

TOWN OF SALISBURY, CONNECTICUT  
HISTORIC DISTRICT COMMISSION

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Appl. No. \_\_\_\_\_ Name of property Landowska House  
Ctf. Issued \_\_\_\_\_ Ctf. No. \_\_\_\_\_ Property No. \_\_\_\_\_  
Date \_\_\_\_\_

Application is hereby made for the issuance of a Certificate of Appropriateness under an "Ordinance Establishing Historic Districts within the Town of Salisbury", duly adopted on February 9, 1970 and enacted pursuant to the enabling authority contained in Sections 7-147(a) through 7-147(k) of the General Statutes of Connecticut, for the proposed work described below and as shown on the photographs, plans, or drawings (where applicable or appropriate), accompanying this application:

Address of proposed work 63 Millerton Road Lakeville, CT 06039

Owner William Sheil & Kristin Sheil Owner's address same

Applicant, if not owner Seth Churchill

Agent or contractor Churchill Building Company, LLC

Address 332 Main Street Lakeville, CT 06039

Proposed work is in connection with:  a dwelling;  an accessory building;  
 a commercial building;  an industrial building;  other (specify)

Nature and description of proposed work (attach extra sheets as necessary);

*The proposed work for this application is the addition of a new Mudroom, Covered Breezeway Connector and a Carriage House that is set into the steeply sloping hillside.*

*An additional description is attached. [See Description - separate PDF]*

Signature of Applicant \_\_\_\_\_

Print Name of Applicant Seth Churchill

Action taken:

Historic District Commission \_\_\_\_\_ Date \_\_\_\_\_

Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

Building Inspector \_\_\_\_\_ Date \_\_\_\_\_



February 27, 2023

Re: Historic District Commission Application for a Certificate of Appropriateness for Landowska House, 63 Millerton Road, Lakeville, CT

Mudroom, Breezeway, Carriage House Addition - Description of Proposed Work

The proposed addition to the Landowska House at 63 Millerton Road in Lakeville, CT is to include a new Mudroom, a covered, but open, Entry/Breezeway that connects to a Carriage House that is set into the sloping hillside. The Carriage House will include a 2-car garage at the main/courtyard level with a Cabana and Storage above, under a sloping wood hip roof. Extending out from the Cabana to the West we are planning a covered portico. The addition is planned to be in harmony with the turn-of-the-last-century home.

The addition will extend from the rear, Northeast, corner of the house and define the back edge of a gravel motor court, which will be further defined by perimeter native plantings.

The South-facing, or Front, facade will have exterior wall materials that match, and wrap-around from the existing home's East elevation. That is, stone (vener) exposed foundation, small-exposure wood clapboard siding above a water table and corner boards on the main level, and wood (cyprus) shingle siding with woven corners on the upper levels. The two materials will be divided by a perimeter frieze and moulding with the shingles swept over. The upper walls will also have a frieze and cornice where it meets the eave. This cornice will be similar to that of the existing house but will be proportioned according to the addition's smaller scale.

The Carriage House has a hipped roof with an 8-foot-high exterior wall (from 2<sup>nd</sup> floor) on the North side, that drops to a 4-foot wall (from 2<sup>nd</sup> floor) at the South/Front elevation to reduce the scale of the building from the front or courtyard side.

The proposed windows for the addition will be in keeping with the windows in the house – wood 1/1 double hung windows. The Carriage House upper level will have a hip-roofed dormer with a window arrangement like one on the East side of the existing home: a center 1/1 double hung flanked by narrower casements with diamond pattern muntin bars. The Garage will have carriage house style overhead doors flanked by period carriage lights.

Although the main part of the existing house has an asphalt shingled hip roof, we are proposing a wood shingled roof for the 1-storey Mudroom and the Carriage House, with a standing seem copper roof over the connector to match the roof over the existing East (Dining Room) bay window. We are recommending replacing the existing asphalt shingle roof with wood when the current roof reaches the end of its life.

Along with the addition to the Northeast corner of the home we are proposing to extend the single-storey portion, at the rear of the house, westward, approximately two feet to capture the space at the corner as part of a Kitchen interior renovation. For the kitchen renovation we are proposing to change the fenestration on the West elevation as shown in the sketch. This part of the elevation should not be visible from a public property or right-of-way, as it is blocked by a Living Room bay window, the corner of the main box of the house, and the sloping topography. A sketch has been submitted for reference. Likewise, these windows, doors and surrounding trims will be in keeping with surrounding existing fenestration.

We hope that the commission agrees that this proposed addition to the Landowska House appropriate to the existing early 1900's architecture and will not only compliment the building but also the needs of the modern-day family.

- Seth Churchill

# Landowska Center

[Property Overview](#) | [Inventory List](#) | [Property Map](#)

## **Historic/Common Name:**

Oak Knoll; Frederick Miles House

## **Address:**

63 Millerton Road

## **Town:**

Salisbury »

## **Year:**

1900

## **Historic Designation:**

LHP, SR

## **Property Authority:**

Historic District Commission

{# if nature\_of\_authority}

## **Nature of Authority:**

Regulatory

{/if #}

## **Features:**

Buildings, Open space



Aerial view of Landowska Center with Lake Wononscopomuc towards further south; Source- Bing

**Historic Use:**

Residential (Music and recording studio)

**Present Use:**

Residential (Private Museum)

**Architectural Style:**

Queen Anne

**Era:**

Early 20th Century

**Map:**

{# if eligible\_for\_tax\_credits}

**Eligible for Historic Home tax credits:**

Yes

{/if #}

**General description:**

Oak Knoll' is a rectangular building 2 1/2- story high, with a hipped roof ornamented with three gable-roofed dormers on its east, west and south sides. The front dormer is flanked by two eyebrow windows. The eaves are wide and boxed and there is a central chimney in both the main block the rear wing. The main block is three bays wide with one-over-one double-hung sashes. The main entrance is covered by a shed-roofed porch supported by classical columns. The first floor, which is sheathed in clapboards, has three sided bay windows on the east and west facades. The second floor is sheathed in original cyprus shingles. [2]

