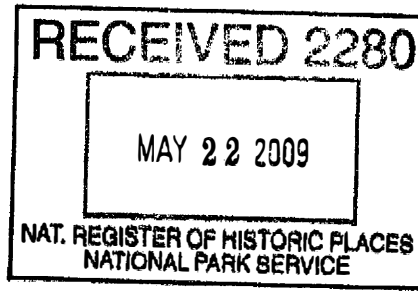


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



468

1. Name of Property

historic name N/A

other name/site number Case Brothers Historic District

2. Location

street & town 680-728 Spring St., 40 Glen Road, and rough boundaries of Case Mountain Recreation Area and Manchester Land Conservation Trust property

city or town Manchester

state Connecticut code CT county Hartford code 003 zip code 06040

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  nationally  statewide  locally. ( See continuation sheet for additional comments.)

[Signature] SHPO Date 5-6-09

Connecticut Commission on Culture and Tourism, Historic Preservation and Museum Division/State Historic Preservation Office  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.  See continuation sheet.
- determined eligible for the National Register.  See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:) \_\_\_\_\_

Signature of the Keeper [Signature] Date of Action 6/30/09

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Case Brothers Historic District

Name of Property

Hartford County, CT

County and State

5. Classification

Ownership of Property

(check as many boxes as apply)

Category of Property

(check only one box)

Number of Resources within Property

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

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
12	3	buildings
1		sites
4		structures
		objects
17	3	Total

Name of related multiple property listing

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

NA

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Function

(Enter only categories from instructions)

DOMESTIC: single dwellings, secondary structures; camp

INDUSTRY/PROCESSING/EXTRACTION: manufacturing facility, waterworks, processing site, industrial storage

COMMERCE/TRADE: warehouse

LANDSCAPE: park, forest, natural features, street furniture/object, : park, forest, natural feature, street conservation area

Current Function

(Enter only categories from instructions)

DOMESTIC: single dwellings, secondary structures, camp

INDUSTRY/PROCESSING/EXTRACTION: industrial storage

COMMERCE/TRADE: warehouse

LANDSCAPE: conservation area furniture/object,

7. Description

Architectural Classification

(Enter only categories from instructions)

Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals: Colonial Revival,

Mission/Spanish Colonial

Other: Vernacular industrial, rustic

Materials

(Enter only categories from instructions)

foundation: stone, concrete

walls: wood, log, brick, stucco

roof: wood shake, asphalt, metal

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheet(s) for Section No. 7

Case Brothers-Highland Park Historic District

Hartford County, CT

Name of Property

County and State

8. Statement of Significance

Applicable National Register Criteria

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

- Criteria A, B, C, D with checkboxes and descriptions of significance criteria.

Criteria Considerations

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

Property is:

- Criteria A through G with checkboxes and descriptions of property types.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

- Documentation checkboxes: preliminary determination, previously listed, designated landmark, etc.

Areas of Significance

(enter categories from instructions)

- Architecture, Industry, Social History, Conservation, Invention, Engineering, Landscape Architecture

Period of Significance

1860-1971

Significant Dates

N/A

Significant Person (only if Criterion B selected)

Case, Alfred Willard; Case, Alfred Wells

Cultural Affiliation

N/A

Architect/Builder (use last names first for individuals)

Hill, Arthur Eaton (673 Spring St.)

See continuation sheet(s) for Section No. 8

Primary location of additional data:

- Location checkboxes: State Historic Preservation Office, Other State agency, Federal agency, etc.

See continuation sheet(s) for Section No. 9

Case Brothers-Highland Park Historic District

Name of Property

Hartford County, CT

County and State

**10. Geographical Data**Acreage of Property 435.25UTM References USGS Topographic Quad name Rockville

(Place additional boundaries of the property on a continuation sheet.)

1 / / / / / / / / / / / / / / / / /  
Zone Easting Northing2 / / / / / / / / / / / / / / / / /  
Zone Easting Northing3 / / / / / / / / / / / / / / / / /  
Zone Easting Northing4 / / / / / / / / / / / / / / / / /  
Zone Easting Northing**Verbal Boundary Description (Describe the boundaries of the property.)**

The boundaries are indicated on the accompanying base map.

**Boundary Justification (Explain why the boundaries were selected.)** See continuation sheet(s) for Section No. 10**11. Form Prepared By**name/title Rachel Carleyorganization Preservation Consultantdate Nov. 5, 2008street & number 10 Camp Dutton Roadtelephone 860-567-5132city or town Litchfieldstate CT zip code 06759email address: rcarley@snet.net**Additional Documentation****The National Register requires each nomination consist of the following beyond this 4-page cover form:**

- Continuation Sheets for narrative
- A **USGS topographic quad map (7.5 or 15 minute series)** indicating the property's location **TO BE PROVIDED IN FINAL DRAFT**
- A **Sketch map** for historic districts or properties having large acreage or numerous resources
- A **Photo identification map** for districts; one map can serve both as sketch and photo ID map. **TO BE PROVIDED IN FINAL DRAFT**
- black and white photographs** of the property. See policy statement for acceptable use of digital photographs **TO BE PROVIDED IN FINAL DRAFT**

**The Connecticut Commission on Culture and Tourism requires the following for all nominations:**

- An **additional set of black and white photographs** that remains at the SHPO
- Floor plans** of properties whose significance is based on their plans
- Color slides or PowerPoint images** and presentation of the property to the Connecticut State Review Board

**Property Owner**name/title various (see continuation sheet)

street &amp; number \_\_\_\_\_

telephone \_\_\_\_\_

city or town \_\_\_\_\_

state \_\_\_\_\_ zip code \_\_\_\_\_

email address (if available) \_\_\_\_\_

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 1

Case Brothers Historic District  
Name of property

Hartford County, CT  
County and State

=====

**Description**

The Case Brothers Historic District preserves the remnants of a residential and manufacturing community and a formerly private woodland park in Manchester, a once-prominent 19<sup>th</sup>-century Connecticut industrial center located about nine miles east of Hartford. Severed from the rest of Manchester by Interstate 384, the 391-acre historic district is situated in an area known since the 1800s (and possibly earlier) as Highland Park, or The Highlands. The name "Highland" refers to the rugged, elevated topography characteristic of the Eastern Border Fault, a 100-mile long Mesozoic rift that passes directly through the southeastern corner of Manchester.

The district contains 17 contributing resources, including 12 buildings, four structures, and one site. Dating from between c. 1869 and 1919, the buildings and structures include industrial and residential properties, significant outbuildings connected to the mill and estates of Manchester's Case family, a dam structure incorporating a bridge, and a separate stone bridge. The three non-contributing buildings include two mid-20<sup>th</sup>-century shed/warehouses on the mill property and one caretaker residence.

Much of the historic district consists of woodlands, ravines, and the three mountain summits (under 800 feet) encompassed by the Case Mountain Recreation Area site, a public park devoted to hiking and mountain biking that stretches south to the border of the town of Glastonbury. The recreation area property includes a rustic cabin as well as land and carriage drives laid out in the early 1900s as part of a family-owned park (never formally named) that was open to the greater community.

The developed portion of the historic district is situated in the northern section, where Birch Mountain Brook, once an essential water source for the Case manufacturing operations, traverses the district and feeds two connecting ponds, Upper and Lower Case Ponds. At an unknown date, probably in the late 1800s, the Cases dammed the ponds to create a reservoir to serve as a water supply for the paper mill. The ponds were also a recreation area where the family enjoyed angling, boating, and swimming. A filter house and bathhouse stand on the reservoir's northern shore, and a spillway is located at the west end of each pond. The lower dam, which also functions as a bridge, served as the original entrance to the park.

The historic district's two roads, Glen Road and Spring Street, converge in a "U" near the west end of Lower Case Pond. Both roads, originally laid out as through streets, now terminate at the expressway to the north. The upper end of Spring Street is the location of three late-Victorian estates that formed part of a Case-family residential compound. This north section of the district is also the site of the former paper mill, a rambling, primarily two-story brick industrial building set above a ravine on the west side of Glen Road and surrounded by a paved parking lot.

From the mill, Spring Street runs south, passing over a stone bridge. To the east of the bridge is the Spring Street parking lot, which serves as the entrance to the recreation area. Adjacent to the lot are the remnants of subterranean springs.

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NATIONAL REGISTER OF HISTORIC PLACES  
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Section 7 Page 2

Case Brothers Historic District  
Name of property

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County and State

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**Description**

Despite the expressway running to the north, the historic district boundaries enclose an area remarkable for its quiet, secluded atmosphere. Mature trees shade the broad lawns of the Spring Street properties, which convey the gracious air of the residential enclave enjoyed by the Case family in proximity to their ponds and woodland preserve. For decades the members of various generations of Cases who owned and managed the paper-making operation walked from their hillside houses to work, and footpaths still connect two of the Spring Street estates to the brick mill on the west side of Glen Road. Now devoted primarily to light wholesale and warehouse business, the mill site retains some of the appearance of a late 19th-century industrial setting, owing to the well-preserved brick exteriors of the main building. The buildings, structures, and landscape features within this cohesive historic district exhibit a high degree of quality and integrity that makes it possible to envision what the area looked and felt like more than a century ago.

The following inventory includes all contributing and non-contributing resources (Map 1).

**Buildings**

**40 Glen Road, Case Brothers Mill**

Building A/Contributing:

The former Case Brothers Mill (Building A) is a rambling industrial structure designed in the Victorian vernacular and constructed in three phases—in 1881, 1890, and 1915—then enlarged with a central infill section in the 20<sup>th</sup> century. The mill stands on a largely open, elevated site of 12.8 acres accessed by a patchwork of paved parking lots. The lots open off Spring Street to the south and off Glen Road, which runs immediately adjacent to the building on the east side and also offers access to the north side. To the west, the property drops steeply down to a ravine and Birch Mountain Brook, where the topography is rugged and thickly wooded. A waterfall known as the Bridal Veil Falls and the remnants of a dam and an 18<sup>th</sup>-century copper mine are located in the ravine. The northwest section of the property is devoted to a school-bus leasing facility consisting of a large, open parking lot to the west of the mill and ancillary buildings that fall outside of the historic district boundaries.

