

Jacob Bauer property on Lake Pocotopaug -- read about racial covenants at OnTheLine.trincoll.edu

## To all People to whom these Presents shall come—Greeting:

Know Ye, THAT,

I, Jacob Bauer

certify that U. S. Internal Revenue

Stamps to the amount of ~~Five~~ dollars

50 cents were attached to the

original instrument and were duly canceled

T. W. Brown,  
Town Clerk

of the Town of East Hampton

County of Middlesex

State of Connecticut

, for the consideration of

One Dollar and other valuable considerations ~~100~~, received to my full satisfaction of Leo J. Hedrick of the town of East Hampton, county and state aforesaid,

do give, grant, bargain, sell and confirm unto the said Leo J. Hedrick, a certain piece or parcel of land with a bungalow located thereon, situated in the town of East Hampton, County and state aforesaid, and bounded and described as follows:-

Northwesterly by land of the grantor 250 feet, more or less, easterly by highway and Lake Pocotopaug 50 feet, more or less, southerly by land of the grantor 250 feet, more or less and westerly by land of the said grantor 50 ft more or less.

It being a portion of the property conveyed by John J. Drury, guardian of Dr. M. E. and Dorothy C. Peir to Jacob Bauer by deed of Aug. 29, 1912 and recorded in Volume 44, Page 289 of the East Hampton Land Records, or however otherwise bounded and described as of record may appear.

It is further agreed and understood by and between the parties hereto that the aforesaid grantor reserves to himself the privilege to use for himself, his successors, administrators and assigns, the ten feet of the southerly portion of the property hereinbefore described on said Lake Pocotopaug. Said reservation includes the privilege of permitting any of his guests and tenants to use and enjoy said land and permit the said grantor, his successors, administrators and assigns to build thereon a boat landing.

The said premises are subject to the following restrictions conveyed by said grantor to wit:—Said premises shall not be used as a site of any barn, stable, shop for the sale of merchandise, nor any factory or any workshop. The said premises shall not be conveyed or leased to any person of the Jewish race or extraction.

To Have and to Hold, the above granted and bargained premises, with the appurtenances thereof, unto him the said grantee, his heirs and assigns forever, to him and their own proper use and behoof. And also, I the said grantor do for myself, my heirs, executors, and administrators, covenant with the said grantee, his heirs and assigns, that at and until the ensealing of these presents I am well seized of the premises, as a good indefeasible estate in fee simple, and have good right to bargain and sell the same in manner and form as is above written, and that the same is free of all encumbrances whatsoever,

And Furthermore, I the said grantor do by these presents bind my self and my heirs forever to WARRANT AND DEFEND the above granted and bargained premises to him the said grantee his heirs and assigns against all claims and demands whatsoever.

In Witness Whereof, I have hereunto set my hand and seal this 15<sup>th</sup> day of Sept., in the year of our Lord, one thousand nine hundred and twenty three.

SIGNED, SEALED, AND DELIVERED IN PRESENCE OF

Lucie Cornwall  
Thomas C. Flood

Jacob Bauer

[L. s.]

[L. s.]

[L. s.]

State of Connecticut, Middlesex County, ss., Portland, Sept. 15<sup>th</sup> A. D. 1923.  
Personally appeared Jacob Bauer signer  
and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed before me.

Justice of the Peace

Commissioner of the Superior Court

A true record,  
Attest, T. W. Brown, Town Clerk.  
Sept. 15, 1923. 11:15 forenoon

Thomas C. Flood Notary Public.

## **1923 Jacob Bauer racially restricted property in East Hampton CT**

Notes by Jack Dougherty 19 March 2024, OnTheLine.trincoll.edu

**Unresolved problem:** Since I cannot confidently link the 1923 Jacob Bauer anti-Jewish racially restricted property to a specific land parcel on the 1927 Bauer Terrace map (or a more recent map) in East Hampton CT, we can only archive it in the otl-covenants repository and write about its existence, but we cannot definitively \*map\* it.