## **Significance of the property:**

Oak Knoll' was constructed in 1900 for Clara G. Miles of Bridgeport by Alexander Selkirk, an Albany architect. The house was built on the site and using some of the same foundation walls, of an earlier Miles house c. 1878 which burned in July 1898. Today it remains one of Lakeville's better documented late nineteenth century house: copies of the architect's specifications and early photographs exist. It is better known today as the Landowska Center, named for Wanda Landowska, noteworthy harpsichordist and pianist, who leased the property from 1947 to 1959. In 1971, Denise Restout, Landowska's former pupil and assistant, purchased the property, renaming it the 'Landowska Center'. Landowska's instruments as well as her library and personal papers are preserved here. [2]

## **Relationship with the Surroundings:**

The 1.73 acres property is located in a residential area. Oak Knoll sits on the north side of Route 44, on a slight rise, looking south over Lake Wononscopomuc.

## **Ownership:**

Private

## **Owner:**

—

## **Sources:**

[1] District information retrieved from the town website  
<http://salisburyct.us/>.

[2] Landowska Center, Historic Resources Inventory, Burgess Lou V., Salisbury Historic District Commission, 1990, SHPO library, Hartford.

Map of the historic property retrieved from the study report, SHPO library, Hartford.

[View photo](#)

**Date of Compilation:**

12/31/11

**Compiler:**

Manjusha Patnaik, CT Trust for Historic Preservation

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**Other links:**



























100 feet 25 m

© AND © 2010 NAVTEQ © 2011 Microsoft Corporation  
Pictometry Bird's Eye © 2010 MDA Geospatial Services Inc.  
Pictometry Bird's Eye © 2010 Pictometry International Corp



<https://connecticutbarns.org/find/details/id-6033>

THE BARNs PROJECT THE CONNECTICUT BARN BARNs ON THE STATE REGISTER

## **BARN RECORD Mansfield**

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Building Name (Common)

**Hammond-Knowlton Carriage House**

Building Name (Historic)

**Knowlton Hill**

Address

**106 Knowlton Hill Road, Mansfield**

Typology

- **Carriage House**



### Overview

#### **Designations**

n/a

#### **Historic Significance**

Architectural description:

This is a 1 ½-story carriage house with hipped roof. The main façade faces west and the ridgeline is parallel to Knowlton Hill Road, which at this point runs approximately north to south. The main entry is a pair of evenly spaced paneled overhead-garage doors off-center to the north half of the west façade of the carriage house. The second row of 6 panels in each main garage doors is glazed. There are two evenly spaced two-over-two double-hung windows off-centered to the south of the west façade. Directly above the main entry doors is a string-cornice that runs the length of the façade. The wall above the string-cornice is flared outward meeting up to the cornice which meets the eave of the carriage house. The center of the eave of the west façade of the carriage house is broken by a dormer window consisting of two side-by-side two-over-two double-hung windows and a hipped roof.

The north side of the carriage house appears to have two evenly spaced two-over-two double-hung windows. Above the windows on the north side of the carriage house is the string-cornice continued from the west façade and wrapping around to the east corner. The north side of the carriage house is extended below the string-cornice further east with a side-hinged door near the corner and a hipped roof. The wall above the string-cornice of the north side of the carriage house is flared outward meeting up to the cornice which meets the eave of the carriage house. The center of the eave of the north side of the carriage house is broken by a dormer window consisting of two side-by-side two-over-two double-hung windows and a hipped roof. The east side of the carriage extends eastward the entire length of the structure, with a hipped roof. The center of the eave of the east side of the carriage house is broken by a dormer window consisting of two side-by-side two-over-two double-hung windows and a hipped roof. The south side of the carriage house appears to have two evenly spaced two-over-two double-hung windows. The south side of the carriage house is extended below the string-cornice further east with a side-hinged door near the corner and a hipped roof. The wall above the string-cornice of the south side of the carriage house is flared outward meeting up to the cornice which meets to the eave of the carriage house. The center of the eave of the south side of the carriage house is broken by a dormer window consisting of two side-by-side two-over-two double-hung windows and a hipped roof. The carriage house is covered in un-painted wood shingles with white cornice boards and trim. The roof is covered in asphalt shingles.

#### Historical significance:

Until the 1830s, the horses used for riding and driving carriages were often kept in the main barn along with the other farm animals. By the 1850s, some New England

farmers built separate horse stables and carriage houses. Early carriage houses were built just to shelter a carriage and perhaps a sleigh, but no horses. The pre-cursor to the twentieth-century garage, these outbuildings are distinguished by their large hinged doors, few windows, and proximity to the dooryard. The combined horse stable and carriage house continued to be a common farm building through the second half of the nineteenth century and the first decade of the twentieth century, until automobiles became common. Elaborate carriage houses were also associated with gentlemen farms and country estates of the late 19th and early 20th centuries. Another form of carriage barn, the urban livery stable, served the needs of tradespeople.

#### Historical background:

The property was the residence of Clarence Asahel Hammond-Knowlton, the cousin, adoptive son and heir of Charles Clark Knowlton, founder of Hammond Knowlton and Company. The company was from 1918 on known as H.K.K. & Company and producers of silk. It was one of the last major manufacturers of silk in a region which had constructed one of the first silk factories in the country. The residence was the center of a large estate which included several other smaller houses. Within the last few decades the residence and supporting buildings have been placed under a trust which has developed the main house into an apartment complex in order to conserve it from demolition. The rest of the estate is preserved as a natural resource by the Joshua Tract Conservation and Historic Trust. The period from which the 'carriage house' dates combined with the economic background of the Hammond-Knowlton family make it unlikely that this was a carriage house but always a purpose built garage to house an automobile. The size of the building would indicate it was designed to include housing for a chauffeur.

