

Unique ID: 101754

Woodbridge

Card No: 1 Of 1

Location:	88 BRADLEY RD. 8			Map Id:	2303 180 88 8		Zone:	DEV2		Date Printed:	5/6/2025	
				Neighborhood:	C				Last Update:	5/5/2025		
Owner Of Record				Volume/Page	Date	Sales Type			Valid	Sale Price		
CDC LEGACY LLC				0821/0331	6/25/2019	Quit Claim			No	50,000		
39 CHESTNUT ST, WEST HAVEN, CT 06516						Exempt						
Prior Owner History												
LEBOWITZ MARCIA B				0679/0230	12/1/2011	Quit Claim			No	0		
LEBOWITZ PAUL & MARCIA				0134/0841	3/7/1986				No	0		
Permit Number	Date	Permit Description										
M2015-18	3/16/2015	OIL TO NATURAL GAS CONVERSION										
E2014-104	8/18/2014	FIRE ALARM SYSTEM										
Supplemental Data												
Census/Tract	1602	VisionPID		49		Appraised Value						
Dev Map ID		Street Description				Total Land Value 0						
GIS ID		TOPO				Total Building Value 186,800						
Route						Total Outbldg Value 0						
District						Total Market Value 186,800						
Utilities												
Acres				State Item Codes								
Land Type	Acres	490	Total Value	Code	Quantity	Value						
				24-Comm Condo	1.00	130.760						
Total	0.0000	0.00	0									
Assessment History (Prior Years as of Oct 1)					490 Appraised Totals							
2025	2024	2023	2022	2021	Type	Acres	Value	Type	Acres	Value		
Land	0	0	0	0								
Building	130,760	130,760	102,900	102,900								
Outbuilding	0	0	0	0								
Total	130,760	130,760	102,900	102,900				Totals	0.00	0		
					Application Date:		Expiration Date:					
Comments												

Information may be deemed reliable, but not guaranteed.

