

Land Records, Town of East Hartford, Connecticut, vol 100, p. 286

WARRANTEE DEED

with maps 79, 80

Sunset
Ridge
development
2 April 1930

see also
Hartford
Courant
25 May

1930
article
attached

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:-KNOW YE, That the SUNSET RIDGE COUNTRY CLUB, INCORPORATED, a Connecticut Corporation, having an office and place of business in the Town of East Hartford, County of Hartford, and State of Connecticut, for the consideration of A Valuable Sum in Dollars received to its full satisfaction of JENNIE HIGBIE, of the Town of East Hartford, County of Hartford, and State of Connecticut, do give, grant, bargain, sell and confirm unto the said JENNIE HIGBIE, her heirs and assigns forever, a certain piece or parcel of land, situate in the Town of East Hartford, County of Hartford, and State of Connecticut, more particularly bounded and described as follows, to wit:-

Beginning at a point on the East line of a sixty foot highway known as Kennedy Street, which point is eighteen (18) feet westerly from an iron pipe in the North line of property of Addisone. Said parcel of land is bounded by a line running thence Northerly one hundred (100) feet along the Easterly line of said Kennedy Street; thence by angle to right along land of the grantor Easterly about two hundred forty-five (245) feet to a point in the Westerly boundary line of land of Carl Lange; thence by angle to right Southerly one hundred (100) feet more or less along the Westerly line of land of said Lange to a point in the Northerly boundary line of property of Addisone; thence by angle to right Westerly along said northerly line of Addisone, about two hundred nineteen (219) feet to the place of beginning.

Said premises are sold subject to the following restrictions and conditions, which restrictions and conditions shall run with the land and be binding until January 1, 1960, to wit:

1. Only one one-family residence and not more than a three-car garage shall be erected on said lot, but said garage shall be so constructed as to be part of and attached to the house.
2. No dwelling shall be erected on said premises until the plans and elevations for such building shall be approved by the Sunset Ridge County Club, Incorporated, which said plans shall be submitted in advance and approval thereof obtained in writing before any work on said building shall start.
3. Should said Sunset Ridge Country Club, Incorporated, fail to approve said plans, then the parties hereto agree to arbitrate the matter by choosing three persons for the purpose; the Sunset Ridge Country Club, Incorporated, selecting one; the Purchaser selecting one; and the two persons so chosen selecting the third; and the decision of said three persons shall be final as to said plans. The said arbitrators shall have no right to waive any of the conditions and limitations contained in any other clause in this deed.
4. No wood or wire fences, or masonry wall, shall be erected around the boundary of said lot without the consent in writing of the Sunset Ridge Country Club, Incorporated, but the Purchaser may, at his option, erect a hedge not over four (4) feet in height.
5. The dwelling to be erected on said lot, shall be placed back at least fifty (50) feet from the front line of the lot, and at least ten (10) feet from the side lines of each adjoining lot.
6. There shall not be constructed or maintained upon said premises any cow or horse stable, pigsty, slaughter house, smith shop, forge, furnace, steam engines, hospital or factory, or building for the manufacture or preparation of any noxious, dangerous or offensive article or product, or any building used for any noxious, dangerous or offensive trade, or business whatsoever, or any place for the manufacture or sale of intoxicating liquors. No building erected on said lot shall be used for hotel or boarding house.
7. Said lot shall not be sold, leased or rented, in any form or manner, by any title, either legal or equitable, to any person or persons other than of the Caucasian race; nor to any firm or corporation of which any persons or person other than of the Caucasian race shall be a member or stockholder. The provisions, limitations and restrictions of this instrument shall not be construed so as to prevent or limit the Purchaser, her heirs, assigns, or legal representatives, from keeping and maintaining on the real estate hereby conveyed, such servants as may be required for family use.
8. The said lot hereinabove described shall not at any time be subdivided, nor sold, except as a whole, but this restriction shall not prevent the Purchaser, her heirs or assigns from conveying any part of the said real estate hereby conveyed to the owner or owners of lots adjoining the real estate herein conveyed.

