

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: Sound View Historic District

Other names/site number: _____

Name of related multiple property listing:

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

2. Location

Street & number: 4-88 Hartford Ave, 4-70 Portland Ave, 275-287 Shore Rd, 5-86 Swan Ave

City or town: Old Lyme State: CT County: New London

Not For Publication: Vicinity: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 X local

Applicable National Register Criteria:

X A ___ B ___ C ___ D

<p>_____</p> <p>Signature of certifying official/Title:</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>	<p>_____</p> <p>Date</p>
<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____</p> <p>Signature of commenting official:</p> <p>_____</p> <p>Title :</p>	<p>_____</p> <p>Date</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>

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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

Category of Property

(Check only **one** box.)

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

Number of Resources within Property

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(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>145</u>	<u>35</u>	buildings
<u>1</u>	<u>0</u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>146</u>	<u>35</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
- COMMERCE/TRADE/financial institution
- COMMERCE/TRADE/restaurant
- GOVERNMENT/post office
- RELIGION/religious facility
- RECREATION AND CULTURE/theater
- RECREATION AND CULTURE/music facility
- RECREATION AND CULTURE/outdoor recreation

Current Functions

(Enter categories from instructions.)

- DOMESTIC/single dwelling
- DOMESTIC/multiple dwelling
- COMMERCE/TRADE/restaurant
- RELIGION/religious facility
- RECREATION AND CULTURE/theater
- RECREATION AND CULTURE/outdoor recreation

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7. Description

Architectural Classification (Enter categories from instructions.)

LATE VICTORIAN/Stick
MID-19TH CENTURY/Gothic Revival
LATE 19TH AND 20TH CENTURY REVIVALS/Tudor Revival
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/Craftsman

Materials: (enter categories from instructions.)

Foundation: concrete

Walls: WOOD/shingle; SYNTHETICS/Vinyl

Roof: asphalt shingle

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 Sound View National Register Historic District in Old Lyme, Connecticut, was developed in 1892 as a middle-class summer beach resort. Building use within the district is mostly residential, with commercial buildings located along Shore Road and Hartford Avenue. The residential streets, Swan Avenue and Portland Avenue, are lined with one- and two-story modest homes and summer cottages with hip, front-, and side-gable roof types. The cottages maintain their original simple massing, minimal ornamentation, consistent street pattern and setbacks, and proximity to the beach. Alterations to the district typically include replaced windows, siding, and enclosed porches. Despite these alterations, the Sound View Historic District remains eligible for listing on the National Register of Historic Places as it retains the character that it exhibited as a modest summer beach community constructed between 1895 and 1955.

Narrative Description

Overview of the Sound View Historic District

Sound View is a seasonal seaside community in the town of Old Lyme, in New London County, Connecticut. The district is situated along the Long Island Sound between two private beach communities, Miami Beach and Old Colony Beach (Figure 1). Planned in 1892, Sound View residents believe it to be the oldest public beach in the United States.¹ (Revere Beach, designated a National

¹ Michaëlle Pearson, March 2016, Email communication.

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Historic Landmark and located northeast of Boston, Massachusetts, is officially recognized as “America’s First Public Beach;” however, it was established in 1896.²⁾

The general shape of Sound View Historic District is rectangular with a rectilinear street-grid pattern encompassing 29 acres (Figure 2). The Northeast Regional Amtrak and Shore Line East railroad line runs just north of Shore Road, the northern boundary, and the southern boundary is Sound View Beach, a 100-foot section of public beach, and the Long Island Sound. The three main streets, Portland Avenue, Hartford Avenue, and Swan Avenue, run parallel to one another and travel in a north-south direction from Shore Road to Sound View Beach/Long Island Sound. Three streets, Bocce Lane, Martino Road, and Pond Road, intersect the three north-south streets and travel in an east-west direction from Portland Avenue to Swan Avenue.

The boundaries for Sound View follow the original 44-acre tract developed by Harry J. Hilliard as a seasonal beach community starting in 1892. Along with properties on Shore Road and Pond Road, Hilliard developed the west side of Swan Avenue, both sides of Hartford Avenue, and the east side of Portland Avenue. Although established by the Sound View Land Company in 1904, the east side of Swan Avenue was constructed during the same time period and is associated with present-day Sound View. This area is included in its boundary as the component buildings contribute to the district’s historic character. The west side of Portland Avenue was developed as part of Miami Beach in the early 1940s after Hilliard’s death, and thus is not included in the boundaries for Sound View. With the exception of properties to the north of Shore Road and properties to the west of Portland Avenue, these boundaries largely coincide with the current boundaries of the Sound View Beach Association, Inc.

The topography of Sound View is largely flat, though the land slopes gradually from Shore Road towards the beach. Sound View Beach, a 100 foot section of public beach, is located at the end of Hartford and Swan Avenues (Photos 1, 9-10). Harry J. Hilliard deeded the Sound View Beach, then called Swan Beach, to the "unorganized general public" for its perpetual use. The natural sand beach is accessed from Hartford and Swan Avenues. Lots vary in width, but are all compact and are typically less than 0.25 acres. The lots on the west side of Swan Avenue, which Hilliard developed first, are more square. The parcels on Harford Avenue and Portland Avenue are rectangular but deeper than those on the east side of Swan Avenue. Because Hilliard’s deeds restricted the setback of the cottages (see Section 8), the majority of the buildings in the district are sited with uniform setbacks of 10 to 20 feet. The densely constructed cottages and commercial buildings face the three main north-south streets in the district. While residential cottages in the district do not have direct waterfront access, views of the beach can be seen from the three main avenues and even as far as Shore Road, the northern district boundary. An unobstructed panoramic view of the Long Island Sound is visible from the terminations of Hartford and Swan Avenues.

A public passageway or strip exists between Hartford Avenue and Swan Avenue from Shore Road to Sound View Beach (Photo 8). Sidewalks are present along the commercial section of Hartford Avenue, but generally not on Swan Avenue and Portland Avenue. Similarly, curbs are not present on residential streets, resulting in a more rural feel. Currently on-street parking is located on the west side of Hartford Avenue. The district includes eight vacant lots, several of which are town-owned and used for parking during the summer. As the majority of the district does not contain sidewalks or curbs, the streets are lined unsystematically with a variety of shade trees. Lots are individually landscaped by their owners, and several feature shrubs in lieu of fencing.

² “History Overview,” Revere Beach, accessed 20 April 2016, <http://reverebeach.com/history/>.

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Although the Sound View district is primarily residential, commercial and ecclesiastical resources also are present. Commercial buildings are located on the southern portion of Hartford Avenue, and a mix of residential, commercial, and ecclesiastical buildings are found on Shore Road. While isolated commercial buildings are located along the northern section of Hartford Avenue, the majority are located south of Bocce Lane. However, the lower section of Hartford Avenue historically has been a mixed-use corridor.

Summary of Contributing and Non-Contributing Resources

The Sound View Historic District includes 141 contributing resources: 136 buildings, one site (beach), and four vacant lots. The district has 80 non-contributing resources. The contributing buildings are composed of 120 residential buildings and associated resources, one church, and 15 commercial buildings and associated resources. A total of 69 buildings from the period of significance, 1892-1955, are extensively altered and therefore classified as non-contributing. Five residential buildings and two commercial buildings are outside the period of significance. Small sheds were not included as resources due to their impermanent nature and small scale.

Architectural Character

Residential

The Sound View Historic District contains 120 residential buildings and associated resources built between 1895 to 2014. Since Sound View cottage owners were middle-class summer residents, the majority of the historic cottages constructed in the district are functional, modest in scale, and do not feature extravagant building materials. Most cottages in the district maintain their original footprint, relationships to adjacent cottages, and street orientation. The residential buildings are either one, one-and-a-half, or two stories tall. Cottages can be classified into five subtypes: one-story hip-roof cottage, two-story hip-roof cottage, front-gable cottage, side-gable cottage, and Minimal Traditional cottage.

There are 17 one-story hip-roof cottages in Sound View. Oriented towards the street, these cottages are largely wood-frame construction with deep porches and rectangular footprints. Three contiguous examples of one-story hip-roof cottages are at 72 Hartford, 74 Hartford, and 76 Hartford Avenue (Photo 3). All three wood-frame cottages feature a rectangular footprint, hip roof with deep overhang, and enclosed full-width porches. Windows consist of double-hung wood-sash and replacement units. The three cottages are clad in vinyl siding.

The two-story hip-roof cottages are similar to the one-story variant and feature rectangular footprints and wood-frame construction. Examples include 55 Swan Avenue and 57 Swan Avenue (Photo 12-13). Sound View also contains many one-story, one-and-a-half-story, and two-story cottages constructed of wood framing members, with full-width porches and front-gable roofs. Examples include 36 Hartford Avenue and 36 Swan Avenue (Photo 14-15). Side-gable cottages in Sound View are generally one or two-story buildings. An intact example, known as "The Six Swans," is located at 13 Swan Avenue. The six associated and freestanding cottages all feature side gables, enclosed porches and concrete pier foundations (Photo 16).

American Small House/Minimal Traditional cottages in Sound View are modest and generally one-and-a-half stories with low- or intermediate-pitched gable roofs. A representative example is located at 4 Portland Avenue (Photo 17). The one-story dwelling has a symmetrical façade, with paired windows flanking the central entrance. A brick chimney is located at the gable wall of the north elevation.

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Commercial

Commercial buildings in Sound View are located on Shore Road and the lower portion of Hartford Avenue, the main commercial strip. The commercial buildings in the district range in height from one to three stories. The majority are wood-frame buildings with brick or wood siding. Most roofs are front-gable, though several buildings have flat roofs or parapets. The storefronts feature recessed entries with glass plate or metal windows raised off the ground by wood panels.

An example of a brick-clad commercial building is located at 63 Hartford Avenue (Photo 18). This former restaurant has been converted into an arcade. The one-story building terminates in a front-gable roof with stucco and decorative half-timbering in the gable end. The façade features a circular arch entrance with brick laid in a rowlock course, and with a soldier course around a narrow rectangular opening.

Across the street from the arcade is the former O'Connor's Shoppe and Post Office. This two-story commercial building, located at 56 Hartford Avenue, has a hip roof and exposed rafter tails. The building is clad in wood drop siding. The first floor features a storefront with central entrance consisting of a wood door with nine panes over two panels. The two-bay second floor features six-over-six-light, double-hung wood-sash windows (Photo 19).

Constructed ca. 1955, the district's only gas station, Best Way Foodmart, located at 281 Shore Road, is a one-story building (Photo 20). This non-contributing post-war building has a rectangular footprint, flat roof, and unadorned exterior made of concrete block.

Many of the commercial buildings in the district are residential buildings that were converted to commercial use during the district's period of significance. Located at 88 Hartford Avenue, Lenny's on the Beach, a popular beachfront bar and restaurant, was converted to a commercial use ca. 1920 (Photo 21). The building features a hip roof, exposed rafter tails, and wood shingle siding.

Ecclesiastical

The former Our Lady of Good Counsel Roman Catholic Church, now the Shoreline Church, is the only church in the Sound View district. Located at 287 Shore Road, the church was constructed in 1906 and it was one of the first Catholic churches in the shoreline area. The one-story ecclesiastical building has a steeply pitched front-gable roof and cedar shingle exterior. A ca. 1950 wing addition was constructed on the east elevation. This Sound View landmark features the original tower with Gothic Revival pointed arch windows, "beautiful princess" windows, and battlements. The façade gable features an inset pointed arch pierced with the original oculus window (Photo 22).

Architectural Styles

The majority of the resources in the district are simple cottages with minimal ornamentation. These character-defining features are an integral part of the distinctiveness of the beach community. However, several residential cottages exhibit late Victorian Stick style and late 19th and early 20th century Craftsman elements. In addition, mid-19th century Gothic Revival can be found at the former Our Lady of Good Counsel Roman Catholic Church. Late 19th and 20th century Tudor Revival also is present in the historic district. Representative architectural styles are described below.

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Craftsman

Some Sound View cottages feature elements of the Craftsman style, such as gabled roofs with open eaves, wide overhangs and exposed rafter tails. Two representative examples are located at 44 Portland Avenue and 30 Swan Avenue (Photo 23, Photo 11). Both one-story cottages have hip roofs and wood exteriors. The eaves are open, exposing structural rafter tails. Both cottages also feature original six-over-one light, double-hung wood-sash windows.

Gothic Revival

Gothic Revival elements can be found at the former Our Lady of Good Counsel Roman Catholic Church located at 287 Shore Road, as described above.

Stick Style

The Stick style also is present in the historic district. Identifying features of the style are gabled roofs, typically steeply pitched; decorative trusses at the gable apex; overhanging eaves; wooden wall cladding; and diagonal or curving porch-support braces.³

Two of the three former Breen cottages (Photo 24-25), located at 29 Swan Avenue and 35 Swan Avenue, feature elements of the Stick style. P.J. Breen, a native of Galway, Ireland, and his brother, acquired three parcels on Swan Avenue from Hilliard, and then sold the parcels to the Sinnott family. 29 Swan Avenue has a side-gable roof, exposed rafter tails, and original wraparound open porch with Stick-style columns and supports. Two original pedimented dormers are located at the façade. The key building of the district, 35 Swan Avenue, features a side-gable roof, exposed rafter tails, and original pedimented dormers at the façade. The cottage is clad in vertical wood siding. The open porch retains its original Stick-style columns and supports. The third Breen cottage at 37 Swan Avenue features a steeply pitched gabled roof; however, visual observation suggests Stick-style ornamentation was removed.

Tudor Style

The former O'Connor's Dance Hall, or O'Connor's Twin Gables at 58 Hartford Avenue, is the only Tudor Revival-style building in the district (Photo 26). The largest commercial building in the district, it is one story in height and has a wide, rectangular footprint. Now vacant, the former dance hall displays Tudor Revival elements, such as its steeply pitched prominent front-facing gables and decorative original half-timbering.

Non-contributing

Non-contributing resources in the district fall into one of two categories: resources constructed after the end of the period of significance, and resources constructed within the period of significance that have lost integrity. Typical of the type of non-contributing buildings of the district are the residential buildings located at 38 and 40 Portland Avenue (Photos 31-32). The wraparound porches of both dwellings have been enclosed with modern openings. Another representative example of a non-contributing building in the district is the dwelling at 46 Swan Avenue (Photo 36). This two-story residence features an enclosed two-story porch with a contemporary façade.

³ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 332-343.

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Integrity

The Sound View NRHD retains integrity of location, design, setting, materials, workmanship, feeling, and association that convey its significance as a modest summer resort community constructed between 1892 and 1955. Located in their original location, many of the cottages and commercial buildings in the district retain their historic appearance, including retention of their original massing, form, and historic openings and fenestration patterns. While most cottages have enclosed porches to accommodate year-round use or increase living space, the original porches are generally discernible and feature evidence of original porch supports. Kingston Heath, author of *The Patina of Place: The Cultural Weathering of a New England Industrial Landscape*, refers to the adaption of vernacular buildings as “cultural weathering” – that is, the “incremental change left on the built environment by its inhabitants.”⁴ Seen from the perspective of “cultural weathering,” the enclosed porches are a “regionally responsive, regionally appropriate, and regionally distinguishable product” within its context in coastal Connecticut.⁵

Further, many of the cottages feature replacement of exterior cladding or installation of vinyl over the historic cladding, common changes owing to the harsh coastal environment that causes shorter material use life. Another alteration to the district that took place after the period of significance was the extension of Pond Road between Hartford Avenue and Swan Avenue, which resulted in the demolition of five dwellings that were within the original Sound View boundary.⁶ However, the majority of the remaining residential and commercial buildings are situated on the consistent street pattern with original setbacks, and they are recognizable as a modest beach community. The resources of the Sound View district retain integrity of feeling as a summer beach resort; the district continues to provide recreation and entertainment. Infill, which represents less than five percent of resources, has been sensitive to the remaining historic buildings in massing, scale, and appearance.

