Haven County: 1930 to 1950

Connecticut's coast became more densely settled from 1930 to 1950. Short Beach was one of many coastal communities identified as components of the larger New Haven Metropolitan District, and later the New Haven Standard Metropolitan Area, according to the U.S. Bureau of the Census

Short Beach Historic District

Name of Property

New Haven County, CT

County and State

classifications. As defined in the 1930 Census of Population, the New Haven Metropolitan District included: the Town of Branford and Branford borough, as well as Ansonia city; Derby town, comprising Derby city; East Haven town; Hamden town; Milford town including Woodmont borough; New Haven town comprising New Haven city; North Haven town; Orange town; Seymour town; Wallingford town including Wallingford borough; West Haven town; and Woodbridge town. In 1930 the population of the New Haven Metropolitan District totaled 293,724. This definition of the New Haven Metropolitan District remained the same in the 1940 census.

By the third decade of the twentieth century, a sizable population existed within the geographically small area that comprised Short Beach. These persons were enumerated as living in their “usual places of abode.” Under the Census Bureau’s definition, people residing other than in their usual place of abode (i.e., seasonal occupants) at the time of the census enumeration would not have been included as part of that population. The entries in city directories also confirm a generous permanent population. Those residing in Short Beach during the summer season likely would not have advertised or been present during canvassing for the directories. The data suggest that a permanent population was present before World War II, which merited the inclusion of the Short Beach district within the Census Bureau-defined urbanized and metropolitan areas. A review and comparison of Census of Population for Short Beach, the Census of Housing for Branford,³ and select Branford city directories support these conclusions.

Short Beach Residents in the U.S. Census of Population and the Branford City Directories

As the twentieth century progressed, the Town of Branford’s population continued to grow. The population increased modestly in the town each decade: 1910 (n = 6,047), 1920 (n = 6,627), and 1930 (over 7,000) (U.S. Bureau of the Census 1931:177). Data on the population living specifically within the boundaries of the Short Beach Historic District, however, were difficult to ascertain. Street names were identified in the various censuses, but street numbers and, in many cases cross top of streets, were not recorded.

City directories from 1895 to 1929 were searchable only by name and provided the locations of residences but did not identify streets for Short Beach residents. The first city directory searchable by street was issued in 1930. By 1925, the city directory included those persons “over twenty years of age in the alphabetical section, who have been residents of this community for at least one year prior to the publication” (Price & Lee 1925:24). Cross-referencing residents included in the city directories with those enumerated in the population census is possible before 1910 because the population in the historic district was then relatively small. As the geographic area known as Short Beach expanded beyond the initial community during the twentieth century, accurately identifying residents living within the historic district boundaries became increasingly more difficult.

By 1930 the city directory became searchable by street, whereby the identification of residents living on specific streets became possible. Specific addresses are not provided; however, the cross streets are indicated to provide reference points (Price & Lee 1930). Unlike the census, the directories clearly define street boundaries, making the location of residences and businesses more

³ The schedules for the Census of Housing are not readily available for Short Beach; specific data on housing trends within the historic district cannot be provided.

Short Beach Historic District
Name of Property

New Haven County, CT
County and State

precise, regardless of the lack of addresses. A comparison between the number of businesses and residents in the district included in the 1930 city directory and the number of buildings constructed from 1860 to 1929 indicates approximately 112 entries (residents and businesses) were recorded in the city directory and approximately 131 buildings were constructed before 1930.

In 1940 the area defined as the New Haven Metropolitan District totaled 308,228 residents. The combined population of Branford town and borough totaled 8,060 people (U.S. Bureau of the Census 1942:184). The population for the four towns along the Long Island Sound is presented in Table 1. Branford was the least populous (U.S. Bureau of the Census 1942:184). The parts of the towns that fall within the 1940 census-delineated metropolitan district are along the coast.

**Table 1– Population of New Haven Metropolitan District Towns
along the Long Island Sound**

| Town | Population |
|---------------------------------------|-------------------|
| Branford (including Branford borough) | 8,060 |
| East Haven | 9,094 |
| Milford (including Woodmont borough) | 16,439 |
| West Haven | 30,021 |

(Source: U.S. Bureau of the Census 1942:184).

A comparison between entries in the 1939 city directory and the 1940 census suggests a turnover in population had occurred in Short Beach. Few of the same households included in the 1939 city directory were enumerated in the 1940 census (Ancestry.com n.d.; Price & Lee 1939). It is possible that residents might have left the neighborhood after the hurricane. The Claremont and Arrowhead hotels were listed in the 1936 city directory, and the Claremont was included in the 1939 directory. However, by 1946 the Arrowhead had been converted to apartments and the Claremont was omitted altogether (Price & Lee 1936:143; 1939:188; 1946:220). The lack of hotel accommodations after 1946 further illustrates the neighborhood’s conversion to year-round occupancy by the mid-twentieth century.

A review of the 1940 population census also provided insights on the occupancy and tenancy of residents in the district. Three important trends are revealed: Short Beach had a high percentage of renters as enumerated in the census; a wide range of household incomes were present in the neighborhood; and a fair number of residents moved from the “same place” in 1935 to Short Beach in 1940. Of the households enumerated in the census, 25 occupied the same house in 1935, 17 were in the same place, and 23 moved from elsewhere to the historic district and its vicinity (Ancestry.com). Table 2 presents data on select households in the Short Beach Historic District. The names in italics appear in the 1939 city directory. Also, by 1940 those living on Waterfront Street had been assigned a Beckett Street address. Residents including Brown, Cook, Hutchinson, and Wayland are identified as living on Beckett Avenue in the 1940 census.

Short Beach Historic District
Name of Property

New Haven County, CT
County and State

Table 2. 1940 Census of Population for Select Streets in the Short Beach Historic District

| Resident by Street | Home Owned (O) or Rented (R) | Value of home, if owned, or monthly rental, if rented | Residence in April 1935 (SH = Same House) (SP = Same Place) |
|--------------------------------|------------------------------|---|---|
| Beckett Avenue | | | |
| Bostwick, Mary | R | \$10 | SH |
| Gunckel, Ray | R | \$50 | Chicago |
| Borone, Edna | R | \$55 | SP |
| Cawelti, John | R | \$65 | Middletown |
| <i>Armstrong, Henry</i> | O | \$6,000 | SH |
| <i>Wayland, Kenneth + maid</i> | R | \$50 | SP |
| Meyers, Julia | O | \$15,000 | SH |
| <i>Lehr, Herman</i> | R | \$30 | SH |
| Mason, Mary | O | \$10,000 | SH |
| Iversen, Henry | R | \$40 | New Haven |
| Hart, Burdette | R | \$33 | SP |
| Wolfe, Stephen | R | \$35 | Manhattan |
| Walkin, Addie | R | \$40 | New Haven |
| <i>Hutchinson, Victor</i> | O | \$7,000 | SH |
| Shannon, Richard | R | \$35 | Philadelphia |
| Brown, Maude | O | \$3,300 | SH |
| Brown, Thomas | O | \$3,300 | SH |
| Miller, Charles | R | \$30 | SP |
| <i>Cooke, William</i> | O | \$6,000 | SH |
| <i>Charlotte, Donald</i> | R | \$33 | SP |
| Clark Avenue | | | |
| <i>Cooke, Leonard</i> | O | \$4,500 | SH |
| Wood, George | R | \$25 | New Haven |
| <i>Beckwith, William</i> | O | \$2,500 | SH |
| Pardee, Henry | O | \$7,000 | SP |
| <i>Pardee, John</i> | O | \$4,500 | SP |
| Beadley, James | R | \$10 | SP |
| <i>Kennedy, William</i> | O | \$6,000 | SH |
| Mason, Burton | R | \$30 | SH |
| Bassett, Delbert | O | \$1,000 | SH |
| Knowlton, Raymond | R | \$18 | SH |
| Mishako, John | O | \$5,000 | SH |
| Little Bay Lane | | | |