Learn more
about
restrictive
covenants at
OnTheLine.
trincoll.edu

Sunset Ridge Golf Club Development Is Outlined

**Restricted Residential Section Set Off For Home
Seekers—Club House in French Norman Style
Designed As Recreational and Social Center**

The announcement made last week by Isaac A. Allen & Son, Hartford architects, who are preparing plans for the club house of the Sunset Ridge Country Club of East Hartford, that the plans will be completed and given to contractors for bids this week, has created considerable interest in this golf club project and the real estate developments in the vicinity of it which are to be started this year.

Construction of a palatial building on the highest ridge in the club's tract of land on Spencer Hill, near the corner of Silver Lane and Kennedy Street, will be the magnet that will attract home seekers to this section, according to officials of the club. From the club house there will be views towards the west of Hartford's skyline and the mountains west of Hartford, and to the east a view of Meriden and Bolton mountains. On the west slope of Spencer Hill and along Kennedy Street about



GEORGE WESTBROOK.

75 lots will be set off for development by the club, sufficient acreage having been reserved for an 18-hole golf course, half of which is now under construction by Orrin E. Smith of New Britain.

George Westbrook, the president of the club, in explaining to The Courant last week the plans for the real estate development, said that all lots

would have a frontage of 100 feet with depths of about 175 feet and that these lots would be highly restricted. One such lot has already been sold to Mrs. Jennie Higbie with a frontage of 100 feet and an average depth of about 265 feet.

The restrictions on this and other lots to be sold in the future will run to January 1, 1960 and are as follows: Only one-family houses with attached garage for not more than three cars; building plans to be approved by the officials of the club; 50-foot building line; no wood or wire fences or masonry walls but owners may erect a hedge not over four feet high; no buildings to be constructed for hotel or boarding house use and no farm or industrial buildings; no subsequent conveyance may be made to any except those of the Caucasian race.

R. J. Devitt has two parcels of land which he will develop in conjunction with the Sunset Ridge Country Club. One of these parcels contains about six acres north of Silver Lane and West of Kennedy Street. Mr. Devitt said last week that he plans to cut a street through from Silver Lane to Kennedy Street and divide this parcel of six acres into lots of 100 foot frontage and depths of at least 150 feet. He has not decided on his restrictions but indicated that they would be along the same general lines as are those of the tract of the country club.

Mr. Devitt has sold one of his lots, on which the former Devitt home-stead stands, to Dr. H. B. Haylett. This is located north of his present home on Kennedy Street and has on it an early American house with a hipped roof, built about 1750. This has been moved back from the road on a line with Mr. Devitt's corner property and is being remodeled and

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to gain private instruction from the golf professional without the necessity of using the club facilities to obtain it.

The directors of the Sunset Ridge Country Club are the following: George Westbrook, R. D. Olmsted, F. Perry Close, Percy S. Bryant B. B. Merrill, Ray C. Simmons, Richard T. O'Connell, James W. Keeler, Frank G. Holland, Stanley E. Bradford, R. J. Devitt, L. P. Hickey, Lewis B. Comstock, Roy Powers, William E. Carroll, Edward E. King, Audrey Davis, N. Howard Brewer, E. S. Goodwin and C. Henry Olmsted.

the accommodation of overnight guests, also adequate servant's quarters. The private dining room, size 18 x 18 on account of its elevated position and a fireplace of unique pattern will prove a very welcome addition. The servant's quarters are placed directly over the kitchen and are accessible only from the servant's stairs. The balance of the second story is taken up with four large bedrooms, size 15 x 17 having several spacious closets served by the two bath rooms, and a large storage room directly off from the main hall.

Locker Unit.

The men and women's locker room facilities are housed in a wing running southerly from the club, where the grade falls away to the rear permitting of a high basement with excellent light and air. The women's quarters occupy the first story of this unit, including pressing room, locker room, room for shower baths, and toilet room. The dressing room, size

14 ft. by 23 ft. contains wardrobes and lavatories and is convenient for use by ball room guests, as well as by golfers. The locker room, with present facilities for the accommodation of 50 members, is accessible from the dressing room and has an exit down to the grade. The toilet room may be conveniently reached from the dressing room as well as from the locker room. Several showers, which are in a room by themselves are accessible only from the locker room. The men's locker room with present facilities for the accommodation of 150 members, is located in the basement beneath the women's quarters. It is also accessible by stairs from the entrance lobby, as well as from the grade. A shower room, also toilet and wash rooms, occupy space against the north wall of the locker room unit, and are accessible from the locker room.