While examples of these residential cottages may be found frequently throughout Connecticut, the consistent blocks of these modest, compact cottages densely spaced along the main avenues with minimal intrusions form a distinctive and recognizable pattern. If these modest beach cottages were isolated and sought National Register listing, it is likely that they would not be successful as the cottages no longer would feel like a section of an early-twentieth-century modest summer beach community. Intact early-twentieth-century beach communities are endangered within Connecticut’s landscape, but represent an important period of the shoreline development. Overall, Sound View retains sufficient integrity to convey its historic character as a modest early-twentieth-century beach resort.

A street-by-street summary of resources located within the district is presented in the table below. The table identifies contributing and non-contributing resources, as well as construction dates. Buildings and sites are identified. Construction dates were obtained from the Old Lyme Assessor Vision Appraisal records, a review of historic maps, and Sanborn Fire Insurance Company maps.⁷ Small sheds or storage

⁴ Kingston Wm. Heath, *The Patina of Place: The Cultural Weathering of a New England Industrial Landscape* (Knoxville: University of Tennessee Press, 2001), xix.

⁵ Kingston Wm. Heath, “Assessing Regional Identity Amidst Change: The Role of Vernacular Studies,” *Perspectives in Vernacular Architecture*, Vol. 13, No. 2, Special 25th Anniversary Issue (2006/2007), 88. JSTOR. Electronic document, <http://www.jstor.org/stable/20355385>, accessed 6 June 2016.

⁶ Sanborn Map Company, Niantic, Connecticut, 1927, 1940; University of Connecticut Libraries Map and Geographic Information Center – MAGIC, “1990 Connecticut Aerial Photography Index.” 2013. Available online, http://magic.lib.uconn.edu/mash_up/1990_aerial_index.html (Accessed 9 August 2016).

⁷ Old Lyme, Assessor’s Office. Property Record Cards. Electronic document, <http://gis.vgsi.com/oldlymect/>, accessed December 2015 through June 2016; Sanborn Map Company, Niantic, Connecticut, 1927, 1940.

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buildings were not included as resources owing to their impermanent nature and small scale. Figure 5 depicts contributing and non-contributing resources.

Inventory

Street Address	Parcel Number	Construction Date	Description	Contributing	Non-Contributing
Sound View Beach	N/A	1892	The Sound View Beach extends 100 feet along the Long Island Sound. The sandy beach is accessed from Hartford and Swan Avenues. Harry J. Hilliard deeded the Sound View Beach, then called Swan Beach, to the "unorganized general public" for its perpetual use. More than 120 years later, the beach remains free and open to the public.	1	
4 Hartford Ave	84-1	1960	This L-shaped dwelling has a symmetrical façade, front gable, and continuous concrete foundation. The one-story building is clad in vinyl siding. A non-historic shed also is located on this lot.		1
5 Hartford Ave	83-127	1940	Visual observation suggests this dwelling has been altered. Clad in vinyl shingles, this one-story dwelling features a front gable roof. Openings have been replaced and the porch likely enclosed. A large deck is located at the main façade.		1
6 Hartford Ave	84-2	1940	This one-story cottage features the original rectangular footprint and side gable roof. The porch has been enclosed.	1	
6 Hartford Ave	84-2	1940	A shed clad in vinyl siding also is located on this lot.	1	
7 Hartford Ave	83-126	1940	This one-story cottage features a front gable, one-over-one windows, and a brick chimney located on the south elevation. The porch has been enclosed.	1	
7 Hartford Ave	83-126	1940	A shed with a side-gable roof and vertical plywood siding also is located on this property.		1
8 Hartford Ave	84-3	1940	This one-and-a-half-story dwelling features vinyl siding, a front-gable, and a concrete chimney on the south elevation. The porch has been enclosed. A non-historic shed also is located on this property.	1	
9 Hartford Ave, Building 1	83-125	1940	This cottage features a side gable roof, enclosed porch, and resized windows on the south elevation. The dwelling is clad in vinyl siding. A shed, clad in vertical plywood, also is located on this lot.		2
9 Hartford Ave, Building 2	83-125	1940	This cottage has a low-pitched front gable with enclosed porch. The dwelling is clad in vinyl siding.	1	
10 Hartford Ave, Building 1	84-4	1935	This one-story wood-frame cottage has a front gable, brick foundation, and enclosed porch.	1	

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10 Hartford Ave, Building 2	84-4	1935	Located to the rear of Building 1, this L-shaped dwelling is clad in vinyl siding and features a hip roof. The porch has been enclosed.	1	
11 Hartford Ave	83-124	1920	This two-story dwelling features a front-gable roof, original windows, and asphalt shingles. The open porch has been enclosed.	1	
11 Hartford Ave	83-124	1920	A former garage converted into a dwelling sits at the rear of the property.		1
12 Hartford Ave	84-5	1950	This front gable one-story dwelling features one-over-one windows, vinyl siding, and a brick chimney on ridge. The porch likely has been enclosed.	1	
13 Hartford Ave	83-123	1920	Visual observation suggests this dwelling has been heavily altered. This one-and-a-half-story dwelling has a cross gable roof, vinyl siding exterior, and enclosed porch. A side porch addition is located on the south elevation. A shed also is located on the lot.		1
14 Hartford Ave	84-6	1920	This one-story cottage features a hip roof with deep overhang, plywood exterior, and original rectangular footprint. A side gable shed clad in vinyl siding is located at the back of the lot.	1	
16 Hartford Ave	84-7	1940	This one-story dwelling features a symmetrical façade with a portico entrance addition. The building is clad in vinyl siding. The porch has been enclosed. A shed also is located on this property.		1
17 Hartford Ave	83-122	1920	Clad in aluminum siding, this one-and-a-half-story dwelling has a front gable and enclosed porch. Original window openings on the south elevation have been resized. A metal shed also is located on the lot.		1
18 Hartford Ave	84-8	1920	This one-story dwelling likely originally featured a hip roof and has been altered to a front gable. Windows have been resized. A non-historic shed is located on the lot.		1
19 Hartford Ave	83-121	1910	This two-story residence has a front gable, brick ridge chimney, and brick pier foundation. Original porch posts remain.	1	
20 Hartford Ave	84-9	1910	Clad in vinyl siding, this dwelling features one-and-a-half stories, a front gable roof, and brick pier foundation. The original open wraparound porch has been enclosed. A small addition is located on the south elevation.	1	
21 Hartford Ave, Building 1	83-120	1939	This one-and-a-half-story cottage features a side-gable roof, one-over-one windows, and a brick chimney at the south elevation gable wall. Wooden steps lead to the main entrance of the dwelling. The shed dormer likely was added along with the bay window. A small shed is located on the property.	1	
21 Hartford Ave, Building 2		1939	Clad in vinyl siding, this front gable dwelling is located to the rear of Building 1. Additions are located at the north and east elevations.		1
23 Hartford Ave	83-119	1920	This one-and-a-half-story cottage features a side gable with a brick chimney located at the gable wall of the north elevation. This dwelling features one-over-one windows and a continuous concrete block foundation.	1	

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26 Hartford Ave, Building 1	84-12	1930	Visual observation suggests this dwelling has been altered. This one-story residence is clad in vinyl siding. The side gable dwelling has one-over-one windows and a concrete block foundation. The porch has been enclosed with an addition on the north elevation.		1
26 Hartford Ave, Building 2	84-12	1950	This associated dwelling features a rectangular footprint, concrete block foundation, and two-over-two horizontal aluminum windows. The building is clad in vinyl siding.	1	
27 Hartford Ave	83-117	1920	This one-story cottage has a hip roof covered with asphalt shingles. The dwelling is clad in vinyl siding. The porch has been enclosed and features original porch posts.	1	
28 Hartford Ave, Building 1	84-13	2011	This two-story new construction features a front gable, vinyl siding and vinyl shingles. A semi-circular window is centered at the façade gable. Concrete steps with metal railing lead to the main entrance.		1
28 Hartford Ave, Building 2	84-13	1930	This one-story associated dwelling is clad in vinyl siding and features a side gable roof. The porch likely has been enclosed.	1	
29 Hartford Ave, Building 1	83-116	1940	This wood-frame one-story dwelling features a front-gable roof and original windows. A secondary entrance located on the north elevation.	1	
29 Hartford Ave, Building 2	83-116	1940	Located to the rear of Building 1, this one-story dwelling features a rectangular footprint with enclosed porch. The building has a gable roof and is clad in vinyl siding.	1	
30 Hartford Ave, Building 1	84-14-30A/84-14-30B	1920	This one-and-a-half-story cottage features a side-gable roof, vinyl siding, and a concrete block foundation. The dwelling has been converted into a duplex with separate concrete step entrances.	1	
30 Hartford Ave, Building 2	84-14-30C	1920	This two-story dwelling is located to the rear of the property. The residence features a front-gable roof and wood shingle exterior. The porch likely has been enclosed.	1	
31 Hartford Ave	83-115	1930	Clad in vinyl siding, this dwelling features one-and-a-half-stories, a side-gable roof, and one-over-one windows. A brick chimney is located on the ridge center. The porch has been enclosed. A small shed is located on this lot.	1	
32 Hartford Ave	84-15	1950	This one-story dwelling features a rectangular footprint, front-gable roof, and picture window at the façade. A brick chimney is located on the roof ridge. A small shed also is located on the property.	1	
34 Hartford Ave	84-16	vacant lot	Historic Aerial Photographs indicate that this lot always has been vacant.	1	
36 Hartford Ave	80-17	1940	This two-story residence features a front-gable, one-over-one windows, and a brick chimney located at the rear. The original open porch has been enclosed.	1	
37 Hartford Ave, Building 1	79-132	1920	This former two-story dwelling originally featured a wraparound porch. By 1940, a one-story store was added to this former residence. This building is clad in vinyl siding and has a brick chimney located off-center on the roof ridge. The original wraparound porch has been enclosed with new openings. Two associated former dwellings, clad in vinyl siding, also are located on this property. Porches have been removed on both former dwellings.	1	2

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37 Hartford Ave, Building 2	79-132	1920	Visual observation suggests this dwelling has been altered. This two-story residence features a front-gable roof and vinyl siding. A second-story addition has been added to the enclosed porch.		1
38 Hartford Ave	80-18	1940	This two-story dwelling is clad in asbestos shingles and features a front-gable roof. A brick chimney is located at the rear. The porch has been enclosed. A non-historic shed also is located on this property.	1	
39 Hartford Ave	80-16	1935	This one-story commercial building has a front-gable roof and board and batten cladding. The open porch is extant.	1	
40 Hartford Ave	80-19	vacant lot	The ca. 1910 dwelling was demolished to construct the Ocean Spray Hotel, also demolished ca. 1995. This lot now features the Town of Old Lyme Bocce Courts.		1
41 Hartford Ave, Building 1	80-15	1930	With a deep setback, this one-story cottage has a symmetrical façade, drop siding, and a hip roof with exposed rafter tails. The porch has been enclosed. Small additions are located on the north elevation.		1
41 Hartford Ave, Building 2	80-15	1940	This one-story cottage has a hip roof and exposed rafter tails. The dwelling is clad in drop siding. The porch has been enclosed. A hip roof addition is located at the façade.	1	
42 Hartford Ave, Building 1	80-22	1920	Clad in wood shingles, this two-story dwelling features a front-gable roof, deep overhang, and continuous concrete block foundation. The porch has been enclosed. A small addition is located on the south elevation.	1	
42 Hartford Ave, Building 2	80-22	1920	This two-story dwelling is clad in vinyl siding. Window openings have been resized. An addition is located on the south elevation. The porch has been enclosed.		1
44 Hartford Ave	80-23	1920	Visual observation suggests this dwelling has been altered. Originally part of "The Colonial," this two-story dwelling features a front-gable roof, vinyl siding, and replaced windows. A two-story addition is located on the south elevation. Windows have been resized.		1
47 Hartford Ave	80-14	1925	This former Post Office building originally featured an L-shaped footprint with side porch. In ca. 1930, a third story was added to the building as well as storefront. The three-story building is clad in asphalt and brick with a stucco façade. The windows are original two-over-one and two-over-two.	1	
47 Hartford Ave	80-14	1930	An associated building also is located on this property. The building is clad in drop siding and features a clipped-gable roof and exposed rafter tails.	1	
49 Hartford Ave, Building 1	80-13	1920	This one-story commercial building features a rectangular footprint, metal roof with parapet gable, and vertical wood siding. A full-width metal canopy is located at the façade.	1	
49 Hartford Ave, Building 2	80-13	1915	Visual observation suggests this dwelling has been altered. This two-story residence is clad in vinyl siding. The front gable dwelling has a bay window addition at the façade. The porch has been enclosed.		1
50 Hartford Ave	80-24	vacant lot	Historic Aerial Photographs indicate that this lot always has been vacant.	1	
52 Hartford Ave , Building 1	80-25	1935	This one-story commercial building features a rectangular footprint, flat roof, and brick cladding with stone façade.	1	

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			The windows are original.		
52 Hartford Ave, Building 2	80-25	1940	This former two-story dwelling originally was originally located adjacent to two one-story dwellings, behind a non-extant store. The building features exposed rafter tails. The two-story porch has been removed with enclosed one-story addition.		1
55 Hartford Ave	80-12	1915	This two-story dwelling has a hip roof, continuous concrete block foundation, and rectangular footprint. The building originally featured a two-story open porch at the façade that has been enclosed and not discernible.		1
56 Hartford Ave, Building 1	80-26	1930	This two-story commercial building has a hip roof, exposed rafter tails, and storefront façade. The building is clad in original drop siding.	1	
56 Hartford Ave, Building 2	80-26	1940	This former dwelling is located at the rear of the property. Clad in vinyl, the building features a front-gable roof and enclosed porch with deck addition.		1
57 Hartford Ave	80-11	1940	Clad in vinyl siding, this one-story commercial building features a parapet gable with possible porch overhang. Historic aerial photographs indicate that this dwelling likely was moved to current setback.		1
58 Hartford Ave	80-27	1930	This long, rectangular one-story commercial building features multiple roof types with Tudor-like front gables. The wood-frame building is clad in wood, vinyl, and plywood siding. The windows are original. Portions of the open porch have been enclosed. The rear is intact.	1	
61 Hartford Ave	80-10	1921	This two-story commercial building has a front gable roof, stucco and plywood façade with vinyl siding sides. The two-story porch has been enclosed and shed dormers added on the south elevation.	1	
63 Hartford Ave	80-9	1930	This one-story former restaurant features a brick exterior with stucco and decorative half-timbering front gable. The façade features a circular arch entrance with rowlock brick and soldier brick around a narrow temporarily boarded rectangular opening.	1	
64 Hartford Ave	80-35	2008	This new construction is clad in vinyl shingles. The two-story dwelling has two front gables with modern openings. A deck with wood railing is located above the second story at the façade. An incorporated garage is located at the rear.		1
65 Hartford Ave	80-8	1940	Clad in brick, this one-story commercial building has a narrow, rectangular footprint. The gable-on-hip roof extends over the open exterior area.	1	
66 Hartford Ave	80-35	1940	This one-story cottage features its original rectangular footprint, hip roof, and fenestration pattern. A brick chimney is located on the hip roof. Original rafter tails have been enclosed with vinyl.	1	
69 Hartford Ave, Building 1	80-7	1930	This two-story dwelling has a hip roof and is clad in vinyl siding. The porch was historically open at the first floor, however, the second floor windows have been resized and replaced. A ca. 1930 associated outbuilding clad in vinyl siding is located behind this building.		1