Short Beach Historic District
Name of Property

New Haven County, CT
County and State

| Resident by Street | Home Owned (O) or Rented (R) | Value of home, if owned, or monthly rental, if rented | Residence in April 1935 (SH = Same House) (SP = Same Place) |
|---------------------------------------|-------------------------------------|--|--|
| <i>Clark, Harold</i> | R | \$70 | New Haven |
| <i>Stanely, Mortimer (Hortense?)</i> | O | \$8,000 | SH |
| <i>Dantrick, George</i> | O | \$5,000 | Winsted |
| <i>Hendrich, Carrie</i> | R | \$35 | SP |
| <i>Maston, John</i> | R | \$42 | New Haven |
| <i>Hoersch, John</i> | R | \$30 | SP |
| <i>Bush, Charles</i> | O | \$3,200 | SP |
| <i>McNamara, Phillip</i> | R | \$40 | New London |
| Pentecost Street | | | |
| <i>Gilks, John</i> | R | \$35 | New Haven |
| <i>Charolte, Irving</i> | R | \$21 | New Haven |
| <i>Grehl, Henry</i> | R | \$20 | Manhattan |
| Shore Drive | | | |
| <i>Lehr, Charles + boarder</i> | O | \$7,000 | SH |
| <i>Poirier, Leo</i> | R | \$30 | Hamden, NY |
| <i>Smith, Samuel + boarder</i> | R | \$30 | SH |
| <i>Cusak, William</i> | R | \$40 | SP |
| <i>Nash, Lansing + housekeeper</i> | O | \$5,000 | SH |
| <i>Keiser, Edbert</i> | R | \$23 | SP |
| <i>White, Jasus (James?)</i> | R | \$25 | New Haven |
| <i>Tucker, Harry</i> | R | \$35 | SH |
| <i>Brennan, Leo</i> | R | \$30 | East Haven |
| <i>Kennedy, Mary</i> | O | \$6,000 | SP |
| <i>Pearson, Albert</i> | R | \$33 | Union, NJ |
| <i>Brackin, Louis</i> | R | \$35 | SP |
| <i>O'Tell, Thomas</i> | R | \$30 | SP |
| <i>Burdge, Franklin</i> | O | \$6,000 | SH |
| <i>Klotzberger, Charles</i> | R | \$47 | New Haven |
| <i>Mort, Linwood + maid</i> | R | \$60 | Jewett City |
| <i>Burs, Jennie</i> | O | \$5,000 | SH |
| <i>Doolittle, John</i> | R | \$40 | New Haven |
| <i>Doerleter, Ruth</i> | R | \$25 | SH |
| <i>Freeman, Margaret + 3 boarders</i> | R | \$35 | England |

Short Beach Historic District
 Name of Property

New Haven County, CT
 County and State

| Resident by Street | Home Owned (O) or Rented (R) | Value of home, if owned, or monthly rental, if rented | Residence in April 1935 (SH = Same House) (SP = Same Place) |
|-----------------------------------|-------------------------------------|--|--|
| Trudell, William | R | \$35 | Newton, MA |
| <i>Walker, William</i> | O | \$2,500 | SH |
| <i>Dendas, Franklin + boarder</i> | R | \$25 | SP |
| <i>Rogers, Elizabeth</i> | O | \$5,000 | SH |

Source: Ancestry.com n.d.

By 1950 the New Haven Standard Metropolitan Area (SMA) included the City of New Haven, Branford, East Haven, Hamden, North Haven, Orange, West Haven, and Woodbridge. In the 1950 census, Branford also was included as part of the New Haven Urbanized Area (UA). At this time, Branford’s population reached 10,944 residents for the town, while the population for the borough totaled 2,552 residents (U.S. Bureau of the Census 1952:7-9). The boundaries of the UA differed from those of the SMA and included the City of New Haven, and parts of Milford, West Haven, Hamden, North Haven, East Haven, and Branford (U.S. Bureau of the Census 1953:7–46). The Bureau of the Census defined the urbanized areas as the “Thickly settled urban core of the standard metropolitan area. Urbanized areas are smaller than standard metropolitan areas and in most cases are contained in them” (U.S. Bureau of the Census 1953:XV). Urbanized areas comprised the outlying residential suburbs, and the New Haven UA included the shoreline section of Branford in that classification (Figure 8. Census data indicate that Short Beach was well on the way to becoming suburbanized by 1950 because of the shift from seasonal to year-round habitation and its inclusion in the New Haven UA.

Short Beach Historic District

Name of Property

New Haven County, CT

County and State

for sale or rent, with the percentage of all vacant dwelling units available for rent or for sale representing the vacancy ratio, and for the first time, collected data on seasonal occupancy beginning with the 1940 census. The small number of units

classified as “vacant, not for sale or rent” includes dwelling units neither occupied nor available for sale or rent at the time of enumeration because they were being held for absent households, and also dwelling units occupied temporarily by nonresident households. A nonresident household is one enumerated in the Population census at a place other than its usual place of residence and reallocated to the home district. If a dwelling unit was maintained by such a household at the usual place of residence, it is classified in the Housing census as “held for absent households.” In most States, however, the majority of dwelling units returned as “held for absent household” were for seasonal or occasional use only (U.S. Bureau of the Census 1943a:3-4).

Data collected by the Census Bureau highlight tenancy trends in Branford. The data suggest a high number of renters living in Branford town, which in the census included, but was not limited to, Short Beach. This conclusion also is reflected in the population census, select data of which are presented in Table 2 above. For Branford town, the number of dwelling units tabulated in the 1940 census totaled 3,330, with 1,230 units occupied by owners and 991 units occupied by tenants. Of the total number of housing units, 1,084 were vacant for sale or rent and 25 were classified as vacant, not for sale or rent; just one unit was identified as vacant, not for sale or rent, for Branford borough (U.S. Bureau of the Census 1943b:209). In other words, for the Town of Branford, only 26 units were available for seasonal occupancy. By 1950 the number of seasonal units enumerated in the Census of Housing in the Town of Branford decreased to 3 (U.S. Bureau of the Census 1953:7-28).

The increase in population in the Short Beach Historic District that occurred in 1940 could only be accommodated through the conversion of seasonal dwelling units to full-time use. Thirty-one buildings were constructed from 1920 to 1940, and no buildings were constructed from 1941 to 1951 in the historic district. A review of historic aerial photographs from 1934 and 1949 depicts a relatively dense neighborhood, and a more rural setting to the north and southwest. By 1949, formerly vacant land around the historic district became more developed and a clearly defined road network was evident to the north of the historic district. The 1940 population census also recognized the increase in Short Beach’s geographical boundaries. Residents were enumerated on streets for which census data had not been collected in 1930, suggesting a lack of permanent residents. By 1950, a sizable population was living in the historic district and the areas immediately to the north and southwest, which justified their inclusion in the New Haven UA.

Residential development within the Short Beach Historic District boundaries was limited after 1940, with no new dwelling units constructed until 1951. In fact, residential construction did not resume to any degree until the 2000s. The existing housing supply was able to absorb the demand

Short Beach Historic District
Name of Property

New Haven County, CT
County and State

for postwar housing. Most of the post-1940 dwellings present within the district are located at the district's western and eastern fringes and were built on infill lots or replaced earlier buildings.

Short Beach Historic District
Name of Property

New Haven County, CT
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Ancestry.com

- n.d. U.S. Population Census for 1900. Electronic document,
<https://www.ancestry.com/>, accessed November 2018.

Architectural Preservation Trust of Branford, (APTB) Inc.

- 1985-1986 Architectural Survey of Branford prepared for the Connecticut Historical Commission by the APTB, 226 East Main Street, Branford. Thomas J. Dodd Library, University of Connecticut, Storrs, Connecticut.

Beers, Frederick W.

- 1868 "Town of Branford [Connecticut]." *Atlas of New Haven County, Connecticut*, Map No. 18. New York: F. W. Beers, A. D. Ellis & G. G. Soule. Electronic document,
<http://www.historicmapworks.com/Map/US/4229/Branford+1++Stony+Creek/New+Haven+County+1868/Connecticut/>, accessed December 2018.

Bixby, Harold

- 1966 "Memories of Short Beach before the Trolley." Unpublished manuscript available from the town historian.

Bouley, Jane Peterson

- 2019 Personal communication, March 14.
2018 Personal communication, October 5.
2018 *The Origin and Naming of Branford's Streets*. Privately published,
https://www.branfordhistory.com/store/p5/The_Origin_and_Naming_of_Branford%27s_Street.html.
1994 "Branford's Summer Hotels." Electronic document, <http://www.branford-ct.gov/content/149/243/681/default.aspx>, accessed June 2017.

Branford Fire Department

- n.d. "Origin." Electronic document, <http://www.branford-ct.gov/content/4449/4453/default.aspx>, accessed December 2018.