#### **Field Notes**

This is not a barn, it is a carriage house. The rambling c. 1900 summer house (since converted into apartments) that the carriage house goes with was built by a Mr. Hammond-Knowlton (an adopted son, Hammond his birth name) and the building designated on tax lists as a barn was the original carriage shed. It would have held stables and vehicles on the ground level with living space for the coachman on the second floor. Hammond-Knowlton was a Providence businessman. To get a good look at this building required going up a long, private drive, not done. The carriage house has been converted into two garages on the lower level plus storage; unknown second floor use. In configuration, the main block of the carriage house is two stories,

the rear section is single story. The building is wood shingle sided with an asphalt shingle roof; roof style is modified hip; framing not seen but most probably balloon.

Three photos. Surrounding land is part of Joshua's Trust [www.joshuaslandtrust.org/](http://www.joshuaslandtrust.org/)

#### Use & Accessibility

- -
- 

#### Environment

##### **Related features**

- [Stone Walls](#)

##### **Environment features**

- [Open Land](#)
- [Residential](#)
- [Rural](#)
- [Woodland](#)

##### **Relationship to surroundings**

The carriage house is to the north and slightly east of the c. 1900 mansion with which it is associated. The mansion is a late Queen Anne Victorian, with multiple ridgelines and turrets. Directly north of the carriage house is a small hipped roof house built c. 1915. To the east and across Knowlton Hill Road from the mansion and carriage house is another large house built 1914 as part of the original estate. The section of Knowlton Hill Road which runs past the site is bordered by fieldstone retaining walls. To the west of the site is a swampy lake known as “Knowlton Pond.” The site sits prominently atop a hill overlooking the surrounding countryside. The total size of the site is 3.38 acres. The surrounding area is open land and woodlands, much of it belonging to Joshua’s Trust and preserved as open space. The site is at the northern edge of Mansfield at the town line with Ashford.

#### Typology & Materials

##### **Building Typology**

- [Carriage House](#)

##### **Materials**

- [Wood Shingle](#)
-

## Structural System

- [Wood Frame](#)

## Roof materials

- [Asphalt Shingle](#)
- 

## Roof type

- [Hip](#)
- 

## Approximate Dimensions

44 ft. x 40 ft.

### Source

### Date Compiled

03/01/2011

### Compiled By

TR Revella & T. Levine, reviewed by CT Trust

### Sources

Field notes and photographs by Holly V. Izard date 04/03/2008.

Town of Mansfield Assessor's Record

<http://www.mainstreetmaps.com/CT/Mansfield/>

Parcel ID: 5-50-1

Aerial Mapping:

<http://maps.google.com>

<http://www.bing.com/maps> accessed 03/01/2011.

Scannell, James W., H.K.H. Silk Company Record, Archives & Special Collections at the Thomas J. Dodd Research Center, Storrs, CT, 2005,

<http://doddcenter.uconn.edu>

Sexton, James, PhD, Survey Narrative of the Connecticut Barn, Connecticut Trust for Historic Preservation, Hamden, CT, 2005, <http://www.connecticutbarns.org/history>.

Visser, Thomas D., Field Guide to New England Barns and Farm Buildings,

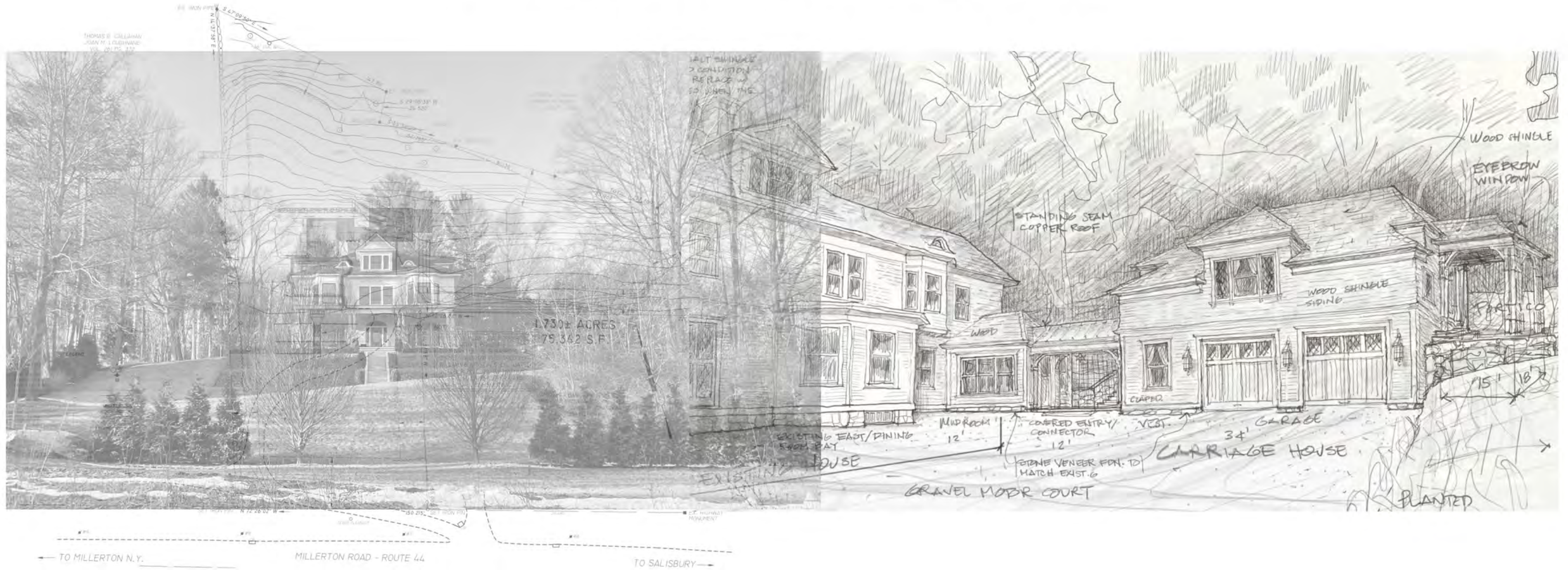
University Press of New England, 1997.