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69 Hartford Ave, Building 3	80-7	1930	Clad in vinyl siding, this two-story building features a side gable, rectangular footprint with deck, and concrete block foundation. Windows have been resized and replaced. The wraparound porch has been removed.		1
70 Hartford Ave	80-36	1920	This one-and-a-half-story dwelling has a symmetrical façade with original porch columns. The side-gable dwelling is clad in vinyl siding. A brick chimney is located at the ridge center.	1	
71 Hartford Ave, Building 1	80-6	1930	This one-story dwelling is clad in vinyl siding. The front-gable building likely was originally a store and was converted into a residence after 1940.		1
71 Hartford Ave, Building 2	80-6	1948	This one-story dwelling is located behind Building 1. Clad in vinyl siding, the residence has a rectangular footprint and a side-gable roof.		1
72 Hartford Ave	80-36-02	1920	This one-story, wood-frame cottage features a hip roof with deep overhang, rectangular footprint, and pier foundation. The full-width porch has been enclosed.	1	
74 Hartford Ave	80-36-03	1920	This one-story, wood-frame cottage features a hip roof with deep overhang, rectangular footprint, and vinyl siding. The full-width porch has been enclosed.	1	
75 Hartford Ave	80-5	1955	This one-story commercial building features a symmetrical façade with an open central entrance flanked by double 20-pane windows. The hip roof is covered by corrugated metal. The interior features a 1925 Allan Herschell carousel moved to that location in the 1970s.	1	
76 Hartford Ave	80-36-04	1920	This one-story wood-frame cottage features a hip roof with deep overhang, rectangular footprint, and vinyl siding. The full-width porch has been enclosed.	1	
76-1 Hartford Ave	80-36-05	1945	This one-story dwelling is located to the rear of 70 Hartford Avenue. The side gable dwelling is clad in vinyl siding. This dwelling likely was a former garage with an addition on the north elevation.		1
78 Hartford Ave	80-36-01	1950	Clad in vinyl siding, this two-story dwelling features a side gable roof. The porch likely has been enclosed. Windows have been replaced. Wooden stairs are located on the north elevation.		1
78-1 Hartford Ave	80-36-06	1940	Originally a garage, this one-story dwelling is located to the rear of 78 Hartford Avenue. The one-story dwelling is clad with vinyl siding and features a concrete block foundation. The porch has been enclosed.	1	
79 Hartford Ave	80-3	1980	Per Sanborn maps, this building was originally two separate buildings, a two-story store and one-story restaurant, attached and converted ca. 2005 into the current building. The one-story commercial building has a front gable and is clad in wood shingles.		1
81 Hartford Ave	80-2	1915	This one-story commercial building features a side gable roof with vinyl and wood shingle siding. The original parapet roof has been removed and façade altered.		1
82 Hartford Ave, Building 1	76-6	1920	This two-story residence features a wood shingled front-gable, exposed rafter tails, and rectangular footprint. The building is clad in clapboard. A brick chimney is located at the roof slope. The two-story porch has been enclosed but	1	

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			original posts are extant.		
82 Hartford Ave, Building 2	76-6	1950	This building was attached to Building 1 ca. 1950. The commercial building features a flat roof with parapet, original six-over-one and six-over-two windows, and clapboard siding.	1	
83 Hartford Ave	80-1	1950	Visual observation suggests this dwelling has been altered. This one-story commercial building has a plywood exterior, a front-gable roof, and a rectangular footprint. The building appears to have been extended at the rear.		1
83 Hartford Ave	80-1	1950	One shed with vertical wood siding and saltbox roof is located to the rear of this building.		1
83 Hartford Ave	80-1	1950	A second smaller shed clad in what appears to be metal also is located on this property.		1
84 Hartford Ave	76-7	1950	This two-story dwelling has a hip roof, rectangular footprint, and continuous concrete foundation. The residence is clad in vinyl shingles. Bay windows have been added at the façade and wooden deck on the south elevation.		1
86 Hartford Ave	76-9	vacant lot	Historic Aerial Photographs indicate that this lot always has been vacant.	1	
88 Hartford Ave, Building 1	76-11	1900	This two-story commercial building features a hip roof, exposed rafter tails, and wood shingle and vinyl siding. A large patio is located at the main elevation. The former dwelling was converted to a commercial building circa 1920 and now is a popular beachfront bar and restaurant, Lenny's on the Beach.	1	
88 Hartford Ave, Building 2	76-11	1900	This one-story former dwelling has a vinyl siding exterior, hip roof, brick chimney, and L-shaped footprint. The original porch located at the southeast corner of the building has been enclosed.	1	
88 Hartford Ave, Building 3	76-11	1910	Per Sanborn maps and historic aerial photographs, this one-story small commercial building was moved to this location circa 1950. The building features a rectangular footprint and sits on a concrete block foundation. The hipped roof building is clad in vinyl siding. The windows at the main elevation have been resized and replaced.		1
91 Hartford Ave	76-5	vacant lot	The ca. 1930 two-story store on this lot was demolished sometime after 1965.		1
4 Portland Ave	83-102	1940	This one-story Minimal Traditional house has a symmetrical façade with double windows flanking the center entrance. The side gable dwelling is clad in vinyl siding. A brick chimney is located at the gable wall of the north elevation.	1	
4 Portland Ave	83-102	1940	A shed with exposed rafter tails and side-gable roof also is located at the property.	1	
8 Portland Ave	83-103	1940	This one-story dwelling features exposed rafter tails, simple drop siding exterior, rectangular footprint, original six-over-one windows, and a brick chimney located at the ridge center of the front-gable roof. The porch has been enclosed. A metal shed also is located at the property.	1	

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10 Portland Ave	83-104	1940	This one-story dwelling features an original rectangular footprint, pier foundation, and front-gable roof. The porch has been enclosed. A small, wooden shed also is located on the property.	1	
12 Portland Ave	83-105	1930	This wood-frame one-story cottage features a rectangular footprint, hip roof, pier foundation, and original six-over-one windows. The porch has been enclosed. A metal shed also is located on the property.	1	
16 Portland Ave	83-106	1950	This one-and-a-half-story cottage features a side gable with a brick chimney located at the gable wall of the north elevation. This dwelling, clad in wood shingles, features original wood windows including a picture window at the façade. A shed also is located on the property.	1	
20 Portland Ave	83-108	1940	The east elevation of this one-and-a-half-story Minimal Traditional house is attached to a clipped-gable cottage resulting in an irregular footprint. The house has a central entrance with concrete steps and metal railing. The side gable dwelling is clad in vinyl siding. Two dormers with side walls are located at the main elevation. Replaced windows features fixed shutters. A shed with vertical wood siding is located on the property.		2
22 Portland Ave	83-109	1930	Clad in vinyl shingles, this one-story cottage has a hip roof and enclosed porch. The windows and doors have been replaced but fenestration pattern retained. A non-historic shed with a side-gable roof also is located on the property.	1	
24 Portland Ave	83-110	1940	This one-story, wood-frame cottage features a hip roof with asphalt shingles, original windows, and rectangular footprint. The full-width porch has been enclosed.	1	
24 Portland Ave	83-110	1940	A shed with lapped siding and a shed roof is located at the rear of the property.	1	
26 Portland Ave	83-111	1930	This one-story cottage features the original rectangular footprint and front-gable roof. The wood-frame dwelling has one-over-one windows. The full-width porch has been enclosed.	1	
28 Portland Ave, Building 2	83-112	1930	This cottage features original rectangular footprint, front-gable roof, and one-over-one windows. The porch has been enclosed.	1	
28 Portland Ave, Building 1	83-112	1930	Located to the rear of Building 2, this dwelling is clad in vinyl siding and has a rectangular footprint and front-gable roof. The porch has been enclosed.	1	
30 Portland Ave	83-113-1	1950	This one-story dwelling features a rectangular footprint with a wood shingle exterior, continuous concrete foundation, and modern replacement door. The full width open porch deck features wooden steps and railing. A shed clad in vinyl is located to the rear of the property.	1	
32 Portland Ave	83-113-2	1950	This one-story dwelling features an L-shaped footprint with a wood shingle exterior, and replacement windows and doors. The full-width open porch deck features wooden railing. Visual observation suggests this dwelling has been altered.		1

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34 Portland Ave	83-114	1930	This two-story dwelling is clad in asbestos shingles and features a side-gable roof. A chimney is located at the gable wall of the south elevation. The open porch has been enclosed with a brick façade. A modern shed is located at the rear of the property.	1	
36 Portland Ave	79-117	1930	This cottage likely originally featured a front-gable roof with open porch which now has been enclosed resulting in a gable-on-hip roofline. The one-story dwelling is clad in vinyl siding and stone cladding around the porch. Windows have been replaced. A shed clad in vinyl siding is located to the rear of the property.		1
38 Portland Ave	79-118	1920	This two-story dwelling has a hip roof with asphalt shingles. The wood-frame building is clad in vinyl siding. The wraparound porch has been enclosed with modern openings. A modern one-story shed clad in vinyl siding also is located at the rear of the property.		1
40 Portland Ave, Building 1	79-119	1920	This two-story wood-frame dwelling is clad in vinyl siding. The dwelling features a hip roof covered with asphalt shingles. The wraparound porch has been enclosed with modern doors and one-over-one windows. A brick chimney is located at the eave wall of the north elevation.		1
40 Portland Ave, Building 2	79-119	1920	Facing Bocce Lane, this one-story dwelling features a front-gable roof, poured-concrete foundation, original six-over-one windows, and full width porch. A brick chimney is located at the eave wall of the east elevation.	1	
42 Portland Ave	79-120	2013	This two-story new construction features a front-gable, symmetrical façade, vinyl windows, and vinyl shingles. The full width porch is supported by battered columns on stone piers. The dwelling features a continuous concrete foundation.		1
44 Portland Ave	79-121	1920	This one-story cottage with hip roof and exposed rafter tails has a simple drop siding exterior and original six-over-one windows. The porch has been enclosed. The original footprint has been altered due to an addition located at the southeast corner of the cottage.		1
46 Portland Ave	79-122	1940	This front-gable cottage features vinyl siding, enclosed porch, and resized and replaced windows. An addition extends from the southeast corner of the dwelling. However, the addition is setback from the original building façade and does not obscure significant architectural features of the main elevation. An associated one-story front-gable dwelling, clad in vinyl siding, sits at the rear of the lot.		2
48 Portland Ave	79-123	1930	This one-story cottage has a front-gable roof and original rectangular footprint. A shed roof extends over the enclosed porch. The windows are one-over-one. A second dwelling with an irregular footprint, gable roof, and vinyl siding is located to the rear of the property.	2	
50 Portland Ave	79-124	1930	This one-and-a-half story cottage features vinyl cladding, original shed dormers, and original six-over-one wood windows. An exterior brick chimney is located on the eave wall on the south elevation of the front-gable dwelling. The porch has been enclosed.	1	

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52 Portland Ave, Building 1	79-125	1935	This one-story cottage with hip roof and exposed rafter tails has a plywood board-and-batten exterior, rectangular footprint, replaced windows, and asphalt shingled roof. The porch has been enclosed.	1	
52 Portland Ave, Building 2	79-125	1935	This associated dwelling is located to the rear of Building 1. The building features a side-gable roof and has a plywood board-and-batten exterior. A stucco chimney is located at the main elevation.	1	
54 Portland Ave	79-126	1950	Visual observation suggests this dwelling has been altered. This one-and-a-half story duplex has an asymmetrical façade with two entrances accessed by stoops. The front-gable multifamily dwelling features vinyl cladding and replaced one-over-one windows. A small balcony on posts stretches above the triple windows at the façade.		1
56 Portland Ave	79-127	1930	This single-story dwelling is clad with asbestos shingles. Two six-over-one double-hung windows are located at the façade. The main roof is a hip with a front gable covered in asphalt shingles. The foundation is obscured by cladding. A concrete block chimney is located at the eave wall on the south elevation.	1	
58 Portland Ave	79-128	1950	Visual observation suggests this dwelling has been altered. With a deep setback, this one-story residence features a concrete foundation, vinyl siding, replacement vinyl one-over-one windows. An open porch with wooden railing and posts is accessed by wooden steps and wheelchair ramp. The enclosed porch on the north elevation is accessed by wooden steps. A small shed, garage and outbuilding, all clad in wood paneling, are located on this property along with associated beach parking.		2
64 Portland Ave	79-129	1950	This front-gable, wood-frame Minimal Traditional house sits on a concrete block foundation. The one-story dwelling has six-over-one windows. A porch with wooden steps, railing and posts with a canopy is located on the north elevation. An associated outbuilding and small shed, both clad in vinyl siding, are located on this property.	2	
66 Portland Ave	79-130	vacant lot	The ca. 1950 building on this lot was demolished sometime after 1965.		1
70 Portland Ave	79-131	1950	This front-gable Minimal Traditional house has a symmetrically placed enclosed front porch, stucco foundation, and one-over-windows. The one-story, wood-frame dwelling is clad in vinyl siding. A stucco exterior chimney is located at the eave wall on the south elevation. A garage clad in vinyl siding with two original garage door openings is located at the southeast corner of the property.	2	
72 Portland Ave	75-101	vacant lot	Historic Aerial Photographs indicate that this lot always has been vacant.	1	
275 Shore Rd	83-101	1916	This one-story bungalow has an asymmetrically placed front porch that likely has been enclosed. The main roof is a low-pitched front gable covered in asphalt shingle with a single-brick slope chimney. The exterior is clad in vinyl siding. The paired windows at the front secondary gable have been replaced, but all other windows are original six-over-one wood windows.	1	