Branford Historical Society

- 2005 Historic Postcard Views of Short Beach, Connecticut. Available from the Branford Historical Society,
<https://www.branfordhistoricalsociety.org/shoppe.html>.

Short Beach Historic District
Name of Property

New Haven County, CT
County and State

Branford Opinion, (Branford, Connecticut)
1910 "Short Beach Post Office." July.

Branford Review and East Haven News, (Branford, Connecticut)
1938 "Terrific Tempest and Sea Excite Fear and Terror as Storm Hits Branford."
September 23. Electronic document, <http://branford.advantage-preservation.com/>,
accessed December 2018.

The Brooklyn Daily Eagle
1912 Classified ad. September 10. Electronic document, www.newspapers.com,
accessed March 2019.

The Buffalo Commercial
1902 "Social Register." September 23. Electronic document, www.newspapers.com,
accessed March 2019.

Connecticut History.org
n.d. "Branford Gets on the Trolley." Electronic document,
<https://connecticuthistory.org/branford-gets-on-the-trolley/>, accessed December
2018.

Croly, Jennie June Cunningham
1898 *The History of the Woman's Club Movement in America*. Henry G. Allen & Co.,
New York. Electronic document, <https://books.google.com/>, accessed December
2018.

Department of Economic and Community Development
2018 "SHPO Comments on Short Beach Historic District National Register Nomination,
Draft 1." October 5.

Drayton, H.S.
1891 *Vacation Time with Hints on Summer Living*. Fowler & Wells Co., New York.
Electronic document, <https://hdl.handle.net/2027/mdp.39015076769044>, accessed
December 2018/

Edwards, Richard A.
1997 "Bibliography of Ella Wheeler Wilcox: Films." Electronic document,
<http://www.ellawheelerwilcox.org/bib/bibfilm.htm>, accessed December 2018

Fletcher, Richard H. and J.M. West
1998 *Along Branford Shore: A Delightful Trolley Ride. History, Maps, and Pictures of
the Branford Electric Railway Company and the Connecticut Company*. Branford
Electric Railway Association, Inc. Shore Line Trolley Line Museum, Branford,
Connecticut.

Short Beach Historic District
Name of Property

New Haven County, CT
County and State

General Assembly of the State of Connecticut

- 1895 "Incorporating the Short Beach Improvement Association." Special Acts of the General Assembly of the State of Connecticut. January Session. Electronic document, <https://books.google.com/>, accessed December 2018.

Hartford Courant

- 1903 Classified ad. September 1. Electronic document, www.newspapers.com, accessed March 2019.
- 1909 Classified ad. June 28. Electronic document, www.newspapers.com, accessed March 2019.
- 1912 Classified ad. June 7. Electronic document, www.newspapers.com, accessed March 2019.
- 1914a "Winter Carnival to Close Season." September 7. Electronic document, www.newspapers.com, accessed November 2018.
- 1914b "Social and Personal." July 26. Electronic document, www.newspapers.com, accessed March 2019.
- 1914c "Short Beach to Have Concert." August 23. Electronic document, www.newspapers.com, accessed March 2019.
- 1914d "Weather Dampens Branford Spirit." July 12. Electronic document, www.newspapers.com, accessed March 2019.
- 1914e "Moving Pictures at Short Beach." August 9. Electronic document, www.newspapers.com, accessed November 2018.
- 1915a "Tennis Players Want Clubhouse." August 1. Electronic document, www.newspapers.com, accessed March 2019.
- 1915b Classified ad. August 9. Electronic document, www.newspapers.com, accessed March 2019.
- 1916a Classified ad. June 25. Electronic document, www.newspapers.com, accessed March 2019.
- 1916b "Short Beach Has its Best Business." August 6. Electronic document, www.newspapers.com, accessed November 2018.
- 1916c Classified ad. May 28. Electronic document, www.newspapers.com, accessed March 2019.
- 1919a "Ella Wheeler Wilcox dies in Connecticut." October 31. Electronic document, www.newspapers.com, accessed November 2018.
- 1919b "Ella Wheeler Wilcox Sells Branford Homes." September 13. Electronic document, www.newspapers.com, accessed November 2018.
- 1920 "Auction of Effects of Ella Wheeler Wilcox." April 2. Electronic document, www.newspapers.com, accessed November 2018.
- 1921a "Season Nears End at Short Beach." August 21. Electronic document, www.newspapers.com, accessed November 2018.
- 1921b "Ella W. Wilcox Missed by Many. Short Beach Residents Feel Absence of Noted Poetess." August 7. Electronic document, www.newspapers.com, accessed November 2018.

Short Beach Historic District
Name of Property

New Haven County, CT
County and State

- 1922a "Short Beach May Have Clubhouse." July 9. Electronic document, www.newspapers.com, accessed March 2019.
- 1922b Classified ad. May 22. Electronic document, www.newspapers.com, accessed March 2019.
- 1922c Classified ad. June 24. Electronic document, www.newspapers.com, accessed March.

Hawaiian Gazette

- 1908 "Impressions of Honolulu." February 7. Electronic document, www.newspapers.com, accessed November 2018.

Herzan, John

- 1997 *Historic Preservation in Connecticut Volume V. Eastern Coastal Slope: Historical and Architectural Overview and Management Guide*. Connecticut Historical Commission, Hartford, Connecticut.

Hurd, D.H. & Co.

- 1893 "Town and city atlas of the State of Connecticut. Compiled from government surveys, county records and personal investigations." D.H. Hurd & Co. (publishers), Boston, Massachusetts. Electronic document, <http://magic.lib.uconn.edu/>, accessed December 2018.

Lent, Frank T.

- 1899 *Summer Homes and Camps. Containing Suggestions, Hints, and Practical Ideas, Sketches, Plans, Etc., for the Building of Summer Houses*. Frank T. Lent, New York. Electronic document, <https://hdl.handle.net/2027/uc1.b4328380>, accessed December 2018.

The Morning Journal-Courier (New Haven, Connecticut)

- 1887 "Ella Wheeler Wilcox." September 7. Electronic document, www.newspapers.com, accessed November 2018.
- 1891a "Mrs. Wilcox's Bungalow." August 6. Electronic document, www.newspapers.com, accessed November 2018.
- 1891b "At Short Beach." July 15. Electronic document, www.newspapers.com, accessed November 2018.
- 1891c "Gala Time at Short Beach." August 15. Electronic document, www.newspapers.com, accessed March 2019.
- 1907 "Fair Haven Happenings." October 29. Electronic document, www.newspapers.com, accessed November 2018.

The Morning Post (Camden, New Jersey)

- 1884 "Personal Mention. Camden People Who are Summering." July 1. Electronic document, www.newspapers.com, accessed March 2019.

Short Beach Historic District
Name of Property

New Haven County, CT
County and State

The Morning Record (Meriden, Connecticut)

- 1894 “No More Stony Creek. Few Meridenites Make it Their Summer Resort Now.”
July 19. Electronic document,
[https://news.google.com/newspapers?nid=2512&dat=18940719&id=SXA1AAA
AIBAJ&sjid=IxQLAAAAIIBAJ&pg=3982,5130095](https://news.google.com/newspapers?nid=2512&dat=18940719&id=SXA1AAA
AIBAJ&sjid=IxQLAAAAIIBAJ&pg=3982,5130095), accessed November 2018.

Nationwide Environmental Title Research, LLC (NETR)

- Var. Topographical and aerial maps. Electronic document,
<http://www.historicaerials.com/>, accessed November 2018.

New Haven Evening Register

- 1895 “Fete at Short Beach: Annual Illumination Last Night.” January 1.
1910 “Short Beach.” July 31, 1910 and August 28.

New York Times

- 1895 “Connecticut Revisited: Town, Trolley and Shore.” September 12. Electronic
document, <https://nyti.ms/2Gs7R8e>, accessed December 2018.
1919 “Ella W. Wilcox, Poetess, Dies at 64.” October 31. Electronic document,
<https://nyti.ms/2zJdkBJ>, accessed December 2018.

Price & Lee Co.

- 1899-1946 *Branford Directory*. New Haven: Price & Lee Co. Published annually and
available at James Blackstone Memorial Library, Reference Room,
Branford, Connecticut.

Reckard, Gardner Arnold

- 1895 “Ella Wheeler Wilcox and the Bungalow.” *The Connecticut Quarterly*. Vol. 1,
No.3. Electronic document, <https://books.google.com/>, accessed December 2018.