[PhotosClick on image to view full file](#)





# OAK KNOLL SHEIL RESIDENCE ALTERATIONS & ADDITIONS



07 MARCH 23

**CHURCHILL**  
BUILDING COMPANY, LLC



*OAK KNOLL*  
SHEIL RESIDENCE  
63 MILLERTON ROAD  
LAKEVILLE, CT 06039

EXISTING SITE/FRONT FACADE PHOTO - LOOKING NORTH FROM RTE. 44  
Photo taken: 2023-02-24

EX-P1

**CHURCHILL**  
BUILDING COMPANY, LLC

THOMAS B. CALLAHAN  
 JOAN M. LOUGHNANE  
 VOL. 261 PG. 372

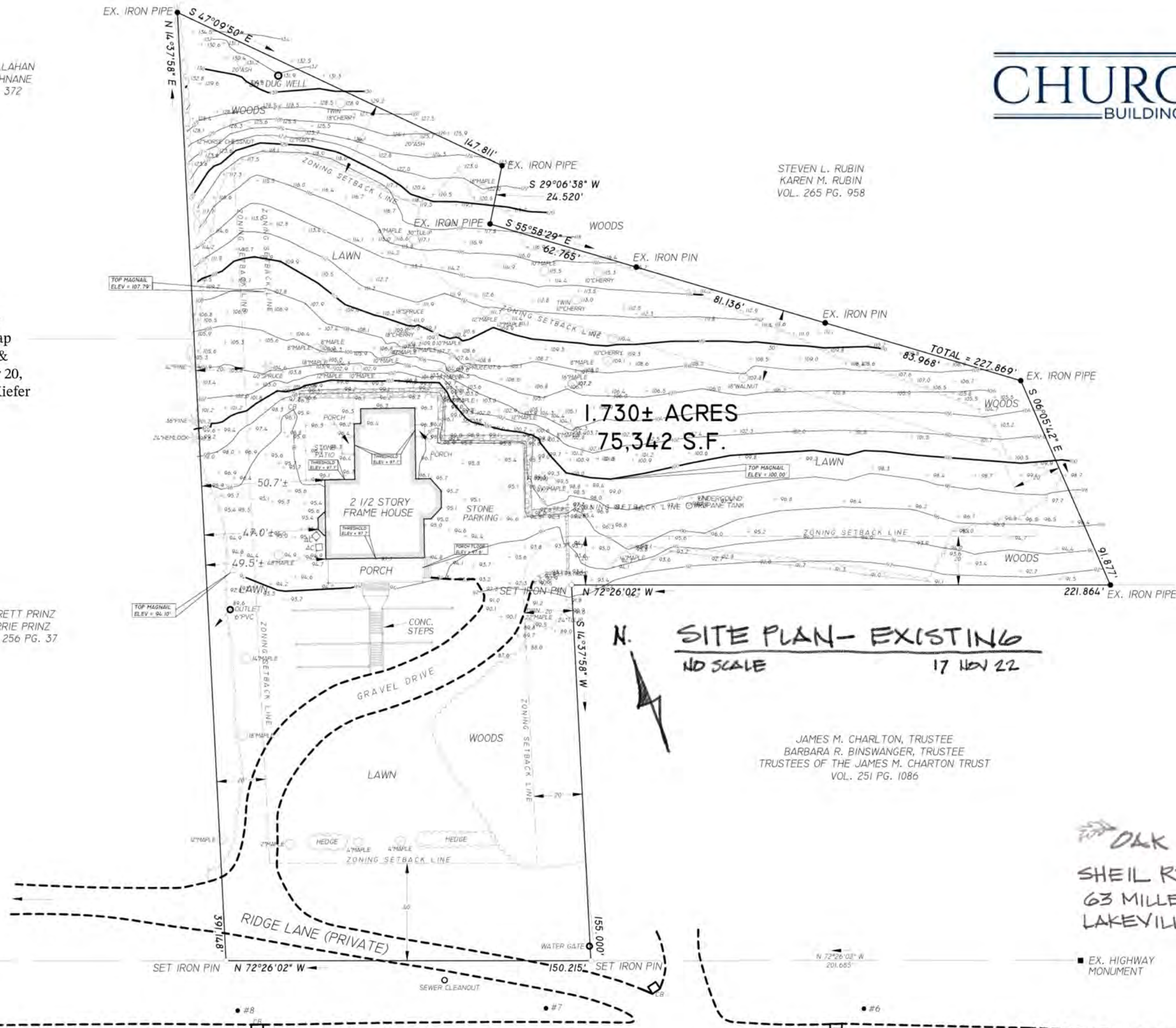
**CHURCHILL**  
 BUILDING COMPANY, LLC

STEVEN L. RUBIN  
 KAREN M. RUBIN  
 VOL. 265 PG. 958

**SITE PLAN NOTES:**

This Site Plan was prepared by Churchill Building Company LLC and is based on a survey and map prepared for WILLIAM SHEIL & KRISTIN SHEIL, dated October 20, 2022 by Mathias Kiefer, Lamb Kiefer Land Surveyors, Salisbury, CT

BARRETT PRINZ  
 BARRIE PRINZ  
 VOL. 256 PG. 37



**1.730± ACRES**  
**75,342 S.F.**

**SITE PLAN - EXISTING**  
 NO SCALE  
 17 NOV 22

JAMES M. CHARLTON, TRUSTEE  
 BARBARA R. BINSWANGER, TRUSTEE  
 TRUSTEES OF THE JAMES M. CHARLTON TRUST  
 VOL. 251 PG. 1086

**OAK KNOLL**  
 SHEIL RESIDENCE  
 63 MILLERTON ROAD  
 LAKEVILLE, CT 06039

**SP-00**

← TO MILLERTON N.Y.