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275 Shore Rd	83-101	1916	An original shed with wood shingles sits at the back of the lot.	1	
277 Shore Rd	83-128	1970	This one-story commercial building features a brick exterior on the north and east elevations with concrete block on the remaining elevations. The building has rectangular footprint and a flat/mansard roof. The main elevation features an aluminum storefront system.		1
281 Shore Rd	84-147	1955	This one-story gas station has a rectangular footprint, flat roof, and unadorned exterior made of concrete block. A pump island is located to the north of the main elevation. A small storage shed is attached to the west elevation of the building.		1
287 Shore Rd	84-146	1910	Built on land donated by P. J. Breen through his Sound View Land Company, the former Our Lady of Good Counsel Roman Catholic Church has a steeply pitched front-gable roof and cedar shingle exterior. The one-story church features the original tower with Gothic Revival pointed-arch windows, "beautiful princess" windows, and battlements. The façade gable features an inset pointed arch pierced with the original oculus window. The original ribbon windows on the east and west elevations have been replaced; however, the openings retain the original size and fenestration pattern. A ca. 1950 wing addition was constructed on the east elevation. While the addition has altered the original footprint, the addition is set back from the original building façade and does not obscure significant architectural features of the main elevation.	1	
5 Swan Ave	84-24	1920	This two-story residence has a front-gable, symmetrical façade, and rectangular footprint. A brick chimney is located at the rear of the building. Alterations include replaced windows, vinyl siding, and an enclosed original two-story porch. The dwelling is accessed via a wooden deck with wooden steps and railing. An associated outbuilding with a front-gable roof and vinyl cladding is located on this lot.		2
8 Swan Ave	84-27	1950	With a deep setback, this one-story dwelling has a front-gable roof and a plywood exterior.	1	
8 Swan Ave	84-27	1950	A small shed is located on this lot.	1	
9 Swan Ave	84-23	1920	Clad in shingles, this two-story dwelling features a front-gable roof, six-over-six windows, and exposed rafter tails. The two-story porch has been enclosed and clad with aluminum siding. A small shed with vertical wood cladding is located at the rear of the building.	1	
10 Swan Ave	84-28	1940	This one-and-a-half-story cottage features a side gable roof, vinyl siding, and continuous concrete block foundation. A brick chimney is located on the rear roof slope. The original open porch has been enclosed.	1	
11 Swan Ave	84-22	1940	This one-story cottage with hip roof has vinyl siding, a rectangular footprint, and a brick chimney on the eave wall of the south elevation. Original windows have been replaced. The porch has been enclosed, and the entrance has been relocated to the south elevation. An outbuilding clad		2

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			in vinyl siding is located to the rear of this property.		
12 Swan Ave	84-29	1920	This one-story cottage features a front gable roof with wood shingle cladding at the porch and vinyl siding at the sides. The original open porch has been enclosed. A small shed also is located on this lot.	1	
13 Swan Ave, Buildings 1-6	84-21	1920	Resting on piers, these six associated cottages all feature side-gable roofs, enclosed porches, and vinyl shingle exteriors. Footprints and rooflines appear original.	6	
16 Swan Ave	84-30	1925	This one-and-a-half-story residence features three gabled dormers on both north and south elevations. A brick chimney is located on the eave wall of the north elevation. The front gable dwelling is clad in vinyl siding. The original open porch has been enclosed. Original openings have been resized.		1
18 Swan Ave	84-31	1930	This one-story dwelling features a front-gable roof, concrete block foundation with infill, and one-over-one windows. The original open porch has been enclosed. A non-historic shed also is located on this lot.	1	
20 Swan Ave	84-32	1945	This Cape Cod features a symmetrical façade, continuous foundation, and two dormers. The porch has been enclosed with a triangular entrance addition.	1	
21 Swan Ave	84-20	1955	This one-and-a-half-story Ranch-style dwelling features a hip roof, picture windows, and a brick exterior. The shed dormers on both side elevations likely were added. A small shed also is located on this lot.	1	
22 Swan Ave	84-33	1920	This one-story cottage has a hip roof, vinyl siding, and enclosed porch. Small additions have been added to both elevations.	1	
22 Swan Ave	84-33	1920	A shed also is located on this property.	1	
23 Swan Ave	84-19	1910	Clad in vinyl siding, this dwelling features one-and-a-half stories and a cross gable roof. The windows are horizontal one-over-one replacements. The original wraparound porch has been enclosed with new openings. A side porch has been added on the north elevation. A small shed also is located on this property.		1
24 Swan Ave	84-34	1940	This one-story cottage has a hip roof, six-over-one windows, and rectangular footprint. The original open porch has been enclosed.	1	
26 Swan Ave	84-34	1920	This two-story dwelling has a hip roof, rectangular footprint, and pier foundation. The original two-story open porch has been enclosed.	1	
26 Swan Ave	84-34	1920	A ca. 1940 shed is located behind this dwelling.	1	
27 Swan Ave	84-18	1920	This two-story residence has a front-gable roof, exposed rafter tails, and rectangular footprint. A stucco chimney is located at the eave wall of the north elevation. The dwelling is clad in vinyl siding. The two-story porch has been enclosed. Two small sheds also are located on this lot.	1	

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28 Swan Ave	84-35	1945	This one-and-a-half-story dwelling features drop siding, original six-over-one windows, and side shed dormers. The front gable building has a continuous concrete block foundation. The porch likely was enclosed.	1	
29 Swan Ave	84-17	1900	This two-story cottage has a side gable roof, exposed rafter tails, and original wrap-around open porch with Stick-style columns and supports. Two original pedimented dormers are located at the façade.	1	
29 Swan Ave	84-17	1900	A small shed clad in vinyl siding is located at the rear of the property.	1	
30 Swan Ave	84-36	1920	This Craftsman one-story cottage has a hip roof, exposed rafter tails, brick ridge chimney, and original six-over-one windows. This dwelling features its original screened porch. A non-historic shed also is located on this property.	1	
32 Swan Ave	32 Swan Ave	1920	This one-story dwelling likely originally featured a rectangular footprint and now has a fairly T-shaped footprint owing to an addition on the north elevation. This dwelling is clad in vertical plywood and horizontal wood with aluminum windows and fixed shutters.		1
35 Swan Ave	80-21	1900	This two-story cottage has a side gable roof, vertical wood siding, and exposed rafter tails. Two original pedimented dormers are located at the façade. The open porch retains its original Stick-style columns and supports. A brick chimney is located at the roof slope of the west elevation.	1	
35 Swan Ave	80-21	1900	A small shed is located at the rear of this property.	1	
36 Swan Ave	80-61	1910	This two-story residence is clad in wood shingles. The front gable dwelling has a brick chimney, exposed rafter tails, and concrete block foundation. The porch has been enclosed.	1	
36 Swan Ave	80-61	1910	A shed also is located on this property.	1	
37 Swan Ave	80-20	1900	This two-story dwelling features a cross-gable roof, wood exterior, and open porch. A brick chimney is located at the roof slope on the north elevation. The residence retains its original L-shaped footprint. A small shed is located at the rear of this property.	1	
38 Swan Ave	80-62	1940	This one-story dwelling features a wood shingle exterior, front gable roof, and brick chimney.	1	
40 Swan Ave	80-63	1920	This two-story residence is clad in wood shingles. The front gable dwelling has a brick chimney, exposed rafter tails, and open wooden porch with balcony on the south elevation. The original two-story open porch has been enclosed completely with plywood siding and unsympathetic fenestration.		1
40 Swan Ave	80-63	1920	A shed also is located on this property.		1
41 Swan Ave	80-33	1900	This one-and-a-half-story residence features a cross-gable roof covered with asphalt shingles. Windows are one-over-one. The wraparound porch has been enclosed.	1	
41 Swan Ave	80-33	1900	A shed clad in vinyl siding is located on the lot.	1	
41-1 Swan Avenue	80-33-1	1895	Converted into condos, this former store faces Bocce Lane. This two-story building features a brick exterior, hip roof, and brick chimney at the rear. The second story windows have been replaced but retain original segmental openings.	1	

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42 Swan Ave	80-64	1920	This two-story residence is clad in vinyl siding. The front gable dwelling has a brick chimney, brick pier foundation with concrete block infill, and wooden balcony on the north elevation. The original two-story open porch has been enclosed with siding and unsympathetic fenestration. A shed also is located on this property.		1
42 Swan Ave	80-64	1920	A shed also is located on this property.		1
43 Swan Ave	80-33-1	1900	This two-story dwelling features a gambrel roof, vinyl siding, and replacement windows. It appears this dwelling was originally a two-story, cross-gable building with a side porch that was enclosed and gambrel roof incorporated. A small metal shed is located on the property.		1
45 Swan Ave	80-32	1940	It appears this building was formerly a garage and has been converted into residence. This dwelling features a symmetrical façade with central entrance flanked by double windows. A brick chimney is located as the rear of the gambrel roof.		1
46 Swan Ave	80-65	1920	This two-story residence features a clapboard exterior with plywood façade. The front-gable dwelling has a brick chimney on the slope side of the southern elevation. The original two-story open porch has been enclosed with a contemporary façade.		1
47 Swan Ave	80-31	1900	This two-story residence has a wood exterior and brick chimney located on the slope of the front-gable roof. Two six-over-one windows with fixed shutters are located at the façade gable. The original open porch has been enclosed.	1	
48 Swan Ave	80-66	1920	Clad in wood shingles, this two-story dwelling features a front-gable roof and a brick chimney on slope. The two-story porch has been enclosed completely with a contemporary façade and unsympathetic fenestration patterns. The dwelling is connected via an open porch and patio to a modern garage addition.		1
53 Swan Ave	80-30	1900	Resting on a brick pier foundation, this one-and-a-half-story dwelling has a cross-gable roof and vinyl siding. The original open porch has been enclosed.	1	
53 Swan Ave	80-30	1900	A small shed with a wooden exterior and shed roof also is located on this lot.	1	
54 Swan Ave	80-48	1950	This one-and-a-half-story Minimal Traditional-style house has a gable-and-wing roof with stucco and vinyl cladding. A concrete chimney is located at the north elevation gable wall.	1	
55 Swan Ave	80-29	1900	This two-story dwelling has a hip roof, deep overhang, rectangular footprint, and brick chimney on ridge. The original two-story open porch has been enclosed. A small shed is located on this lot.	1	
56 Swan Ave	80-49	1920	This one-story cottage has a front gable covered with asphalt shingles. The enclosed porch is clad with wood shingles while the sides are clad with vinyl siding. The porch posts are extant.	1	

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57 Swan Ave	80-29	1900	This two-story dwelling has a hip roof, deep overhang, rectangular footprint, and brick chimney on ridge. The building features one-over-one windows on the second story and original six-over-six windows on the first floor. The original two-story open porch has been enclosed. A small shed is located on this lot.	1	
58 Swan Ave	80-50	1935	This two-story cottage has a hip roof, aluminum siding, and rectangular footprint. A brick chimney is located on the north elevation slope. The second story of the original two-story porch has been enclosed completely with siding.	1	
58 Swan Ave	80-50	1935	An original garage clad in aluminum siding also is located on this property.	1	
59 Swan Ave	80-28	vacant lot	The ca. 1910 one-and-a-half-story cottage on this lot was demolished ca. 1935.		1
60 Swan Ave	80-51	1935	This one-and-a-half-story Minimal Traditional-style dwelling is clad in vinyl siding and features a side gable roof. The porch likely has been enclosed.	1	
61 Swan Ave	80-40	1900	This one-and-a-half-story dwelling has a front-gable roof, original shed dormers on the north and south elevation, and a brick chimney on the eave wall of the north elevation. The original open porch at the façade has been enclosed.	1	
61 Swan Ave	80-40	1900	A shed is located on this lot.		1
64 Swan Ave	80-52	1935	This one-story cottage has a brick exterior. A brick chimney is located at the slope of the front gable roof. The original open porch has been enclosed but the porch columns are extant.	1	
66 Swan Ave	80-53	1920	This two-story dwelling features a saltbox roof with symmetrical façade. The building is clad in vinyl shingles. Windows have been replaced. The north side of the porch originally was open but has now been enclosed. However, the fenestration patterns have not been altered.	1	
66 Swan Ave	80-53	1920	A shed clad in vinyl shingles is located to the rear of this property.	1	
67 Swan Ave	80-39	1920	This two-story front-gable residence has a vinyl siding exterior and a brick chimney at the rear-gable end of the dwelling. The original wraparound porch has been enclosed as well as a second-story addition incorporated into the south elevation of the dwelling.	1	
68 Swan Ave	80-54	1920	Clad in vinyl siding, this two-story dwelling has a front-gable roof and a continuous stucco foundation. The porch has been enclosed, windows replaced, and the second-story windows have been resized. A shed with gambrel gable is located at the rear of the property.		1
70 Swan Ave	80-41	1910	This two-story dwelling has a front gable roof, one-over-one windows, and a rectangular footprint. A brick chimney sits atop the center ridge. The original two-story porch has been enclosed with siding.	1	
71 Swan Ave	80-38	1940	This two-story multiple family dwelling is clad with vinyl siding and features a parapet-like roof. The original windows have been replaced. A stucco chimney is located at the eave end of the south elevation. Entrances feature stoops with metal railing.		1

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73 Swan Ave	80-37	2014	This two-story new construction features a cross-gable roof, vinyl windows, and vinyl shingles. An exterior chimney is located on the south elevation. A wooden partial-deck with balcony is located at the entrance.		1
74 Swan Ave	80-42	1920	This one-story cottage has a symmetrical façade, rectangular footprint, and hip roof. The building has clapboard cladding at the façade and asphalt cladding on the side elevations.	1	
74 Swan Ave	80-42	1920	An associated building with a side-gable roof and rectangular footprint also is located on this property.	1	
75 Swan Ave	76-15	1900	This two-story dwelling has a hip roof, brick ridge chimney, and rectangular footprint. The building originally featured a one-story open porch on the south elevation connected to the two-story open porch at the façade. The porch has been enclosed.	1	
75 Swan Ave	76-15	1900	A detached one-story garage clad in vinyl siding also is located on this property.	1	
76 Swan Ave	80-42	1920	This two-story cottage has a hip roof, vinyl siding, and rectangular footprint. The original two-story porch has been enclosed.	1	
78 Swan Ave	80-43	1920	Clad in vinyl siding, this two-story cottage features a hip roof and continuous concrete block foundation. The original two-story open porch has been enclosed but original porch columns remain.	1	
78 Swan Ave	80-43	1920	An original garage clad in vinyl siding and non-historic shed also are located on this property.	1	
80 Swan Ave	76-16	1920	Clad in vinyl siding, this two-story cottage features a hip roof and brick pier foundation. The original two-story open porch has been enclosed but original porch columns remain.	1	
80 Swan Ave	76-16	1920	An original garage and non-historic shed also are located on this property.	1	
81 Swan Ave	76-14	1920	Clad in vinyl siding, this two-story dwelling features a front-gable roof and a rectangular footprint. The original open porch has been enclosed and window openings at the façade gable altered. A balcony has been added to the south elevation.		1
82 Swan Ave	76-17	1920	This two-story cottage has a hip roof, aluminum siding, and rectangular footprint. The original open porch has been enclosed.		1
84 Swan Ave	76-18	1920	This two-story cottage has a hip roof, vertical wood paneled exterior, and rectangular footprint. The building originally featured an open porch that has been enclosed and is not discernible.		1
85 Ave	76-13	1920	Clad in prefabricated wood, this one-story commercial building features a low-pitched hip roof with a deep overhang. The former Doyle's Pavilion originally abutted a two-story cottage that has now been replaced with an addition clad in plywood siding. This addition is not visible from the main façade.	1	
86 Swan Ave	76-18	1920	This two-story cottage has a hip roof, exposed rafter tails, shingled exterior, and rectangular footprint. The original open porch has been enclosed with vertical wood.		1

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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

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Areas of Significance

(Enter categories from instructions.)

ENTERTAINMENT/RECREATION

ETHNIC HERITAGE/EUROPEAN

Period of Significance

1892-1955

Significant Dates

1892: Date of original plat/subdivision of land

1955: Commerce decline in the district

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

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 Sound View National Register Historic District is of local significance under Criterion A in the areas of Entertainment/Recreation and Ethnic Heritage – European. The district is a key example of an early twentieth century beach resort intended for summer recreation, and it is notable for its association with middle-class European immigrant summer residents, primarily Irish and later Italian, who were excluded from other beach communities. The modest beach cottages represent an important period of coastal development in Connecticut. The period of significance begins in 1892, the date Harry J. Hilliard acquired 44 acres and developed the Sound View beach resort, and ends in 1955, when commerce declined in Sound View.