Royalty, Doug

- 2016 Personal communication, June 17.

Sanborn Map Company

- 1924 “Sanborn Fire Insurance Map from Branford, including Short Beach, Indian
Neck, Pine Orchard, Stony Creek, and Pine Orchard-West, New Haven County,
Connecticut.” Page 18. February 1924.
1941 “Sanborn Fire Insurance Map from Branford, including Short Beach, Indian
Neck, Pine Orchard, Stony Creek, and Pine Orchard-West, New Haven County,
Connecticut.” Page 18. New report September 1936, corrected May 1941.

The Shore Line Trolley Museum

- n.d. “The End of the First Age of the Branford Elec. Ry.” Electronic document,
<http://www.bera.org/////articles/bery100p4.html>, accessed December 2018.

Short Beach Historic District

New Haven County, CT
County and State

Name of Property

Town of Branford

n.d. Property tax assessment records. Electronic document,
<http://gis.vgsi.com/branfordct/Search.aspx>, accessed December 2018.

Vaux, Calvert

1864 Villas and Cottages. A Series of Designs prepared for Execution in the United States. Sampson Low, Son, & Marston, London, England. Electronic document,
<https://hdl.handle.net/2027/gri.ark:/13960/t7np75v7t>, accessed December 2018.

Whiteford, R.

1852 *Map of the County of New Haven, Connecticut*. New Haven: A. Budington & R. Whiteford. Electronic document, <http://magic.lib.uconn.edu/>, accessed December 2018.

Wilcox, Ella Wheeler

1918 *The Worlds and I*. George H. Doran Company, New York. Electronic document,
<https://books.google.com/?hl=en>, accessed November 2018.

UConn Map and Geographic Information Center

n.d. Electronic document, <http://magic.lib.uconn.edu/>, accessed December 2018.

U.S. Bureau of the Census

1931 *Fifteenth Census of the United States: 1930. Population. Volume I. Number and Distribution of Inhabitants*. Government Printing Office, Washington, D.C. Electronic document, <https://www.census.gov/prod/www/decennial.html>, accessed November 2018.

1942 *Sixteenth Census of the United States: 1940. Population. Volume I. Number of Inhabitants*. Government Printing Office, Washington, D.C. Electronic document, <https://www.census.gov/prod/www/decennial.html>, accessed November 2018.

1943a *Sixteenth Census of the United States: 1940. Housing. Volume II. General Characteristics*. Government Printing Office, Washington, D.C. Electronic document, <https://www.census.gov/prod/www/decennial.html>, accessed November 2018.

1943b *Sixteenth Census of the United States: 1940. Housing. Volume I. Data for Small Areas. Part I: United States Summary and Alabama-Nebraska*. Government Printing Office, Washington, DC. Electronic document, <https://www.census.gov/prod/www/decennial.html>, accessed November 2018.

1952 *Census of Population: 1950. Volume II. Characteristics of the Population. Part 7. Connecticut*. Government Printing Office, Washington, DC. Electronic document, accessed November 2018.

1953 *Census of Housing: 1950 (taken as part of the Seventeenth Decennial Census of the United States). Volume I General Characteristics. Part 2. Alabama-Georgia*. Government Printing Office. Washington, D.C. Electronic document, <https://www.census.gov/prod/www/decennial.html>, accessed November 2018.

Short Beach Historic District
Name of Property

New Haven County, CT
County and State

University of Wisconsin-Madison
n.d Historical Timeline. Electronic document, <https://www.wisc.edu/about/historical-timeline/>, accessed April 2019.

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 # _____
- recorded by Historic American Landscape Survey # _____

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 31.98 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | | | |
|--------------|-----------|------------|------------|
| 1. Latitude: | 41.258753 | Longitude: | -72.849868 |
| 2. Latitude: | 41.259312 | Longitude: | -72.847967 |
| 3. Latitude: | 41.258900 | Longitude: | -72.845417 |
| 4. Latitude: | 41.259367 | Longitude: | -72.842995 |
| 5. Latitude: | 41.258192 | Longitude: | -72.843601 |
| 6. Latitude: | 41.256503 | Longitude: | -72.845011 |
| 7. Latitude: | 41.256465 | Longitude: | -72.846579 |

Short Beach Historic District

New Haven County, CT
County and State

| | | | |
|------------------|-----------|------------|-------------|
| Name of Property | | | |
| 8. Latitude: | 41.255445 | Longitude: | -72.851041 |
| 9. Latitude: | 41.257445 | Longitude: | -72.850937 |
| 10. Latitude: | 41.257774 | Longitude: | -72.8476241 |

Verbal Boundary Description (Describe the boundaries of the property.)

The Short Beach Historic District is bounded on the southwest by the Yale Corinthian Yacht Club (YCYC) property (179 Clark Avenue) and the entrance to the Rockland Park development; on the west by the rear lot lines of properties on the west side of Clark Avenue running north to Shore Drive; on the north by the rear lot lines of properties on the north side of Shore Drive between Clark Avenue and the property at 370 Shore Drive; on the east by the entrance to the Killam's Point development on the south side of Shore Drive; and on the south by the waters of Long Island Sound, including Page's Cove and Granite Bay. The boundaries of the Short Beach Historic District are shown on the accompanying USGS quadrangle map (Figure 1).

Boundary Justification (Explain why the boundaries were selected.)

The boundary of the Short Beach Historic District encompasses the ones depicted on historic maps and reflects the earliest development of the larger neighborhood known as Short Beach. The boundary includes the original street layout and circulation network for the community. Buildings outside the district were eliminated from the boundaries because of post-1940 construction dates, changes in architectural style and development plan, and a lack of integrity. Generally, areas to the north, west, and southwest of the district represent postwar development trends, such as culs-de-sac (Pavilion Court), and the grid system is abandoned south of Johnson's Beach, indicating a later construction period. Areas to the north (with the exception of Court Street) and southwest (in the vicinity of Rockland Park) were subject to later twentieth century development, some of which is associated with the post-World War II residential housing boom and includes the Ranch and Cape Cod dwelling types. The area to the east lacks integrity, and as the boundary approaches Granite Bay, the development pattern and history are different from that of the Short Beach Historic District. Therefore, properties east of 266 Shore Drive are excluded from the historic district boundaries. The Short Beach Historic District boundary includes the current legal parcels containing a concentration of buildings and sites dating from 1860 to 1940, corresponding to the district's period of significance. The boundary also encompasses the natural features, such as rock outcroppings, peninsulas, and beaches that provided the impetus for residential construction. The boundaries are more specifically delineated on Figure 2.

Short Beach Historic District
Name of Property

New Haven County, CT
County and State

11. Form Prepared By

name/title: Kirsten Peeler, Senior Project Manager, with Molly Soffiatti, Project Manager
organization: R. Christopher Goodwin & Associates, Inc.
street & number: 241 East Fourth Street
city or town: Frederick state: MD zip code: 21701
e-mail kpeeler@rcgoodwin.com
telephone: 301.694.0428
date: April 2019

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Short Beach Historic District
City or Vicinity: New Haven
County: New Haven State: Connecticut
Photographer: RC Goodwin & Associates
Date: April 2016; April 2017; and October 2018

Short Beach Historic District
Name of Property

New Haven County, CT
County and State

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photograph 1 of 28

Shore Drive curving along the coast east of Little Bay Lane. Camera facing southwest.

Photograph 2 of 28

Johnson Beach, seawall, Clark Avenue, and dwellings along Clark Avenue. Camera facing southwest.

Photograph 3 of 28

Main Beach, seawall, and dwellings along Beckett Avenue at Bristol Street. Camera facing west.

Photograph 4 of 28

Rocky peninsulas found in Short Beach near the Ella Wheeler Wilcox Property. Camera facing southeast.

Photograph 5 of 28

Pedestrian tunnel under 225 Clark Avenue, leading from Clark Avenue to Main Beach. Camera facing east.

Photograph #6 of 28)

The Bungalow, and its stone walls, terraces, and steps. Camera facing northwest.

Photograph 7 of 28

Rock wall along front of 214 Clark Avenue property. Camera looking southwest.

Photograph 8 of 28

Dwelling at 72 Shore Drive, south façade. Camera facing north.

Photograph 9 of 28

Stone outcropping at NE corner of Shore Drive and Taylor Street, stone wall, and dwelling at 136 Shore Drive. Camera facing northeast.

Photograph 10 of 28

Dwelling at 79 Beckett Avenue, north and east elevations. Camera facing southwest.