Building A is an irregular amalgam of multiple sections and wings ranging from one to three stories high and covering approximately 70,500 square feet (Photograph 1). The structure consists primarily of rectangular brick blocks with flat roofs and shared bearing walls. Two

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NATIONAL REGISTER OF HISTORIC PLACES  
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Case Brothers Historic District  
Name of property

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**Description**

wood-frame ells extend from the northwest block. The site slopes moderately to the west and south. On its southern side, the building adjusts to grade, allowing for a third, lower level under part of the south and southwest sides.

The various blocks were designed as open loft space in which a post-and-beam system supports the floor joists. The uprights and double transverse beams are of wood (possibly chestnut), with the apparent exception of cast-iron plates, visible in a few areas. Many of the floors retain their original wood planks, laid double. The interior contains two belt-driven commercial elevators.

From its main, east-facing façade, the structure displays a stepped profile in which the south wall planes, configured as a series of two-, four-, and five-bay brick blocks (two stories in height), recede in graduated intervals to the north, creating a corresponding zigzag footprint. Irregular ghost lines running along the masonry façade indicate where the building was reconstructed after a 1915 fire. At that time the entire south section was rebuilt with the flat roof profile that exists today. The southeastern-most block of the interconnected interior spaces held the mill office. The block to the west of the office section served as the mill's box and stock room. The calender (cylinder) room was located in the front section to the north. The southwest, rear corner of the building served as the bleaching room and machine shop. Extending north from the former bleaching room is an elongated, horizontally massed wing (60' x 150') crowned with a monitor roof and oriented with its gable ends to the south and north. This section of the building contained the mill's pulp beaters and machine room. Projecting from the west side of this wing is the 1½-story peak-roofed boiler house (50' x 50') with its gable end facing west. A four-sided tapered brick chimney rises from the peaked roof clad in asphalt shingles.

Overall, the brick exterior displays features characteristic of late 19<sup>th</sup>-century vernacular industrial architecture, notably segmental-arched windows and door openings trimmed with double-header lintels. The treatment is generally plain, with the occasional subtle, yet notable decorative feature, such as windowsills of chiseled granite and other stone. A course of brick headers, laid in a dimensional zigzag pattern, provides a distinctive touch at cornice level as a continuous feature throughout the various brick blocks. Corbelled returns in the same pattern finish the gable ends of the boiler house. Windows are primarily two-over-two or six-over-six double-hung wood sash. A number of windows, including clerestory lights in the monitor roof, have been sealed with metal sheeting or bricks.

At the northwest corner stands a 2½-story, peak-roofed c. 1890 wood-frame barn (50' x 70') sheathed in wood shingles (Photograph 2). The barn's north and south gables are truncated in their east sides, where the structure has been connected to the main mill building by means of the concrete-block infill section. Also attached to the main mill building is a smaller, one-story peak-

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Case Brothers Historic District  
Name of property

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**Description**

roofed shed. Clad in wood shingles, this former carriage shed is located to the south of the barn and projects westward from the mill. Both of these wood-frame wings stand on stone foundations. Their roofs are covered with asphalt shingles.

**40 Glen Road, Case Brothers Mill/Outbuildings**

Building E/Contributing

This one-story, wood-frame shed (32' x 25') built c. 1900 is located to the north of the boiler-house wing of Building A (Photograph 3). The peak-roofed building stands with its gable ends to the east and west. The exterior is clad in clapboard, and asphalt shingles cover the roof.

Fire Hose Shed/Contributing

This small shed, built c. 1900, stands to the west of the boiler house wing of Building A. Overgrown with vines, the building is one story in height and has a wood-frame structure, vertical board siding, and a flat roof.

Fire hose Shed/Contributing

This one-story, wood-frame shed built c. 1900 stands on the east side of Glen Road (Photograph 4). The structure is covered with horizontal drop siding and crowned by a pagoda-shaped roof made of metal. The main (southwest) elevation is fronted by a pair of doors mounted on strap hinges.

Building D/Non-contributing

This shed, built in 1960, stands to the north of Building E. It is a one-story, pre-fabricated standing-seam metal building with a shed roof.

Building F/Non-contributing

This one-story, peak-roofed car barn (35' x 50') is a prefabricated, standing-seam metal building built in 1985. It stands immediately to the south of Building A's office block (see Photograph 1).



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Case Brothers Historic District  
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**Description**

**Spring Street Houses**

**673 Spring Street**

Alfred Wells Case House/Contributing

This dignified, amply proportioned (133 x 48) residence occupies an open, elevated site on the northwest side of Spring Street and to the east of the Case Brothers mill (Photograph 5). The 2½-story, horizontally massed structure is situated so that the long elevations face northeast and southwest. The house was built in 1869 and was significantly altered in 1919 to its current appearance. The style is eclectic, with a strong Mediterranean Revival flavor.

The house stands on a concrete foundation and the walls are finished with pale pink stucco. The hipped roof, distinguished by deep overhanging eaves, is clad in red clay shingles. The building consists of a main (east) block to which a secondary (west) block adjoins at the southwest corner. On the southwest elevation, a three-story stair tower designed as a flat-roofed, bow-front bay rises at the intersection of the two blocks. A two-story multi-pane window detailed with a swans-neck pediment fronts the bay and lights the interior stairwell. To the right (southeast) of the stair bay is the main entrance, shaded by a wooden pergola mounted on paired Tuscan columns. A one-story porch supported on similar pairs of columns and rising from a rubblestone base wraps around the house's southeast gable end. Here, the porch follows an asymmetrical design, angling into a pediment at its southeast corner and projecting in a semicircular profile to the northeast.

The classically inspired northeast elevation of the main block displays a symmetrical composition dominated by a central two-story recessed porch flanked at both stories by engaged columns in the Corinthian order. A segmental-arched dormer lit by a Palladian window projects from the roofline above and is flanked by twin peak-roofed dormers. A similar dormer arrangement appears over the south elevation. Tri-partite window arrangements provide additional variety to the changing planes and overall irregular profile of the building. One-over-one, double-hung sash windows used throughout are original.

Although the building is vacant and shows some cosmetic deterioration, the structure appears sound and the architectural integrity of the design is largely intact. The structure's basic footprint and massing and the distinctive rubblestone porch (modified with the Tuscan columns) survive from the 1869 house's original incarnation as an Italianate villa. Significant original interior features, including the chestnut-paneled library and the grand staircase, are also

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Case Brothers Historic District  
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**Description**

preserved. The pedimented porch section has been enclosed with glass, and a roof balustrade and entry pergola are missing from the bow-front bay.

Situated prominently on its site, the house fronts southeast to a field and southwest to the driveway. Creating a formal approach, the drive swings west from Spring Street then continues southwest down a hill past a garden loggia and a garage to Glen Road and the Case Brothers mill site on Glen Road. The property preserves one contributing outbuilding and one contributing structure. At the west, Glen Road end of the driveway stands the garage (Photograph 6), a 1½-story stucco-faced building, which was designed to complement the main house and dates from c. 1919. The garage incorporates four bays on the southwest façade and houses a former chauffeur's apartment in the upper story. A pair of four-square windows light the central hip-roofed dormer. The garage doors are replacements, but the design otherwise appears intact and the structure is in good condition. A freestanding, classically inspired garden pergola (Photograph 7) stands on a flagstone terrace enclosed by a low rubblestone wall on the north side of the driveway to the west of the house. Coupled columns in the Tuscan order form corner supports for a framework of angled wood slats. The design echoes that of the house's entry pergola, and the garden structure likely dates from the same 1919 period.

**680 Spring Street**

Albert Willard Case House/Contributing

The A. Willard Case House is a rambling 2½-story residence in the Colonial Revival style that commands an elevated site west of Lower Case Pond (Photograph 8). The Colonial Revival styling dates to c. 1905, when the house was remodeled from a substantial Italianate villa built c. 1869. The house stands on a stone foundation and is set with its gable ends to the northwest and southeast. Yellow-painted clapboards sheath the walls and wood shakes cover the roof. A fine example of the Colonial Revival, the design exhibits a characteristically lively silhouette accentuated by distinctly triangular gables, which are framed by deep, raking cornices and pitched at varying degrees. The main portion of the asymmetrically massed building is a rectangular, peak-roofed block (45' x 57'), which incorporates and partially absorbs a central hipped-roofed section. A two-story peak-roofed wing fronted by an angular bay projects from the broad southwest façade. A one-story veranda located at the intersection of the two blocks partially encloses a multi-paned glass entry porch and extends westward to wrap around the house's northwest gable (Photograph 9). Throughout the building, peak-roofed dormers and tall, corbelled brick chimneys further enliven the silhouette, and faceted bays create interesting, irregular wall planes. A Palladian window in the southwest gable, fanlights, corner pilasters, and

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Case Brothers Historic District  
Name of property

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**Description**

a robustly three-dimensional modillion course projecting over white-painted cornice boards reflect the classical influence inherent to the Colonial Revival. The interior is also detailed with classically inspired features. Ionic columns flank the archways that separate the main public rooms (Photograph 10), and the dining room has been "colonialized" with boxed ceiling beams and built-in paneled cupboards fitted with leaded glass doors.

The integrity of this house is very good. Archival photographs show that the basic massing survives from the c. 1869 house. The exterior is largely intact with the exception of some alterations to the porch; a balustrade has been removed and the glass enclosure installed. Six-over-one window sash has been replaced by one-over-one, which is still in keeping with the period.

