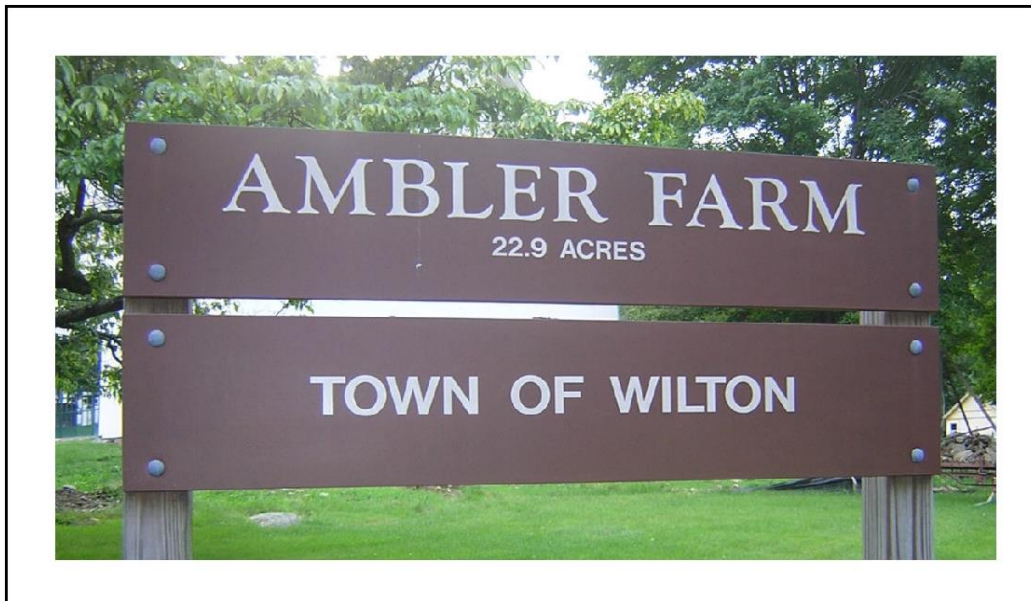


*Proposal for*  
**AMBLER FARM**  
**HISTORIC PROPERTY**

in the  
**TOWN OF WILTON**  
**257 & 275 HURLBUTT STREET**



**STUDY COMMITTEE REPORT**

Prepared by  
**Wilton Historic District & Historic Property**  
**Study Committee**

Wilton, Connecticut  
November 2007

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## I. PREFACE

The Town of Wilton created its first Historic District at a Town Meeting in October 1962. Subsequently, over the years, other districts have been formed. As a result of this local historic district designation, historically significant buildings and places have been protected and preserved. Their place in Wilton's history continues to be recognized and to be a source of community pride.

Several years ago, Paul Loether, then Director of the Connecticut Department of Culture and Tourism (the department in charge of historic districts and properties), visited Ambler Farm with members of the Wilton Historic District & Historic Property Commission. We asked whether the Ambler Farm, consisting of twenty-two acres and ten buildings, would be better designated as a historic district or historic property. In Mr. Loether's opinion, Historic Property would be best for Ambler Farm. Although there are a number of structures, it was owned and farmed by one family.

The Commission voted at its June 11, 2007 meeting to begin the process for historic property designation in order to protect the buildings and land so that a thoughtful review process can guide any changes proposed for the property. The local historic district and historic property concept has proven to be the singularly most effective means of preserving what a community deems as important and worth maintaining.

Both the Commission and Friends of Ambler Farm Board of Directors have been interested for some time in seeking historic designation for Ambler Farm, often referred to as "Wilton's Treasure." We are in agreement that Ambler Farm has an important assemblage of buildings with distinctive characteristics, which reflect Wilton's agricultural past and should be recognized and preserved.

In discussions with the Friends of Ambler Farm Board, the non-profit organization that manages and oversees its activities, it was decided to include all of the land and structures within the deeded boundaries of the farm. Members of the Commission and the Friends Board have met in order to answer questions and distribute informational materials.

This report is the result of that work.

Carol Russell, Harriet "Scotty" Taylor, Kevin Quinlan  
Commission Study Committee

## II. INTRODUCTION

In 1961 Connecticut law enabled municipalities to designate historic districts and, since October 1, 1984, historic properties by ordinance. The law also established commissions which review and approve or deny alteration, demolition, or construction of buildings and other structures within their boundaries visible from a public street, way, or place.

The Connecticut Historic Preservation Office defines a historic property as “any individual building, structure, object or site that is significant in the history, architecture, archeology and culture of the state, its political subdivisions or the nation and the real property used in connection therewith.” The mandate of the Commission is to protect and preserve significant historic and architectural elements that contribute to the visual character of historic districts or historic properties.

The review process enables the local Historic District & Historic Property Commission to provide assistance and advice to the property owner who wishes to renovate or make additions so that the historic character of the property is preserved. Recognizing the importance of local historic property designation as the most effective means of preserving what a community believes important and worth protecting, the Committee prepared this application.

The purpose of designating historic properties as defined in the enabling statute is “the preservation and protection of the distinctive characteristics of buildings and places associated with the history of or indicative of a period or style of architecture of the municipality, of the state, or of the nation.” Of all the mechanisms employed to protect buildings and sites, which have architectural and historical significance, local historic district and historic property designations are the ones that work best. They do so because they function within locally approved ordinances that govern exterior and publicly viewable changes. Consequently, alterations, additions, and demolitions must be consistent with existing architectural and historical character.