Photograph 11 of 28

Dwellings along north side of Beckett Avenue at Bungalow Lane. Camera facing northwest.

Photograph 12 of 28

Dwelling at 198 Clark Avenue, south façade. Camera facing north.

Short Beach Historic District

Name of Property

New Haven County, CT

County and State

Photograph 13 of 28

Sidney Clark Cottage, 200 Clark Avenue, east façade. Camera facing northwest.

Photograph 14 of 28

Dwelling at 79 Shore Drive, north elevation. Camera facing south.

Photograph 15 of 28

Dwelling at 247 Shore Drive, north façade. Camera facing south.

Photograph 16 of 28

Dwelling at 54 Little Bay Lane, west façade. Camera facing east.

Photograph 17 of 28

Secondary dwelling and principal dwelling at 11 Beckett Avenue, north and east elevations. Camera facing southwest.

Photograph 18 of 28

Secondary dwelling at 40-44 Bristol Street, west and north elevations. Camera facing northeast.

Photograph 19 of 28

Secondary dwelling at 17 Court Street flanked by 17 Court Street primary dwelling to the right and 21 Court Street to the left, west elevation. Camera facing east.

Photograph 20 of 28

Former Arrowhead Hotel, 117 Shore Drive, north façade. Camera facing southwest.

Photograph 21 of 28

Short Beach Union Church, 14 Pentecost Street, southeast corner. Camera facing northwest.

Photograph 22 of 28

Short Beach Post Office, Court Street (west) façade. Camera facing southeast.

Photograph 23 of 28

Short Beach Hose, Hook & Ladder Company, south façade. Camera facing north.

Photograph 24 of 28

Old Short Beach School, 192 Shore Drive, north façade. Camera facing north.

Photograph 25 of 28

Garage at 136 Shore Drive, south façade. Camera facing north.

Photograph 26 of 28

Garage at 65 Beckett Avenue, north façade with door. Camera facing southwest.

Short Beach Historic District
Name of Property

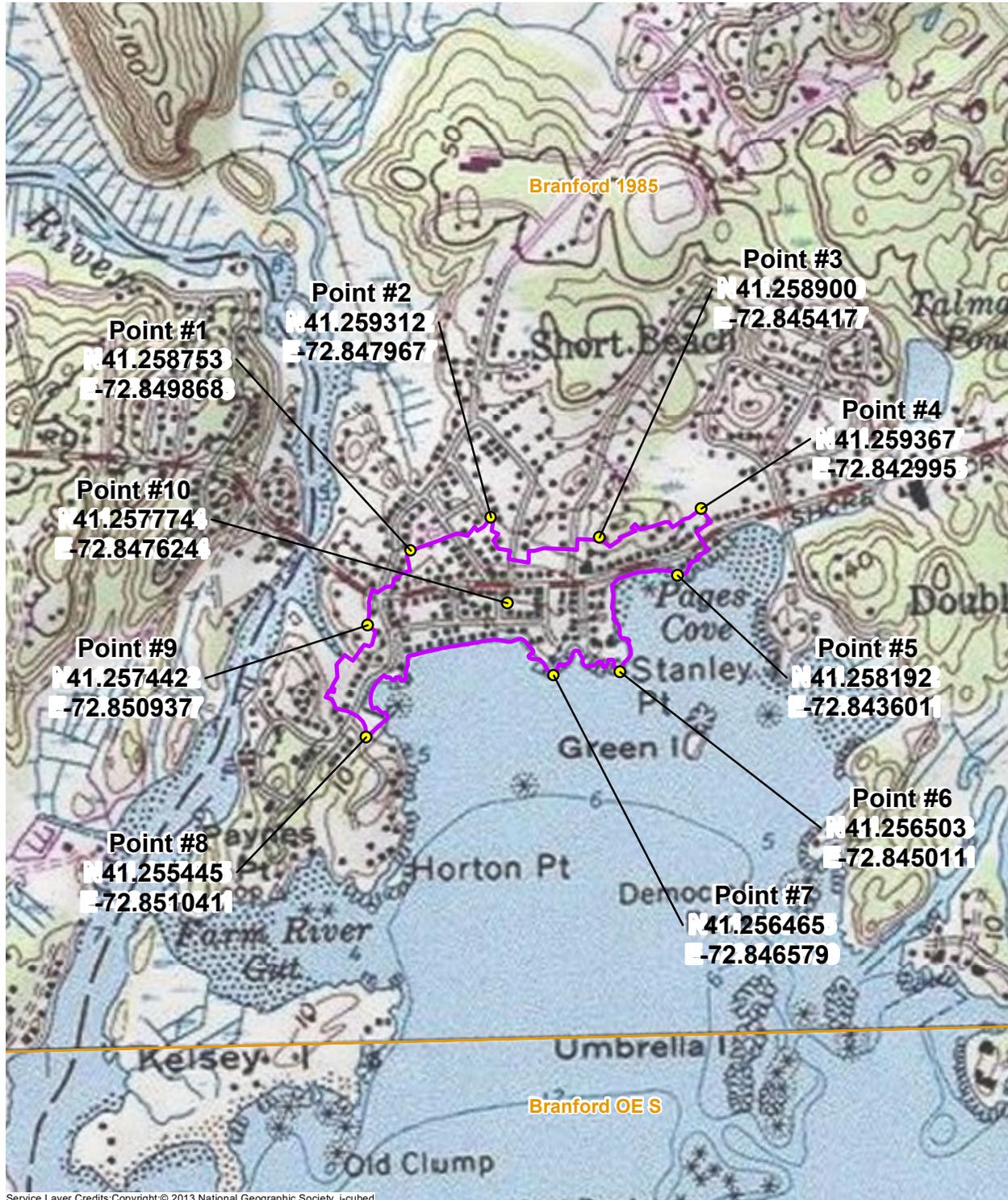
New Haven County, CT
County and State

Photograph 27 of 28
Dwelling at 220 Clark Street, east elevation. Camera facing west.

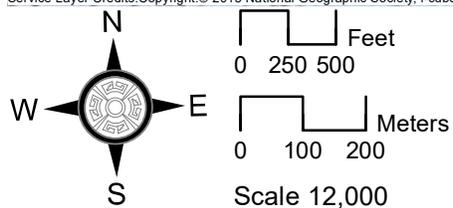
Photograph 28 of 28
Shore Auto Repair/Garage at 80 Shore Drive. Camera facing northeast.

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 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