### **Research summary:**

Since Bauer's 1923 racially restricted property record mentions a bungalow, and the 1927 Bauer Terrace map shows only 6 existing houses at that time, I \*thought\* it would be relatively easy to narrow it down, but cannot confidently link 1923 land to 1927 map. Based on Bauer's 1923 property boundary description, I \*believe\* the best possible match is 1927 map lot #25, known today as parcels 12B and 13B on the current East Hampton GIS tax map, a vacant lot with the address 83 North Main St, East Hampton. But due to the vague property description, I cannot definitively trace the 1923-25 Bauer property land records after November 1925, so cannot definitively link it to the 1927 map lot #25.

**Sources:** [East Hampton Land Records](#), [East Hampton GIS](#), [East Hampton Assessor](#)

### **Jacob Bauer property**

15 Sept 1923 deed from Jacob Bauer to Leo J. Hedrick, v46 p511, Town of East Hampton CT

"land with a bungalow" bounded:

Northerly by land of grantor (Bauer) 250 feet

Easterly by highway and Lake Pocotopaug, 50 feet

Southerly by land of the grantor (Bauer) 250 feet

Westerly by land of the grantor (Bauer) 50 feet

"It being a portion of the property conveyed" by John Drury as guardian of Irma & Dorothy Rein to Jacob Bauer in 29 Aug 1912 deed v44 p289

Grantor reserves ten feet of the southerly portion of property on Lake Pocotopaug, can use lake or build boat landing

**Racial restriction: "The said premises shall not be conveyed or leased to any person of the jewish race or extraction."**

### **Prior land record transactions of the 1923 Jacob Bauer property**

1923 deed from Bauer to Hedrick (described below) mentions it is a portion of 1912 deed from Rein sisters to Bauer

29 Aug 1912 deed from estate of Irma & Dorothy Rein to Jacob Bauer, v44, p289, East Hampton CT

26 acres of land with buildings, with bounds

Northerly by land of Ida M. Smith

Easterly by highway and Lake Pocotopaug

Southerly by land of Christian Christofferson, JD Barton, and Frank Heirendt

Westerly by land of JD Barton (Joseph D Barton) or however...

**Subsequent land transactions of the 1923 Jacob Bauer property**  
15 Sept 1923 mortgage from Bauer to Hedrick v48, p106, same property

More transactions over this land between Hedrick and Bauer family:  
2 March 1925 assignment of Hedrick mortgage (v48 p106) from Jacob Bauer to Mrs.  
Dorothea Bauer (aka Dorothy Bauer) of East Hampton