The house stands back from Spring Street behind a broad lawn shaded by mature maple trees, and a circular drive approaches from the southwest. The property includes two contributing outbuildings and one structure. At the northeast end of the driveway stands a two-story, hip-roofed, clapboard-covered garage with an intersecting gable and three bays facing northwest. The building adjusts to grade so that it gains a lower floor on the southeast side of its sloping site. The upper level holds a billiard room and the lower level accommodates cars. The Colonial Revival styling indicates that the design is contemporaneous with the c. 1905 alterations to the main house. To the northeast of the garage, a shingle-clad, hip-roofed filter house perches on the northwest shore of the reservoir just above the spillway between the Upper and Lower Case Ponds (Photograph 11). The function of this building was to house a water-filter system. Nestled in the trees and laurel bushes to the southeast is a late Victorian-era wood-framed gazebo crowned by a hipped roof with deep overhanging eaves and lattice panels (Photograph 12).

**720 Spring Street**

Maytie Case Crowell House/Contributing

The Maytie Case Crowell House is a well-preserved example of the shingled Colonial Revival style. This rambling, horizontally massed residence was built c. 1904 and known as the Bungalow or Lodge by Case family members. Partially obscured by evergreens, the 2½-story building stands back from Spring Street on a deep, tree-shaded lawn and is oriented with one main, long elevation to the road on the northwest (Photograph 13) and the other long elevation to the southeast (Photograph 14). A gambrel-roofed block forms the main portion of the building. A two-story gabled wing fronted by a pergola extends the house to the northeast, where it adjoins a

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CONTINUATION SHEET

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Case Brothers Historic District  
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**Description**

peak-roofed garage. A second, gabled wing further elongates the building to the southwest. The entire house, including the roof, is clad in wood shingles with trim picked out in white paint. Enclosed sleeping porches and recessed service porches accentuate the asymmetrical profile. Multiple window shapes—including ovals, a tripartite Palladian window, diamond-paned casements, and double-hung sash with multi-paned uppers—exemplify the mix of period details that often characterized turn-of-the century house design.

The main, northwest elevation incorporates a central entry with divided sidelights designed in a distinctive pattern of geometric shapes and an elliptical transom set under a full-width, deeply recessed porch supported on Tuscan columns. In an unusual, asymmetrical arrangement, a second, wider sidelight distinguished by a pattern of lozenge shaped dividers, is set to the left. Over the door, a pair of three-sided shingled dormers with hipped roofs flanks a low-slung shed dormer. The resulting silhouette provides the broad front plane of the gambrel roof with variety and dimension.

The condition of the house is excellent. In the 1990s the interior was taken back to the studs in order to update the mechanical systems. All of the structural and decorative elements, including beams, windows, fixtures, and hardware, were reportedly saved and repaired, and the design retains a high degree of overall integrity.

Fronted by a deep lawn, the house stands on a wooded property on the east side of Spring Street. The driveway, entering east from Spring Street, runs past the southwest gable end and turns north to the rear of the building, where the property drops steeply down a wooded ledge to the north shore of Upper Case Pond. There are two contributing ancillary buildings on the site. To the east of the house stands a shingled, c. 1905 Colonial Revival style outbuilding set on a concrete foundation and crowned by a shingle-clad hipped roof (Photograph 15). Adjusting to a steep grade, this wood-frame building appears to have been a combination billiard room and garage/carriage house; the lower level is accessed from the northeast. The exterior design features a recessed gable-end porch incorporating a segmental arch that springs from shingle-wrapped posts. Deep eaves project over exposed purlins with tapered tails. At the southwest gable end, the roofline dips into a distinctive “eyebrow” curve, which complements the line of the porch. Multi-paned double-hung ribbon windows light the interior. Approached by a path running down a steep, wooded incline, a shingled bathhouse stands on the north shore of Upper Case Pond (Photograph 16). This simple rectangular structure features a hipped roof with deep eaves. A wood-plank dock forms a platform for the building, thus allowing it project over the surface of the water.

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CONTINUATION SHEET

Section 7 Page 9

Case Brothers Historic District  
Name of property

Hartford County, CT  
County and State

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**Description**

**Contributing Site**

Case Mountain Recreation Area

The Case Mountain Recreation Area (Map 2), which encompasses about 391 acres within the historic district boundaries, consists of open space and watershed stretching from the Case Reservoir south to Glastonbury. The tract preserves vernal pools and hardwood and softwood forests and encompasses a network of foot trails leading to the three summits of Case (735'), Lookout (744'), and Birch (778') Mountains. Lookout Mountain offers views of the Connecticut River Valley from Meriden to Avon Mountain and north to the Berkshire Mountains in Massachusetts.

The primary public access is provided by a parking area southeast of the Case Brothers mill site on the east side of Spring Street. From this point a former carriage road leads south and up an incline to connect to the larger system of unpaved drives laid out in the early 1900s. The drive circles the Lookout Mountain summit and continues with various detours north and down to the Case Reservoir. The carriage-road network further extends along the reservoir, where mortared walls of dressed stone border the drives as they wind through a thick groundcover of mountain laurel (Photograph 17).

The recreation area, which abuts sections of land trust property, includes the Carol Maude Case Dennison Cabin (728 Spring Street), a rustic-style log chalet erected c. 1918 as a summer retreat (Photograph 18). The two-story building fronts the south shore of Upper Case Pond on the shore opposite the Maytie Case Crowell bathhouse. Built into a hillside rising south from the lake, the structure is fashioned from bark-covered chestnut logs and consists of two intersecting sections arranged in a "T" plan. The varying height and angles of the intersecting cabin blocks, which are connected by front and back porches, contribute to an irregular roofline. The east and west gable ends terminate in the clipped, or jerkin-head, profile characteristic of European chalet architecture; the pond-side porch eaves dip into a gentle flare. The cabin adjusts to the slope so that it is entered at grade level on the rear, south side and gains a lower level on the pond side, where a wraparound porch is supported on cobblestone piers. Tapered at the top to create a battered profile, the piers adjust in height as the grade deepens toward the shore. The cabin exhibits a traditional log construction method in which the round timbers are joined using curved "saddle" notches and chinked along their lengths. The logs of this cabin are chinked with rope (Photograph 19). The projecting log "tails"—some shaved into points like oversized pencils—intersect and align at the cabin corners. The tails of the second-story log joists are exposed and

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CONTINUATION SHEET

Section 7 Page 10

Case Brothers Historic District  
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Hartford County, CT  
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**Description**

treated in a similar manner. The cabin interior is distinguished by a two-story living room bordered by a balcony, open wood rails, and open staircases. The focal point of the space is a massive rubblestone fireplace and exposed stone chimney, which rises through the balcony and continues out through the roof.

The cabin, in fair condition, is vacant and subject to vandalism, but its significant architectural features are largely intact. At the east gable end, a steel girder reinforces the log joists, and a few of the original logs have been replaced with telephone poles.

The secluded woodland site is approached by an unpaved drive that enters from the dam opposite Glen Road and winds for about one-quarter mile along the south side of Case Reservoir to the cabin. The remnants of stone walls that were once part of a water garden are visible on the east side of the house. The property contains one non-contributing building, a two-story, three-room caretaker's house with a clipped-gable roof. Located to the southeast of the cabin, this c. 1960 structure, clad in vertical board siding, stands on the stone foundation of the original garage/caretaker's house (Photograph 20).

Lower Case Pond Dam and Carriage Bridge

The Lower Case Pond dam and carriage bridge is a stone structure located on the east side of Spring Street at the point where Birch Mountain Brook flows westward out of the west end of Lower Case Pond (Photograph 21). Built in 1903 as the entrance to the park, it is oriented on a north/south axis, bridging the stream to allow the driveway to pass over the top. The drive continues southward through private property and into the Case Mountain Recreation Area. The structure is made of random fieldstone fixed in mortar. Five barrel vaults embellished with wedge-shaped stone voussoirs form the spillway for the outgoing dam water, which flows down a ledge and into Birch Mountain Brook in the area of the Case Mountain Recreation Area parking lot. Each end of the bridge is framed by a pair of stone posts designed as integral parts of the masonry. At the south portal, a connecting system of walls, niches, and a terraced stone staircase traverses a steep ledge to the southwest. These features need repair but retain their integrity.

Spring Street Bridge

This low, arched stone bridge is constructed of fieldstone set in mortar in a random pattern (Photograph 22). The structure is supported by two semi-elliptical barrel vaults trimmed with wedge-shaped stone voussoirs. The bridge is oriented on a north-south axis over Birch Mountain Brook to the east of the Spring Street parking lot of the Case Mountain Recreation Area.

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**Significance**

Criterion A (statewide): Set apart from the rest of Manchester by its distinct identity, the Case Brothers Historic District is the exceptionally well-preserved core of a Connecticut mill community that was associated with a single family of owners for more than a century. The estates and woodland pleasure grounds included within the boundaries not only reflect late-Victorian architectural tastes and preferences for leisure activities, but also evoke the lifestyle enjoyed by a family of former farmers who prospered in an era of accelerated economic growth following the Civil War. Manchester was one of many Connecticut mill towns to contribute to New England's prodigious output of mass-produced goods until the Great Depression began to shut down assembly lines. Papermaking, the focus of manufacturing in Highland Park, was a particularly important Connecticut enterprise in the 19<sup>th</sup> and early 20<sup>th</sup> centuries. The Case family's involvement with the industry is represented by a rich assemblage of resources, including the mill building on Glen Road and the reservoir and dam system, engineered specifically to supply the clean water necessary for the Cases' papermaking business. The mineral springs preserve important associations with Native American history in Connecticut, and the remnants of a copper mine on the mill property provide a link to Connecticut's colonial-era copper mining days.