In the basement story, which is entirely excavated, are additional fea-

tures with those of the country-side. The building will face the southwest. In furtherance of the desires of the directors of the club the architects have designed a building that will not only be a recreational center for the summer season but also as a year round clubhouse which may become the center of many of the town's social activities.

The exterior elevations of the club have been designed by the architects with the idea of giving as much interest as possible through the use of a wide variety of French details. No less than five different dormers of typical French design have been injected into the composition, and used where most harmonious with the shape of the roof. The roofs being very disconnected in their effect, due to the rambling type of structure which they cover, graduate in their several heights toward the central axis of the tower, thus suggesting a triangular composition. The ball room roof, with dormers crowning out from same in the lower portion of its large area, presents the appearance of extremely sweeping lines, quite steep generally, with slow curves at the eaves. The conical tower is the extreme in this respect, carrying its roof far above all other flanking ones.

The materials built into the walls present the maximum of color contrast and are carefully selected with particular reference given to their propriety. The exterior of the most formal unit, which, incidentally, houses the ball room and entrance lobby, are finished with brick and stone veneer, white washed; the main dining room and dining porch, only second in their importance, show an interesting treatment of hand-rived, half-timber work with the stucco panels white washed; the service portion and men's and women's locker units being the least formal in their use, and also in their position in the plan, are covered with grayish blue shingles, laid up in the French peasant manner to imitate half-timber, also having stucco panes, white washed. The foundation was of these unimportant parts are concrete with a rough texture of buff colored cement finish.

The plan consists of three units, being placed on different sides of an 18 foot octagonal lobby, in first story. These are known as recreation, service, and men and women's locker units. Each is equally accessible for members desiring to enter through the main lobby, as well as directly from the grade.

The lobby, on account of its central position, located at is beneath the tower, is the key to the entire plan. The architects have spared no efforts in making this room unique in all respects. The floor is made of colorful teakwood, streaked in red and brown, having wide border, and field of random widths separated by black walnut crack lines, and held in place by black walnut butterfly shaped dowels. Among its interesting features are a spacious main entrance opening, served by two French doors of hand-rived texture, flanked by side lights of cast-glass. A fireplace, suggesting a note of welcome, forms a prominent view from its position opposite the entrance door. Its piers and shelf are of buff and sienna colored cast-stone, modelled simply, but with rough-scored finish. The piers are fluted, with two heavy

French brackets supporting the lintel and shelf over. The chimney-breast recedes from the back of the shelf to the wall plane, where it dies away into the French brocade plaster. A club seal, worked in cast plaster and wiped with sienna, fits flush into the breast on the center axis. Wood-wainscoting of vertical scored cypress, having smooth panels planted on, and stained with French blue, wiped with white, lines-up with the top of fireplace shelf. A plaster frieze, depicting the events of a day's round spent at Sunset Ridge Country Club, worked in plaster, and wiped in high colors, occurs on four principal sides of the octagonal lobby. A simple beam ceiling, framing plain plaster panels of brocaded texture, forms a contrast with the ornamental panels below. Four French segmental plaster arches occur at opposite sides, providing opening to the main ball room and to the dining room. Two telephone recesses occupy another of the octagonal sides of the lobby, while a large window-seat placed symmetrically opposite, having the entrance door between, completes the lobby.

Recreation Unit.

The recreation, or westerly unit, including large hall room, size 60 ft. long by 27 ft. wide, which may be also used informally as a members' lounge. Projecting bays at opposite ends of the room feature the room, the architects having made the north-easterly one especially attractive by a grand fireplace on the longitudinal axis. The chimney breast extends upward to the 20 ft. ceiling, and is decorated with an unusual treatment of contrasting cast stones and brick. A hard maple floor is laid in units of 24 inches by 36 inches long, appropriate to the size of the Ball Room. Each unit is made up of several 12 inch by 12 inch Cellized, maple squares, chemically treated and moisture-proof. The ceiling is cut off level at a height of 20 ft. to produce the effect of an octagon in the upper half of the room together with the walls.