The Committee is pleased to submit its report. The recommendation for historic property designation for this historic farm builds upon the town's previous successful experiences. The history of Ambler Farm will aid the community to understand Wilton's agricultural heritage, from the nineteenth through the twentieth centuries. The cluster of significant structures, with distinctive characteristics related to Wilton's past, deserves to be recognized.

### III. HISTORICAL SIGNIFICANCE

The Raymond-Ambler Farm, located on Hurlbutt Street, represents a completely unique and irreplaceable piece of the history of Wilton. From 1744 when Jabez Raymond (1705-1789) first acquired property on Hurlbutt Street, until the death of Elizabeth Raymond Ambler (1919-1998), the property grew and was actively farmed, passing down through six generations of the Raymond-Ambler family. This combination of single-family ownership and continuous use as a farm throughout two centuries exists in Wilton solely in this property, now known as Ambler Farm.

Jabez' son Josiah (1737-1827) was the first Raymond to build on the property, constructing two houses there in 1799, and Josiah's son Platt (1774-1857) was the first of the family to actually live on the farm. The two houses (the "white house" and "yellow house"), described elsewhere in this report, still retain elements of their colonial cores despite multiple expansions by more recent generations of the Raymond-Ambler family. This contributes further to the significance of the property, as these dwellings document major changes within the family over time, as its wealth and fortunes rose and fell.

In the nineteenth century, through extensive, highly successful investments and other financial transactions, Platt Raymond's sons, Lewis (1807-1881) and Jesse B. (1799-1872) expanded the farm homestead to over three hundred acres, making it one of the most significant properties in Wilton and the family one of the wealthiest in the area. As it was enlarged, the property was further developed with several farm buildings. Two large barns, an ice house, a corncrib, a garage and outhouses, still extant, are described elsewhere.

On the death of Lewis Raymond, the farm passed to his children: Charles R., Lewis Henry, Hannah, and Elizabeth. His daughters lived on the farm throughout their lives, managing the family's financial affairs and collecting rents on family properties located in various parts of Fairfield County. Their unmarried brother, Lewis Henry Raymond, who also lived on the property, ran the farming activities. Charles had died young.

In 1872, Hannah Raymond married Charles A. Ambler (1846-1897), gentleman farmer, state legislator, and for one year First Selectman of Wilton. Hannah and Charles raised two sons, Lewis and Charles M. Ambler, who subsequently inherited the property.

As young men, both Lewis and Charles were involved actively in the operation of the farm, participating in haying, ice-harvesting, and delivering produce to

purchasers. Lewis Ambler married Mary Catherine Miller, daughter of a Gilbert and Bennett Mfg. Co. executive. Charles married twice and had one child, Elizabeth (Betty) Raymond Ambler, by his second wife, Anna Schuessler. Charles and his family lived on the property, and following his death, his widow and daughter spent their remaining years in the “white house.” Until Betty’s death in 1998, the farm was still producing hay; she always kept some cows and other animals, which helped to maintain the agricultural tradition.

From first glance, the Raymond-Ambler farm is strikingly beautiful, with open hilltop views that to the present include fields and meadows, stone walls, mature trees and a complex of houses and farm buildings which make it easy to feel the vitality and immediacy of its history.

The entire length of the Hurlbutt Street neighborhood features well-maintained homes, old and new, and former farm properties proudly reflecting and preserving our earlier agricultural history. Mary Elizabeth McCahon, Architectural Historian and author of the *Cultural Resource Survey of Wilton* in 1989, spoke of Hurlbutt Street as “a remarkably complete and rare survivor of rural neighborhoods that retain the character and pace of a bygone era.”

Ambler Farm is the centerpiece of the Hurlbutt Street neighborhood. The purchase of the farm by the Town of Wilton (1999) confirmed the conviction of the voters that this unique and significant property should best survive as open space, available for educational, agricultural and enjoyment purposes. As long as this property retains this integrity, it preserves a critical piece of our rural and architectural past, contributes to our knowledge and enrichment, and reinforces the foundation on which our Wilton future rests.

#### **IV. HISTORY OF USE, ARCHITECTURAL STYLE, CURRENT USE, AND PHOTOGRAPHS OF STRUCTURES**

There are a number of buildings on the Ambler Farm property, each designed for a specific agricultural purpose. We know from early pictures, the houses went through expansions and renovations reflecting the late Victorian style. Round top windows, somewhat unique to the era in which the buildings were constructed, are featured in the gable ends of many of the farm's structures.

##### **A. THE RAYMOND-AMBLER FAMILY HOMESTEAD, 257 HURLBUTT STREET**

The original house was built by Josiah Raymond in 1799 and was occupied by the same family through 1998. In the late 1800s, Lewis Raymond, grandson of Josiah, and Charles A. Ambler, husband of Hannah Raymond, Josiah's great-granddaughter, built several additions.

Following the last remodeling, the architectural style is described as late Victorian and has an elegant appearance. There is a comfortable "wrap-around-porch" on the main house, which is a common feature of many New England farmhouses.

Significant work needs to be done to preserve this home for future use as a museum/office and possible living quarters upstairs. In 2006 the Town of Wilton was the recipient of a \$250,000 state grant, which will be directed toward the restoration of this important house.



## B. WHITE CARRIAGE BARN

The imposing white carriage barn was probably built in the 1880s. It was used for a horse barn and storage of horse-drawn vehicles. Betty Raymond Ambler, an accomplished horsewoman, kept her horses here. The horse stalls and wood floor were removed shortly after purchase.. New sills and a new insulated concrete floor with wood veneer were installed, and the entire structure reinforced to meet building code requirements for public use. A new roof and refurbished cupola were installed, and windows and doors restored. A new rear addition includes two bathrooms, a large kitchen, and heating and air conditioning equipment. The restoration was completed early in 2007, and the large space is now available for meetings, educational programs and workshops, art exhibits, and other community events.