Criterion B (statewide): The Case family is significant for epitomizing the Yankee spirit of enterprise during Connecticut's rise to industrial power in the 19<sup>th</sup> century. Family members patented designs for papermaking machinery and other inventions, including a railroad coupler and high-speed boat propellers, to facilitate the success of their manufacturing operations; they reinforced a sense of community in Highland Park through their preservation of hundreds of acres of open land in a park and through their provision of recreational facilities for mill workers and the public; and they established a role of philanthropy and civic involvement illustrative of the Progressive-era sense of social duty that inspired a new generation of public benefactors in America.

Criterion C (statewide): The district also meets the National Register criterion for architecture with a well-preserved mix of industrial and residential buildings and unusual landscape features that together contribute to a cohesive district within a clearly defined geographical area. The largest paper mill to survive in Manchester, the brick Case Brothers factory building remains a fine example of a late-19<sup>th</sup> and early 20<sup>th</sup>-century structure in the industrial vernacular. The three Spring Street mansions represent a high level of taste and craftsmanship that ranks them among the best examples for their size of late-Victorian country house design in the state. Exemplary products of their particular periods, these residential properties also constitute an exceptional resource as a grouping linked by single-family ownership. A rare example of a rustic chalet in Connecticut, the log summer lodge on Upper Case Pond is additionally significant for its fabrication of chestnut, a once-prevalent local material depleted by the 20<sup>th</sup>-century blight of chestnut trees. A lack of modern intrusions, the high quality of the architecture, and the continued use of the park as a public recreation and conservation area reinforce the district's physical integrity.

Chronology of the Property

The Highland Park area, believed to have been a hunting ground of the Podunk tribe, was included in the acreage known as the "Five Mile Tract," sold in the 1670s to Hartford settlers by the Mohegan Indians who

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then controlled the region. In 1731 settlers made the first lot division and in 1783 the Five Mile Tract became part of East Hartford before it was finally absorbed into Manchester when that town broke off and incorporated in 1823. The primary period of significance under Case ownership began in the early 1860s, when the family began acquiring land in the southeast section of Manchester, including a farm owned by the Wyllys family, whose house stood near the intersection of Glen Road and Spring Street. (That house was moved to Highland Street in 1905.) Alfred Wells Case (1840-1908) and Albert Willard Case (1840-1925), the twin brothers and family patriarchs who established the mill community of Highland Park, built their first mill on Birch Mountain Brook in 1862 and in 1869 they erected the first Case residences, opposite one another, in the future family enclave on Spring Street (Photograph 23). Despite a series of fires and floods, a cluster of Case-family mills prospered and expanded. The family started bottling spring water for sale in the 1880s. By the turn of the century, the Cases had amassed hundreds of acres in southeastern Manchester, and in 1903 A. Wells Case began laying out the carriage roads in the wooded tract around Case Mountain.

The Case Brothers Co. survived the Depression and in 1932 the company was incorporated to bring together the Highland Park plant and the family's East Hartford plant, known as Case and Marshall. Manufacturing continued at the main Glen Road plant into the 1960s under the ownership of the Cases. In 1967 descendants of the Case brothers sold the paper mill to Boise Cascade, a wood and paper product conglomerate, which merged the plant into their company. At that time the Case Brothers Co. was then operating two other mills, in East Hartford and in Brattleboro, Vermont. The Highland Park plant was producing punch cards and album and notebook covers. At the time Boise Cascade closed the Highland Park operation in 1971 the Case Reservoir was still supplying water to the operation. The springs remained informally open to the public until the mid 1970s. The houses within the district have passed out of family hands but some family members still live on Spring Street. The town of Manchester began purchasing land from Case descendants in 1974 to create the Case Mountain Recreation Area, which also includes parcels owned by the Manchester Land Conservation Trust.

Historical Context

The historical significance of the district originates with the area's Native American associations. The Highland Park springs were one of three mineral springs on the east side of the Connecticut River visited regularly by indigenous peoples, who recognized the medicinal value of the mineral water as a purgative and supposed the springs to have mysterious healing powers.<sup>1</sup> The Native Americans called the Highland Park springs "Nipow" and believed they could purge an illness by drinking the water and walking through a set of rocks known as the "Standing Rocks" on the side of Case Mountain in order to shed the evils of disease.

References to a copper mine in the area appear in records of the 1730s lot divisions. According to an 1837 geological survey of Connecticut, the deposit on the Wyllys land was "wrought"

<sup>1</sup> The other two springs were the Nipsic pool in East Glastonbury and Sonkinips springs in Stafford.



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around 1750. Owned by Ephraim Wyllys by the first half of the 1800s, the mine was leased twice in 1901 under the Case ownership to the Manchester Mining Company.<sup>2</sup>

Spring Street laid out in 1792, followed older path along Birch Mountain Brook, one of seven Manchester waterways exploited for power in the 1700s to support a number of light industries, mostly in the form of the grist- and sawmills. The necessary foundation for colonial settlement, these operations foreshadowed the city's future as an industrial base. The booming manufacturing economy that accelerated between the time of the town's incorporation in 1823 and the onset of the Civil War coincided with Connecticut's entry into its heyday of small-scale, water-powered industry. Whereas the population of local agricultural towns stagnated or even shrank in this period, that of Manchester rose sharply in connection to its growing paper, glass, and textile industries. The town is perhaps best known for the Cheney family, a silk-making dynasty who achieved supremacy in the industry by advancing mechanical innovations in spinning technology. (The Victorian-era Cheney mill village in Manchester is part of a 175-acre historic district listed on the National Register in 1978.)

Connecticut's equally important paper industry was located mainly in Hartford County with a local concentration on the Hockanum River in Manchester. Between 1780 and 1832 six paper mills had been built within the Five Mile Tract, and in 1830 a Hockanum River plant had the distinction of being the second paper maker in America to install a Fourdrinier-type production mechanism.<sup>3</sup> The Fourdrinier technique, invented in France in 1798 by Nicholas-Louis Robert—an employee in the paper mill of St. Léger Didot—involved production of a continuous sheet rolled out on cylinders known as calenders. The process revolutionized the industry by supplanting a laborious hand-production method. In the mechanized method, pulp was fed onto a wire mesh conveyor belt or applied to mesh cylinders submerged in vats. In either case, the resultant single sheet could be wound into rolls of unlimited length. Census records from 1850 identify assorted small shops in Manchester, including two cigar makers along with two silk factories, three cotton mills, and nine paper mills. Papermaking grew significantly after 1840, and by 1850 Connecticut ranked second in the country behind only Massachusetts in the value of the state's annual paper production.<sup>4</sup> When Case family members learned the trade in a Hockanum River plant in the early 1860s, the continuous-sheet process was standard. The brothers recognized the potential of the technology for new market ventures in a wartime economy. Their Highland Park ventures began in 1862 when A. Wells Case set up a mill on Birch Mountain Brook to wash the cotton waste used for making guncotton, an explosive supplied to the Union Army.

<sup>2</sup> See William E. Buckley, *A New England Pattern: The History of Manchester, Connecticut* (Chester, CT: Pequot Press, 1973) for an account of the Manchester mine.

<sup>3</sup> The American Society of Mechanical Engineers History and Heritage Committee, "Connecticut: The Industrial Incubator," Hartford, 1981, 155. The first papermaking mechanism of the Fourdrinier cylinder type in America was built by Thomas Gilpin in 1816 in Wilmington, Delaware. The second American-made Fourdrinier, built by Phelps & Spafford in South Windham, Connecticut was installed on the Hockanum River in 1830 by the East Hartford Manufacturing Co. (1785), which was one of the earliest paper mills in the Hartford region.

<sup>4</sup> A survey taken before the Civil War accounted for 43 mills in Connecticut, 61 in Pennsylvania, 77 in Massachusetts, and 106 in New York. See Norman B. Wilkinson, *Papermaking in America* (Greenville, DE: The Hagley Museum, 1975).

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**Significance**

By 1865 A. Wells Case was operating a Highland Park plant known as the Spring Grove Paper Company. Various brothers were involved in at least two, possibly three, paper mills located directly on the brook by 1869. Shortly after those operations washed away in a flood, Henry Francis Case (1838-1918) and Charles Frank Case (1835-1905) rebounded with a machine shop for manufacturing papermaking equipment. In 1870 A. Willard Case, A. Wells Case, and yet another brother, Frederick L. Case, formed the Case Brothers Co. and rebuilt on higher ground at the present Glen Road site, where the plant was reconstructed of wood after an 1875 fire.<sup>5</sup> That plant was replaced in 1881 by a brick structure, which was expanded in 1890. In 1915 the mill was damaged by fire yet again and the upper stories were rebuilt (Photograph 24).

In an impressive engineering feat, the family's damming of Birch Mountain Brook to create Case Reservoir enabled them to supply the necessary 300,000 gallons of pure, clean water used daily by the mill. Because the mill's machinery was operated by coal-fueled, steam-powered belt works, the Case plant did not require flowing water as a power source—one reason why it was possible to relocate the new plant well above the brook. The plant's coal-fired burner in the present-day boiler room also fed a steam system providing heat to the Cases' Spring Street houses, and mill workers' houses on Highland Street received water from the reservoir.

As the Case enterprises expanded, Case brother- and son-in-laws took on management positions in the Highland Park operation or the affiliated Case mills in Chaplin, Unionville, and the Burnside (Scotland) section of East Hartford, Connecticut. Case Brothers, the anchor of the Highland Park milling endeavor, specialized in high-quality binders, notebook and album boards, pattern cards for mechanized weaving and lace making, pressed paper board, manila-paper and file folders, and related products sold in the U.S. and abroad. The market for such goods bore a direct relationship to the improved technology of the day, as the amount of paper that could be made by machine (1,000 pounds per day) over that produced by hand (60 to 100 pounds per day) dramatically lowered prices. The concurrent availability of the mass-produced pencil and the advent of the steam-driven rotary printing press are credited with a major transformation of the economy during the second half of the 1800s by meeting a soaring demand for inexpensive reading and writing materials. The increased availability of schoolbooks, notebooks (with covers like those made by Case Brothers), newspapers, and other paper products to a much broader range of the population had a significant effect on reducing illiteracy rates in industrialized countries.