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

Criterion A: Ethnic Heritage – European

Sound View developed during a period when people were excluded from acquiring property in certain areas based on race, religion, or ethnicity. The beach resort broke the exclusionist trend as the community welcomed some groups with mixed ethnic backgrounds but remained restrictive in others: Hilliard favored supporters of socialism, but excluded African-Americans. Industrial growth in Connecticut attracted thousands of immigrants from Europe between the Civil War and World War I. In 1850, immigrants comprised about 10 percent of Connecticut's population.⁸ By 1870, that number had increased to 25 percent, and by World War I, immigrants made up 35 percent of the state's population.⁹ Excluding Rhode Island and Massachusetts, Connecticut had a larger population of European immigrants than any other state.¹⁰ Irish victims of the potato famines during the 1840s were the first immigrant group to arrive in the state.¹¹ Italians, who would become the largest immigrant group in Connecticut, came in the late 1890s to assist with major railroad improvements, trolley lines, and water supply systems.¹² By 1930, there were more than 150,000 Irish immigrants and 227,000-plus Italians in Connecticut.¹³ Census records indicate that these immigrant populations were distributed throughout the eastern coastal slope of Connecticut; however, the largest immigrant concentrations were located in New Haven County and New London County.¹⁴

As the Long Island Sound became what has been called the *American Mediterranean*, a new kind of inhabitant, the summer resident, began occupying the Connecticut shoreline.¹⁵ One historian wrote of Connecticut's shore: "Whether up for the season from New York or down from Middletown or Hartford for two weeks, they came in droves, buying or renting shoreline property, creating little unofficial beach districts in townships such as Clinton, Madison, Old Saybrook, and Old Lyme."¹⁶ Among the developers of beach districts was the James Jay Smith Company, which established the shore communities of Groton Long Point, Black Point, Giant's Neck, Old Lyme Shores, Millstone Point, Point O'Woods, White Sands, Grove Beach, Cornfield Point, and many more along the Connecticut coast.¹⁷ In 1925, that company acquired acreage in the Old Lyme Shores area, and later advertised private beach parcels. Their ads, which noted "restrictions" being "strictly enforced," referred to deed restrictions incorporated into the company's sale agreements: "It is hereby covenanted and agreed that the grantees herein, their heirs and

⁸ David M. Roth, *Connecticut: A Bicentennial History* (New York: W.W. Norton & Company, Inc., 1979), 148-153.

⁹ *Ibid.*

¹⁰ *Ibid.*

¹¹ David Tedone, ed., *A History of Connecticut's Coast*, Hartford, Connecticut Coastal Area Management Program, Connecticut Department of Environmental Protection, 39-42.

¹² John Herzan, *Historic Preservation in Connecticut, Volume V, Eastern Slope: Historical and Architectural Overview and Management Guide* (Hartford: Connecticut Historical Commission, State Historic Preservation Office, 1997), 61-68.

¹³ David M. Roth, *Connecticut: A Bicentennial History*, 148-153.

¹⁴ John Herzan, *Historic Preservation in Connecticut*, 61-68.

¹⁵ David Tedone, ed., *A History of Connecticut's Coast*, 39-42.

¹⁶ *Ibid.*

¹⁷ "James Jay Smith: Realty Developer Began Several Connecticut Shore Communities," *New York Times*, 17 April 1942, 17. Available online through Connecticut State Library, Newspapers Databases, <http://libguides.ctstatelibrary.org/hg/newspapers/databases> (accessed 20 April 2016).

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assigns shall not sell or convey to any colored people, Hebrews, Greeks, Italians, or Poles”¹⁸ The Groton Long Point deeds contained comparable language. Similarly, marketing advertisements for Cornfield Point in Old Saybrook indicated that “plots will be sold to only genuine Americans.”¹⁹ Further, the Old Lyme Shores Corporation had to approve many of the prospective landowners. Those with Italian or Greek surnames, many of the first-generation immigrants, were not welcomed into these coastal communities. Unlike his contemporaries, Harry J. Hilliard welcomed all ethnicities to his beach communities. Hilliard’s intentionally unrestricted development at Sound View attracted a group of ethnically and religiously diverse buyers that were excluded from other contemporary communities.

By 1920, the three main streets in Sound View -- Portland Avenue, Hartford Avenue, and Swan Avenue -- were bursting with record seasonal crowds. Portland and Hartford Streets likely were named after the native cities of the then mostly English and Irish summer residents. As Hilliard sold lots to purchasers who shared his political vision, his socialist beach resort already was inhabited by a diverse group of residents. Greeks occupied cottages along Shore Road, and Polish families also settled in Sound View. In addition, a Jewish community, large enough for its own synagogue, settled in the adjacent “New Sound View” (now known as Old Colony Beach), established by Sound View resident Patrick J. (P.J.) Breen.

P. J. Breen, a native of Galway, Ireland, immigrated to Connecticut in 1870.²⁰ Along with his brother Daniel, Breen was an influential figure in the early development of Sound View. P.J. Breen previously had acquired three parcels on Swan Avenue from Hilliard, and later established the Sound View Improvement Company, which provided water and electricity to the area. In 1896, Breen sold his three parcels on Swan Avenue to the Sinnott family, who constructed two cottages, one of which is the most elaborately designed cottage surviving in the district. Nearly unchanged, 35 Swan Avenue stands as a “museum to life at the shore in the 19th century” (Photo 25).²¹ The open porch retains its original Stick-style columns and supports, and original kerosene lamps provide the only source of light.

In 1906, P.J. Breen donated an acre of land along Shore Road for construction of the most recognizable landmark in Sound View, the former Our Lady of Good Counsel Church, now Shoreline Church, at 287 Shore Road (Photo 22).²² Prior to construction of the new chapel, Catholic services were held at a private home known as Lyons Cottage, located at 61 Swan Avenue (Photo 27). The former Our Lady of Good Counsel Church not only served the religious needs of Sound View but also served as an important social and education facility. The Church continues to function as a venue for worship, community events, and meetings. By 1930, Breen, then aged 70, resided in Hartford, with his three sisters, nephew, niece, and grand-nephew. Breen’s two oldest sisters, Mary and Anabel, also were born in Ireland. At the time of Breen’s death, he still owned property in Sound View; his estate, valued at \$15,575, listed “various properties in Old Lyme.”²³ By the 1940 census, all three sisters occupied a cottage in Sound View.²⁴

¹⁸ Jim Lampos and Michaelle Pearson, *Rum Runners, Governors, Beachcombers & Socialists: Views of the Beaches in Old Lyme* (Old Lyme: Old Lyme Historical Society, 2010), 52-55.

¹⁹ John Herzan, *Historic Preservation in Connecticut*, 61-68

²⁰ United States Federal Census, 1930.

²¹ Lampos and Pearson, *Rum Runners*, 32.

²² Lampos and Pearson, *Rum Runners*, 38.

²³ “P.J. Breen Estate Valued at \$15,575,” *The Hartford Courant* (1923-1990), 8 February 1933, 11. Available online through Connecticut State Library, Newspapers Databases, <http://libguides.ctstatelibrary.org/hg/newspapers/databases> (accessed 20 April 2016).

²⁴ United States Federal Census, 1940.

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Richard Sadler, born in 1865 in Ireland, also visited Sound View during the summers. Sadler married Elizabeth Doyle, also born in Ireland in 1901. They lived in Hartford along with Elizabeth's son, Daniel D. Doyle, and two daughters, Mary E. and Elizabeth Doyle.²⁵ By 1930, Richard worked as a shoemaker in a rubber factory, and rented a house with Elizabeth in Hartford. In June 1935, Elizabeth Sadler died at her home after having lived "for 50 years in Hartford."²⁶ After Elizabeth's death, Richard Sadler moved to Sound View and owned a home valued at \$1500.²⁷ Elizabeth's only son, Daniel D. Doyle, was considered a "pioneer business man at Sound View."²⁸ The former acting mayor of Hartford erected a new bath house at Swan Avenue and Sound View Beach in 1925.²⁹ Now the Pavilion, the bath house accommodated "hundreds of bathers."³⁰

Irish immigrants in Sound View also included two brothers, Michael O'Connor, who worked as the manager of a restaurant, and Arthur O'Connor.³¹ Michael and Arthur O'Connor were the sons of Irish Free State parents. In 1922, Arthur O'Connor moved from Hartford to Old Lyme and lived on Shore Road.³² Arthur was "well known in Sound View," having served as postmaster, and owner and operator of Connor's Restaurant and Soda Shop at 56 Hartford Avenue (Photo 19).³³ Although now vacant, this two-story commercial building retains its original footprint, hip roof, exposed rafter tails, and storefront façade. During the early 1920s, Arthur acquired the former Victory Dance Hall and adjoining building.³⁴ The O'Connor's Dance Hall held dances every summer weekend and was one of the most popular venues along the shore. Located at 58 Hartford Avenue, the former dance hall is the only Tudor Revival-style building in the district (Photo 26). By 1940, Arthur owned a cottage in Sound View and lived with his wife, daughter, and brother Michael. Three boarders, who worked as a restaurant helper, restaurant manager, and a bartender, also lived at the residence.³⁵

By 1930, Italian immigrants created an extension of the lower section of Hartford Avenue in Sound View: "a tight-knit, old-world village with family-style restaurants, coffee shops and bakeries, where everyone knew and looked out for each other."³⁶ In just a decade, "names like Fanelli, Materni, and LaPenta were

²⁵ United States Federal Census, 1910.

²⁶ Obituary – Mrs. Richard Sadler, *The Hartford Courant* (1923-1990), 6 June 1935, 4. Available online through Connecticut State Library, Newspapers Databases, <http://libguides.ctstatelibrary.org/hg/newspapers/databases> (accessed 20 April 2016).

²⁷ United States Federal Census, 1940.

²⁸ "Daniel Doyle Dies, Former Council Head," *The Hartford Courant* (1923-1990), 14 July 1947, 4. Available online through Connecticut State Library, Newspapers Databases, <http://libguides.ctstatelibrary.org/hg/newspapers/databases> (accessed 20 April 2016).

²⁹ "Mrs. E.C. Doyle Dies; Was Pavilion Co-Owner," *The Hartford Courant* (1923-1990), 24 June 1977, 12. Available online through Connecticut State Library, Newspapers Databases, <http://libguides.ctstatelibrary.org/hg/newspapers/databases> (accessed 20 April 2016).

³⁰ "Sound View Has Active Season," *The Hartford Courant* (1923-1990), 19 July 1925, A4. Available online through Connecticut State Library, Newspapers Databases, <http://libguides.ctstatelibrary.org/hg/newspapers/databases> (accessed 20 April 2016).

³¹ Ibid.

³² "A.R. O'Connor Dies, Ex-Water Commissioner," *The Hartford Courant* (1923-1990), 14 January 1962, 24A. Available online through Connecticut State Library, Newspapers Databases, <http://libguides.ctstatelibrary.org/hg/newspapers/databases> (accessed 20 April 2016).

³³ "Season at Sound View Gets Auspicious Start," *The Hartford Courant* (1923-1990), 4 July 1920, 8. Available online through Connecticut State Library, Newspapers Databases, <http://libguides.ctstatelibrary.org/hg/newspapers/databases> (accessed 20 April 2016).

³⁴ Ibid.

³⁵ United States Federal Census, 1940.

³⁶ Ibid.

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mingling with names like O'Brien, Donahue, and Kelley."³⁷ Harry J. Hilliard sold property to Dominic LaPenta, a master stonemason in Hartford and first-generation son of Italian immigrants. Ultimately, LaPenta became Hilliard's agent to the Italian community and acted as a translator.³⁸ Hilliard conveyed parcels to LaPenta in compensation for his assistance with property acquisition. Hilliard conveyed a parcel to LaPenta for every few deals the tradesman helped him close.³⁹

LaPenta likely helped Hilliard sell the former Lyons Cottage on Swan Avenue and Martino Road to Giacomo (James) Tambussi, of Perleto, Italy. Prior to the construction of a new church on Shore Road, Catholic services were held at Lyons Cottage, located at 61 Swan Avenue (Photo 27). The one-and-a-half-story dwelling still exhibits its front-gable roof, original shed dormers, and open porch. Tambussi owned his own bakery business in Windsor Locks in Hartford County, Connecticut, and brought his wife, and only daughter, Ella, to Sound View for summer vacations. Ella Giovanna Oliva Tambussi, who would become Connecticut's first woman governor elected in her own right, spent her summers swimming, boating, crabbing, walking, and picking blueberries in Sound View. The Tambussi house with "porches all around with wide floor boards," is located directly behind the old Strand Theater; it is the location of the first Catholic Mass performed in Sound View.⁴⁰ The daughter of working-class Italian immigrants, Ella excelled in academics and attended Mount Holyoke College, where she graduated in 1940. Ella met her husband, Tom, who also grew up in Sound View, while he was working as a lifeguard at the adjacent Old Colony Beach. After they married, Tom and Ella Grasso owned and operated The Colony, one of two movie theaters in Sound View, from 1944 until 1958, until they moved to Windsor Locks.⁴¹ Ella was elected to the U.S. House of Representatives in 1970, and became the first woman to be elected governor in her own right in 1974.

Another Italian immigrant family in Sound View was the Vecchitto family of Vecchitto's Italian Ice, located at 82 Hartford Avenue (Photo 28). In 1930, Giuvanina and Gaetano Vecchitto, weavers at the Russell Manufacturing Company, opened a grocery store in Middletown and decided to sell Italian ice.⁴² Joseph, the oldest of 11 children, started making ices at a young age. As quoted in the *New York Times*, "Everybody worked. When you had a family that size, you had to help your family, because he couldn't do it alone."⁴³ In 1953, the family opened a second store on Hartford Avenue in Sound View.⁴⁴ Vecchitto's Italian Ice, run by the same family, continues to serve ices to Sound View residents.

³⁷ Charlotte Ryerson, "Turning Back the Pages at Old Lyme's Sound View," *The Gazette*, Vol. 4, No. 18, 29 September 1977, 18. Available at the Old Lyme Phoebe Griffin Noyes Library, Old Lyme Room, Old Lyme, Connecticut.

³⁸ Lampos and Pearson, *Rum Runners*, 52-55.

³⁹ Ibid.

⁴⁰ "Gov. Ella Grasso Recalls Joyful Sound View Youth," *The Gazette*, Vol. 3, No. 51, 26 May 1977, pg 4, 20. Available at the Old Lyme Phoebe Griffin Noyes Library, Old Lyme Room, Old Lyme, Connecticut (accessed 22 March 2016).

⁴¹ Lampos and Pearson, *Rum Runners*, 64-65.

⁴² Jeffrey B. Cohen, "A Family Life: Making Ices Since 1930," *New York Times*, 23 June 2002, accessed 2 June 2016, <http://www.nytimes.com/2002/06/23/nyregion/a-family-life-making-ices-since-1930.html>.

⁴³ Ibid.

⁴⁴ "Longtime Manager of Vecchitto's Italian Ice in Old Lyme Dies," *The Hartford Courant*, 8 June 2012, accessed 7 June 2016, http://articles.courant.com/2012-06-08/community/hc-middletown-vecchitto-0608-20120608_1_siblings-funeral-service-family-members.

