HISTORIC RESOURCES INVENTORY
BUILDING AND STRUCTURES

STATE OF CONNECTICUT
CONNECTICUT HISTORICAL COMMISSION
59 SOUTH PROSPECT STREET, HARTFORD, CONNECTICUT 06106
(203) 566-3005

FOR OFFICE USE ONLY

HISTORIC RESOURCES INVENTORY
BUILDING AND STRUCTURES

Town No: Site No 148

UTM: DISTRICT IF NR SPECIFY
QUAD: S NR Actual Potential

CONNECTICUT HISTORICAL COMMISSION
59 SOUTH PROSPECT STREET, HARTFORD, CONNECTICUT 06106

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BUILDING NAME (Common)
Ripley, Eugene B., House

TOWN CITY
Farmington

VILLAGE
Unionville

STREET AND NUMBER (and or locations)
111 Lovely Street

OWNERS
Snyder, Francis H. & Frese, Gail C.

USE (Present)
Residence

EXTERIOR VISIBLE FROM PUBLIC ROAD
Yes

INTERIOR ACCESSIBLE
Yes

IF YES EXPLAIN

STYLE OF BUILDING
Italianate

DATE OF CONSTRUCTION
1874-1876

MATERIALS (indicate use or location when appropriate)

Clapboard

Asbestos Siding

Brick

Other (Specify)

Wood Shingle

Asphalt Siding

Fieldstone

Board & Batten

Stucco

Cobblestone

Aluminum Siding

Concrete Type:

Cut stone Type: brownstone foundation

STRUCTURAL SYSTEM

Wood frame

Post and beam

Balloon

Other (Specify)

Load bearing masonry

Structural iron or steel

ROOT (Type)

Gable

Flat

Mansard

Monitor

Sawtooth

Gambrel

Shed

Hip

Round

Other (Specify)

Wood Shingle

Roll Asphalt

Tin

Slate

Asphalt shingle

Built up

Tile

Other (Specify)

NUMBER OF STORIES

APPROXIMATE DIMENSIONS

2½

32 x 40

CONDITION (Structural)

Excellent

Good

Fair

Deteriorated

Excellent

Good

Fair

Deteriorated

INTEGRITY (Exterior)

On original

Moved

Yes

No

side full-length bays

RELATED OUTBUILDINGS OR LANDSCAPE FEATURES

Barn

Shed

Garage

Other landscape features or buildings (Specify)

Carriage house

Shop

Garden

SURROUNDING ENVIRONMENT

Open land

Woodland

Residential

Scattered buildings visible from site

Commercial

Industrial

Rural

High building density

INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS

This secluded house faces east onto a large front lawn with a semi-circular driveway leading to Lovely Street. The eastern property line is marked by a hedge on a slight rise along the road. The house is obscured by large trees on the north, west, and south.
This Italianate-style house displays a hipped roof with overhanging eaves, wide trim band and a center cross gable. One-over-one sash with shutters and low pedimented window crowns are featured throughout. The three-bay east facade displays a full-arched attic-story window in the cross gable, and a full-width, first story open porch with a low-pitched gable over entry, paired post supports and scroll-sawn brackets. The north elevation features an exterior brick chimney and a small one-story ell. The south elevation reveals an interior brick chimney and a large, first story, center bay window joining two end bay windows with quatrefoil design molding and smaller second story bay windows above them.

<table>
<thead>
<tr>
<th>19 HISTORICAL OR ARCHITECTURAL IMPORTANCE</th>
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| Eugene Bradford Ripley was born in 1848 in Bentonsport, Iowa to the Reverend Eratus and Harriet (Riggs) Ripley. The family moved to New Britain by 1862. In 1861 Eugene had established himself as a bookkeeper for the Stanley Rule and Level Company. In 1872 Ripley had purchased two separate lots on Lovely Street in Unionville from John and Mary Bunnell and Daniel Rourke (FLR 61:463,465); he resold the combined properties to his stepmother Anna (FLR 61:466). In the following two years Anna sold these parcels back to him (FLR 61:611; 65:16). In November of 1874 he mortgaged his property to Caleb Wheeler for $2,000 and by the spring of 1876 a second mortgage deed reveals that "buildings" existed on the property (FLR 65:54, 192) indicating that this house was already built. After his first wife's death in 1875 Ripley remarried Mary Porter Chamberlin in 1887 (1854-1888), daughter of John P. and Aurilla (McKillup) Chamberlin. In January of 1879 title to the property passed from Eugene to Mary through her brother Franklin A. (FLR 65:372; 64:412). She died while giving birth in 1888 and the property passed onto her and Eugene's first born, Jennie Stanley Ripley (b. 1879) (FLR 70:160), who sold the property to Emily Devevo in 1962 (FLR 159:157).