In the mid 1880s, A. Wells Case, A. Willard Case, and Willard's brother-in-law, Robert Stanley, began yet another venture by creating the Tonica Springs Company to bottle and sell the water from the Highland Park springs. The mineral-water venture was part of a widespread American spa movement influenced by the European fashion for "taking the waters." As early as 1845 the Poland Springs of Maine were attracting visitors in search of cures, and an enterprising company had begun bottling the water for sale in three-gallon demijohns.

The problem of flooding evidently precluded the family's plans for a Highland Park spa, and there are conflicting accounts as to whether the Cases ever built an inn by the brook. The springs, however, presented other opportunities. By 1886 the Cases had built a bottling house on Birch Mountain Brook in the

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<sup>5</sup> Frederick Case sold his interest in 1890 and built a mill in Andover, CT.

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area of the present-day Case Mountain Recreation Area parking lot on Spring Street. The company formally incorporated in 1889, and the family began publishing a periodical called "Highland News," which offered flowery testimonials about the healthful properties of their product.<sup>6</sup> Highland Tonic Water, a mineral water enriched with bicarbonate of iron, potassium, manganese, sodium, lime, and magnesium, was advertised as a therapeutic treatment for dyspepsia, diabetes, indigestion, malaria, and rheumatism. The company marketed clear water from a second spring under the label of Highland Rock Water, a "remarkably pure" table water. The paper operations, however, were the largest and longest-lasting Case endeavor, and by 1916 the mill was turning out 12 tons of paper a day. As of 1924 the Highland Park plant employed 100 workers.

Since the 1880s, the area around the mill and springs had been evolving into a self-contained community reflective of some of the traditional patterns of the New England mill village—despite the fact that it was not conceptualized as a whole, as were many such communities. The Spring Street mill was the core of the much larger district known as Highland Park now traversed by I-384. A crossroads at the intersection of Highland and Wyllys Streets served as the village center, site of the Highland Park post office and a general store bought by the Cases in the 1880s. The store and post office no longer exist, but about a dozen Case-owned workers' houses still stand on Highland Street to the north of the highway.

The choice of the Cases to live so close to the mill and to have so many family members work in the operation kept them closely connected to their operations and workers on a daily basis. In the tradition of such villages, the family fostered a sense of belonging through a number of activities. These included baseball games, which took place on the large field to the north of the A. Wells Case House, and picnics held in a pavilion near the waterfall on Birch Mountain Brook, a local natural attraction. In later years the Cases turned the old bottling plant into a community clubhouse sponsored by the Hartford YMCA.

Highland Park is also unusual for the two main landscape features preserved within the historic district: the springs area and the park. From its inception in 1903, when A. Wells Case began laying out the carriage roads, stone walls, and other features, the wooded park was always open for public enjoyment. The stone niches and pathways adjacent to the Lower Case Pond dam—which functioned as a bridge into the park (Photograph 25)—were part of a carefully designed spa setting where people came to picnic and collect the water. It is doubtful that any other mill village in New England preserves such a unique combination of landscape features, nor one so evocative of a late Victorian way of life.

Significant Persons

Highland Park also derives significance from its associations to the Cases, a family of accomplished industrialists who remained directly associated with the historic district over the course of a century. Cases were settled in Hartford by 1650 and were among those people claiming lots in the first land divisions in Manchester's Five Mile Tract in the 1730s. Raised on the west side of town, the five sons of Charles and Mary Case came from a long line of farmers but broke with that tradition as part of a new generation of industrial entrepreneurs. All of the five Case brothers became manufacturers and explored the potential for technology to advance their endeavors. As a center of papermaking, Manchester claimed many innovators in

<sup>6</sup> The Tonic Springs Co. remained in existence as a holding company until the 1960s.

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the field; not to be left behind, the Cases carved out their own territory for innovation. C. Frank and Henry F. Case, builders of the Highland Park machine shop, were granted a number of patents for Case papermaking machinery, some of which is now preserved in the Smithsonian Institution. A. Wells Case also developed patents for machinery, but his real interest lay in marine technology. In 1885 he was awarded a patent for a railroad car coupler described in a scientific journal as a "masterpiece of mechanical ingenuity." His experiments in the Birch Mountain Brook machine shop led to patents in 1893 and 1896 for the Case Outward Thrust Propeller Wheel, designed to increase speed and reduce turbulence. The improved performance of screw propeller-driven ships, earlier prone to vibrating, helped to compete with the speedy paddle-wheel steamships. Case promised an increase of speed to anyone who tried a Case propeller wheel. The smaller wheels he made in Highland Park were found on many of the pleasure steamboats plying the waters of Eastern Connecticut. Among the large steam yachts and ships to use a larger version was the Middletown, a 16-ton steamer that began service between Middletown, Connecticut and New York City in 1896. (Those Case-designed propellers were manufactured in Bath, Maine.)

The Case family is also noteworthy for a pattern of philanthropy rooted in a uniquely American culture of giving that emerged in the Victorian age as a response to the hardships of the Civil War. Encouraged by the great fortunes produced in the industrial age, the modern concept of philanthropy embodied by "The Gospel of Wealth" is widely credited to Andrew Carnegie's 1889 essay by same name. In his writings the Pittsburgh steel titan advocated that the rich should, instead of "leaving their wealth to their families, administer it as a public trust during life." Among the many Case family members to serve as benefactors to the Manchester community, A. Willard Case and his wife, Marietta Frances Stanley Case, a poet, were largely responsible for funding the new building for the South Manchester Methodist Episcopal Church, constructed of stone Highland Park stone and dedicated in 1925. In 1941 their daughter, Maytie Case Crowell (1870-1945), an art patron and accomplished organist, donated the church parsonage and furnishings.

Alfred and Caroline Case's daughter, Carol Maude Case Dennison (b. 1879), is notable for taking over the supervision of the mill after her brother Lawrence Wells Case (1871-1944) relinquished the same duties. In her managerial role Carol Dennison is believed to be one of the first women to head a mill operation in Connecticut. Her son, Wells Case Dennison (1915-77), served as the last president of Case Brothers, from 1954 to 1967.

Among other noteworthy figures associated with the historic district are A. Lawrence Riker (1899-1978) and Lewis Morgan Porter (1903-67). From 1937 to 1961, the A. Willard Case House was home to Riker, an inventor whose innovations included a 3D-effect movie screen and a vibration insulator that was the forerunner to the suspension carriage used by Buick automakers. A well-known 20<sup>th</sup>-century outdoorsman, Porter, who served as president of the Adirondack Mountain Club, worked with volunteers from the Connecticut Forest & Park Association to lay out the 29-mile, blue-blazed Shenipsit Trail. The first formal blazed trail in the area, the Shenipsit crosses the summit of Birch Mountain on route from East Hampton to the Massachusetts border.

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**Significance**

Architectural Significance

The significance of the buildings in the historic district is multifold. The houses and outbuildings help to fill out a picture of social trends fabricated against the backdrop of the Industrial Revolution and the fortunes it yielded. In an age before income tax, the swelling pockets of the country's titans of industry encouraged the pursuit of activities like riding, shooting, golf, tennis, and angling. Sporting and games were part a broader Country Life Movement advocating a genteel country lifestyle as an antidote to increasing stress, pollution, crowding, and other ills associated with an industrial age. The park and carriage drives created by the Cases were certainly a product of this movement. By keeping the hundreds of acres of natural woodlands undeveloped in their family preserve, the Cases were one of many Victorian-era families to preserve open space—often to support leisure pursuits on landed country estates—that would become the foundation of future conservation areas. The “gentleman’s farm” (no longer extant) where the Cases raised Holsteins and Guernseys—as a pastime rather than a necessity—was another Country Life tradition.

Although they are fine houses in their own right, the Spring Street estates go beyond their respective representation of style in their importance as a family grouping. Now quite unusual, enclaves of this type reflected the custom for members of close-knit, upper-class, Victorian-era families to reside in compounds—a pattern repeated in mid-sized cities as well as in the countryside, especially among families whose businesses employed multiple members of multiple generations.<sup>7</sup> In this regard, the Case family estates set amid graciously landscaped grounds and adjacent to the reservoir and wooded pleasure grounds were very much of their time.

Archival photographs prove all of these residences to have maintained a high level of architectural integrity since the last substantial updates of nearly a century ago. The A. Wells Case and the A. Willard Case Houses were both built as stylish Italianate villas in the 1860s, then remodeled by family members to stay current with the times. (The A. Willard Case House may incorporate an even earlier house indicated on an 1860s map.) The transformation of the A. Wells Case house (Photograph 26) was completed in late 1919 by Lawrence Wells Case (1871-1944) during a honeymoon grand tour to Europe as a wedding gift for his bride Florence Reid Case (1887-1974). In addition to a grand main-hall staircase, the remodeling, by the Providence, Rhode Island architect Arthur Eaton Hill, featured a library paneled with chestnut harvested on the Case property. Although the composition incorporates classical and other eclectic elements, it evokes a strong Mediterranean Revival-style flavor, notable in the pale pink stucco finish, clay roof tiles, deep overhanging eaves, and entry pergola.

The Colonial Revival styling of the Maytie Case Crowell House and of the A. Willard Case House—one shingled and the other a loose amalgam of Georgian and Federal details—reflect two traditional variations of the style. Considered to be the epitome of breeding and good taste, the Colonial Revival first found its popularity in the late 19<sup>th</sup> century in country homes and estates just such as these.