An open porch, size 15 ft. x 36 ft. is oriented on the west side of the Ball Room, and on its transverse axis. The floor is paved with random irregular slate with flush buff colored joints, having concrete border. The posts are of rough hand-hewn cypress, stilted on concrete bases, and support beams which frame the pecky cypress ceiling over.

The service unit consists of an office directly adjoining the entrance lobby. Here the ordinary business of the club will be transacted. The kitchen, size 18 ft. by 23 ft. serves the dining room and the assembly hall equally well through a serving hall, thus arranged according to the express wishes of the building committee. A battery of five windows floods the kitchen with north-easterly light. A dinette, for use by servants, leads off from the kitchen proper. A service hall runs easterly from the kitchen and serves in order a large storage room, servant's toilet and stair hall. In the latter, one flight leads down to the grade, another up to second story servant's quarters. A members' coat room and toilet room, for use by men, are also placed in the service unit. However these are accessible only from the hall off the main lobby.

The second story, with the exception of the private dining, or director's room in the tower motive, is given over to bedrooms and bath rooms, for

Sunset Ridge Golf Club Development

(Continued from Preceding Page)

restored for the use of Mrs. Marjory H. Deane who has leased the property.

The house is an interesting example of early Colonial architecture with its old Dutch oven, fire places and a ham smoking oven in the attic. When the paper was removed in the room, formerly used as a kitchen, it was discovered that some fine old paneling was concealed there. This room will be used as a dining room.

Mr. Devitt also owns a tract of 10 acres south of Silver Lane adjoining a larger tract owned by Frank G. Holland, who is a prominent East Hartford builder, having built many fine homes in various sections, said last week that he is not quite ready to announce his plans for the development of his tract.

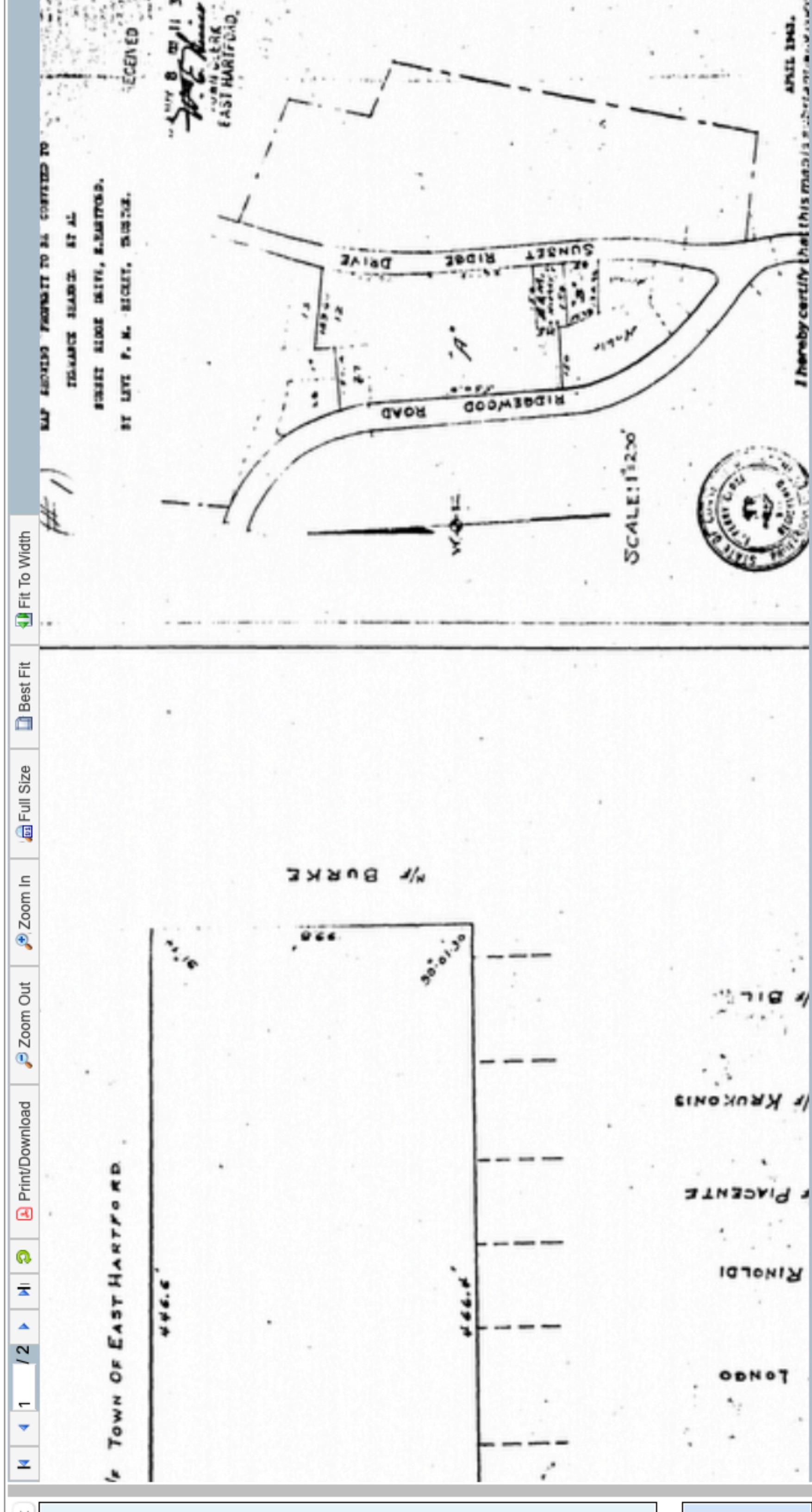
There are two other tracts which will be developed in conjunction with the country club subdivision and when Kennedy Street is widened to a 60-foot thoroughfare as it will be this summer and other new streets are completed it is believed that this whole section will become a high class residential section.