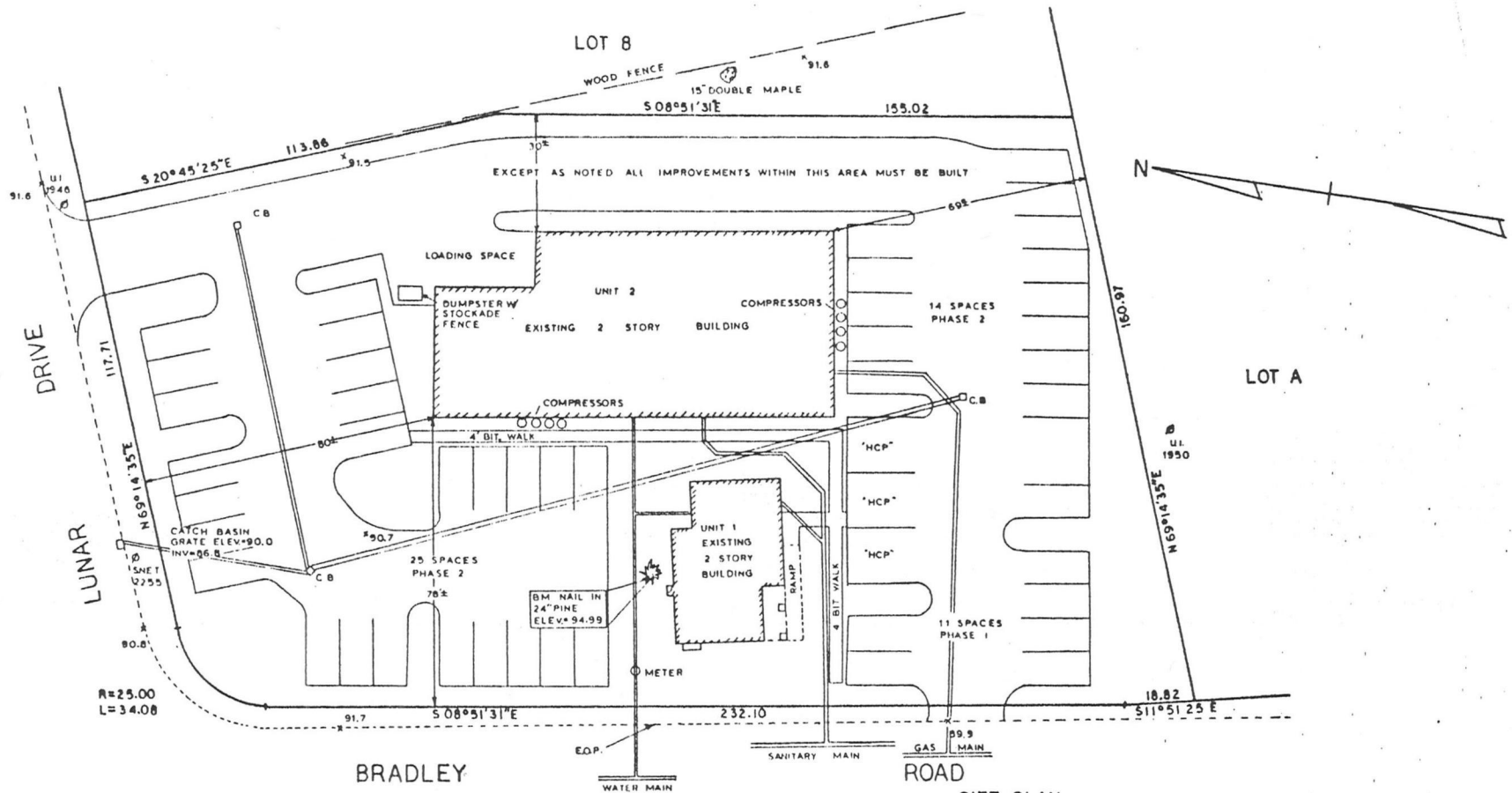
Revaluation Date: 10/1/2024

Unique ID: 101754

## Woodbridgeae

[illegible]

Information may be deemed reliable, but not guaranteed.



SITE PLAN  
FOR  
CAPTAIN THUNDERBOLT OFFICE CONDOMINIUM

PREPARED FOR  
DONALD E. POPOWSKI & JOSEPH COUGHLIN  
WOODBRIDGE CONNECTICUT  
SCALE 1"=20' JULY 26, 1985  
REV. OCT. 7, 1985

DONALD E. POPOWSKI  
JOSEPH COUGHLIN  
CHICAGO TITLE  
FIRST FEDERAL SAVINGS & LOAN  
OF MADISON  
CAPTAIN THUNDERBOLT OFFICE  
CONDOMINIUM ASSOCIATION INC.

AREA= 43,600 SQ. FT.

I HEREBY CERTIFY THAT WITH RESPECT TO CONTEMPLATED IMPROVEMENTS, THE IMPROVEMENTS SHOWN ON THIS SURVEY TOGETHER WITH THE INFORMATION SHOWN ON THE ARCHITECTURAL DRAWINGS FOR THE "BRADLEY ROAD OFFICE BUILDING" BY PETER S. CONRAD, ARCHITECT, CONTAIN ALL THE INFORMATION REQUIRED BY PLANS UNDER SECTION 29 OF THE COMMON INTEREST OWNERSHIP ACT.

PETER S. CONRAD, ARCHITECT CT. REG. # 4478

CALCULATIONS FOR REQUIRED PARKING SPACES

	FIRST FLOOR	SECOND FLOOR	TOTAL	SPACES REQUIRED	SPACES PROVIDED
PHASE 1	1106	930	2036	8	11
PHASE 2	5166	4980	10146	41	39
TOTAL	6272	5910	12182	49	50