MILLERTON ROAD - ROUTE 44

TO SALISBURY →

THOMAS B. CALLAHAN  
 JOAN M. LOUGHNANE  
 VOL. 261 PG. 372

MUDROOM  
 BREEZEWAY  
 CARRIAGE HOUSE  
 PORTICO

STEVEN L. RUBIN  
 KAREN M. RUBIN  
 VOL. 265 PG. 958

POOL

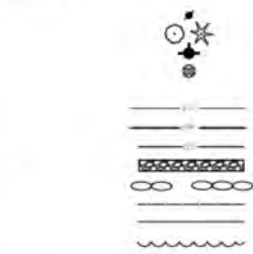
KITCHEN  
 ADDITION:  
 ± 3' x 6'

EXISTING  
 RESIDENCE

BARRETT PRINZ  
 BARRIE PRINZ  
 VOL. 256 PG. 37

LEGEND

- LUTILITY POLE
- TREE
- FIRE HYDRANT
- SEWER MANHOLE
- SPOT ELEVATION
- 10 FOOT CONTOUR LINE
- 2 FOOT CONTOUR LINE
- APPROX. SEWER LINE
- STONE RETAINING WALL
- STONEWALL REMAINS
- WOOD FENCE
- WIRE FENCE
- EDGE LAWN / WOOD
- SCALE



NOTES

OWNER OF RECORD: WILLIAM SHEIL AND KRISTIN SHEIL  
 SALISBURY LAND RECORDS VOL. 269, PG. 68

CONTOURS ARE AT TWO FOOT INTERVALS BASED ON ASSUMED DATUM

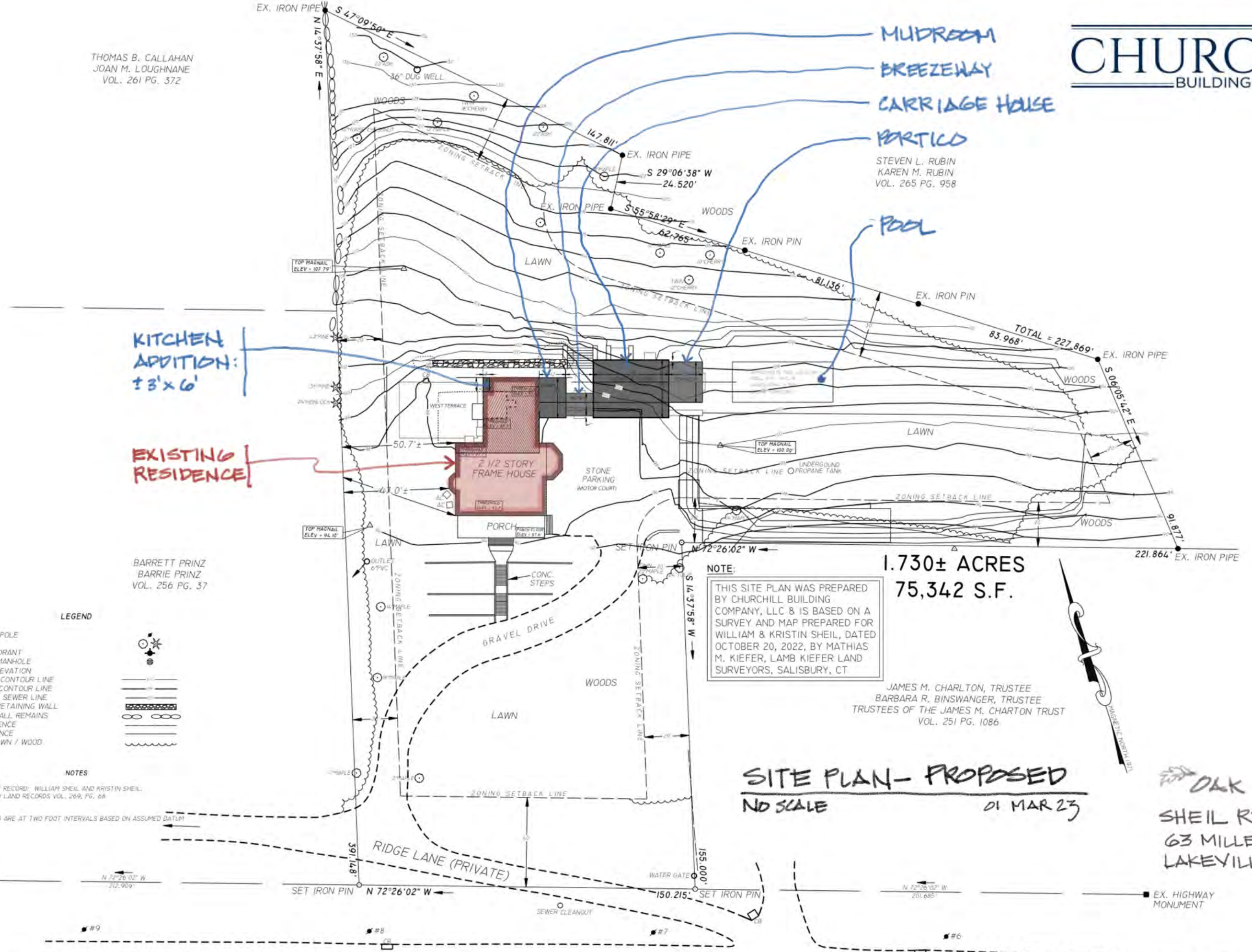
NOTE:  
 THIS SITE PLAN WAS PREPARED  
 BY CHURCHILL BUILDING  
 COMPANY, LLC & IS BASED ON A  
 SURVEY AND MAP PREPARED FOR  
 WILLIAM & KRISTIN SHEIL, DATED  
 OCTOBER 20, 2022, BY MATHIAS  
 M. KIEFER, LAMB KIEFER LAND  
 SURVEYORS, SALISBURY, CT