Service Layer Credits: Copyright: © 2013 National Geographic Society, I-cubed

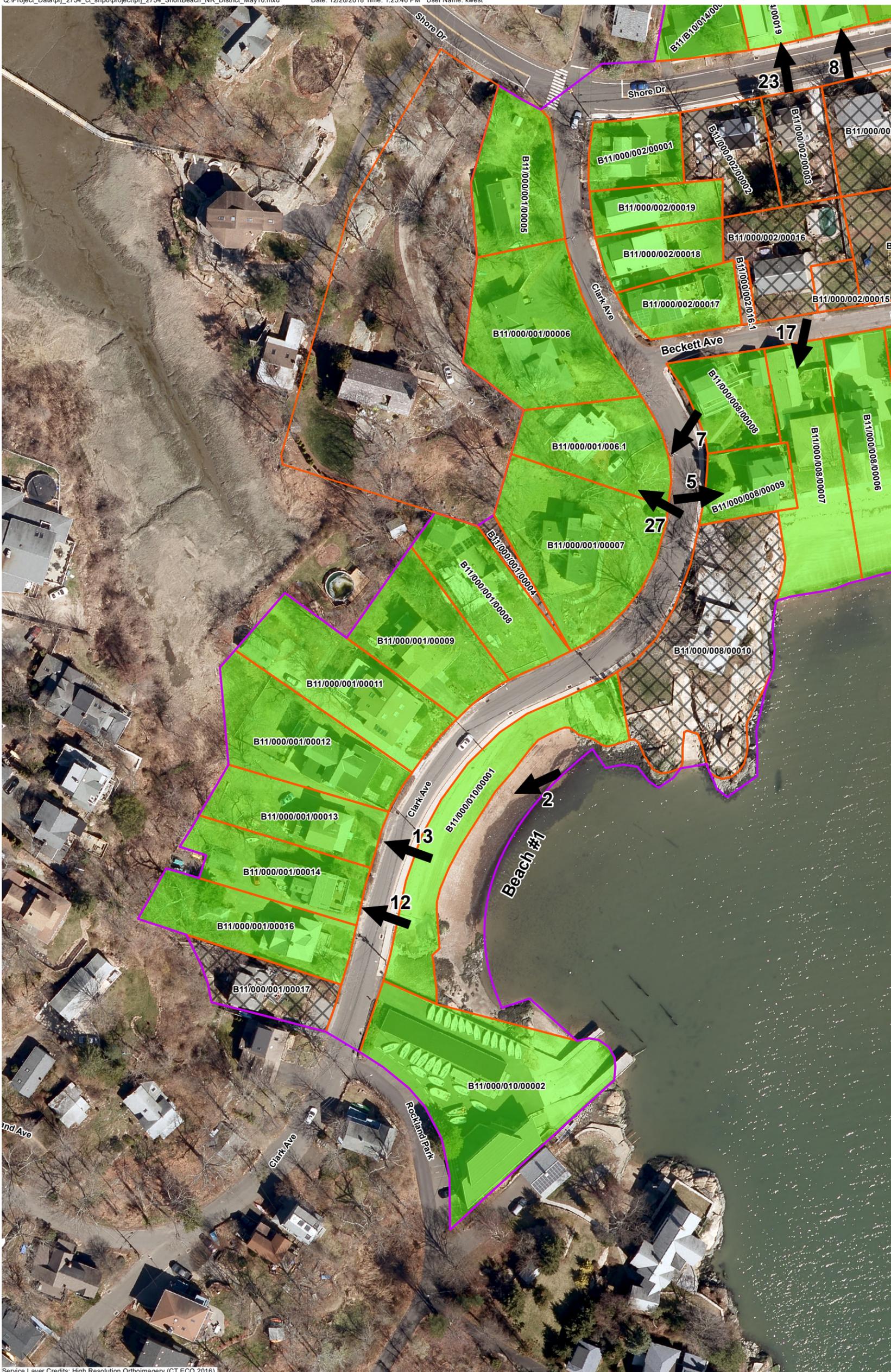


- Coordinate Point (Decimal Degrees)
- National Register Historic District Boundary
- Quad Sheet Boundary

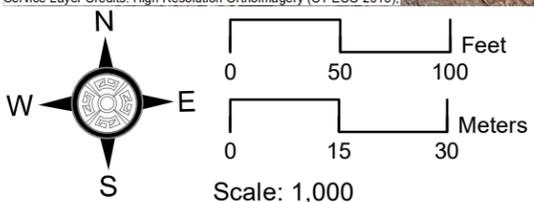
Short Beach National Register
Historic District
Branford, Connecticut

USGS 7.5 Minute
Quadrangle Map

Figure 1



Service Layer Credits: High Resolution Orthoimagery (CT ECO 2016)



- National Register District Boundary
- Parcel Boundary
- Denotes Resource Photograph Direction and Number

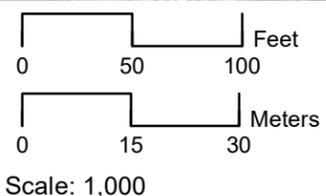
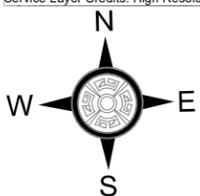
- Contributing
- Not Contributing

**Short Beach National Register District
Branford, Connecticut**
Parcel Locator Map with Photograph
Designations and Directions

Figure 2: Page 1 of 6



Service Layer Credits: High Resolution Orthoimagery (CT ECO 2016).



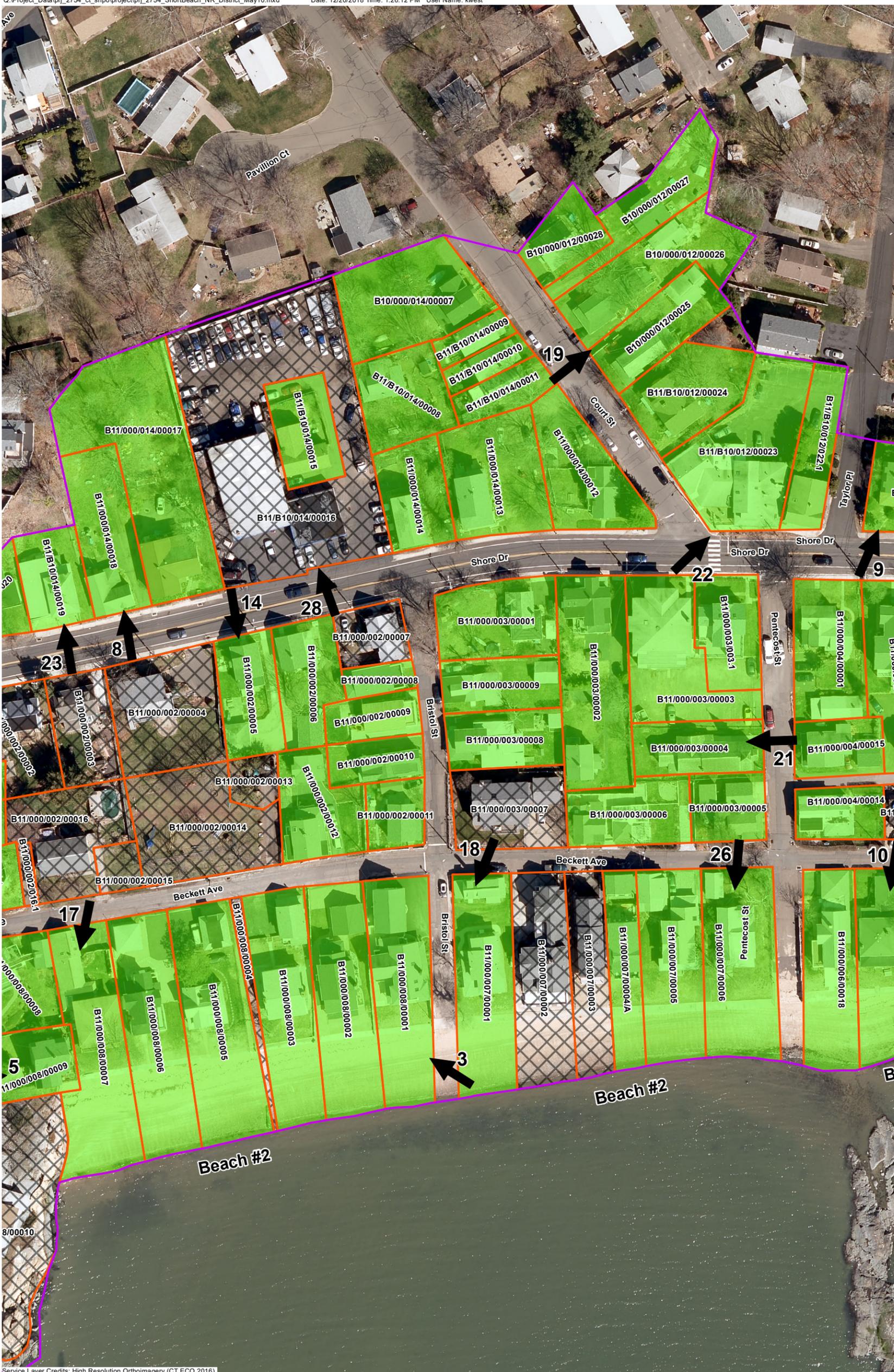
- National Register District Boundary
- Parcel Boundary
- Denotes Resource Photograph Direction and Number

- Contributing
- Not Contributing

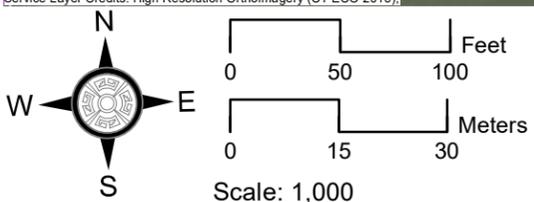
Short Beach National Register District Branford, Connecticut

Parcel Locator Map with Photograph Designations and Directions

Figure 2: Page 2 of 6



Service Layer Credits: High Resolution Orthoimagery (CT ECO 2016)