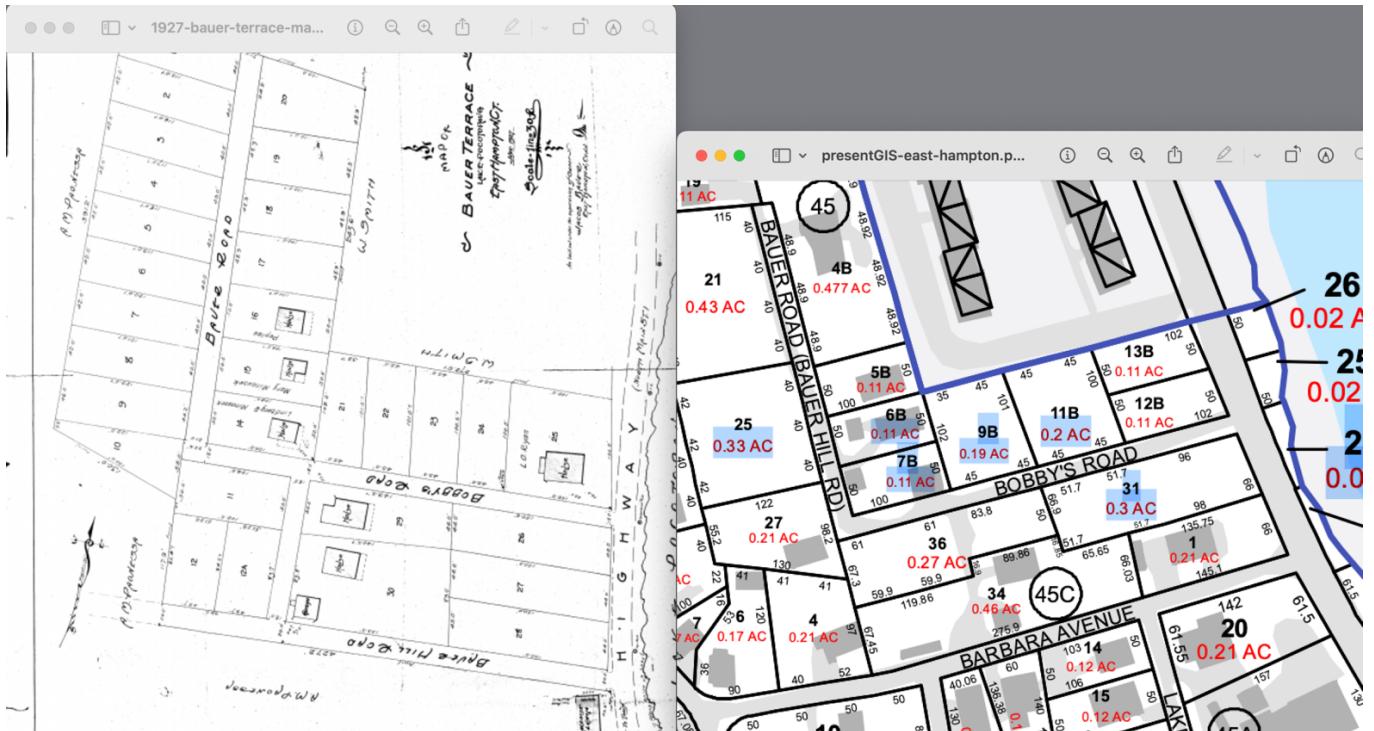
30 April 1925 tax lien by Town of East Hampton on Leo Hedrick, v2A, p120  
Land bounded north, south, west by Jacob Bauer, east by highway and lake

23 July 1925 Lis Pendens (mortgage foreclosure action in court) by plaintiff Dorothea  
Bauer against Leo Hedrick, with same land boundaries as 15 Sept 1923 deed

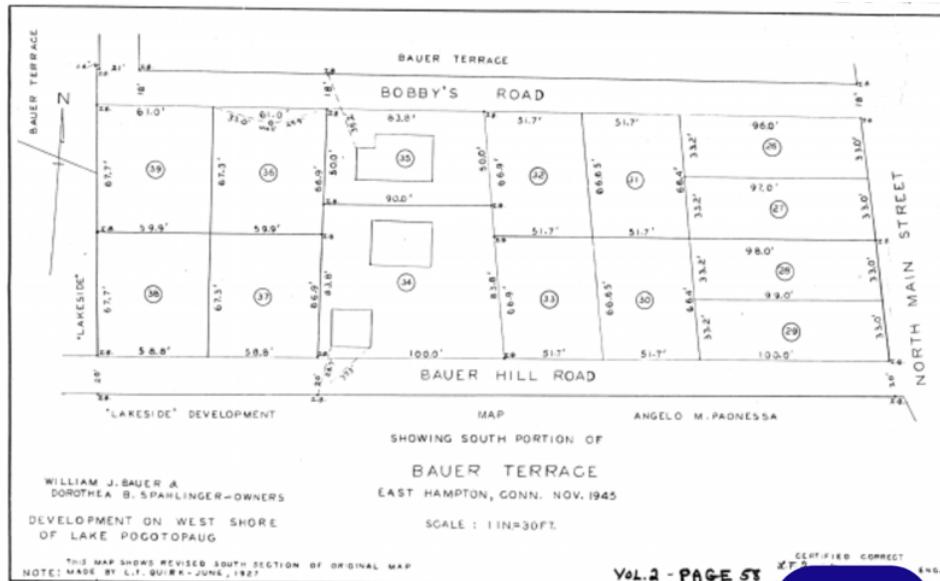
24 Nov 1925 quit claim of property by Leo Hedrick to Dorothea Bauer, v49, p261, land  
"with a bungalow" with same boundaries as 1923 deed