Of equal significance is the c. 1918 log cabin (728 Spring Street), fashioned of salvaged timber from the Highland Park property at the time of the chestnut blight. Family members believe the cabin, built for Carol Maude Case Dennison and her husband Richard Dennison (b.1875), was erected by mill workers

<sup>7</sup> A good Connecticut example is Tranquility Farm, the 1895 Middlebury estate of the Naugatuck industrialist, J.H. Whittemore (list on the National Register of Historic Places in 1982).

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under the supervision of French Canadian builders brought to Manchester specifically for the project. The building is an excellent Connecticut example of a type based on the lodges of the Adirondack Mountains of New York. The Adirondacks and other remote American wilderness regions set the backdrop for a new fashion known as "rusticating" in the wilds. The trend, linked to the so-called Back to Nature Movement, related closely to the Country Life Movement. Rough stone and bark-covered timbers, usually gathered on site, fit naturally into the backwoods settings and enhanced the sense of adventure associated with "camping out" in summer retreats. The jerkin-head gables and chestnut log construction of the Dennison cabin reflect the impact of the late 19<sup>th</sup>-century revival of picturesque Alpine architecture in Europe, which was a strong influence on American lodge architecture of the period. The two-story "great room" conceived as the core of the cabin and dominated by the stone fireplace is particularly characteristic of the type, and the rope chinking is an especially noteworthy detail.

Despite its transition to warehouse and light industrial use since the 1970s, the Glen Road plant is also significant as the largest 19<sup>th</sup>-century paper mill surviving in Manchester. According to the owner of the property, the two belt-driven elevators are among the first commercially licensed elevators in Connecticut. The oldest sections of brickwork dating from 1881 and 1890 represent two phases of masonry construction. The brick construction replaced a wooden plant that went up after the 1875 fire. A concern for all mill owners, fire was a particular threat to paper makers due to the combustible nature of their stock. Fireproofing standards like those outlined in an 1890 issue of *The Manufacturer and Builder* called for such elements as the cast iron wall plates, compound beams, and double floorboards incorporated by the Case brothers in modernizing their plant. According to an 1896 Sanborn Fire Insurance map, the mill was fitted with a sprinkler system (fed by the Case Reservoir) providing a pressure of 40 pounds per inch, and was also equipped with fire pails. These precautions likely helped to save the plant from complete destruction when fire struck in 1915.

The walls, bridges, stairs, and fountain niches distinguishing the Case Mountain Recreation Area and the former springs/spa area also contribute to the import of the district's unusual landscape components. The vaulted bridge at the former park entrance is a rare example of a Connecticut bridge designed to incorporate a dam spillway as part of the same structure. The rubblestone construction of these features displays a high quality of craftsmanship and a sensitivity to a woodland environment shaped by the Cases in the spirit of the Romantic landscape ideal of the late Victorian era. Although the Cases employed judicious trimming to clear paths and views, the effort was deliberately unobtrusive so as to imply the hand at work was that of Mother Nature alone. The structural features intentionally enhanced the natural setting of ledges, vernal pools, ponds, and masses of mountain laurel, and the overall sophistication of the landscape suggests that the Cases worked with a professional designer.

The area's historic district's seclusion and its striking, rugged topography combine with the beauty of the Case family mansions, park, carriage-drive system, and reservoir to establish a distinctive sense of place in Highland Park. The buildings and landscape offer insight into a significant facet of Connecticut's manufacturing history and a valuable glimpse into Victorian-era tastes for recreation and leisure pursuits.

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**Photograph Identification**

1. Building A, Case Brothers Mill, 40 Glen Road, Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. East façade, looking west
7. #1

1. Building A, Rear Barn Section, Case Brothers Mill, 40 Glen Road, Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. North gable end and west elevation, looking southeast
7. #2

1. Building E, Case Brothers Mill, 40 Glen Road, Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. South facade and east elevation, looking north
7. #3

1. Fire Hose Shed, Case Brothers Mill, East side of Glen Road, Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. West elevation and south façade, looking east
7. #4

1. Alfred Wells Case House, 673 Spring Street, Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. Southwest façade, looking northeast
7. #5

1. Garage, Alfred Wells Case House, 673 Spring Street, Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. South façade, looking north
7. #6

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**Photograph Identification**

1. Pergola, Alfred Wells Case House, 673 Spring Street, Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. Looking northwest
7. #7

1. Albert Willard Case House, 680 Spring Street, Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. Northwest gable end and southwest façade, looking east
7. #8

1. Albert Willard Case House, 680 Spring Street, Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. Northwest gable end, looking southeast
7. #9

1. Entry Hall, Albert Willard Case House, 680 Spring Street, Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. Looking southwest
7. #10

1. Filter House, Albert Willard Case House, 680 Spring Street, Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. West façade and north side elevation, looking southeast
7. # 11

1. Gazebo, Albert Willard Case House, 680 Spring Street, Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. East and north sides, looking southwest
7. #12



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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
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Case Brothers Historic District  
Name of property

Hartford, County, CT  
County and State

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**Photograph Identification**

1. Maytie Case Crowell House, 720 Spring Street, Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. Northwest façade, looking southeast
7. #13

1. Maytie Case Crowell House, 720 Spring Street, Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. Southeast elevation, looking northwest
7. #14

1. Garage/Billiard Room, Maytie Case Crowell House, 720 Spring St., Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. Southeast elevation, looking northwest
7. #15

1. Bathhouse, Maytie Case Crowell House, 720 Spring St., Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. South façade, looking north
7. #16

1. Carriage Road and Upper Case Pond, Case Mountain Recreation Area, Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. April 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. Looking northeast
7. #17

1. Carol Maude Case Dennison Cabin, Case Mountain Recreation Area, Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. April 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. East elevation, looking west
7. #18

United States Department of the Interior  
National Park Service

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Case Brothers Historic District  
Name of property

Hartford, County, CT  
County and State

=====

**Photograph Identification**

1. Detail, log chinking, Carol Maude Case Dennison Cabin, Case Mountain Recreation Area, Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. East elevation, looking west
7. #19

1. Caretaker's House, Carol Maude Case Dennison Cabin, Case Mountain Recreation Area, Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. November 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. North elevation, looking south
7. #20

1. Carriage Bridge and Dam, South side of Spring Street, Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. West side, looking northeast
7. #21

1. Spring Street Bridge, Case Brothers Historic District
2. Hartford County, CT
3. Stacey Vairo
4. November 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. East side, looking west
7. #22

A. Wells Case House (left) and A. Willard Case House (right)  
Looking east from Case Bros. Mill, c. 1880  
Case family collection  
#23

Four Photos, Aftermath of Fire at Case Bros. Mill, 1915  
Case Family Collection  
#24

Postcard View, Carriage Bridge and Dam  
West end of Lower Case Pond, looking west, c. 1904  
Manchester Historical Society  
#25

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National Park Service

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Case Brothers Historic District  
Name of property

Hartford, County, CT  
County and State

=====

**Photograph Identification**

Aerial View, A. Wells Case Estate, c. 1919  
Looking east from mill  
Case Family Collection  
# 26

Map 1  
Boundary Map  
Key to Buildings, Structures, and Sites  
Photo Key  
Case Brothers Historic District

Map 2  
Case Mountain Recreation Area

United States Department of the Interior  
National Park Service

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Section 9 Page 1

Case Brothers Historic District  
Name of property

Hartford, CT  
County and State

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"Fire-Proof Construction of Mill Buildings," *The Manufacturer and Builder*, November, 1890, 251-252.

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Manchester Historical Society Archives, Case Family Files, Highland Park Files

*Map of Manchester, Connecticut*. Surveyed by E. Bissell. Published for Cheney Brothers 1849. (Tracing, 1910).

Map of Manchester, Connecticut, c. 1862 (unidentified publisher). Petersen Collection, Homer Babbidge Library, University of Connecticut.

Rossano, Geoffrey L. *Historic and Architectural Resource Survey of Manchester, Connecticut*. Manchester Planning Department and Connecticut Historical Commission, 1998.

Sanborn Fire Insurance Map, Manchester, CT, 1896.

NPS Form 10-900-a  
(8-86)

OMB No. 1024-0018  
(Expires 1-31-2009)

United States Department of the Interior  
National Park Service

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Case Brothers Historic District  
Name of property

Hartford, CT  
County and State

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**Major Bibliographical References**

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Town of Manchester, Land Records.

Town of Manchester, Tax Assessor Records.

Trumbull, James Hammond. *The Memorial History of Hartford County 1633-1844* (2 vols.). Boston: 1888.

Wilkinson, Norman B. *Papermaking in America*. Greenville, DE: The Hagley Museum, 1975.

-----  
Interviews, May/June 2008: Susan Beach, Richard Dennison, Sara Dennison, Mason Thrall

United States Department of the Interior  
National Park Service

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Section 10 Page 1

Case Brothers Historic District  
Name of property

Hartford, CT  
County and State

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### Geographical Data

#### UTM References

- A. 18 708110 462610
- B. 18 709300 462690
- C. 18 709460 462610
- D. 18 709700 462635
- E. 18 709761 462610
- F. 18 709550 462598
- G. 18 709800 462576
- H. 18 709651 462491
- I. 18 708950 462491
- J. 18 708949 462530
- K. 18 708100 462512
- L. 18 708100 462532
- M. 18 708700 462530
- N. 18 708661 462580

For boundaries, see Map 1.

#### Boundary Justification

The Case Brothers-Highland Park Historic District follows the rough boundaries for the potential historic district identified in the town-wide "Historic and Architectural Resource Survey of Manchester" (1988). When Interstate 384 opened in 1971, the highway passed east-west directly through Highland Park and cut off Highland Street to the north. The historic district has been confined to the area south of the highway, where it exists as an oasis of historic structures and open land in an otherwise increasingly built-up and congested area. The areas to the east, west and southeast are dominated by mid- to late 20<sup>th</sup>-century residential development.