Architecturally the barn is a truly distinguished structure with its steeply pitched Victorian era roofs and decorated doors. It is well proportioned and is accented by a cupola with weathervane, scalloped shingles, and round-topped windows.

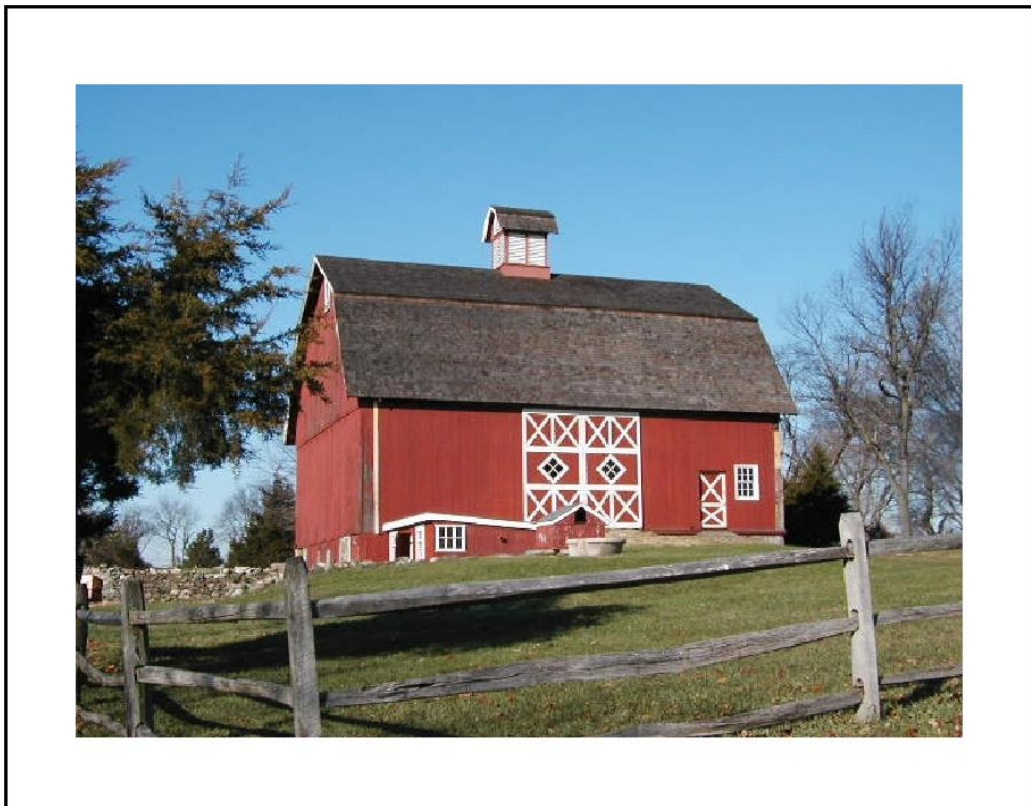




### C. RED COW BARN

The red barn was built by local carpenter George Taylor in 1899 as inscribed on the cornerstone. The large two-story barn was used for hay storage, farm equipment, and livestock. Cow stanchions were located in the basement with a later milk house addition. Two silo foundations remain. Since 2000, stabilization, siding work, a new roof, and exterior painting have been completed. The planned future use will entail farm and animal activities and environmental education.

The cow barn, less ornate than the white carriage barn, features a typical New England gambrel roof, and is the more utilitarian barn on the property. The cupola is sizeable, further reinforcing the massiveness of the structure. The barn is sited prominently at the top of the hill, the highest spot on the farm, and its presence fills the sky as one approaches.



#### **D. AMBLER RENTAL HOUSE, 275 HURLBUTT STREET**

The second large home at Ambler Farm was built probably by Josiah Raymond for his son Lewis in 1799. Members of the Raymond and Ambler families occupied it until the time of Lewis Ambler's death in 1937. Since then it was a rental providing income for the Ambler family at 157 Hurlbutt Street until Betty Ambler's death in 1998. Now owned by the Town of Wilton, it is currently rented to a Wilton schoolteacher. As part of the lease agreement, the teacher performs maintenance duties around the farm and is an active participant in the agricultural projects and programs sponsored by the Friends of Ambler Farm.

Originally a traditional colonial house, it was extensively modified about 1900 in the late Victorian style. The center chimney and original staircase were removed, and the addition of bay windows and a "wrap-around-porch" extended the interior living function. Distinctly Victorian, the house has many interesting exterior ornamental trim and millwork details, enhanced by the white trim against the yellow siding.



## E. ICEHOUSE

The icehouse, a necessity for any large farm such as Ambler Farm, was built in 1900 by George Taylor. The walls were insulated with charcoal and sawdust. The front door leads to two refrigerator lockers where goods could be stored. Ice, often 12" to 14" thick, was cut from ponds on the property in January and February and loaded into the rear doors of the icehouse. The doors were in three sections to allow ice to be packed to the ceiling. Saw dust was packed between the ice blocks. The ice would then last all summer. Many of the uprights were destroyed by termites and had to be replaced, and a new roof was put on the structure. The interior now features a display of ice-cutting tools found on the farm.

The appearance of this structure is as a wonderfully utilitarian building. Its strong, simple architecture reflects the storage function of this icehouse.