Ripley had extensive business interest in Unionville. By 1871 he became a stockholder in John Bunnell's wood-turning business. The following year he helped organize the Ripley Manufacturing Company, later known for the manufacture (SEE CONT.)

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<th>20 SOURCES</th>
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<th>21 PHOTO</th>
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<tbody>
<tr>
<td>Alex Paredes DATE 5/85</td>
</tr>
<tr>
<td>View SW NEGATIVE ON FILE 4:2A</td>
</tr>
<tr>
<td>Name Gilbert Ramos DATE 8/85</td>
</tr>
<tr>
<td>Organization Greater Middletown Preservation Trust</td>
</tr>
<tr>
<td>Address 27 Washington Street, Middletown, CT</td>
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<th>22 THREATS TO BUILDING OR SITE</th>
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<tbody>
<tr>
<td>X None known.</td>
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<tr>
<td>[ ] Highways</td>
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<td>[ ] Vandalism</td>
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<tr>
<td>[ ] Developers</td>
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<td>[ ] Other</td>
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<td>[ ] Deterioration</td>
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<td>[ ] Explanation</td>
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of heavy paper used in the production of binders' boards. In 1877 he and his brother-in-law Frank Chamberlin gained initial control of Platner and Porter Manufacturing Company where Ripley became president. In this corporation he also became involved in the Union Water Power Company where he was president from 1882 to 1890. After his death in 1901 the Ripley papermills were purchased by Charles W. House and Sons, producers of felts.
This house sits on 1.7 acres of land, which was in two pieces until 1872. Eugene Ripley acquired ½ acre from Daniel Rourke (61-463) and another "1 acre and 31 rods" from John & Mary Bunnell (61-465); he promptly sold the whole thing to his mother Anna (61-466). See the map. Two years later Eugene bought it back from his mother (65-16;64-188). In November 1874 he mortgaged the property to Caleb Wheeler (65-54), and no house is mentioned in that record. On May 12, 1876 he took another mortgage with Wheeler; this time it was for "land with buildings" (65-192). So the house was probably built in 1875 or early 1876. Eugene Ripley married Mary Chamberlin in 1877; when he mortgaged the property again in September 1878, a house is specifically mentioned (63-265).
In 1879 Eugene Ripley transferred ownership of this property to his wife Mary; after her untimely death in 1888, ownership passed to their daughter Jennie, who was only 9 years old then. Eugene had given up his rights as an heir to the property (P 20-125). He later married again, to Mary (Polly) Bryan; he died in 1901, and apparently Polly and Jennie lived here until the 1940s, when they rented the house. It was sold to Mrs. Devevo in 1962.

In 1869 John Bunnell incorporated his wood-turning business, becoming President of the company and owner of 50% of the stock (62-37); the other stockholders were Joseph Bostwick and C.S. Bostwick. By July 1871 Bunnell had sold out; Joseph Bostwick (President), Eugene Ripley (Secretary), John Gray, and John Scantlin were the stockholders (62-154). The company became "insolvent" soon after that; the trustees for the company sold some equipment and the company went out of business.

Ripley Manufacturing Co. was organized in February 1872 (62-174); its purpose then was to manufacture house furnishing hardware only. At that time it did not make paper products. The paid-in capital was $7000; stockholders were Joseph Bostwick (President), Eugene Ripley (Treasurer), and John Scantlin, the same group which had presided over the demise of Bunnell Mfg. Co. Ripley Manufacturing Co. bought some of Bunnell's equipment and assumed two mortgages made by Bunnell to James Cowles and to Tryon & Sanford. By January 1873 Eugene Ripley had bought most of Bostwick's shares, and by June Ripley was President of his company. The original location of the company is unknown, but it was probably Bunnell's old wood-turning shop. In 1877 the location definitely became the "axe helve shop" on Perry Street, which they leased from James Cowles (62-469).