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Criterion A: Entertainment/Recreation

The concept of “vacationing” developed during the nineteenth century as the privileged wealthy traveled in search of health and pleasure.⁴⁵ By the 1850s, railroad expansion and the flourishing middle class led to increasing numbers of vacationers. In her book *Working at Play: A History of Vacations in the United States*, Cindy Aron describes the development of “taking a vacation” among the middle class as follows:

Along the coasts, in the mountains, near rivers and lakes – summer vacation places sprung up throughout the country. No one region claimed a monopoly. Rather, vacationing was one of the things that the middle class came to share, regardless of where they lived. While the specific nature of their vacations could vary considerably, members of the middle class increasingly participated in the event called “taking a vacation.” Indeed, over the last half of the nineteenth century, part of what distinguished middle-class people from those lower down the social ladder was the possibility, if not necessarily the guarantee, of a summer vacation.”

In 1868, only two property owners, T.W. Swan and W. Armstrong, owned land in the area that would become Sound View (Figure 3).⁴⁶ The Swan house, located in the center of the Swan family farm, was situated just west of present-day Cross Lane and Shore Road.⁴⁷ The Armstrong house was located on the north side of Shore Road near current Swan Avenue. Swan Brook and Armstrong Brook, main streams through the area, likely were named after these early Sound View landowners. In 1892, Harry J. Hilliard purchased 44-acres of T.W. Swan’s farm from Frederick W. Chapman for his own repurposing.⁴⁸ The boundaries were described as “northerly by Highway; Easterly by land of heirs of Edmund Sheffield deceased; Southerly by Long Island Sound and Westerly by other land of the grantor.”⁴⁹ In 1894, Hilliard purchased an additional 20-acre parcel adjoining his land to the west.⁵⁰ The boundaries of what would become Sound View extended from Swan Avenue to Swan Brook. The area encompasses essentially all of current Sound View plus present-day Miami Beach. Hilliard kept the Miami Beach section as his personal farm, and this area west of Portland Avenue was not developed until after Hilliard’s death in 1942. It is excluded from the historic district boundary.⁵¹

Harry J. Hilliard, a native of Portland, Connecticut, was an “ardent Socialist.”⁵² The “eccentric” Hilliard supposedly gave discounts to property owners who claimed to be socialists.⁵³ Beachfront lots often were

⁴⁵ Cindy Aron, *Working at Play: A History of Vacations in the United States* (New York: Oxford University Press, 1999), 3-4.

⁴⁶ *Old Lyme Town. Map. New London County 1868*. Beers, Ellis & Soule, 1868. Connecticut State Library, Historic Map Works Library Edition. <http://libguides.ctstatelibrary.org/hg/maps>.

⁴⁷ Jim Lampos and Michaelle Pearson, *Rum Runners, Governors, Beachcombers & Socialists: Views of the Beaches in Old Lyme* (Old Lyme: Old Lyme Historical Society, 2010), 2-30.

⁴⁸ Town of Old Lyme, New London County, Conveyance Book 4:262, Frederick W. Chapman to Harry J. Hilliard, recorded May 14, 1892, Town Clerk, Old Lyme.

⁴⁹ *Ibid.*

⁵⁰ Town of Old Lyme, New London County, Conveyance Book 4:387, Frederick W. Chapman to Harry J. Hilliard, dated July 26, 1894, Town Clerk, Old Lyme.

⁵¹ *Ibid.*

⁵² Charlotte Ryerson, “Turning Back the Pages at Old Lyme’s Sound View,” *The Gazette*, Vol. 4, No. 18, 29 September 1977, 18. Available at the Old Lyme Phoebe Griffin Noyes Library, Old Lyme Room, Old Lyme, Connecticut.

⁵³ Ryerson, “Turning Back the Pages at Old Lyme’s Sound View,” 18.

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sold for \$25 each, but it is unknown if the reduced prices were concessions or if they were merely the former banker's way of accelerating development. Conforming to his Socialist philosophy, however, Hilliard deeded Sound View beach, then called "Swan Beach," to the "unorganized general public."⁵⁴ To initiate development in Sound View, Hilliard typically required that a cottage must be built on each lot sold, often within eight to 10 months, or the title "shall revert to the said Hilliard."⁵⁵ He also regulated the setbacks of cottages, as the deeds declared "it is distinctly understood that no building or structure shall be erected nor tree planted on said lot nearer to Swan Avenue than 10 feet."⁵⁶

The earliest Hilliard survey, dated January 8, 1890, shows 27 lots on the west side of Swan Avenue subdivided into "about square" 75-by-75 lots.⁵⁷ A subsequent survey, titled "Land of H. Hilliard, Swan Beach, South Lyme, Ct" and dated June 14, 1897, shows additional 50-by-100-foot parcels on both sides of Hartford Avenue. The first Sound View lot was sold to a prominent Hartford businesswoman, Emilie M. Sill, on August 1, 1893. Sill was instructed to have a cottage erected on Lot No. 26 before the first day of June 1894, but construction was not completed before the deadline as a Quit Claim deed to Sill dated June 23, 1894 references "Mrs. Sill's cottage having been erected later than the time specified in said warrantee [sic] dated, this deed is made to complete her title to said lot."⁵⁸ Although now demolished, E. M. Sill's cottage was the first summer cottage in Sound View. Sill ultimately constructed 13 cottages in Sound View, forming the "Sill Colony."⁵⁹ By 1896, all but three lots to the west of Swan Avenue were sold. In April 1897, Hilliard sold the first parcel on the east side of Hartford Avenue. Seven years later the first two lots on the west side of Hartford Avenue were purchased within two months of each other. A decade later the east side of Portland Avenue was surveyed and subdivided.⁶⁰

Hilliard placed restrictions on property use and ownership. As Hartford Avenue became the main commercial street of Sound View, Hilliard conveyed a lot as "a site for a building in which to hold public entertainment and meetings."⁶¹ Hilliard insisted that the Swan Beach Improvement Society "never allow intoxicating liquor to be dispensed or drank on said premises."⁶² Furthermore, Hilliard asserted that "neither the said lot as a whole nor any portion thereon shall be sold to a negro nor shall it be rented or sublet to a negro and neither shall any building thereon erected be rented or sublet to a negro and it distinctly understood and agreed that all future deeds conveying this land or any portion thereof shall contain the foregoing restrictive clauses."⁶³ Hilliard's progressive views did not extend to matters of race, and the discriminatory deed restrictions likely remained in place until the Civil Rights Movement.

⁵⁴ Lampos and Pearson, *Rum Runners*, 28.

⁵⁵ Town of Old Lyme, New London County, Conveyance Book 4:428, Harry J. Hilliard to Alonzo James Wyman, dated August 18, 1894, Town Clerk, Old Lyme.

⁵⁶ Town of Old Lyme, New London County, Conveyance Book 4:381, Harry J. Hilliard to Emilie M. Sill, dated 1 August 1, 1893, recorded June 23, 1894, Town Clerk, Old Lyme.

⁵⁷ *Ibid.*

⁵⁸ Town of Old Lyme, New London County, Conveyance Book 4:382, Harry J. Hilliard to Emilie M. Sill, dated June 23, 1894, recorded June 23, 1894, Town Clerk, Old Lyme.

⁵⁹ Jim Lampos and Michaelle Pearson, *Remarkable Women of Old Lyme*, (Charleston: The History Press, 2015), 48-54.

⁶⁰ *Plan of Building Lots, Property of H. J. Hilliard, Section D, Sound View, Town of Old Lyme Conn.* Survey. File Number 0948, Volume D1, Page 48, dated October 1, 1914. Available online through the Connecticut Town Portal. Accessed 26 February 2016. <https://connecticut-townclerks-records.com/User/Login.aspx?ReturnUrl=%2f>, subscription database.

⁶¹ Town of Old Lyme, New London County, Conveyance Book 5:629, Harry J. Hilliard to The Swan Beach Improvement Society, dated June 10, 1901, Town Clerk, Old Lyme.

⁶² *Ibid.*

⁶³ *Ibid.*

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Easily accessible by railroad, Sound View appealed to middle-class families in Hartford, Springfield, Massachusetts, and New York, as well as those from surrounding areas. Since most of Sound View's settlers were working-class, mothers and children vacationed for the summer season and fathers typically traveled to the beach by train or automobile on the weekends. One former resident, Mary Martino, who acquired a lot from Harry J. Hilliard during the mid-1930s, traveled to Sound View by train from Hartford. After the train stopped at the Sound View station, she remembered being "met with kids with carts to help us carry our bundles to the beach. We had so much, a whole summer's worth of stuff! We'd be carrying suitcases, sheets, macaroni and tomato paste; it was a long walk!"⁶⁴ Another Sound View resident, Milton Chatkin, recalled making the trip with his parents in a Model T. Ford. "You had to take a vacation within the limits of your traveling. We always had flat tires, and had to get out and patch them. I can remember crossing the narrow boarded bridge near where the Baldwin Bridge is now."⁶⁵

As the summer season opened, cottages were freshly painted to "attract the attention of a stranger on his first arrival at Sound View."⁶⁶ Often, beach cottages were named, such as "Wild Rose," "Idle Hour," "Trumpet Vine," "Apple Tree, and "Happy-Go-Lucky."⁶⁷ It was not uncommon to see Sound View residents and their guests listed in *The Hartford Courant*. A few descriptions of the many Sound View guests listed in 1902 included: "Mr. and Mrs. John Brady and family of Hartford are also at the cottage for the remainder of the season," "Policemen J. F. Noonan with his wife and family and Mrs. E. O'Brien and family, all of Hartford, are at their cottage on Hartford avenue for the rest of the season," and "Mr. and Mrs. J. W. Purill and family of South Glastonbury have as guests at their cottage on Harford avenue, Mr. and Mrs. Louis Juno of Rockville."⁶⁸

During the summers, Sound View was "crowded to its capacity."⁶⁹ An article in *The Hartford Courant* stated "no other resort along the shore can boast of such great prosperity as this beach. Every train brings new arrivals and all the roads are lined with autos. Perhaps the most striking feature about this year is the large number of families here from New York and New Jersey. In fact there are about twenty-five families here from those two states and next year promises to find more."⁷⁰ By 1915, several hotels were located in the Sound View area. Hotels such as the three-story, 40-room Sound View Hotel (not extant)

⁶⁴ Ryerson, "Turning Back the Pages at Old Lyme's Sound View," 18.

⁶⁵ Ibid.

⁶⁶ "Sound View Cottages All Freshly Painted," *The Hartford Courant* (1887-1922), 14 July 1911, 14. Available online through Connecticut State Library, Newspapers Databases, <http://libguides.ctstatelibrary.org/hg/newspapers/databases> (accessed 25 February 2016).

⁶⁷ "Sound View," *The Hartford Courant* (1887-1922), 22 July 1904, 9. Available online through Connecticut State Library, Newspapers Databases, <http://libguides.ctstatelibrary.org/hg/newspapers/databases> (accessed 20 April 2016); "Pleasant Times at Sound View: Dancing, Baseball, Boating and Fishing," *The Hartford Courant* (1887-1922), 10 July 1908, 16. Available online through Connecticut State Library, Newspapers Databases, <http://libguides.ctstatelibrary.org/hg/newspapers/databases> (accessed 20 April 2016); "Baseball Strong at Sound View: Chapel Will be Dedicated Next Sunday by Bishop Nilan," *The Hartford Courant* (1887-1922), 27 July 1911, 11. Available online through Connecticut State Library, Newspapers Databases, <http://libguides.ctstatelibrary.org/hg/newspapers/databases> (accessed 20 April 2016).

⁶⁸ "At the Shore: Many Hartford People Spending the Season Along the Sound," *The Hartford Courant* (1887-1922), 9 August 1902, 9. Available online through Connecticut State Library, Newspapers Databases, <http://libguides.ctstatelibrary.org/hg/newspapers/databases> (accessed 25 February 2016).

⁶⁹ "August Finds Hotels and Cottages Full: Sound View Mecca of Vacationists," (1923-1990), 6 August 1916, 18. Available online through Connecticut State Library, Newspapers Databases, <http://libguides.ctstatelibrary.org/hg/newspapers/databases> (accessed 20 April 2016).

⁷⁰ Ibid.

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would book completely within weeks.⁷¹ Similarly, the Colonial Hotel, which featured “a fine croquet lawn, and the best of all excellent home cooking” frequently was booked to capacity.⁷² The Colonial Hotel included two detached buildings, a two-story building with wraparound porch and a three-story building, located south of Bocce Lane on Hartford Avenue. By 1940, both buildings had been converted into stores and the hotel was no longer in operation.⁷³ While the three-story building was demolished sometime after 1965, the two-story building at 44 Hartford Avenue was converted into a single-family residence (Photo 29).

While smaller than other Connecticut beach resorts, Sound View offered its summer residents plenty of recreation possibilities. Swimming, boating, crabbing, walking, and picking blueberries made Sound View the “heart of Connecticut’s finest summer playground.”⁷⁴ During summers, the Sound View beach was “alive with bathers who were constantly in and out of the water.”⁷⁵ Children spent their summers fishing and crabbing using the plentiful black mussels at Old Lyme Shores for bait. Residents frequently caught blackfish, occasionally as large as five and six pounds. Picnics and clam bakes also were popular activities. A 1908 article in *The Hartford Courant* noted Sound View had “plenty of boats for all, and it’s an easy thing to get “barefooted and a pail and shovel, and dig for clams.”⁷⁶ At nearby Hawk’s Nest Beach, they picked blueberries and played football, even though it was prohibited.⁷⁷

Croquet was equally popular in Sound View and often played on the front lawns of beach cottages. Sound View even had its own baseball team, the Swan Beachers. In July 1905, the team, which consisted of “several well known collegians and ex-professional ball tossers,” was so talented they were hyped to become a “fast organization.”⁷⁸ Fourteen years later the baseball team had “one of the best exhibitions of baseball witnessed in Sound View in years.” Hundreds of beach residents attended the season opener that went “twelve innings before Sound View could claim a victory, the final score being 4 to 2.”⁷⁹

By 1920, Sound View was considered Connecticut’s “fastest growing summer colony.”⁸⁰ Several years later, land values for the “few remaining desirable cottages” increased approximately 40 percent from the

⁷¹ “Sound View Busy With Activity,” *The Hartford Courant* (1887-1922), 13 July 1919, 29. Available online through Connecticut State Library, Newspapers Databases, <http://libguides.ctstatelibrary.org/hg/newspapers/databases> (accessed 20 April 2016).

⁷² “The Colonial, Sound View,” *The Hartford Courant* (1887-1922), 2 July 1916, 17. Available online through Connecticut State Library, Newspapers Databases <http://libguides.ctstatelibrary.org/hg/newspapers/databases> (accessed 20 April 2016).

⁷³ Sanborn Map Company, Niantic, Connecticut, 1927, 1940

⁷⁴ Display Ad 46 – No Title, *The Hartford Courant* (1887-1922), 11 June 1913, 11. Available online through Connecticut State Library, Newspapers Databases, <http://libguides.ctstatelibrary.org/hg/newspapers/databases> (accessed 25 February 2016).

⁷⁵ “Sound View Beach Attracts Visitors: Torrid Summer Days Prove Enjoyable as Shore Resort,” *The Hartford Courant* (1887-1922), 20 August 1922, X3. Available online through Connecticut State Library, Newspapers Databases, <http://libguides.ctstatelibrary.org/hg/newspapers/databases> (accessed 20 April 2016).