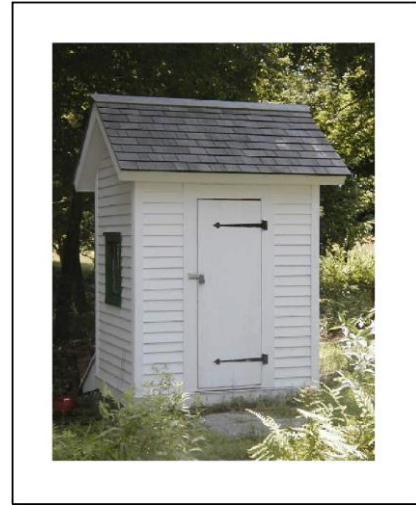
## F. CORNCRIB

Corn for livestock was stored in this structure built in 1904 by George Taylor. The slanting walls helped to keep rain and snow out, and the wire screening between the ventilation slats kept out small animals. Two small barns stood in front of this building but were too deteriorated to salvage. Currently the corncrib is used for storage of farm tools.

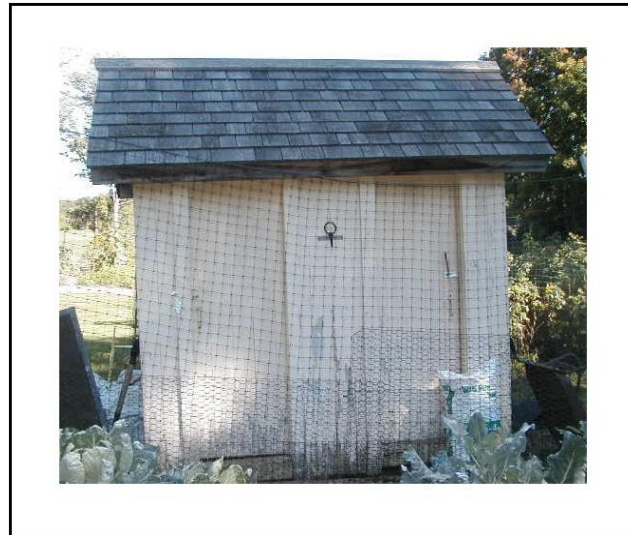


## G. OUTHOUSES

There are three outhouses at Ambler Farm. One was designated for the farm workers, and a second one for the family. Residents of the farm cottage, which stood behind the family homestead also used it. The cottage itself was too deteriorated to salvage and was demolished in 2000.



The third outhouse was for the second family house at 275 Hurlbutt Street.



The outhouses are very straightforward utilitarian structures with minimal embellishment. Today the outhouses are used for storage of garden tools used by the volunteers who plant and maintain the many flower and vegetable gardens at the Farm.

## H. GARAGE

The garage was built probably in the 1920s for use by the residents of the rental house at 275 Hurlbutt Street. It is currently used for storage and as a farm market stand for the sale of produce grown at the Farm by volunteers. Architecturally, the simple structure has few distinguishing features but serves a useful purpose for the Farm as it exists today.



## **V. ORDINANCE**

In order to perpetuate, preserve, and protect those significant buildings, structures, neighborhoods and their environs which are indicative of a period or style of architecture or which are characteristic of an architectural style associated with the history of Wilton, Connecticut and of the United States, and in order to preserve appropriate settings for such buildings, structures, sites and neighborhoods, or to preserve and protect the distinctive characteristics of buildings, structures, sites, neighborhoods and their environs, there is hereby established within the Town of Wilton the following historic property:

### **HISTORIC PROPERTY NO. 7**

#### ***Raymond-Ambler Farm***

G. Historic Property No 7. Said property shall include the property, together with the buildings and improvements thereon, known as Raymond-Ambler Farm, more particularly described in Volume 1200 of the Wilton Land Records at Pages 166 *et seq.* comprising "Schedule A" to that certain deed recorded in Volume 1200 of the Wilton Land Records at Page 163 by which the Executors of the Executors of the Wills of Elizabeth R. Ambler and Anna S. Ambler, both deceased, Trustees conveyed said property to the Town of Wilton.

If the Trustees of the Elizabeth Raymond Ambler Trust, or the Wilton Historical Society, or arbitrators appointed as described in said Executors' Deed, or a court of competent jurisdiction hereafter determine that the Town of Wilton is not in compliance with the covenants and restrictions of said Executors' Deed and, as a result, the then Trustees of the Trust created under the Last Will and Testament of Elizabeth R. Ambler exercise their right of reverter and purchase and reacquire title to said property as provided in said Executors' Deed, then immediately upon the recording of such reacquisition of title in the Wilton Land Records, the designation of said property as Historic Property No. 7 shall be revoked.

The Historic District and Historic Property Commission established by Section 18-1 of the Municipal Code of the Town of Wilton and operating pursuant to Chapter 97A of the Connecticut General Statutes, is hereby designated to administer Historic Property No. 7.

February 2, 2024

Board of Selectmen—

Friends of Ambler Farm will be presenting to you Monday evening to enlist your support and request bonding to finish the renovation of the Raymond Ambler House as well as address the necessary repairs and renovation of the Yellow House. While we are still thoughtfully reviewing those numbers, that request will be approximately \$2M. The attached materials do not include a copy of our presentation, but rather background information for our remarks.

This May's Annual Town Meeting will be the 25<sup>th</sup> anniversary of Wilton residents and taxpayers overwhelmingly approving the purchase of Ambler farm. In 1999 voters affirmed the referendum by a margin of 9 to 1. Twenty-five years later the Town's obligation to the property's historic buildings remains unfulfilled.