Follows French Style.

The club house was designed in the French Norman style by Isaac A. Allen & Son with the express hope of preserving the present picturesqueness of the landscape and blending as much as possible its building-forms

I hereby certify that this map is a true representation of the ground surveyed.

APRIL 1943.



Instrument #:

79

Rec Date:

04/01/1943

Doc Grp/Desc:

MAP / MAP

Owner Name:

SHANNON, ETAL, TERRANCE

Street Name:

SUNSET RIDGE DR

Surveyor:

F PERRY CLOSE, CE

Document Date:

Survey Date:

4/1/1943

Related:

08

Fit To Width

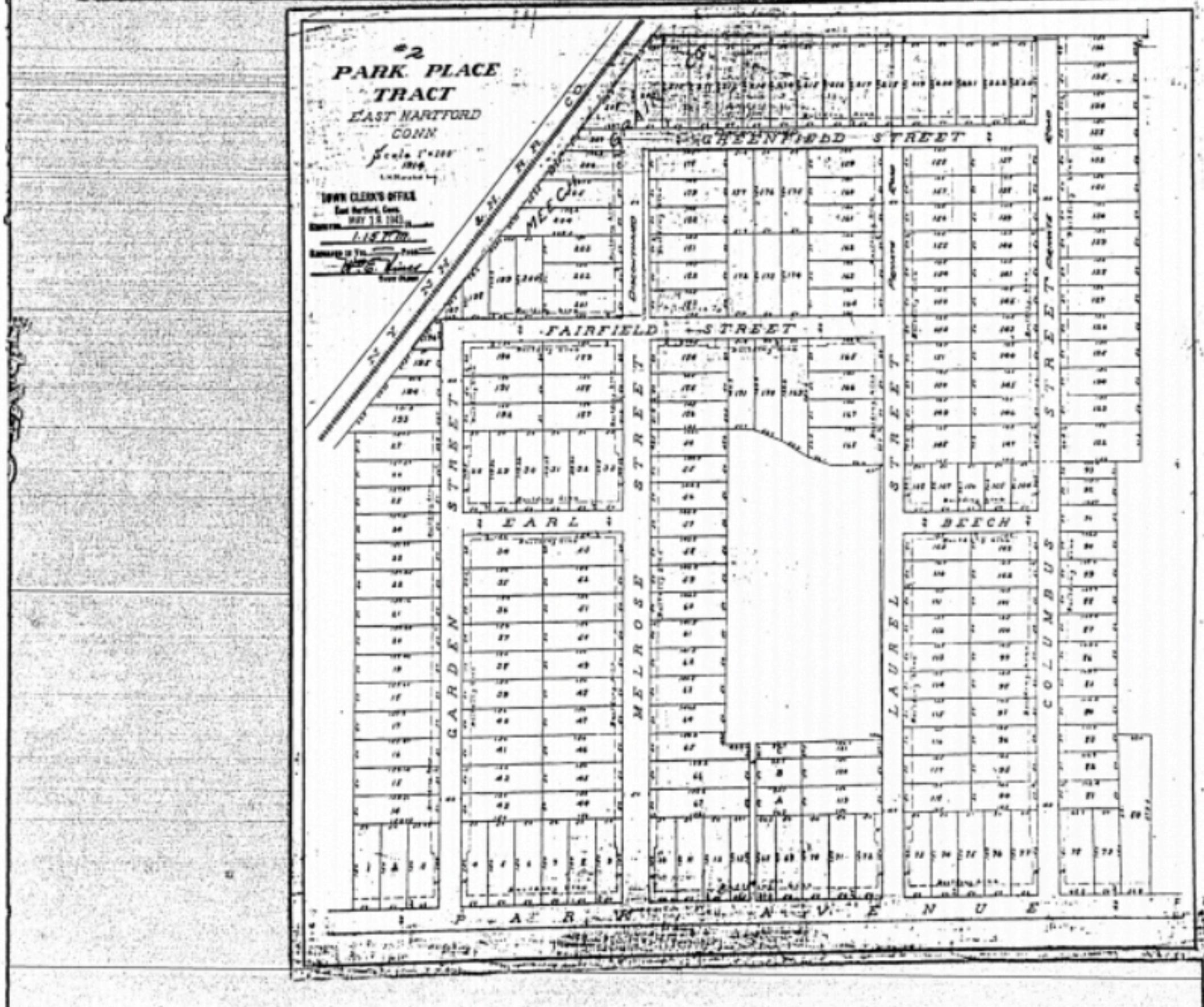
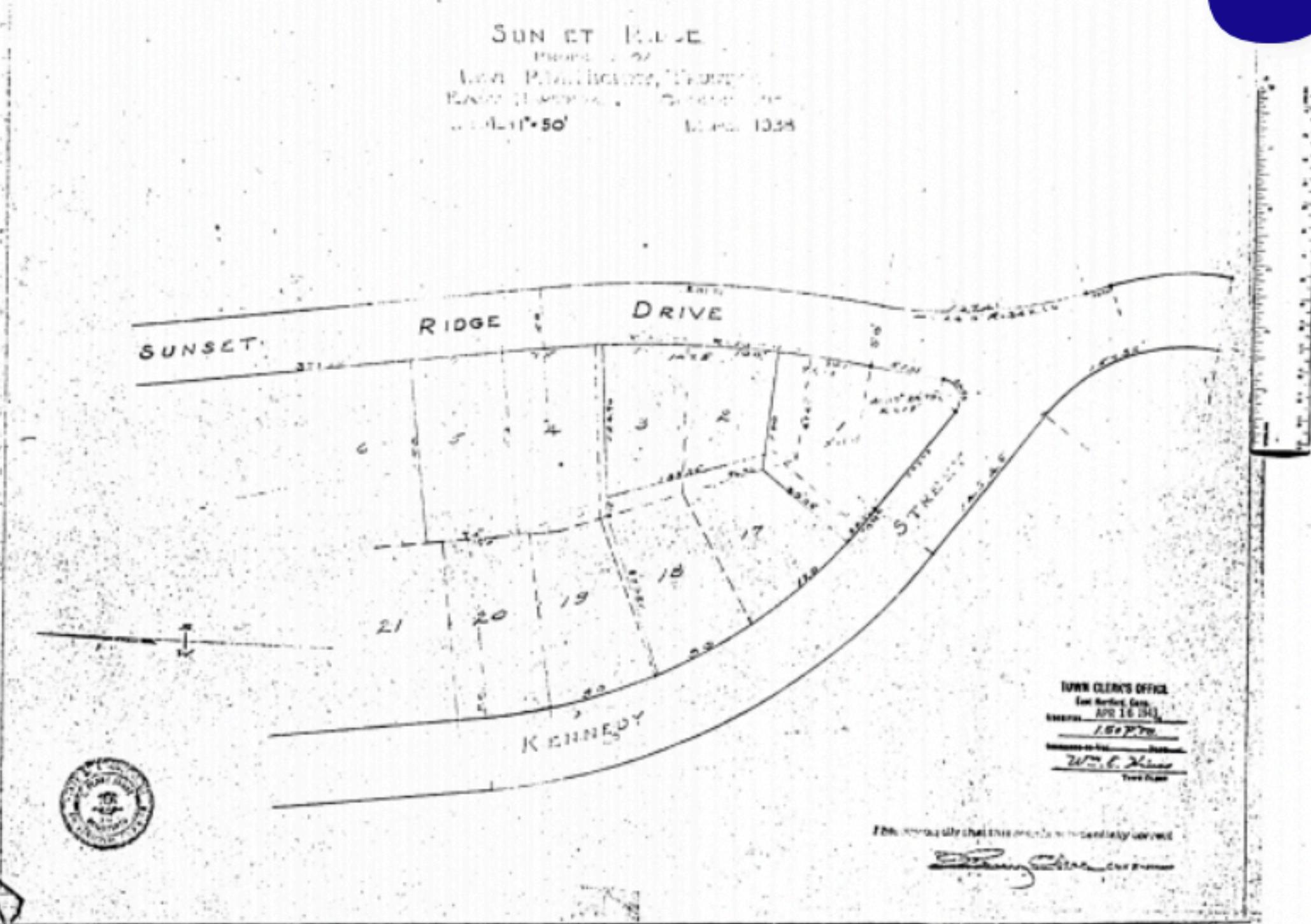
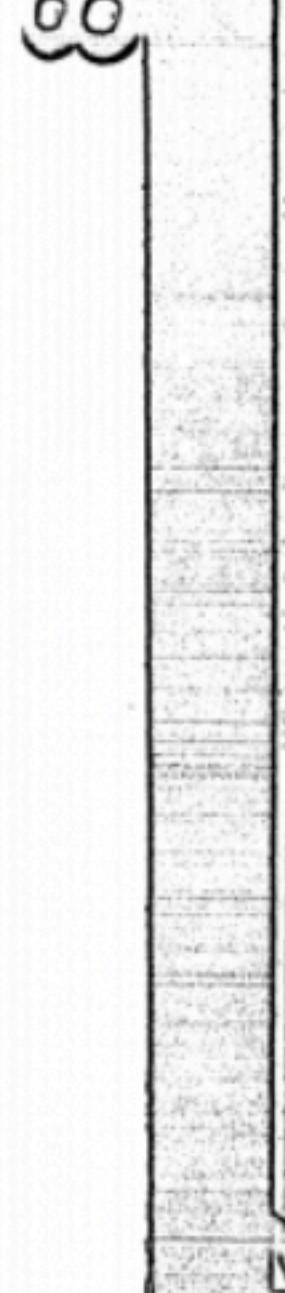
Best Fit

Full Size

Zoom In

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08

Print

Parties:

Instr #: 80

Rec Date: 03/01/1938

Doc Grp/Desc: MAP / MAP

Owner Name:
SUNSET RIDGEStreet Name:
KENNEDY ST & SUNSET RIDGE DR

Surveyor: F PERRY CLOSE, CE

Document Date:

Survey Date: 3/1/1938

Related:

Parties:

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Full Size

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Fit To Width

Instr #: 79
Rec Date: 04/01/1939

Doc Grp/Desc: MAP / MAP

Owner Name:
SUNSET RIDGE (REVISION OF LOTS 2, 3, 17 & 18)

Street Name:
SUNSET RIDGE DR & KENNEDY ST

Surveyor: F PERRY CLOSE, CE

Document Date:
Survey Date: 4/1/1939

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