The main resources—the Case Brothers paper plant, estates, parkland and carriage roads, reservoir, log cabin, spa site, waterfall, dam and mine ruins—form a cohesive district with contiguous sites and locations that are unified by their historical connections to the Case family. The boundaries have been drawn to exclude two non-conforming residences on Spring Street and a few non-conforming outbuildings at the mill site but to include all the significant buildings and landscape features concentrated in the north section of the district. Otherwise the borders follow the property lines of the town-owned Case Mountain Recreation Area and some adjacent parcels of owned by the Manchester Land Conservation Trust.

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National Park Service

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Section 11 Page 1

Case Brothers Historic District  
Name of property

Hartford, CT  
County and State

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**Property Owners:**

**Andre Ansaldi Jr.**  
39 Tunxis Trail  
Bolton, CT 06043

660 Spring Street  
-----

**Barbara A. Boutot**  
680 Spring Street  
Manchester, CT 06040

680 Spring Street  
-----

**Christopher Bulger and Judy Huan Bulger**  
720 Spring Street  
Manchester, CT 06040

720 Spring Street  
-----

**Manchester Land Conservation Trust**  
20 Hartford Road  
Manchester, CT 06040

Case Mountain Recreation Area: 76 Birch Mountain Road; 599R Spring Street; 635 Spring Street; 670 Spring Street  
-----

**Shirlie C. Thrall, estate; Mason Thrall, Jr. executor, Robert H. Thrall, executor, Randall Thrall**  
5 Glen Road  
Manchester, CT 06040

40 Glen Road; 40A Glen Road; 673 Spring Street; 675R Spring Street

(8-86)

(Expires 1-31-2009)

United States Department of the Interior  
National Park Service

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Section 11 Page 2

Case Brothers Historic District  
Name of property

Hartford, CT  
County and State

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**Property Owners**

**Town of Manchester**  
41 Center Street  
Manchester, CT 06040

Case Mountain Recreation Area: 212 Birch Mountain Road; 351, 377, 387, 397 Gardner Street;  
385 Dennison Ridge Drive; 160 Kimberly Avenue; 716 Spring Street; 728 Spring Street; 136  
Tonica Spring Trail; no address (south of 377R); no address (south of 397R)

**Wells C. Jacobson Trust; Beach & Susan J. Jacobson Trust; Magic Highland Trust  
Agreement**

1918 Manchester Road  
Glastonbury, CT 06033

716R Spring Street





1. Building A, Case Brothers Mill  
40 Glen Road  
Case Brothers Historic District

2. Hartford County, CT

3. Rachel Carley



4. July 2008

5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT

6. East facade, looking west



7. #1

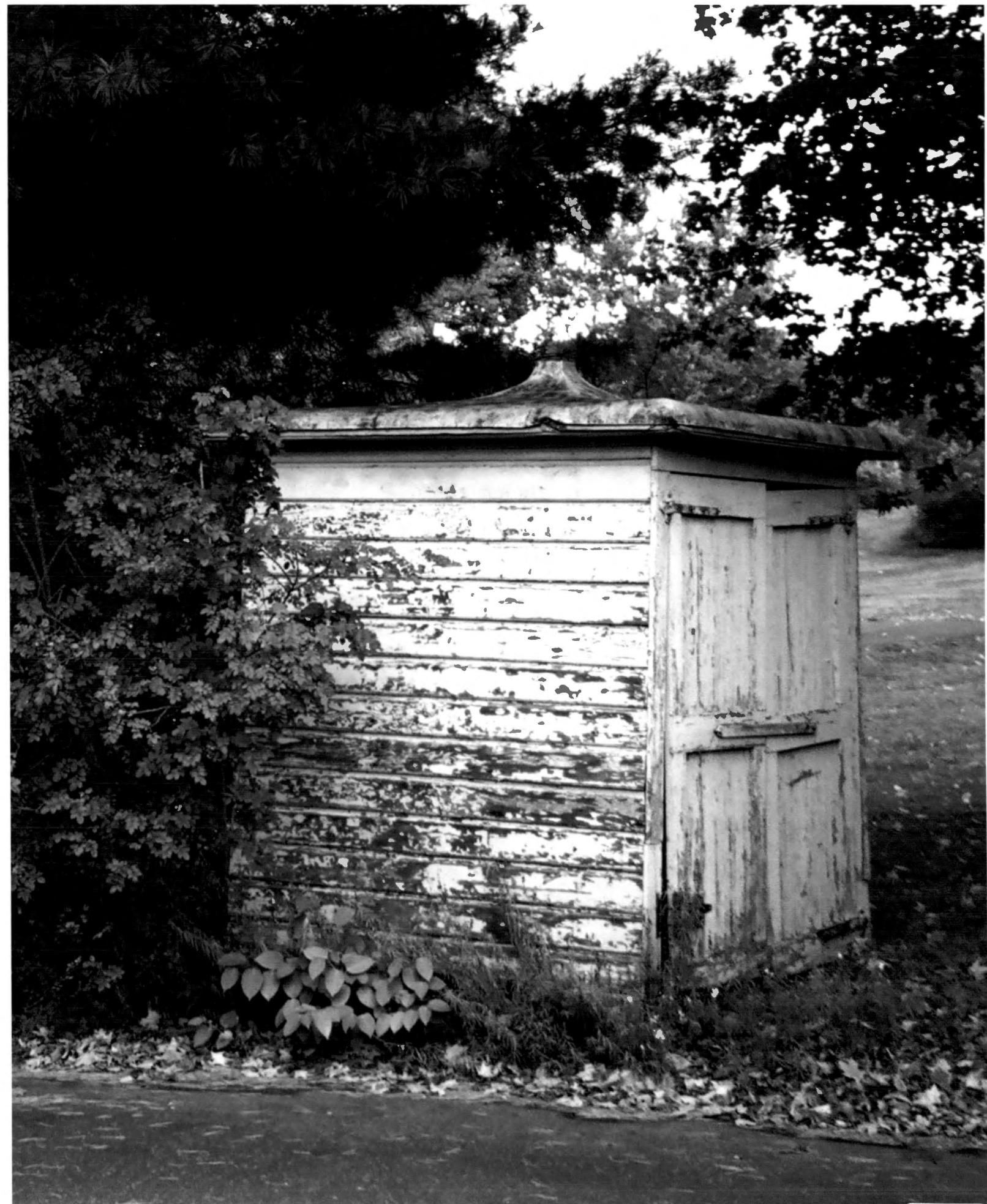


- 
- 
1. Building A, Rear Barn Section, Case Brothers Mill  
40 Glen. Road  
Case Brothers Historic District
  2. Hartford County, CT
  3. Rachel Carley
  4. July 2008
  5. Connecticut Commission on Culture, Tourism, Historic Preservation & Museum Division, Hartford, CT
  6. North gable end and west elevation, looking southeast
  7. # 2





- 
1. Building E., Case Brothers Mill, 40 Glen Rd., Case Brothers Historic District
  2. Hartford County, CT
  3. Rachel Carley
  4. July 2008
  5. CT commission on Culture & Tourism
  6. South facade and east elevation, looking north
  7. #3
- 



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1. Fire House Shed, Case Brothers Mill, East Side of Glen Rd, Case Brothers Historic District
  2. Hartford County, CT
  3. Rachel Carley
  4. July 2008
  5. Connecticut Commission on Culture & Tourism
  6. West elevation and south facade, looking east
  7. #4







1. Alfred Wells Case House, 673 Spring St., Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. CT Commission on Culture & Tourism, Historic Preservation and Museum Division
6. Southwest facade, looking northeast
7. #5







1. Garage, 673 Spring Street, Case Brothers Historic District
2. Hartford County, CT
3. Rachel Oberley
4. July 2008
5. CT Commission on Culture & Tourism, Historic Preservation and Museum Division,  
Hartford, CT
6. South facade, looking north
7. #6





1. Pergola, Alfred Vells Case House, 673 Spring Street, Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. CT Commission on Culture & Tourism
6. Looking Northwest
7. #7



1. Albert Willard Case House, 680 Spring Street,  
Case Brothers Historic District

2. Hartford County, CT

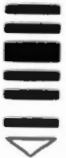
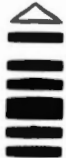
3. Rachel Carney

4. July 2008

5. CT Commission on Culture & Tourism, Historic Preservation  
and Museum Services, Hartford, CT

6. Northwest gable end and southwest facade, looking  
east

7. #8







1. Albert Willard Case House

680 Spring Street

Case Brothers Historic District

2. Hartford County, CT

3. Rachel Carley

4. July 2008

5. Connecticut Commission on Culture, Tourism, Historic Preservation & Museum Division, Hartford, CT

6. Northwest gable, looking southeast

7. #9



1. Enniskill, Olbert Willard Case House, 680 Spring St.,  
Case Brookfield Historic District
2. Hartford County, CT
3. Rachel Canby
4. July 2008
5. CT Commissioner on Culture and Tourism  
Historic Preservation and Museum Division
6. Looking Southwest
7. #10



1. Filter House, Albert Willard Case House  
680 Spring Street  
Case Brothers Historic District

2. Hartford County, CT

3. Rachel Carley




4. July 2008

5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT

6. West facade and north side elevation, looking southeast

7. # 11



- 
- 
1. Gazebo, Albert Willard Case House  
680 Spring Street  
Case Brothers Historic District
  2. Hartford County, CT
  3. Rachel Carley
  4. July 2008
  5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
  6. Southeast Facade and Northeast side elevation, looking north
  7. #12
- 





1. Maytie Case Crowell House  
720 Spring Street  
Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. Northwest facade, looking southeast
7. #13





1. Maytie Case Crowell House  
720 Spring Street  
Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. Southeast elevation, looking northwest
7. #14







1. garage / Carriage House, Mayhe Case or Crowell House  
720 Spring Street  
Case Brothers Historic District