- ***The Town owns all of the property and historic buildings that comprise Ambler Farm. The Town made a commitment to the Raymond Ambler House (white house) when it purchased the Ambler property.*** The deed includes stipulations that the house “be brought up to satisfactory code for use,” permitting “modernization of the interior or structure therefore as to allow them to be continued and maintained for public use buildings...”
- ***Although the town has provided some funding for the benefit of the farm, Friends of Ambler Farm has faced resistance in its requests unlike some other town amenities that have received significantly greater financial support.*** (FOAF has only ever asked for funding related to the municipal buildings at the farm. FOAF has never asked for money to pay for personnel or other operational costs.)
- ***In the meantime, Friends of Ambler Farm created and developed outstanding programs and a robust agricultural operation that thousands of not just Wilton, but Fairfield County and beyond, residents engage in and value. At the same time the farm's open space is enjoyed by thousands of visitors annually.***

Friends of Ambler Farm's accomplishments educating the community and honoring the farm's agricultural heritage (also deed stipulations) in just the past 19 years include:

- **Student programs** have grown from twelve Apprentices in 2007 to as many as 250+ Apprentices + Jr. Apprentices + Builders + Buddies + Boy Scouts+ Cub Scouts + Girl Scouts + Daisy Scouts who participate in programs at Ambler Farm yearly.
- A few **field trips** for Cider Mill students in 2008 has expanded to dozens and dozens of field trips annually for public school, private school and home-schooled students from towns throughout Fairfield County.
- **Summer Camp** began in 2005 as one week with 89 Wilton campers and has grown to 9 weeks with 900+ campers each summer from towns throughout CT and beyond.
- In 2008 35 maple trees were tapped at Ambler Farm by 18 Apprentices who collected 400+ gallons of sap and produced 162 bottles of **maple syrup**. Today FOAF taps 500+ trees throughout Wilton and, with the help of 150+ Tap-a-Tree family members & students, collects as much as

3,500+ gallons of sap, depending on each winter's weather. AF Apprentices boil, filter and bottle as many as 1,500 bottles of maple syrup a season. (Ambler Farm's maple syrup is sold at the AF farm stand, Farmers' Market booth, The Village Market and at AF events.)

- The overgrown and debris-filled fields in 1999 have been transformed into 3.5+ fertile acres that now produce **dozens of varieties of vegetables, fruit, flowers and herbs** and yield as much as 15,000+ pounds of produce annually. (Ambler Farm produce is sold at AF's farm stand, Farmers' Market booth, The Village Market and to area restaurants.)
- **Ambler Farm Day** began in 2001 with 100+ people exploring the grounds and enjoying cider & donuts on the Raymond-Ambler House front porch. 20+ years later on Ambler Farm Day it's not hard to find 550+ families throughout the farm enjoying the hay maze, scarecrow building, apple sling shot, hayrides, trebuchet, pumpkin patch, farm stand, live music, baked goods, crafts and more.
- The first **Greens Sale** was held in 2005 and now sells hundreds of trees, wreaths, roping, AF maple syrup and AF merchandise during the holiday season.

And the farm has shared its bounty with the community. Friends of Ambler Farm has...

- **Donated over 15,400 lbs of produce to area food pantries/shelters since 2013.** The farm has actually donated its produce to food banks and pantries since 2003, however we do not have those earlier records.
- **Provided \$40,000+ of Nutrition Checks to Wilton Social Services since 2014,** for families to purchase produce at Ambler Farm's farm stand and/or its Farmers' Market booth.
- **Donated 200+ Christmas Trees to Wilton Social Services families since 2015.**

Friends of Ambler Farm is requesting the Town's financial support to help "finish the farm houses." We welcome your questions and visits and would be delighted to provide whatever additional information you need. Thank you for your consideration.

Sincerely,

Ashley Kineon, Executive Director, Friends of Ambler Farm  
Patti Temple, President, Friends of Ambler Farm Board of Directors



55206

EXECUTORS' DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME,  
GREETING:

KNOW YE, that ROBERT A. SLAVITT of the City of Norwalk, County of Fairfield and State of Connecticut, Executor under the Will of ELIZABETH R. AMBLER, deceased, and ROBERT A. SLAVITT and GEORGE A. VARDAMIS, Co-Executors under the Will of ANNA S. AMBLER, deceased, both late of the Town of Wilton, County of Fairfield and State of Connecticut (hereinafter called "GRANTOR") by virtue of the authority contained in the Will of said deceased, and in consideration of the sum of TWO MILLION SIX HUNDRED THOUSAND (\$2,600,000.00) DOLLARS, received to its full satisfaction of TOWN OF WILTON, having an address of 238 Danbury Road, Wilton, CT 06897, (hereinafter called "GRANTEE") does give, grant, bargain, sell and confirm unto the said TOWN OF WILTON and unto its successors and assigns forever, all the right, title, interest, claim and demand which the said ELIZABETH R. AMBLER and ANNA S. AMBLER each had at the time of her decease, in and to the property described in Schedule A attached hereto and made a part hereof.

To Have and to Hold the above granted and bargained premises with the appurtenances thereof, unto it, the said Grantee, and unto its successors and assigns and their own proper use and behoof. And the said Grantors do hereby covenant with the said Grantee and with its, successors and assigns that they have full power and authority, as Executors aforesaid, to grant and convey the above described premises in manner and form aforesaid and for themselves and their heirs, executors, administrators, do further covenant to warrant and defend the same to it, the said Grantee, its, successors and assigns, against the claims of any person or persons whomsoever, claiming by, from or under them as Executors aforesaid.