1.730± ACRES  
 75,342 S.F.

JAMES M. CHARLTON, TRUSTEE  
 BARBARA R. BINSWANGER, TRUSTEE  
 TRUSTEES OF THE JAMES M. CHARTON TRUST  
 VOL. 251 PG. 1086

**SITE PLAN - PROPOSED**  
 NO SCALE 01 MAR 23

OAK KNOLL  
 SHEIL RESIDENCE  
 63 MILLERTON ROAD  
 LAKEVILLE, CT 06039



EXISTING ASPHALT SHINGLE  
ROOF IS IN GOOD CONDITION -  
RECOMMEND TO REPLACE W/  
WOOD SHINGLES WHEN THE  
TIME COMES

WOOD SHINGLE ROOF

EYEBROW  
WINDOW

STANDING SEAM  
COPPER ROOF

EXIST'G  
WOOD LOCUS  
SHINGLE  
SIDING

WOOD SHINGLE  
SIDING

EXIST'G  
WOOD CLAPED  
SIDING

CLAPED

PORCH

POOL

15' 18'

EXISTING EAST/DINING  
ROOM BAY

MUD ROOM  
12'

COVERED ENTRY/  
CONNECTOR  
12'

VEST.

34' GARAGE

EXISTING HOUSE

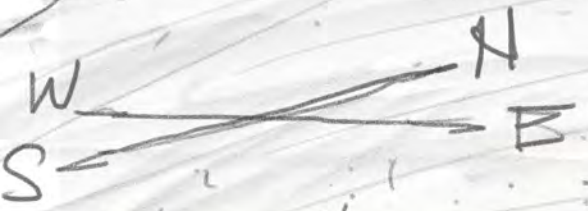
CARRIAGE HOUSE

TO LAWN,  
GARDENS,  
ORCHARD

STONE VENEER FDN. TO  
MATCH EXIST'G