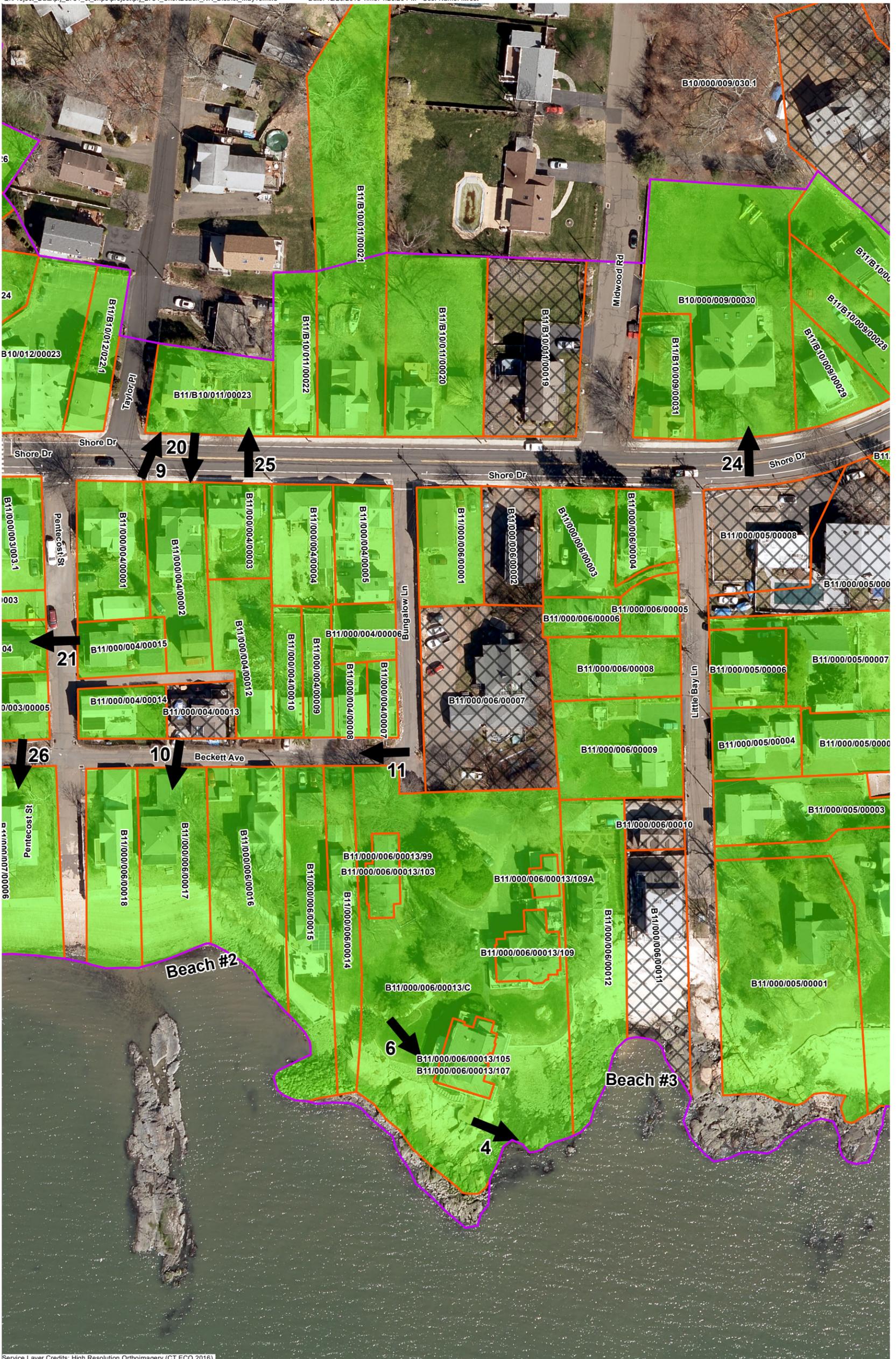


- National Register District Boundary
- Parcel Boundary
- Denotes Resource Photograph Direction and Number

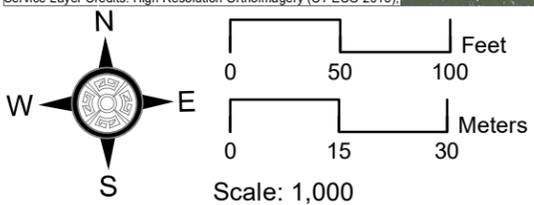
- Contributing
- Not Contributing

Short Beach National Register District
Branford, Connecticut
Parcel Locator Map with Photograph
Designations and Directions

Figure 2: Page 3 of 6



Service Layer Credits: High Resolution Orthoimagery (CT ECO 2016)

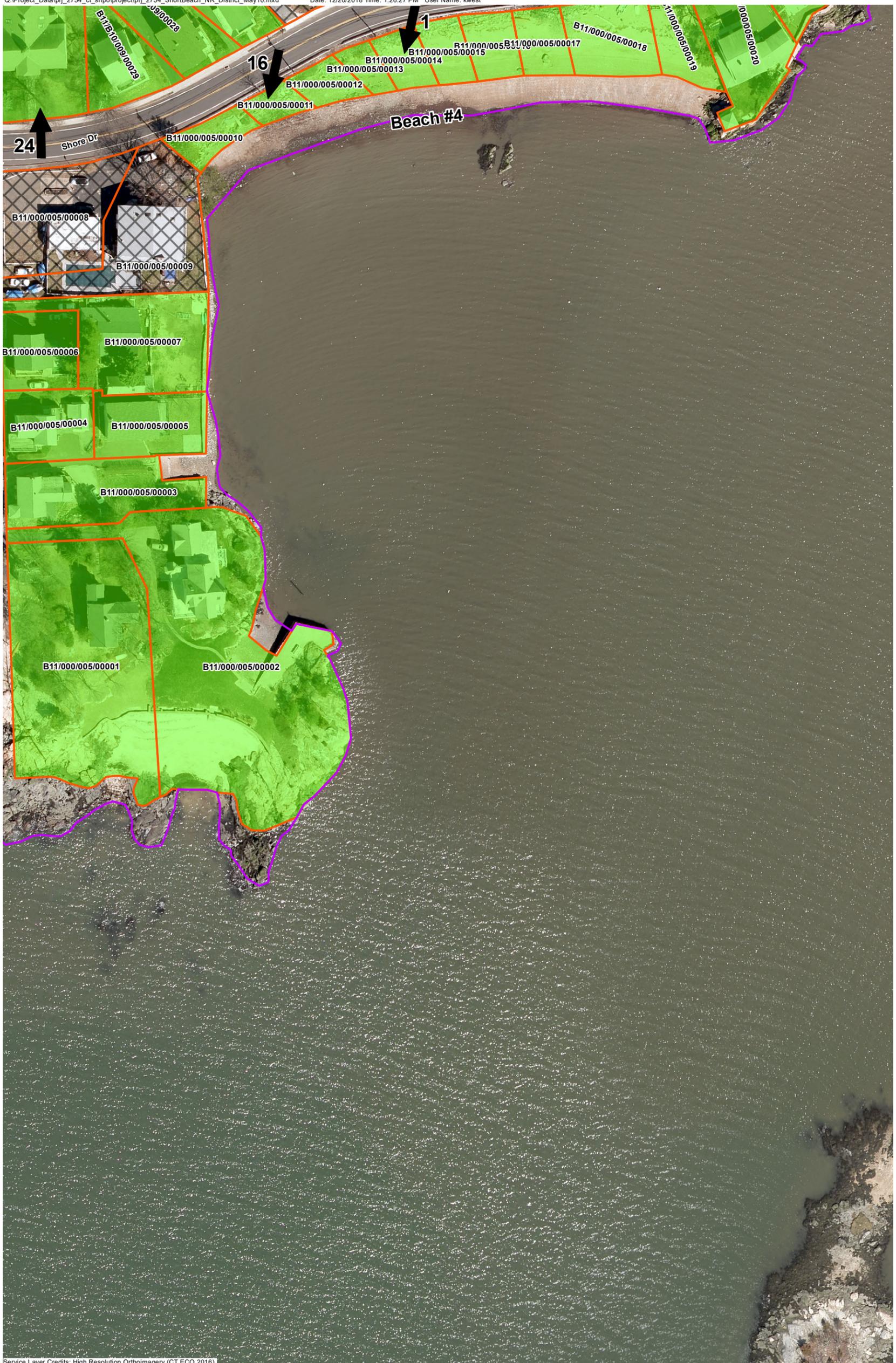


- National Register District Boundary
- Parcel Boundary
- Denotes Resource Photograph Direction and Number