BUT from Nov 1925 onwards, despite searching many properties owned by Dorothea  
(or Dorothy) Bauer, I cannot find any other sales that precisely match this property  
description, and cannot find any direct reference to any parcel lot numbers on the 1927  
Bauer Terrace map, so this appears to be a dead end for me. -- Jack

**Six existing houses in 1927 map of Bauer Terrace, side by side w present GIS Map**  
Source: 1927 map appears in East Hampton land records, vol 3, p128



See also 1945 Bauer Terrace southern portion map (with re-numbered lots between Bobbys Road and Bauer Hill Rd), v2 p58



## BEST POSSIBLE MATCH for 1923 Jacob Bauer racially restricted property? 1927 map Lot 25 house = GIS parcels 12B and 13B (currently vacant) = address 83 North Main St

Name on 1927 map: LO Ryan (aka Leonard O Ryan in land records)

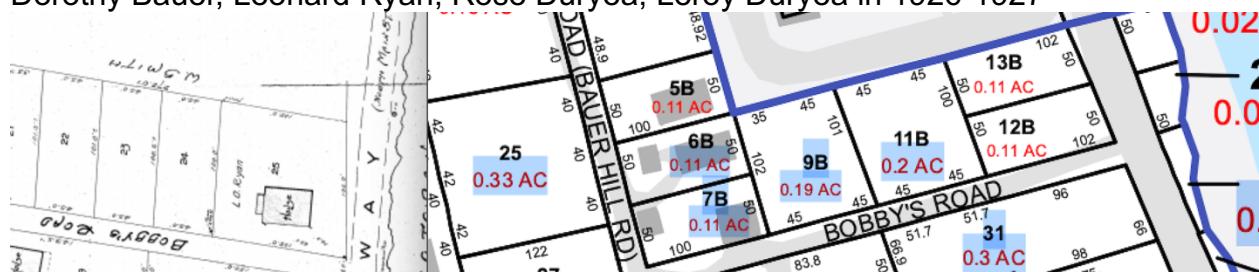
Mortgaged by Ryan to Leroy Duryea in 1927, v48, p259, with description of land & house

Reasons for match: GIS Parcel 12B had a house in 1927 and fits best description of land in Bauer deed (near lake)

Reasons against match: If any Bauer previously owned parcel, I cannot find any record of any sale to Ryan, who suddenly appears to own this parcel in 1927 land records.

However:

There are several hard-to-follow mortgage releases, possibly for this property, involving Dorothy Bauer, Leonard Ryan, Rose Duryea, Leroy Duryea in 1926-1927



## POSSIBLE MATCH

**1927 Lot 29 house = 1945 map lot 35 = GIS parcel 36 (now vacant) = Bobbys Road**

No owner name on 1927 map, so presume Bauer family

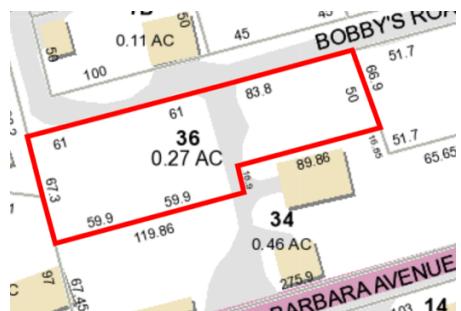
Current owner = Karl Spahlinger (descendant of Dorothea Bauer Spahlinger family)

2007 sale v457, p864

1955 probate Dorothea Bauer estate to Spahlinger v75 p102

5 pieces:

- 1) Bauer Terrace map lots 21-24
  - 2) Bauer Terrace map lot 10 (same as v51 p544)
  - 3) Bauer Terrace map lots 26-27, 31-32, 35-36, 39 (1945 map), and Bobbys Road
  - 4) Bauer Terrace map lots 2-9 and Bauer Rd
  - 5) Shoreline? between highway and lake on aerial map 4A, Block 63B, Lot 24