In December 1877 Eugene Ripley married Mary Chamberlin; the following year he and his new brother-in-law Franklin Chamberlin gained control of the stock of Platner & Porter Mfg. Co. Then Eugene Ripley became President of Platner & Porter. This paper manufacturer had originally been started as a partnership by William Platner and Samuel Q. Porter in 1855; it had been incorporated in 1860.
In 1880 the Union Water Power Co. sold the "land and mill site" on the south side of Perry Street "known as the axe helve shop" to Ripley Mfg. Co. (66-29). The next year the company expanded, increasing its capital to $16,000; Ripley increased his dominant stock interest to 73%. The purpose of the company was amended to manufacture "...hardware and other articles, wares, fabrics, fellings or molded forms made wholly or in part from wood, brass, iron or other metal, rubber, glass, paper pulp..."; this effectively put the company into the paperboard business (66-75).

"...The Ripley Manufacturing Company engaged in the production of heavy paper for binder boards. It was called the Sunnyside Mill and they dried the paper in the lot in back of the plant. For many years the area was used as the athletic field for the Town. I remember that my mother had what they called a lap board made of heavy cardboard that held the material when she was sewing. It was about 36" long, 24" wide, \( \frac{1}{4} \)" thick, a rounded cut out on the side to fit her lap..." (from "Early Manufacturing in Unionville", Raymond K. Brooks)

Things continued relatively unchanged for Ripley Mfg. Co. and Platner & Porter Mfg. Co. until 1887, when Platner & Porter leased to Ripley "all the real estate of the company, land, mills and factory buildings...", reserving to itself office space to "do business in the liquidation of its affairs" (66-627). The lease was terminated in August 1889, when Platner & Porter sold the "property and estate of the company" to Nathan Bill (70-132). Eugene Ripley and Franklin Chamberlin had nothing more to do with Platner & Porter. Nathan Bill then incorporated the "Platner & Porter Paper Manufacturing Co." (70-129); most of its stockholders were residents of Holyoke and Springfield, Mass. In 1896 Bill's company was sold to, and became a part of, the American Writing Paper Co. (73-187).

Ripley Mfg. Co. continued in business until Eugene Ripley's death in 1901. His widow, Polly Bryan Ripley, sold the mill buildings and land to Charles G. Bill (71-487). It is not known what Bill did with the property, but in 1907 it was sold to the House brothers and became the home of Charles W. House & Sons.

In addition to Ripley Mfg. Co. and Platner & Porter, Eugene Ripley was a stockholder and Secretary of Andrew Upson's Standard Rule & Level Co. from 1872 until 1878. As President of Platner & Porter, he became involved in the Union Water Power Co., which was organized in 1877 and owned jointly by five corporations. Ripley was President of UWPC from 1882 to 1890, when the company was taken over by Gordon and Nathan Bill; Ripley sold out his interest in 1897.
Genealogy

Eugene B. Ripley: b. 1848 in Bentonsport, Iowa, son of Erastus & Anna G. Ripley; m. Jennie Stanley; m. Mary Porter Chamberlin 12-18-1877; m. Polly Bryan; d. 1-29-1901

Jennie Stanley Ripley: b. ---; d. 7-29-1875

Mary Porter Chamberlin Ripley: b. 3-5-1854 in Rochester, NY, daughter of John & Aurilla Chamberlin; d. 9-9-1888

Jane (Jennie) S. - see below
male - still-born 8-14-1881
female - still-born 7-11-1883
female - b. 9-9-1888

Polly Bryan Ripley: b. 1-3-1868 in Mexico, Mo., daughter of Joseph & Missouri Fenley Bryan; d. 12-20-1945

Eugene B., Jr. - b. 6-9-1895; m. Dorothea Walker 10-5-1921
Bryant H. - b. 7-26-1898; d. 3-30-1918

Jane (Jennie) Stanley Ripley: b. 9-14-1879; d. 4-14-1976