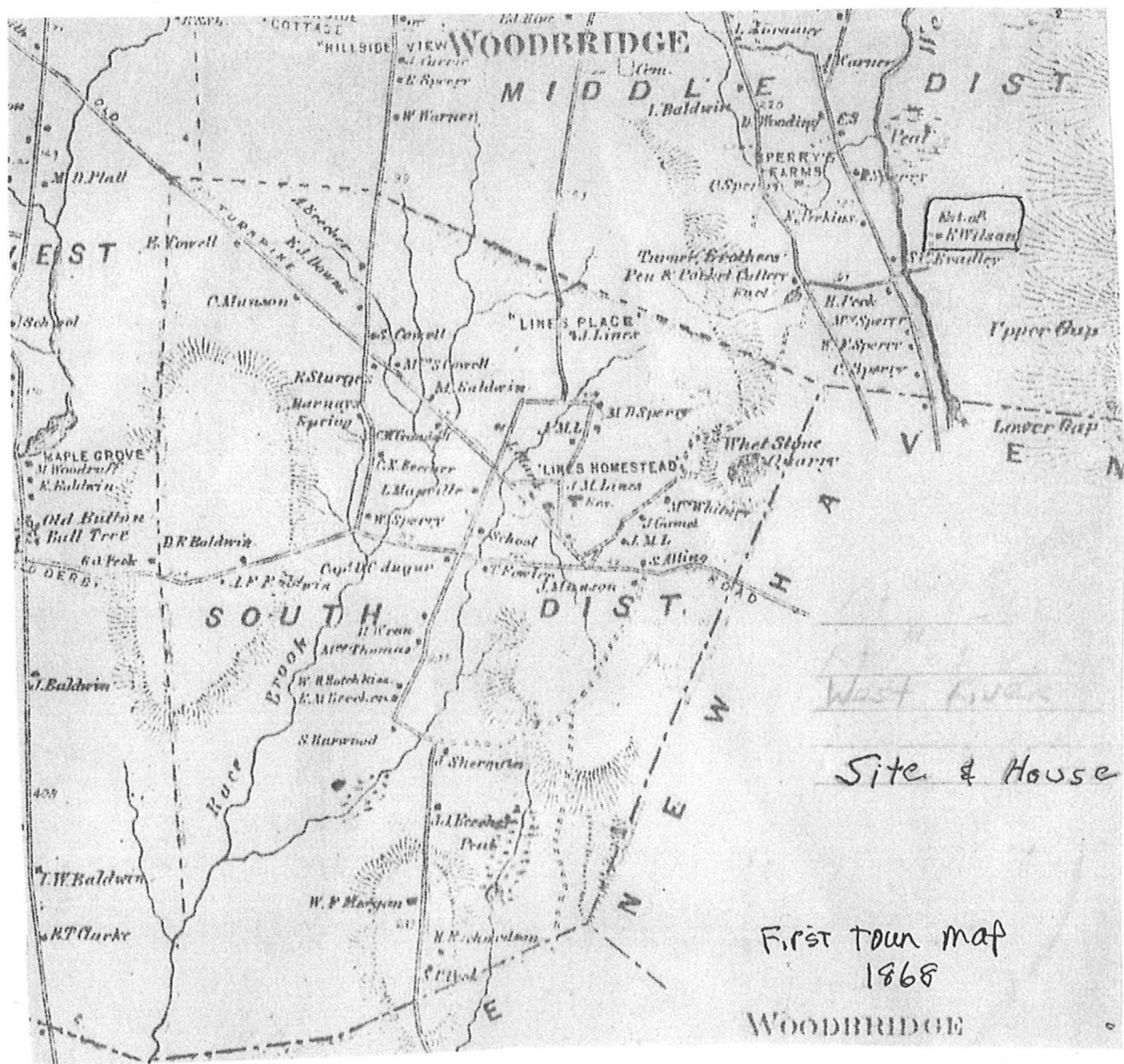
I HEREBY CERTIFY TO THOSE LISTED ABOVE that this survey and the measurements are substantially correct, that the title lines and lines of actual possession are the same, that the buildings are located as shown and do not encroach over and upon street, title or building lines, that there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings, and that there are no easements or encroachments affecting this property apparent from a careful physical inspection of the same, other than those shown and depicted hereon.