*"No Conveyance Tax Collected*

*Joan Maude Ventres*  
Town Clerk of Wilton

Exempt

IN WITNESS WHEREOF the Grantor, as such Executor has hereunto set his hand and seal this 7<sup>th</sup> day of November, 1999

SIGNED, SEALED AND DELIVERED ESTATE OF ELIZABETH R. ANGLER  
IN THE PRESENCE OF

*Robert A. Slavitt* BY: ROBERT A. SLAVITT, EXECUTOR (L.S.)

*William J. O'Leary*

ESTATE OF ANNA S. ANGLER

*Robert A. Slavitt* BY: ROBERT A. SLAVITT, CO-EXECUTOR (L.S.)

*George A. Vardanis* GEORGE A. VARDANIS, CO-EXECUTOR (L.S.)

STATE OF CONNECTICUT )  
COUNTY OF FAIRFIELD )

NOVEMBER 7, 1999

Personally appeared, Robert A. Slavitt, Executor, signer and seal of the foregoing instrument, and acknowledged the same to be his free act and deed in the capacity aforesaid, before me:

*Michael J. D'Amico*  
COMMISSIONER OF THE SUPERIOR COURT  
NORWALK-DUNBAR

STATE OF CONNECTICUT )  
COUNTY OF FAIRFIELD )

NOVEMBER 7, 1999

Personally appeared George A. Vardanis, Executor, signer and seal of the foregoing instrument, and acknowledged the same to be his free act and deed in the capacity aforesaid, before me:

*Michael J. D'Amico*  
COMMISSIONER OF THE SUPERIOR COURT  
NORWALK-DUNBAR

LATEST ADDRESS OF GRANTEE:

NO. AND STREET: 208 DANFORTH ROAD  
CITY: MILTON  
STATE: CT ZIP: 06452

108 CTJUDICIALMAGAZINE 10/99 VOL 1200PC 165

SCHEDULE A

ALL THAT CERTAIN tract or parcel of land, together with the buildings and improvements thereon, situated in the Town of Wilton, County of Fairfield, State of Connecticut, and consisting of approximately 22 acres, as more particularly described as Lot B-5 (remainder) on a certain map entitled "Subdivision Prepared for the Estate of Anna S. Ambler and the Estate of Elizabeth R. Ambler, Wilton, Connecticut, Scale: 1" = 100 feet, June 17, 1999" Ryan & Faulda, LLC, Land Surveyors, Wilton, Connecticut, and certified substantially correct by Russell O. Faulda, Land Surveyor, Conn. Lic. No. 5546, filed with the Wilton Town Clerk as Map No. 5202.

Said premises are conveyed together with the right of the Grantee to enforce those restrictions, and no other restrictions, upon Lots B-1, B-2, B-3, and B-4 on said Map as set forth in the deed of conveyance of said Lots by Granor.

Together with rights of the Granor as Lessor to enforce certain rights with respect to that certain Lease between Granor and Rolling Hills Country Club, Inc., as more particularly described in an Assignment recorded simultaneously herewith.

Granor expressly reserves and retains the right and title, in and to, in perpetuity, any personal property of Granor or their predecessors, whether classified as valuables or otherwise, secured or placed beneath them, behind walls or above ceilings, or placed beneath ground in subsurface cavities, all of which personally is, and remains in the sole and separate title and ownership of the Granor and its successors and assigns. Granor and Grantee, for themselves and their successors and assigns, agree that any personally so discovered shall be deemed, presumptively, to be property of Granors or their predecessors in chain of title or intestate predecessor.

Said premises are conveyed subject to:

1. Taxes, if any, of the Town of Wilton now after the date of closing, accruing or becoming due and payable;
2. Limitations of use imposed by governmental authority;
3. Those Restrictions and Limitations, including the Right of Reverter, as hereinafter described:

The premises conveyed to the Grantee are conveyed subject to and encumbered by both the affirmative and negative covenants hereinafter described. Said covenants shall be enforceable by the Granor and its successors and assigns including particularly, but not by way of limitation, the Trustee and Testament of Elizabeth R. Ambler as created under the Last Will and Testament of Elizabeth R. Ambler as said instrument is on file in the Probate Court in the City of Newark. Said covenants shall further be enforceable, subject however to the rights of release and/or modification hereinafter described, by the Wilton Historical Society, a non-profit corporation chartered under the laws of the State of Connecticut and having its office and principal place of business presently at 249 Danbury Road, Wilton, Connecticut or its corporate successor created for the self-same purpose of historical preservation as may be designated by said Wilton Historical Society.

As defined upon the Map, there are certain portions of the conveyed land defined by letter as Parcels A, B and C. Such designations do not create a subdivision and do not in any manner create the conveyed parcel as less than a whole single parcel. Said designations, however, are utilized for convenience in interpreting and enforcing these

*MB*

restrictive covenants. A copy of said Definitional Map is attached hereto and made a part hereof. *Grant for the benefit of Parcel B and Parcel C is hereby approved by Parcel B. The design of Parcel B is not a subdivision.*

AS TO PARCEL A AND THE BUILDING AND IMPROVEMENTS THEREON: Said Parcel may be utilized only as herein defined open space or as a farm area dedicated to the preservation of the agricultural heritage of the Town of Wilton. The uses shall be restricted to, and the Grantee shall affirmatively use and apply the premises for the purpose of garden plots, pastures, horseback trail landscaping, rural arts, crafts, environmental education, historic education or museum or quasi museum purposes and administrative offices solely for the aforementioned uses. The original portion of the main Victorian house (exclusive of the attached rear porch, the white barn and the red barn as identified on said Parcel) must be preserved in their current condition and brought up to satisfactory code for uses as hereinafter described. If said buildings are substantially damaged by fire or other casualty, the Grantee must rebuild said buildings in their approximate current location and size, architecture and style as examples of a 19<sup>th</sup> century Victorian residence and outbuildings. The Grantee shall affirmatively maintain the pastured portion of said Parcel A at least to a minimum of productive and maintained hay fields and/or such other agricultural uses as it may deem appropriate from time to time.