2. Hartford County, CT

3. Rachel Carley

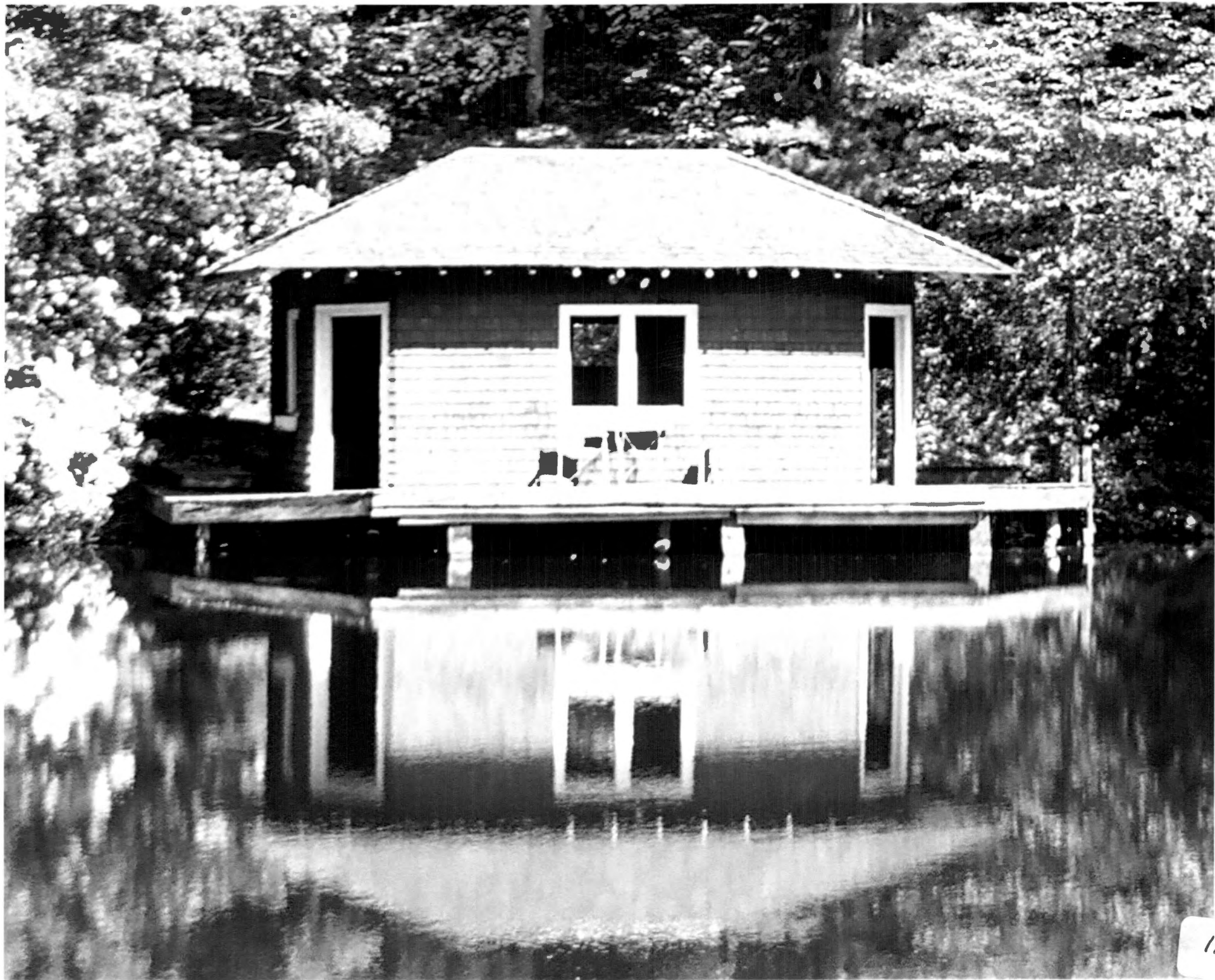
4. July 2008

5. Connecticut Commission on Culture & Tourism Historic Preservation - Museum Division, Hartford, CT

6. Southwest gable facade and northwest side elevation looking east

7. #15







1. Bathhouse, Maytie Case Crowell House  
720 Spring Street  
Case Brothers Historic District

2. Hartford County, CT

3. Rachel Carley

4. July 2008

5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT

6. South facade; looking north

7. #16



16







1. Carnage Road and Upper Case Pond, Case Mountain Recreation Area  
Case Brothers Historic District

2. Hartford County, CT

3. Rachel Carley

4. April 2008

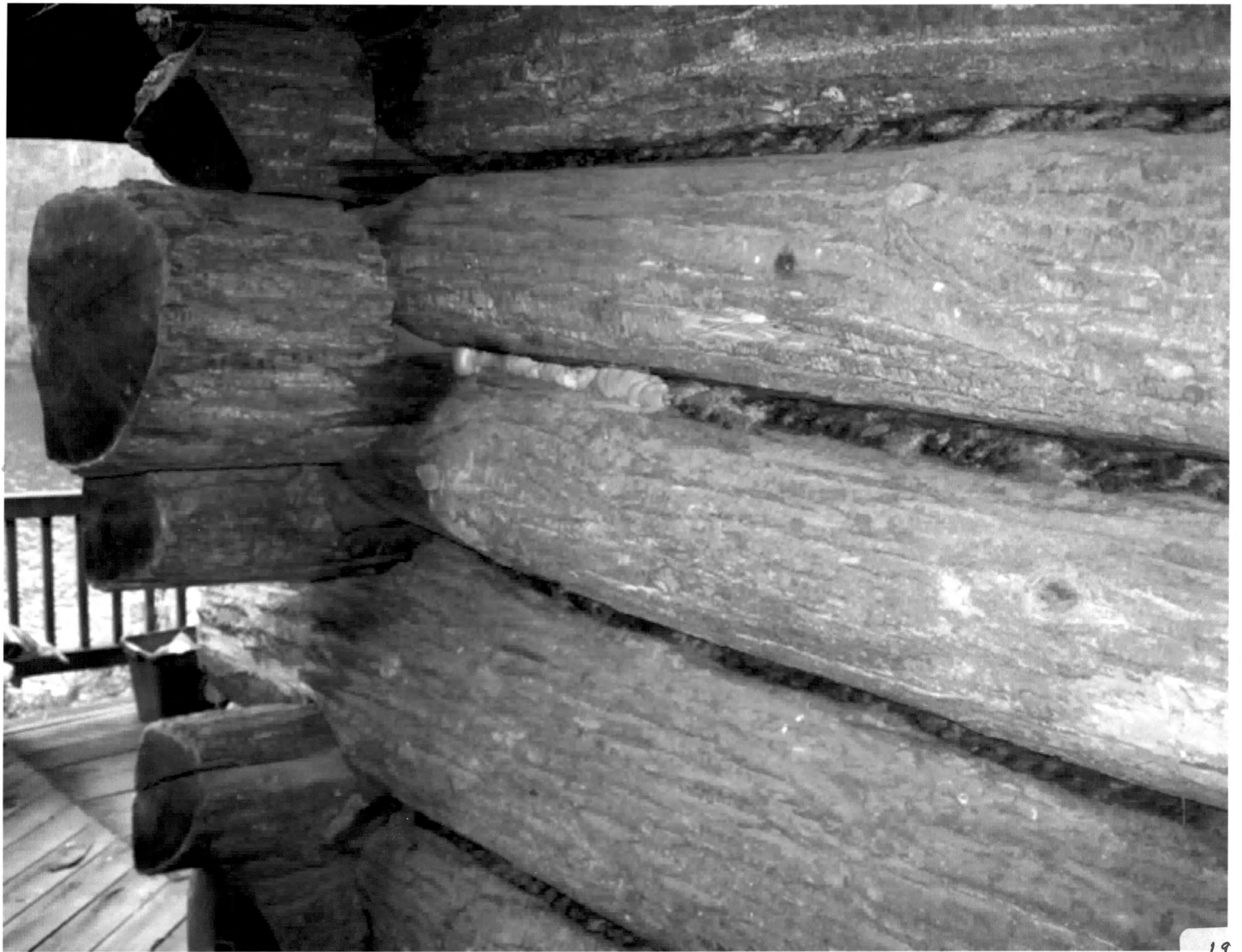
5. CT Commissioner of Culture + Tourism, Historic Preservation and  
Museum Division

6. Locking northeast

7. #17



1. Carol Maude Case Dennison Cabin, Case Mountain Recreation Area  
Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. April 2008
5. Connecticut Commission on Culture, Tourism, Historic Preservation and Museums  
Division
6. East Elevation, looking west
7. #18



1. Detail, log chinking (rope), Carol Mauds Case Dennison Cabin.  
Case Mountain Recreation area, Case Brothers Historic District
2. Hartford County, CT
3. Rachel Carley
4. July 2008
5. CT Commission on Culture & Tourism, Historic Preservation & Museum Division  
Hartford, CT
6. East elevation, looking west
7. #19



1. Caretaker's House, Carol Maude Case Dennison Cabin, Case Mountain  
Recreation area
2. Hartford County, CT
3. Rachel Carley
4. November 2008
5. CT Commission on Culture & Tourism, Historic Preservation & Museum Division,  
Hartford, CT
6. North elevation, looking south
7. #20





1. Entrance Bridge + Lower Dam, Tonic Springs Site  
Case Brothers Historic District
2. Hartford, County
3. Rachel Carley
4. July 2008
5. Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division, Hartford, CT
6. West side, looking northeast
7. #21



1. Spring Street Bridge, Case Brothers Historic District
2. Hartford County, CT
3. Stacey Vairo
4. November 2008
5. CT Commission on Culture & Tourism, Historic Preservation and Museum Division, Hartford, CT
6. east side, looking west
7. #22