⁷⁶ “Sound View, Swan and Hawk’s Nest: Summer Days at These Pleasant Shore Resorts” *The Hartford Courant* (1887-1922), 23 July 1908, 16. Available online through Connecticut State Library, Newspapers Databases, <http://libguides.ctstatelibrary.org/hg/newspapers/databases> (accessed 25 February 2016).

⁷⁷ Ryerson, “Turning Back the Pages at Old Lyme’s Sound View,” 18.

⁷⁸ Ibid.

⁷⁹ “Sound View Busy With Activity,” *The Hartford Courant* (1887-1922), 13 July 1919, 29.

⁸⁰ Display Ad, Sound View Beach, *Springfield Republican*, 25 July 1915, 17. Available online through subscription database, <http://www.genealogybank.com/> (accessed 25 February 2016).

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previous year's values.⁸¹ Mickey and Art O'Connor's Dance Hall had become a popular venue in Sound View. O'Connor's held dances every summer weekend but also featured an outside concert every Thursday night and one amateur night every summer.⁸² The former O'Connor's Dance Hall still survives at 58 Hartford Avenue (Photo 26). Although vacant, the former dance hall not only is the largest commercial building in the district but it also is the only Tudor Revival-style building in the district. Doyle's Pavilion, now the Pavilion, also played an important role in the community. The building served as a restaurant, bathhouse, beach supply store, and bar. The Pavilion, located on the beach at 85 Swan Avenue, continues to provide entertainment to many Sound View residents and visitors. Ranked as one of the "Top Summertime Bars in Connecticut," it features a beach bar and patio with many beachfront events including live music (Photo 30).⁸³ Similarly, the beachfront bar and restaurant, Lenny's on the Beach at 88 Hartford Avenue, continues to entertain Sound View residents and visitors with live music and an outdoor patio.

In the 1930s, Prohibition transformed the "quiet, genteel" beach resort into a "rowdy stomping ground for rumrunners, bootleggers and shady characters."⁸⁴ As Harry J. Hilliard insisted, alcoholic beverages were not allowed in Sound View, but as Connecticut and Rhode Island opted out of ratifying the 18th Amendment, alcohol made its way into Sound View.⁸⁵ At one point, nine establishments that provided alcohol were located in Sound View.⁸⁶ Mickey and Art O'Connor's Dance Hall sold "3.2" beer, and eventually became the largest beer dispensary in Connecticut.⁸⁷

On September 21, the Great Hurricane of 1938 made landfall in Connecticut, and the ensuing winds and storm surges wreaked havoc on shore communities up and down the coast, especially between Saybrook Point and Stonington, where the brunt of the storm was felt.⁸⁸ Sound View suffered relatively little wind destruction with the most damage coming from flooding caused by the tidal surge, which reached present-day Bocce Lane.

By World War II, Sound View's resort character, like other Connecticut shore communities, began to change. Connecticut shorelines experienced a burst of suburbanization as world war, the Great Depression, and the triumph of the personal automobile changed Americans' vacation habits as well as building patterns, cultural practices, and economic opportunities. Old Lyme's year-round population grew from 1,702 in 1940 to 2,141 in 1950.⁸⁹ By 1960, the population in Old Lyme had increased by more than 80 percent since 1940. This population increase resulted in more demand for housing, and consequently many Sound View residents upgraded and converted their summer cottages into year-round residences.

After the Great Hurricane of 1938 and World War II, cottage owners repaired storm damage and winterized their cottages. Sound View owners replaced original siding, such as wooden clapboards and

⁸¹ "Sound View has New Enterprises," *The Hartford Courant* (1887-1922), 2 July 1922, 18. Available online through Connecticut State Library, Newspapers Databases, <http://libguides.ctstatelibrary.org/hg/newspapers/databases> (accessed 25 February 2016).

⁸² Ryerson, "Turning Back the Pages at Old Lyme's Sound View," 18.

⁸³ "Top Summertime Bars in Connecticut," CBS Connecticut, 14 June 2012. <http://connecticut.cbslocal.com/top-lists/top-summertime-bars-in-connecticut/>.

⁸⁴ Lampos and Pearson, *Remarkable Women of Old Lyme*, 48-51.

⁸⁵ Lampos and Pearson, *Rum Runners*, 46-47.

⁸⁶ Ryerson, "Turning Back the Pages at Old Lyme's Sound View," 18.

⁸⁷ Lampos and Pearson, *Rum Runners*, 50-51.

⁸⁸ Aram Goudsouzian, *The Hurricane of 1938* (Beverly, MA: Commonwealth Editions, 2004), 21.

⁸⁹ "Connecticut Population By Town 1900-1960," Connecticut Department of Economic and Community Development, <http://www.ct.gov/ecd/cwp/view.asp?a=1106&q=250674>.

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shingles, with asbestos, wood, and aluminum siding. Beach cottage foundations were reinforced, shingle roofs replaced with asphalt shingles, and interiors insulated. Sound View residents also constructed additions for more living space.⁹⁰ The most prevalent alteration to the district is the enclosure of open porches. Examples of this trend include: 10 Swan Avenue (Photo 35), 57 Swan Avenue (Photo 13), 80 Swan Avenue (Photo 34), 24 Portland Avenue (Photo 33), 38 Portland Avenue (Photo 32), 46 Swan Avenue (Photo 36), and 40 Portland Avenue (Photo 31). While several porches are simply screened-in, the majority of the beach cottage porches are enclosed with siding or fenestration. Often, the actual porch remains with original windows and siding, and has not been incorporated into interior living spaces, as with the cottage at 30 Swan Avenue (Photo 11).

By 1944, Hartford Avenue was a thriving commercial corridor with an A&P, First National, barbershop, bowling alley, post office, dance hall, movie theater, bakery, hotels, and other commercial buildings.⁹¹ Within a decade, the post office, train station, the First National, A&P, Mickey and Art O'Connor's Dance Hall, and the Strand Theater closed. During the 1950s, Sound View had five beachfront bars in an area roughly the size of one city block that regularly attracted a "rowdy summertime crowd."⁹² In addition, the summer rental business at coastal resorts declined during the 1950s with the advent of new highway systems that allowed vacationers easier access to distant seaside resorts. Airline travel reinforced this trend, as more families chose further vacation destinations and took increasingly shorter vacations.

During the 1960s, the Federal Housing and Home Financing Agency approved an application for a study of the issues in the Sound View area. Problems included inadequate septic systems and polluted water, overcrowding, unruly bars, a rising crime rate, and substandard houses.⁹³ This redevelopment plan, however, called for complete transformation of Sound View. Approximately 428 structures were proposed to be demolished and replaced with 92 seasonal and residential lots. Fifty-five buildings would remain, including the former Our Lady of Good Counsel Church. Sound View residents protested this proposal, and although the Town of Old Lyme was in favor, the voters of Old Lyme easily defeated the proposal. Beach community revitalization plans continued into the 1970s and 1980s. By 1985, Sound View drew approximately 10,000 visitors a day on weekends despite being labeled a "Ghetto Beach" just a few years prior.⁹⁴ In the 1990s, in an effort to restore Sound View's character, the community purchased and demolished the Branmor Hotel, the bathhouse at the corner of Hartford Avenue and Pond Road, and the Strand Theatre. Liquor licenses were pulled, and many of the commercial establishments along Hartford Avenue closed, including O'Connor's. In December 2010, the Sound View Commission was established marking the first time in the history of Sound View that a division of the Town of Old Lyme was devoted specifically to the beach area. The Commission remains active today, and it is dedicated to preserving, promoting, and ensuring a high quality of life for all residents in Sound View.

⁹⁰ Sanborn Map Company, Niantic, Connecticut, 1927, 1940.

⁹¹ Lamos and Pearson, *Rum Runners*, 56-57; Ryerson, "Turning Back the Pages at Old Lyme's Sound View," 18.

⁹² "Would a Beach Be Better Without Its Bars?," *The New York Times*, 31 December 1995, CN2. Available online through Connecticut State Library, Newspapers Databases, <http://libguides.ctstatelibrary.org/hg/newspapers/databases> (accessed 25 February 2016).

⁹³ David Holahan and Chip Bates, "Sound View 9 Years After Redevelopment Bust," *The Gazette*, Vol. 4, No. 19, 6 October 1977, pg18. Available at the Old Lyme Phoebe Griffin Noyes Library, Old Lyme Room, Old Lyme, Connecticut (accessed 22 March 2016).

⁹⁴ Peter B. Pach, "Raising a Barrier at Sound View," *The Hartford Courant* (1923-1990), 4 July 1985, AE2. Available online through Connecticut State Library, Newspapers Databases, <http://libguides.ctstatelibrary.org/hg/newspapers/databases> (accessed 20 April 2016); Dick Lehr, "Hanging out at Ghetto Beach," *The Hartford Courant* (1923-1990), 15 August 1982, H9. Available online through Connecticut State Library, Newspapers Databases, <http://libguides.ctstatelibrary.org/hg/newspapers/databases> (accessed 20 April 2016);

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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

Acres of Property 29

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Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|-------------------------|-----------------------|
| 1. Latitude: 41.290369 | Longitude: -72.279192 |
| 2. Latitude: 41.290292 | Longitude: -72.276704 |
| 3. Latitude: 41.289700 | Longitude: -72.276679 |
| 4. Latitude: 41.289691 | Longitude: -72.277011 |
| 5. Latitude: 41.284819 | Longitude: -72.276600 |
| 6. Latitude: 41.284778 | Longitude: -72.276950 |
| 7. Latitude: 41.284154 | Longitude: -72.276877 |
| 8. Latitude: 41.284027 | Longitude: -72.277683 |
| 9. Latitude: 41.284815 | Longitude: -72.277740 |
| 10. Latitude: 41.284566 | Longitude: -72.278633 |

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

The boundaries for the district are shown on the map labeled Figure 2.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries for Sound View are largely the historic boundaries from Harry J. Hilliard's original 44-acre tract developed in 1892. Though established by the Sound View Land Company in 1904, the east side of Swan Avenue was constructed during the same time period and associated with present-day Sound View, therefore is included in the boundary as these buildings, contribute to the district's historic character. The west side of Portland Avenue was developed as part of Miami Beach after Hilliard's death during the early 1940's, thus not included in the boundaries for Sound View. With the exception of properties to the north of Shore Road and properties to the west of Portland Avenue, these boundaries coincide with the current boundaries for the Sound View Beach Association, Inc.

11. Form Prepared By

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date: August 2016

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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: Sound View Historic District

City or Vicinity: Old Lyme

County: Orleans New London County

State: CT

Name of Photographer: Greg Clifford and Laura Welles

Date of Photographs: 27 January 2016, 28 January 2016, 1 February 2016, 6 August, 2016

Photo #1 of 36: Beachscape at Hartford Avenue, camera facing northeast.

Photo #2 of 36: Hartford Avenue Streetscape at Pond Road, camera facing northeast.

Photo #3 of 36: 72, 74, 76 Hartford Avenue, camera facing southeast.

Photo #4 of 36: Hartford Avenue Streetscape at Martino Road, camera facing northeast.

Photo #5 of 36: Hartford Avenue Streetscape at Martino Road, camera facing northwest.

Photo #6 of 36: Portland Avenue Streetscape at Lincoln Road, camera facing northeast.

Photo #7 of 36: Hartford Avenue Streetscape at Shore Road, camera facing southeast.

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- Photo #8 of 36: Strip between Swan Avenue and Hartford Avenue, camera facing south.
Photo #9 of 36: Beachscape at Hartford Avenue, camera facing west.
Photo #10 of 36: Beachscape at Hartford Avenue, camera facing southeast.
Photo #11 of 36: 30 Swan Avenue, south elevation, camera facing northeast.
Photo #12 of 36: 55 Swan Avenue, south elevation, camera facing northwest.
Photo #13 of 36: 57 Swan Avenue, south elevation, camera facing northwest.
Photo #14 of 36: 36 Hartford Avenue, façade or west elevation, camera facing east.
Photo #15 of 36: 36 Swan Avenue, façade and south elevation, camera facing northeast.
Photo #16 of 36: 13 Swan Avenue, cottages 1-6, camera facing northwest.
Photo #17 of 36: 4 Portland Avenue, north elevation, camera facing southeast.
Photo #18 of 36: 63 Hartford Avenue, façade or east elevation, camera facing west.
Photo #19 of 36: 56 Hartford Avenue, façade or west elevation, camera facing east.
Photo #20 of 36: 281 Shore Road, north and east elevations, camera facing southwest.
Photo #21 of 36: 88 Hartford Avenue, façade or west elevation, camera facing northeast.
Photo #22 of 36: 287 Shore Road, façade or west elevation, camera facing southeast.
Photo #23 of 36: 44 Portland Avenue, façade or west elevation, camera facing east.
Photo #24 of 36: 29 Swan Avenue, façade or east elevation, camera facing west.
Photo #25 of 36: 35 Swan Avenue, façade or east elevation, camera facing west.
Photo #26 of 36: 58 Hartford Avenue, façade or west elevation, camera facing northeast.
Photo #27 of 36: 61 Swan Avenue, façade and south elevation, camera facing northwest.
Photo #28 of 36: 82 Hartford Avenue, façade or west elevation, camera facing east.
Photo #29 of 36: 44 Hartford Avenue, façade or west elevation, camera facing east.
Photo #30 of 36: 85 Swan Avenue, south and east elevations, camera facing northwest.
Photo #31 of 36: 40 Portland Avenue, west and north elevations, camera facing southeast.
Photo #32 of 36: 38 Portland Avenue, west and south elevations, camera facing northeast.
Photo #33 of 36: 24 Portland Avenue, west and south elevations, camera facing northeast.
Photo #34 of 36: 80 Swan Avenue, west and north elevations, camera facing southeast.
Photo #35 of 36: 10 Swan Avenue, west and north elevations, camera facing southeast.
Photo #36 of 36: 46 Swan Avenue, west and south elevations, 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.).

Sound View Historic District
Name of Property

New London County, CT
County and State

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.