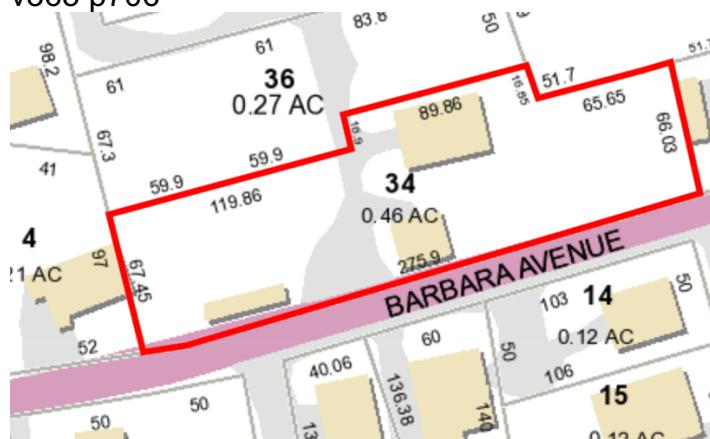
## POSSIBLE MATCH

1927 map Lot 30 house = 1945 map lot 34 = GIS parcel 34 = 8 Barbara Ave

No owner name on 1927 map, so presume Bauer family

Built 1975 in assessor data, so probably tore down house that previously existed here in 1927

2003 sold (as lots 30, 33-34, 37-38) by Jacob Bauer (by power of atty-in-fact) to Coolick  
y365 p706



## POSSIBLE MATCH

1927 map Lot 14 house = GIS parcel 7B = address 16 Bobbys Rd

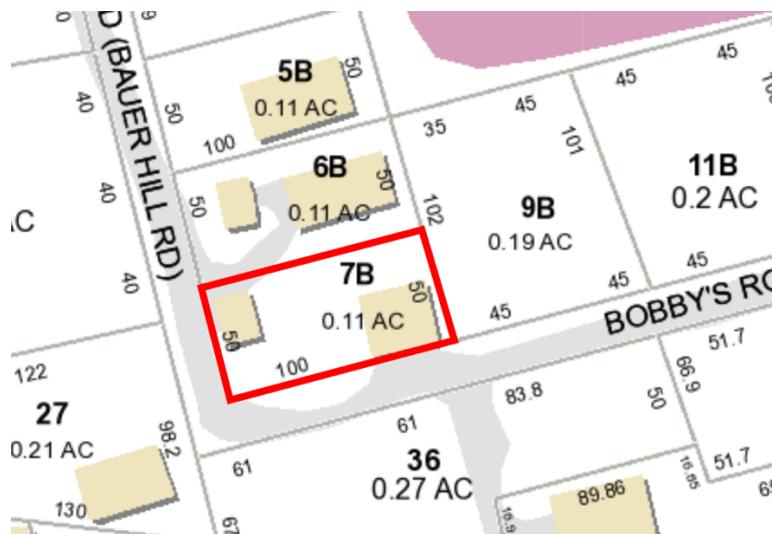
Built 1920 according to assessor property card, photo appears 1-story bungalow style

Owner names on 1927 map, Lindberg & Menousek

11 June 1927 deed from Dorothea Bauer to Menousek and Lindberg for Lot 14 land (no mention of house) in v51 p285

20 July 1936 v56 p218 ownership of lot 14 from Arvid Lindberg (dec) solely to Henry Menousek

1996 bought by Stevens v281 p854



EXCLUDE from possible list

1927 map Lot 15 house = GIS parcel 6B = address 3 Bauer Rd

EXCLUDE because house is newer than 1923

Built 1927 according to assessor property card

Owner name on 1927 map, Mary Menoseuk?

EXCLUDE from possible list

1927 map Lot 16 house = GIS parcel 5B = 5 Bauer Rd

EXCLUDE because house is newer than 1923

Built 1927 according to assessor property card

Owner name on 1927 map, P?

## Background news sources on Bauer family

1915 classified ad in The Journal (Meriden CT) by Jacob Bauer for "refined boarders"

A screenshot of a newspaper clipping from The Journal, Saturday, June 05, 1915, Page 13. The heading "SUMMER BOARDERS." is at the top. Below it is a classified advertisement: "WANTED—Refined boarders, Lake-side Cottage, East Hampton, Conn. Boating, bathing and fishing. Jacob Bauer, Proprietor."