RESTRICTIONS UPON PARCEL B: The building on the land and the land designated as Parcel B may be leased or sold as a private residence only or may be used for nonprofit purposes consistent with its present architectural design and structure or may be demolished at the discretion of the Town. If the building upon said Parcel is demolished, the Town or a Grantee third party may rebuild a replacement building thereon subject to the conditions set forth in those Restrictive Covenants recorded in the Wilton Land Records with respect to Parcels B-1, B-2, B-3 and B-4 on land of the Granor adjoining and abutting the subject premises to the south and fronting upon Strunk Lane which Map bears file number 5202 in the Wilton Land Records, which restrictions and encumbrances and limitations are expressly imposed upon said Parcel B in the same extent and limits as imposed on said Parcels B-1, B-2, B-3 and B-4.

PARCEL C: Land identified on said Map as Parcel C may be used for unimproved purposes, including but not limited to playing fields and a portion thereof as designated may be utilized as a parking area. In the event that the Grantee desires to use the aforesaid Parcel C for a municipal purpose other than as open space, the Grantee or its successors and assigns will provide adequate screening and landscaping between the land identified as Parcel C and the land identified as Parcel B so as to minimize the visual and auditory impact of any use upon Parcel C and its impact upon the historic character of the land and buildings on the land identified as Parcel A and B.

LIMITATIONS, MODIFICATIONS AND/OR RELEASE OF COVENANTS RELATING TO PARCEL A: In the event that the Trustee heretofore designated of that certain Trust created under the Last Will and Testament of Elizabeth R. Ambler shall in any

calendar annual year period allocate a sum to the Town of Wilton, the Wilton Historical Society or others chargeable with maintaining and preserving the restricted use upon said Parcel A, for the purpose of contributing to the cost of preserving the historical character of the buildings situated on said Parcel A, which sum the Town deems adequate for the maintenance and preservation of the historic character of said buildings, exclusive of the initial capital required or initial conforming of said buildings to safety and code requirements, and as a result of such failure to so contribute, the Town desires to eliminate the restrictions herein described upon said Parcel A, the Town shall give Notice of that intent to the Trustees or other successors of the rights of the Trustees as created in said Will, and to the Wilton Historical Society or its successors of such intent. Thereafter, the Trustees or their successors shall have the right to reacquire the land and buildings consisting of Parcel A or in the alternative, to make a charitable bequest to the Town or to the parties charged with the historical preservation of said buildings in an amount sufficient to cause the Town or its successors to withdraw their request to eliminate restrictions. The reacquisition price shall be seventy percent (70%) of fair market value as hereinafter determined.

If the Trust chooses to reacquire the aforesaid land and buildings as a result of the giving of said Notice, it shall so notify the Town and the parties will commence ascertainment of the reacquisition price. If within thirty (30) days next after the giving of said Notice of intent to reacquire given by the Trustees to the Town, the parties are unable to establish the fair market value for purposes of ascertaining the reacquisition price, they shall within ten (10) days next thereafter each notify the other of the name and address of a licensed and qualified appraiser with knowledge and experience in property values in Fairfield County, Connecticut and particularly within the Town of Wilton. Said appraisers shall promptly meet and endeavor, within sixty (60) days next after the exchange of their identities, to determine a fair market value. If the said two selected appraisers are unable to determine the fair market value within said sixty (60) day period, they shall select a third appraiser being a licensed and qualified appraiser with knowledge and experience of property values in Fairfield County, Connecticut and particularly within the Town of Wilton. Said third appraiser shall be selected within ninety (90) days of the selection of the initial appraisers and the three appraisers shall thereafter meet and within thirty (30) days next thereafter determine by a vote of at least two of said appraisers, the fair market value of said premises.

If, at any time, due to the failure of appraisers to respond or act in the necessary number and amount to establish fair market value prior to the expiration of the last day for ascertainment, same, or if the two appraisers are unable to agree upon a third appraiser, any party hereto or their successors may apply to the Superior Court for the Judicial District of Stamford/Newark at Stamford for the selection of any given number of appraisers necessary to complete the appraisal process and for orders of the Court directing said appraisers to carry out their appraisal process and report the result thereof to the Court and the Court shall as a result thereof, determine fair market value for and the Court shall as a result thereof, determine fair market value for determining, the reacquisition price. In the event that the parties are

obliged to resort to the Superior Court for determination of the fair market value, said proceeding shall be conducted in accordance with the rules for civil procedure for the conduct of a civil trial and the parties do hereby for themselves and their successors and assigns expressly waive any right to appeal from the decision of said Court and said decision shall be binding upon the parties.

If the Trust does not exercise its right to reacquire the subject Parcel A property as hereinbefore set out, then the right to reacquire the property shall forever expire, and the restrictions thereon shall cease and terminate.

**CLOSING:** Closing of title upon any sale to be conducted pursuant to the provisions hereof as between the parties on a reacquisition shall occur 180 days next after the ascertainment of the final fair market value for purposes of determining the reacquisition price and said closing shall be held at the Town Hall of the Town of Wilton in such place or places as the Selectman shall determine for such purpose.

Upon any such reacquyance to the Trust, all of the foregoing restrictions shall cease and terminate.