CERTIFIED CLASS A2 SURVEY

FRED D'AMICO L.S. 12833

EXHIBIT A-3

137



## Children's divorce center relocates

The Captain Thunderbolt house, a certified historic landmark with a history dating back to the 1700's is the new Woodbridge home of the Children's Divorce Center.

The historic house has been renovated as part of the new Captain Thunderbolt Office Park on Bradley Road.

Renovation has preserved many characteristics of the old house, which provides an ideal setting for the clinical

and educational services offered by the Children's Divorce Center.

The Children's Divorce Center was founded in 1979 to provide services for divorce-related problems of children. Center director Marcia Lebowitz anticipates that the new setting will enable the center staff to better serve the local community and to meet the increasing statewide and national requests for clinical and educational services.

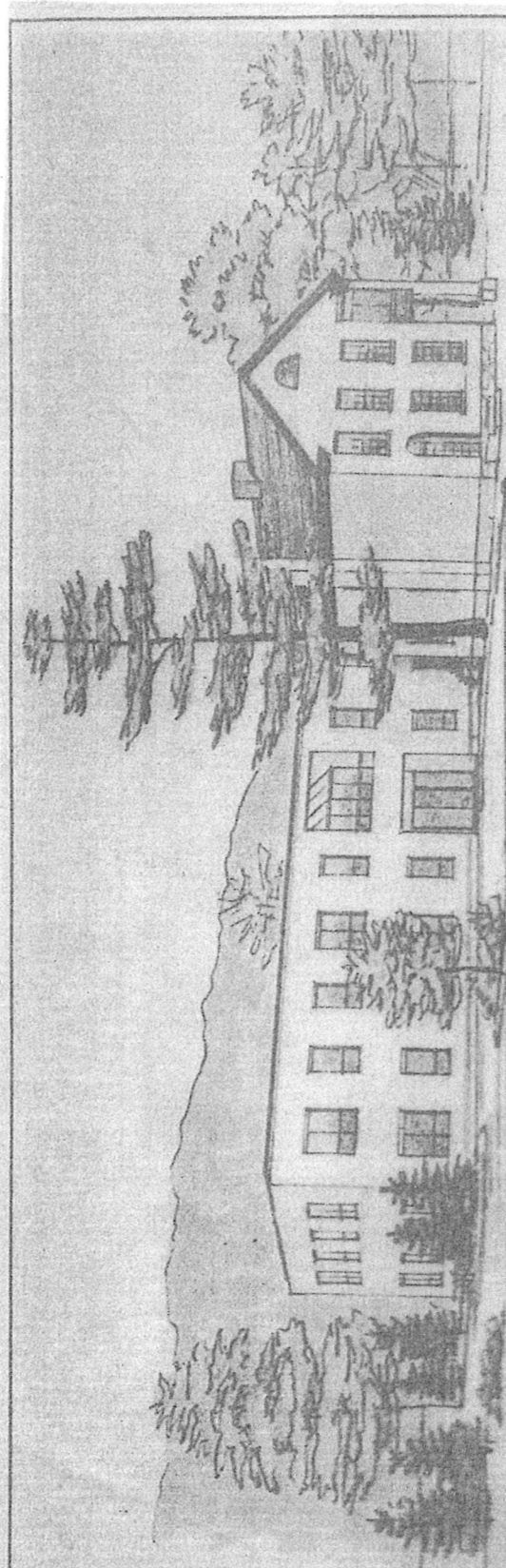
1985



88 Bradley Road is a Federal-style, gable-to-street house, which was built of stone and now has stuccoed 18-inch-thick walls. It is distinguished by a two-story colonnaded porch of the Ionic order along half of its south elevation, which until the early twentieth century was open on both stories. Today it is enclosed at the second level. Matching engaged columns project from the wall surface of the remainder of this elevation, suggesting that at one time the colonnade extended the full width. More recent stuccoing, which has covered the columns as well as the walls, may have obscured some of the original detailing, but a number of Federal-style features remain, including fanlights in the gables and a recessed entry on the side of the west elevation. It too has an elaborate fanlight. There is a small shed-roofed addition at the rear and an exterior chimney on the left elevation.