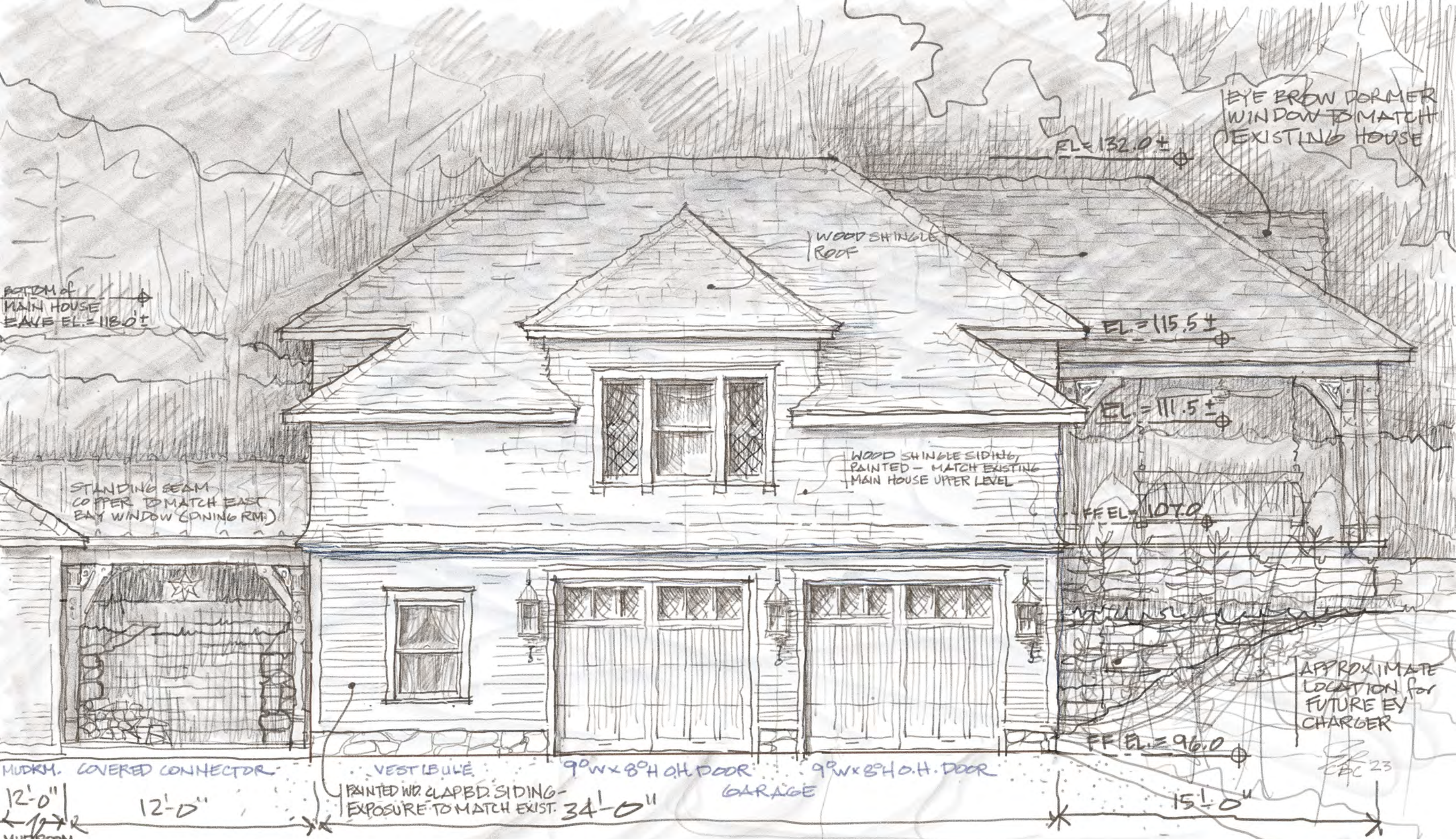
GRAVEL MOTOR COURT

PLANTED  
BERM



OAK KNOLL  
SHELL RESIDENCE  
63 MILLERTON ROAD  
MOTOR COURT  
PERSPECTIVE LOOKING NW  
23 FEB 23

A-201a



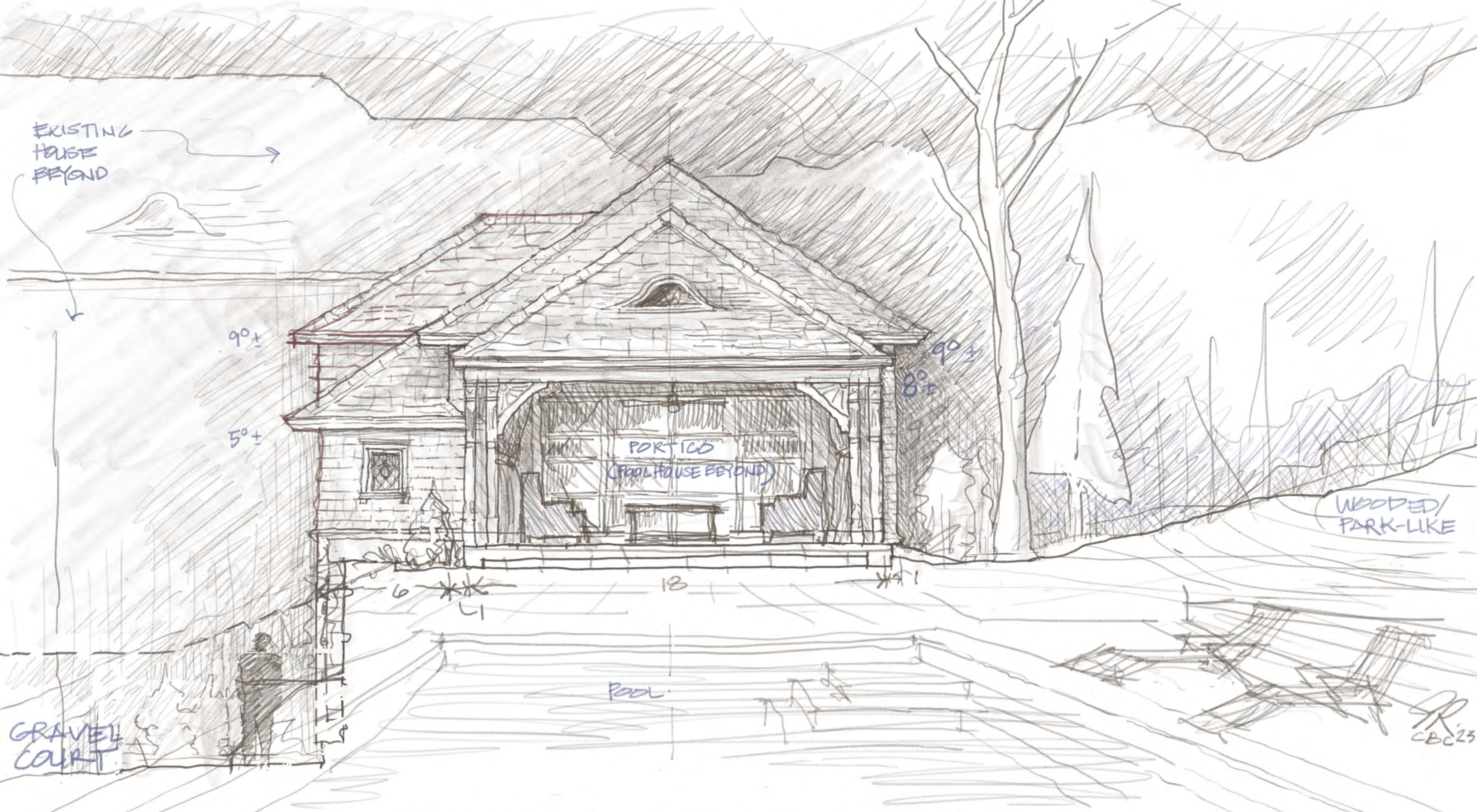
**CARRIAGE HOUSE / SOUTH ELEVATION**

23 FEB 23

A-201

OAK KNOLL  
SHEIL RESIDENCE  
63 MILLERTON ROAD  
LAKEVILLE, CT 06039

CBC 23



OAK KNOLL  
SHEIL RESIDENCE  
63 MILLERTON ROAD  
LAKEVILLE, CT 06039

CARRIAGE HOUSE / EAST ELEVATION  
REV. 19 FEB 23

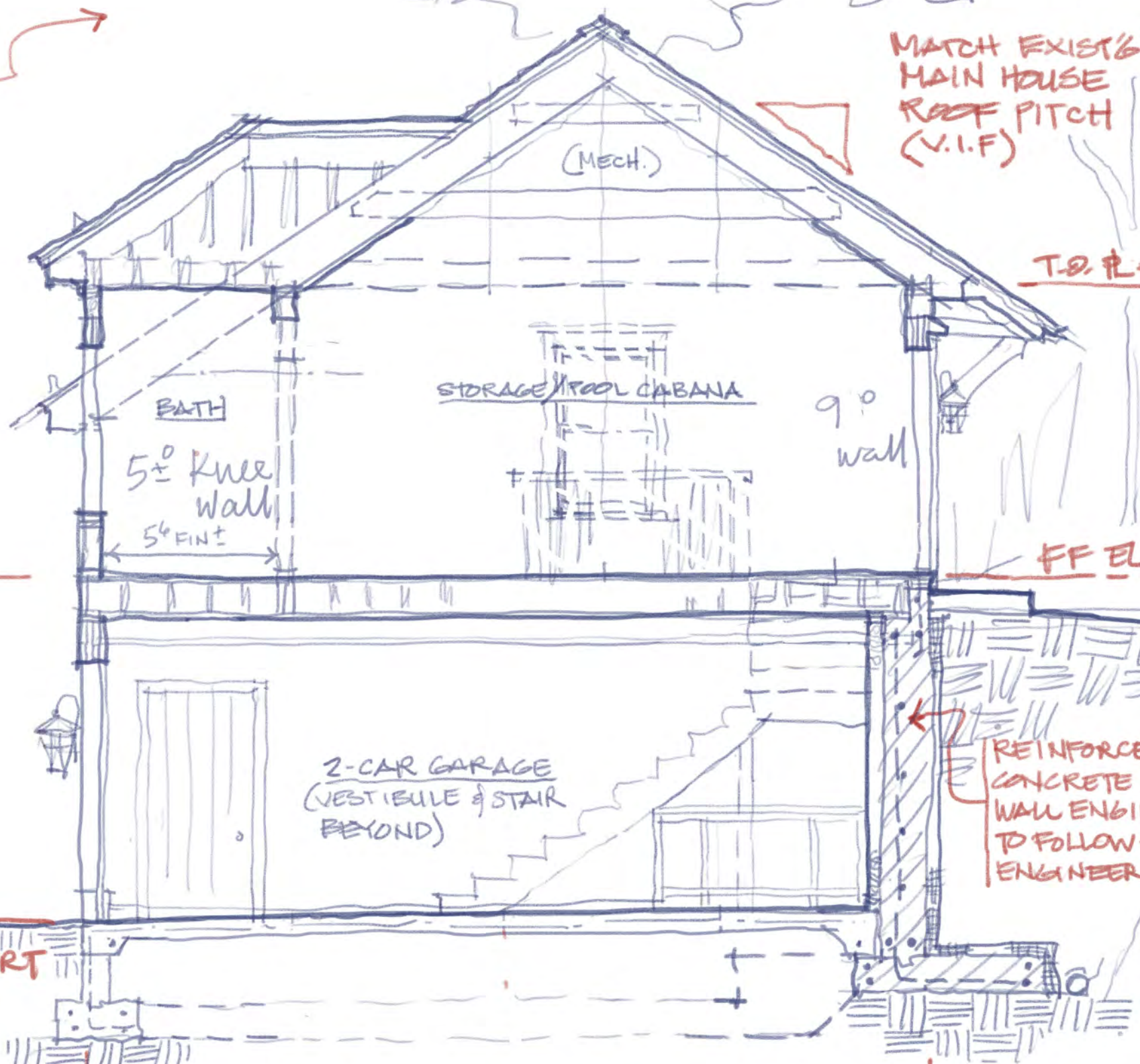
A-202

CHURCHILL  
BUILDING COMPANY, LLC

16.5  
33.5  
180.0

EXISTING MAIN HOUSE BEYOND

MATCH EXIST'G. MAIN HOUSE ROOF PITCH (V.I.F)



T.O. FL = 116.0' ± ABH.

9'-0"

FF EL.

GRADE @ NORTH

107.0' ± FF EL.

11'-0"

96.0' ±

GRADE @ MOTOR COURT

92.5' MIN. B.O. FTG. (MIN.)

2-CAR GARAGE (VESTIBULE & STAIR BEYOND)