**MODIFICATION OR RELEASE:** The Trustees designated in said Will or their successors and assigns reserve the right at any time to relieve or discharge any or all of the restrictions imposed hereby and with the consent of the Town of Wilton and the Wilton Historical Society reserve the right to modify any or all of the foregoing restrictions. In the event that the Trustees shall determine to release said restrictions, they shall obtain the consent of the Wilton Historical Society hereto demonstrated or its designated successor, which consent shall not be unreasonably withheld.

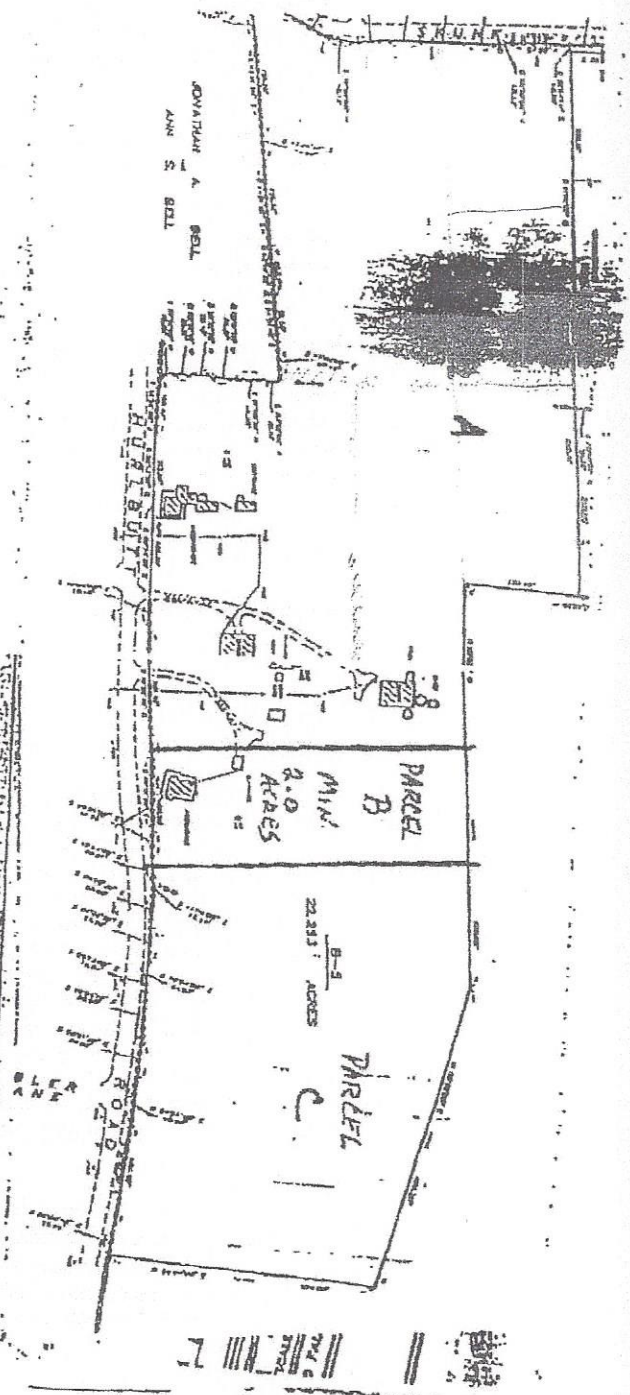
**MEANING AND INTENT:** It is the intent of these restrictions that they be deemed covenants running with the land and shall bind the Grantee, its successors and assigns and all other persons and parties claiming by or through the Grantee herein. It is the purpose and intent of this Declaration of Restrictions to assure the preservation of the rural and agricultural character of the land and the buildings designated and to restore and preserve to such degree as is possible, the original architectural character, detail and use of the land and the buildings but to permit such modernization of the interior or structure thereof as to allow them to be continued and maintained for public use buildings for the purposes herein defined and limited while maintaining the traditional architectural quality of the early buildings and the original uses of the land, to wit, agricultural. To further this purpose, Parcel A is further restricted so that no new construction of any kind or nature shall be permitted on either Parcel except to replace structures damaged or destroyed by casualty or required to be demolished by reason of their state of deterioration as and of the present time. This prohibition against new construction shall not apply to fencing or the construction of walls for the purpose of creating or preserving pastureage to carry out the intent and purpose of these restrictions or for purposes of safety of the buildings and/or of persons visiting said buildings.

**RESOLUTION OF DISPUTES.** Except for the ascertainment of fair market value under the circumstances aforesaid, any and all other disputes by and between the parties or requests for interpretation of the provisions of this Declaration, shall be resolved between the parties solely pursuant to arbitration as from time to time defined by the statute laws of the State of Connecticut relating to the arbitration of private disputes and the parties agree to be bound by the award of such arbitrators and to waive any rights of appeal to the Courts from such award. The arbitrator shall be empowered to determine the scope of the matter submitted to them for arbitration and the ascertainment of costs as between the parties including but not limited to reasonable attorney's fees as a part of their award. All such arbitration proceedings shall be conducted within the geographical limits of the Town of Wilton.

108 C. S. M. S. 1-100 (b) (1) (i) (ii) (iii) (iv) (v) (vi) (vii) (viii) (ix) (x) (xi) (xii) (xiii) (xiv) (xv) (xvi) (xvii) (xviii) (xix) (xx) (xxi) (xxii) (xxiii) (xxiv) (xxv) (xxvi) (xxvii) (xxviii) (xxix) (xxx)

15-20-20-20

DEFINITIONAL  
MAP



Received for Record November 18, 1999

at 11:45 A.M. Attest

*Jean Claude Vertes*

Town Clerk.