DRAFT



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35

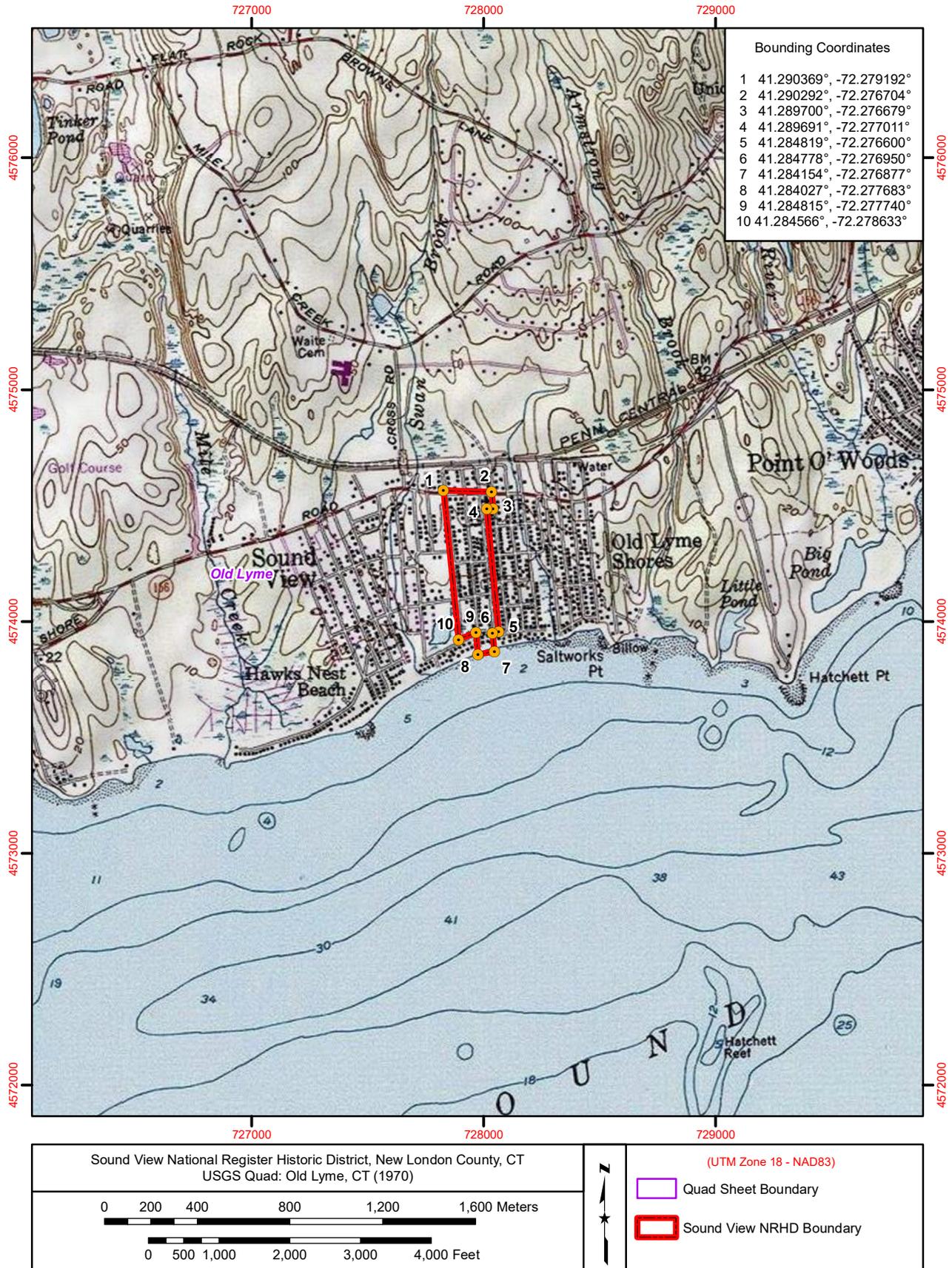


Figure 1



Figure 2

TOWN OF OLD LYME

1868

Scale 2 Inches to the Mile

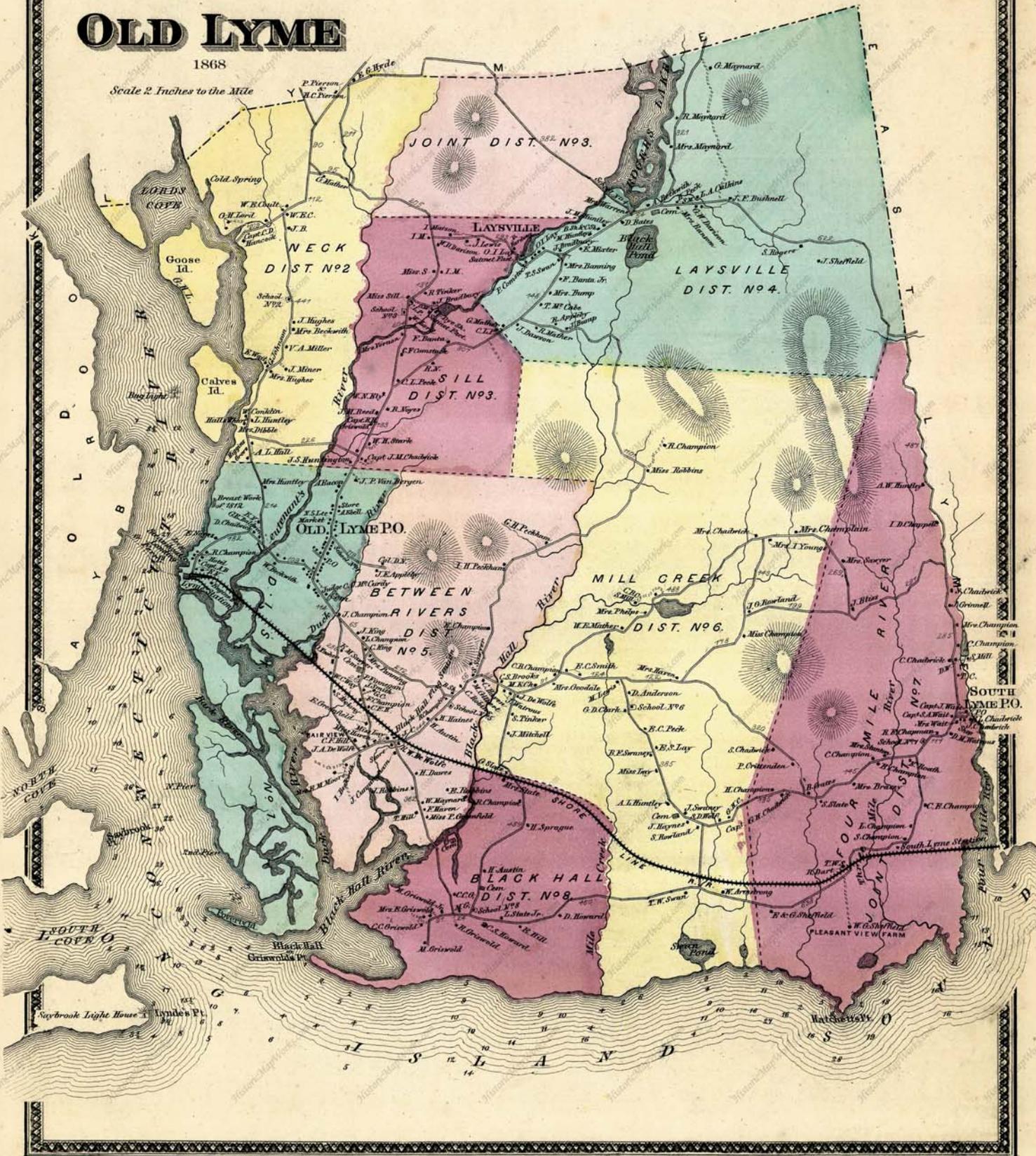


Figure 3

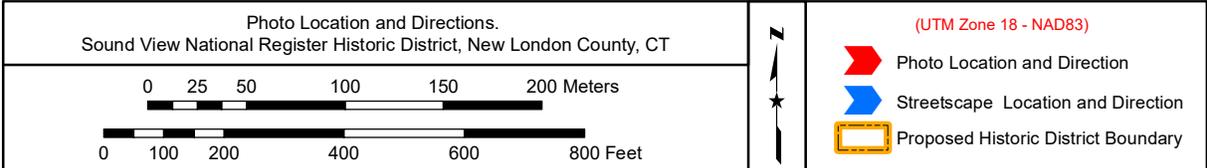
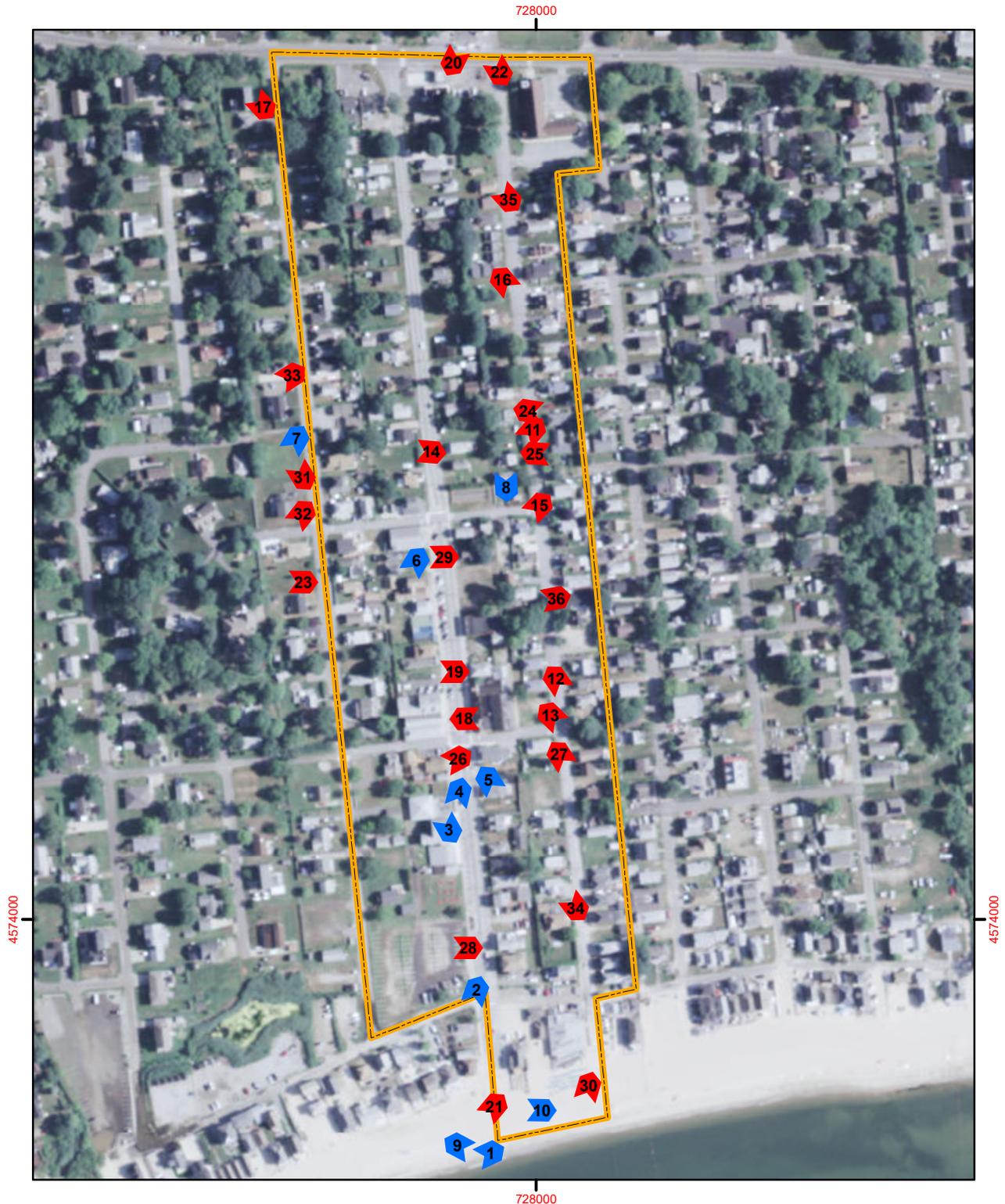
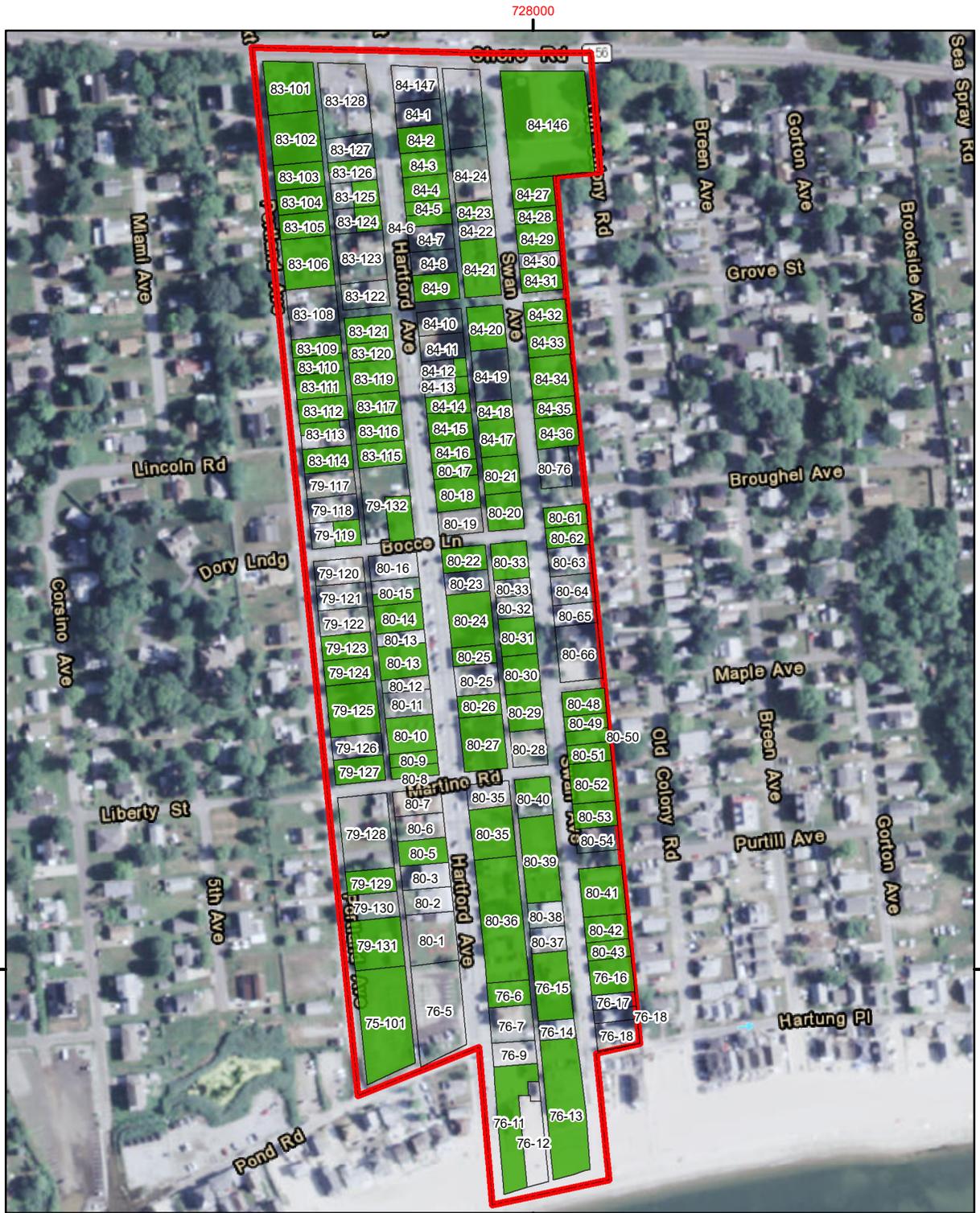


Figure 4



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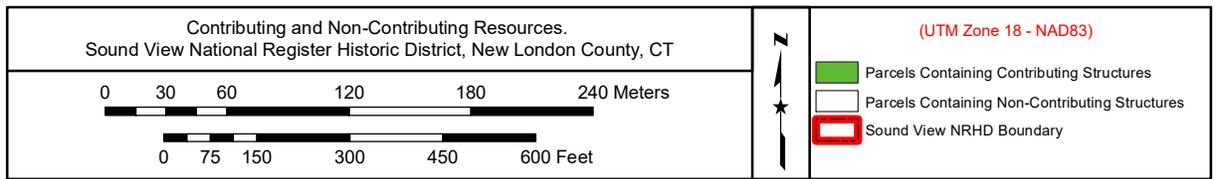


Figure 5