STORAGE / POOL CABANA

BATH  
5° Knee Wall  
5'6" FINISH

9° wall

(MECH.)

REINFORCED POURED CONCRETE RETAINING WALL ENGINEERING TO FOLLOW - REF. ENGINEER'S SPECS.

**SECTION A-A**  
CROSS-SECTION LOOKING WEST

01 MAR 25

**OAK KNOLL**

SHEIL RESIDENCE  
63 MILLERTON ROAD  
LAKEVILLE, CT 06039

A-301



**\*NOTES:**

- REVISED KITCHEN DOORS & WINDOWS TO MATCH EXISTING IN TYPE & STYLE.
- PATCH & REPAIR EXIST'G CLAPED SIDING MATCH EXIST'G W/TABLE DETAIL, CORNER BOARDS, CASINGS, SIDING, TRIMS, PAINT, COPPER STANDING SEAM ROOF @ ADDN.



EXISTING STONE WALL

3x6' ADDN.  
1ST STORY  
MATCH EXIST. MATERIALS

WEST  
TERRACE

\* 1ST FLOOR REVISED FENESTRATION, LIGHTING

LAWN

OAK KNOLL  
SHEIL RESIDENCE  
63 MILLERTON ROAD  
LAKEVILLE, CT 06039

MAIN HOUSE - K. RENO. - WEST TERRACE  
PERSPECTIVE - LOOKING SOUTHEAST  
21 MAR 23

A-205a