1922 Hartford Courant ad by Jacob Bauer for "new ten-room bungalow to rent or sell" on lake, but may or may not be the same as the 1923 racially restrictive property

A screenshot of a newspaper clipping from the Hartford Courant, Monday, Jun 12, 1922, Page 15. The ad for "LAKE POCOTOPAUG" offers a new ten-room bungalow to rent or sell, along with tent spaces and 235 acres of land.

1953 Hartford Courant obituary for Mrs. Dorothea Spahlinger, mentions her father Jacob Bauer as "at one time a large property owner" on lake

A screenshot of a newspaper clipping from the Hartford Courant, Friday, May 22, 1953, Page 40. It includes an obituary for Mrs. Dorothea Spahlinger and a sidebar about her father Jacob Bauer.

Parties:

Book/Page: 3 / 128

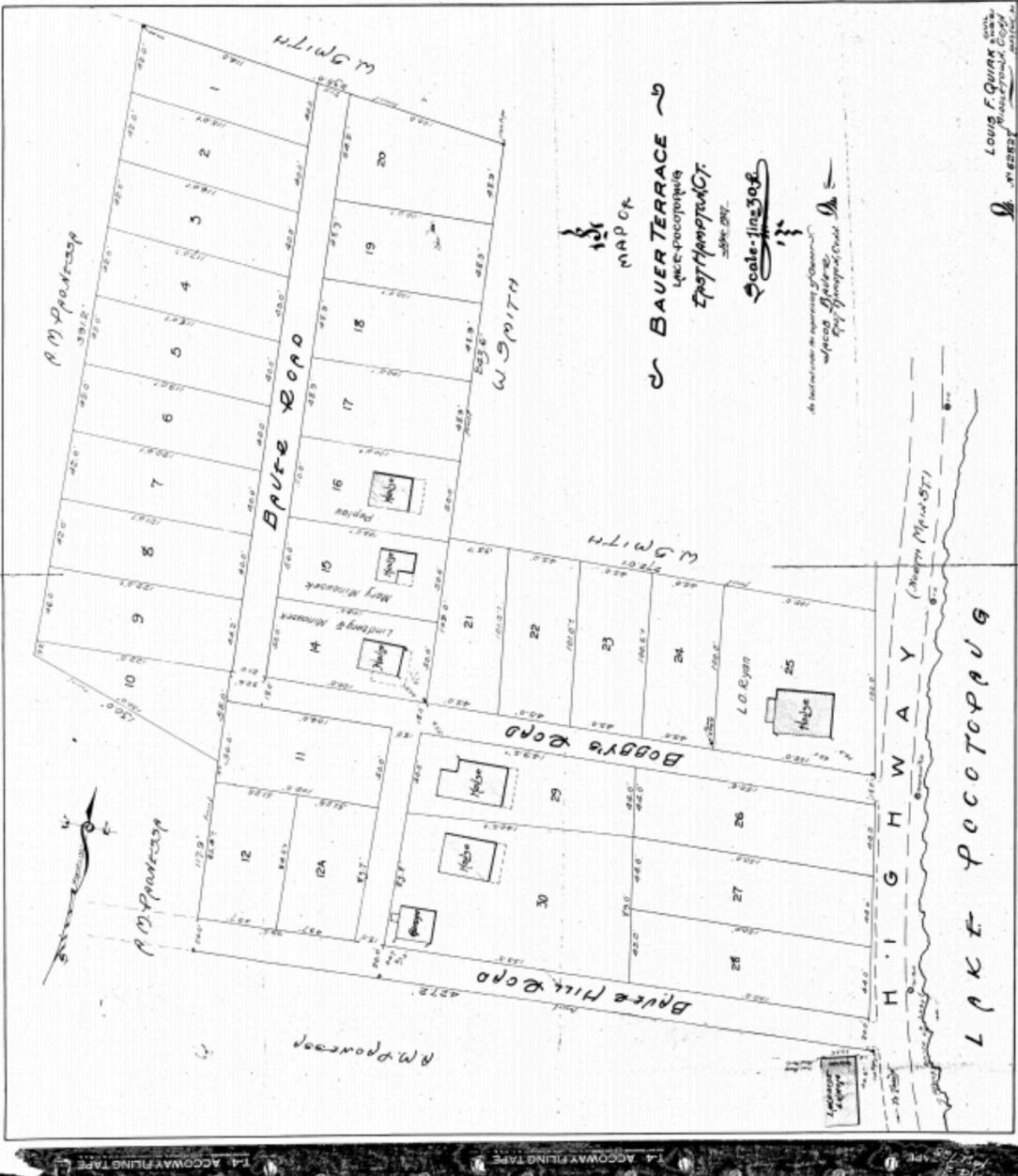
Rec Date: 07/16/1927 10:28:13 AM

Doc Grp/Desc: MAP / MAP

Owner Name:  
BAUER TERRACE

Street Name:  
BOBBYS ROAD  
BAUER ROAD

Description: MAP OF LAYOUT



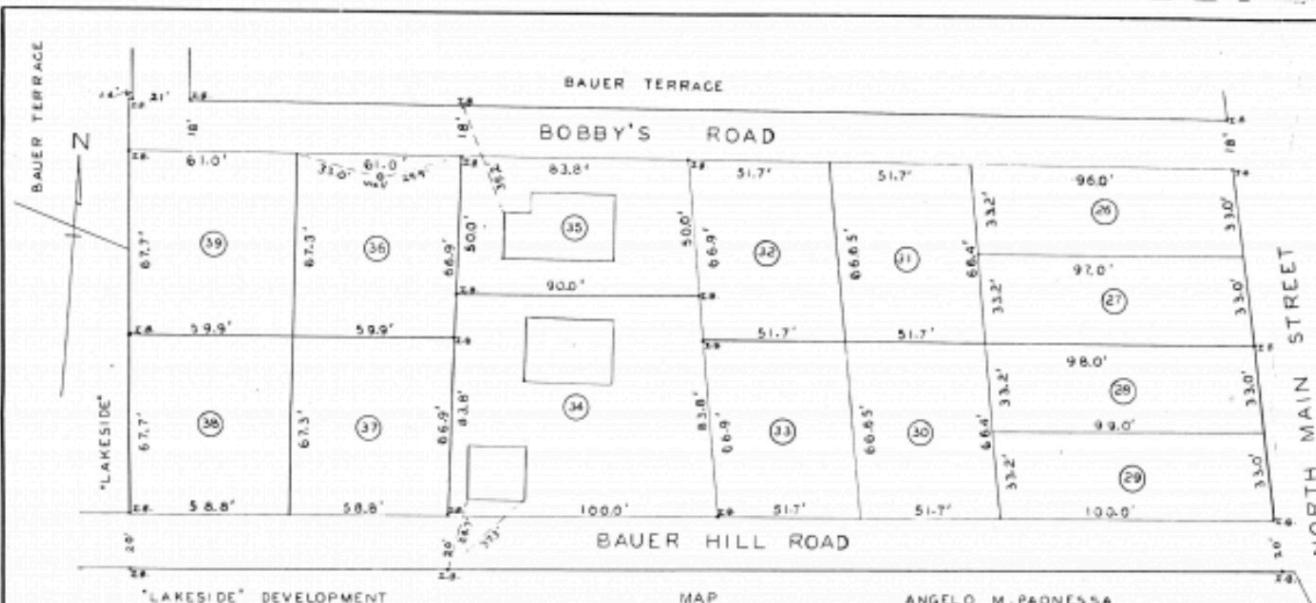
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WILLIAM J. BAUER &  
DOROTHEA B. SPAHLINGER-OWNERS

DEVELOPMENT ON WEST SHORE  
OF LAKE POGOTOPAUG

BAUER TERRACE  
EAST HAMPTON, CONN. NOV. 1945

SCALE : 1 IN.=30 FT.

NOTE: MADE BY E.F. QUIRK - JUNE, 1922

NOTE: MADE BY L.F. QUIRK - JUNE, 1927

CLARIFIED CORRECT  
SF 9