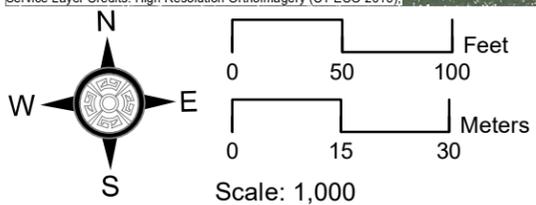
- Contributing
- Not Contributing

Short Beach National Register District
 Branford, Connecticut
 Parcel Locator Map with Photograph
 Designations and Directions

Figure 2: Page 4 of 6



Service Layer Credits: High Resolution Orthoimagery (CT ECO 2016)

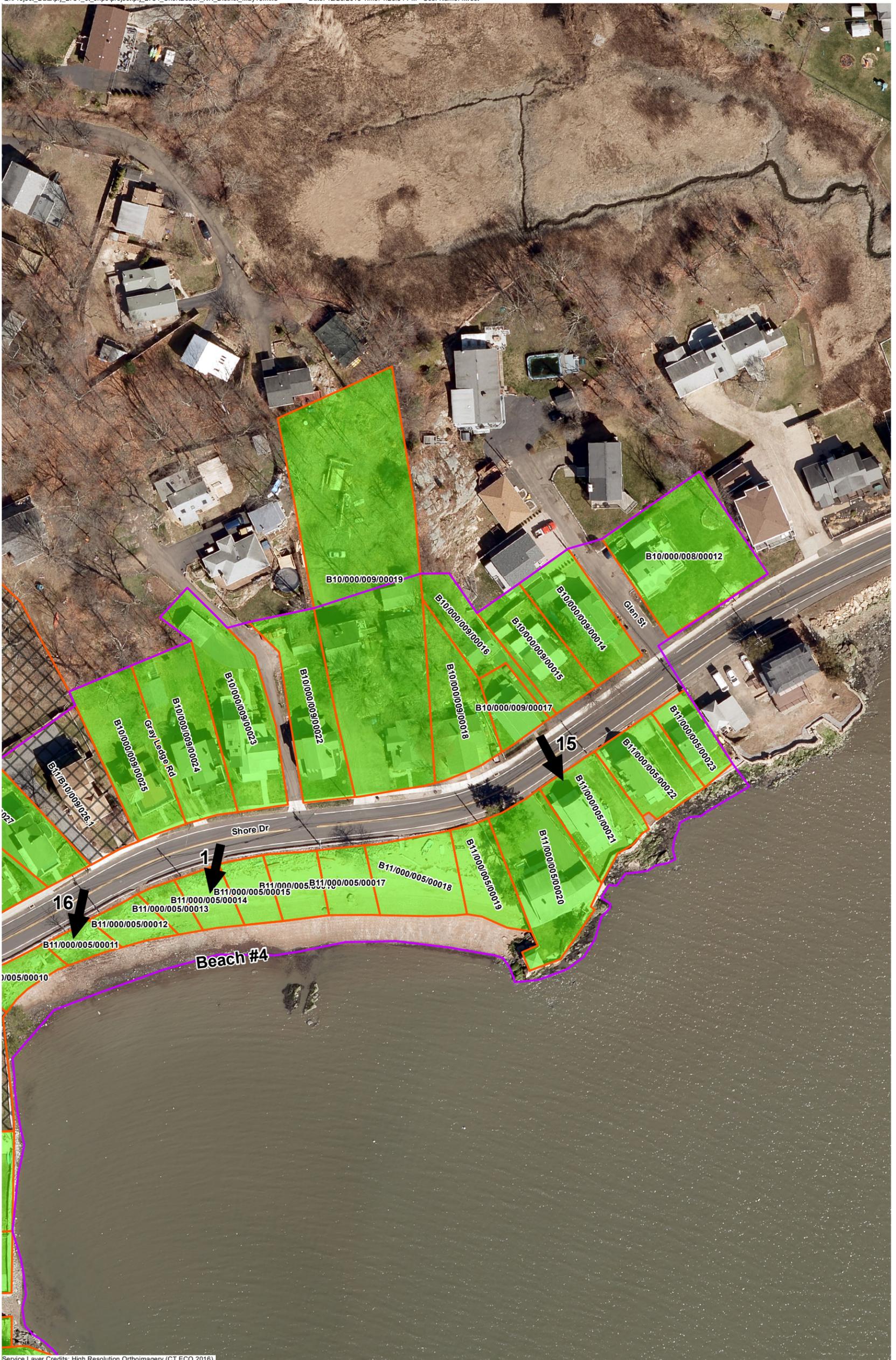


- National Register District Boundary
- Parcel Boundary
- Denotes Resource Photograph Direction and Number

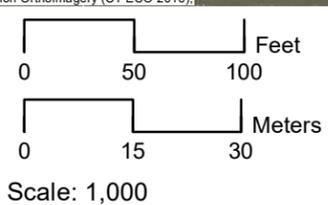
- Contributing
- Not Contributing

Short Beach National Register District
Branford, Connecticut
Parcel Locator Map with Photograph
Designations and Directions

Figure 2: Page 5 of 6



Service Layer Credits: High Resolution Orthoimagery (CT ECO 2016)



- National Register District Boundary
- Parcel Boundary
- ➔ Denotes Resource Photograph Direction and Number

- Contributing
- Not Contributing

**Short Beach National Register District
Branford, Connecticut**
Parcel Locator Map with Photograph
Designations and Directions

Figure 2: Page 6 of 6



Photo #1 of 28

Shore Drive curving along the coast east of Little Bay Lane, camera facing SW



Photo #2 of 28

Johnson Beach, seawall, Clark Avenue, and dwellings along Clark Avenue, camera facing SW



Photo #3 of 28

Main Beach, seawall, and dwellings along Beckett Avenue, camera facing W



Photo #4 of 28

Rocky peninsulas found in Short Beach near the Ella Wheeler Wilcox Property, camera facing SE



Photo #5 of 28

Pedestrian tunnel under 225 Clark Avenue, leading from Clark Avenue to Main Beach, camera facing E



Photo #6 of 28

The Bungalow, and its stone walls, terraces, and steps, camera facing NW



Photo #7 of 28

Rock wall along front of 214 Clark Avenue property, camera facing SW



Photo #8 of 28

Dwelling at 72 Shore Drive, south elevation, camera facing N



Photo #9 of 28

Stone outcropping at NE corner of Shore Drive and Taylor Street, stone wall, and dwelling at 136 Shore Drive, camera facing NE



Photo #10 of 28

Dwelling at 79 Beckett Avenue, camera facing south



Photo #11 of 28

Dwellings along north side of Beckett Avenue at Bungalow Lane, camera facing NW



Photo #12 of 28

Dwelling at 198 Clark Avenue, south façade, camera facing N



Photo #13 of 28
Sidney Clark Cottage, 200 Clark Avenue, east façade, camera facing NW



Photo #14 of 28
Dwelling at 79 Shore Drive, north façade, camera facing S



Photo #15 of 28
Dwelling at 247 Shore Drive, north façade, camera facing S



Photo #16 of 28
Dwelling at 54 Little Bay Lane, west façade, camera facing E



Photo #17 of 28

Secondary dwelling and principal dwelling at 11 Beckett Avenue, north and east elevations, camera facing SW



Photo #18 of 28

Secondary dwelling at 40-44 Bristol Street, west and north elevations, camera facing NE



Photo #19 of 28

Secondary dwelling at 17 Court Street flanked by 17 Court Street primary dwelling to the right and 21 Court Street to the left, west elevation, camera facing E



Photo #20 of 28

Former Arrowhead Hotel, 117 Shore Drive, north façade, camera facing SW



Photo #21 of 28

Short Beach Union Church, 14 Pentecost Street, southeast corner, camera facing NW



Photo #22 of 28

Short Beach Post Office, Court Street (west) façade, camera facing SE



Photo #23 of 28

Short Beach Hose, Hook & Ladder Company, south façade, camera facing N



Photo #24 of 28

Old Short Beach School, 192 Shore Drive, north façade, camera facing N



Photo #25 of 28
Garage at 136 Shore Drive, south façade, camera facing N



Photo #26 of 28
Garage at 65 Beckett Avenue, north façade with door, camera facing SW



Photo #27 of 28
Dwelling at 220 Clark Avenue, camera facing N



Photo #28 of 28
Shore Auto Repair/Garage at 80 Shore Drive, camera facing NE