Local folklore claims that this house was owned in the 1770s by a notorious pirate, "Captain Thunderbolt," whose colorful career ended when he sailed away to escape the wrath of King George. Given further credence by newspaper articles, this tale has persisted, even though the house is clearly not that old and its true history, readily accessible in the land records, is no less colorful. It revolves around the mysterious disappearance of a Robert Wilson, who vanished in 1867 and was missing for 35 years before being declared dead in 1902. Although the house was built on Sperry land, possibly by a Sperry, a clear title only goes back to the estate of Robert Wilson. When his estate was distributed to his heirs in 1907, it included this house on a 20-acre parcel that extended all the way to the Hamden line. His heirs, who each received an undivided sixth interest, included his son, Sereno Wilson (b. 1844), who was living here after his father disappeared. Neither Sereno, a carpenter, nor David, his younger brother, were married when the household was listed in 1870. Two sisters and another brother also shared in their father's estate, along with David's heirs. When Sereno's estate was distributed in 1935, his share passed to Aida E. Joyce, his daughter. After her death, her heirs each had a 1/18th share and in 1966 the survivors sold out to the American Industrial Development Corp. of New Haven.

History of Robert Wilson House



Architect's drawing of proposed Capt. Thunderbolt Office Park.

# Old 'pirate' home eyed for offices

By Bill Mungro  
Staff Reporter

WATERBURY, Conn. — The Brad-ley Avenue home of an 18th cen-tury sea-faring captain is being converted into a 41-million office complex, but its developer hopes to retain the building's historical flavor.

Plans found at the site reveal a two-story, three-bay house built by the first John Bradley, a shipyard owner and merchant who lived here until his death in 1800. The house was one of the first in Waterbury to have a central chimney.

ceremony, Popowski said the dis-play also will include a 1928 edi-tion of the New Haven Register which contains a feature story on Thunderbolt.

Project coordinator Debbie Baldwin said the new account refers to Thunderbolt as a pirate and describes some of the cap-tain's "notorious" escapades at the old tavern in Waterbury. When Capt. Thunderbolt re-turned from the sea nearly 200 years ago, he brought his sailing ship, the *Sea Horse*, to anchor in the old harbor, where he lived for about 10 years before he died of a fever in 1780.

ed, the captain would thunder down the country road to the tav-ern at Fountain Street, spread a bag of coins of assorted denom-inations on one of the tavern tables and "drink his fill until mid-  
night," she added.

Baldwin said the Amity & Windbridge Historical Society has renewed interest in the house and intends to delve into the cap-tain's life and his time, which re-quires searching.

He has been designated as a historical site by the state Department of Transportation. The department plans to build a rest area addition to the site of

the existing house on a 1-acre site, Popowski said the Thunder-bolt home will contain 2,000 square feet of office space and the addition will hold 10,000 square feet.

We hope to attract profes-sional tenants including lawyers and accountants," said Popowski. Thunderbolt's home will con-tain four or five of its own offices, the addition will house eight to 10 professional offices.

Popowski said the history of the house will be the main attraction for visitors. He said the house will be open to the public by the town.



# STATE OF CONNECTICUT

STATE BOARD OF EDUCATION  
CONNECTICUT HISTORICAL COMMISSION  
STATE HISTORIC PRESERVATION OFFICE

RECEIVED

SEP 11 1985

BUILDING DEPARTMENT  
TOWN OF WOODBRIDGE

September 10, 1985 (Date)

To:

Mr. George Michael (Building Official)  
11 Meeting House Lane  
Woodbridge, Ct. 06525

The State Historic Preservation Office on 9/10/85 (Date)  
issued a Preservation and Rehabilitation Certificate pursuant  
to Article 22 ("Historic Structures") of the State Building  
Code

To:

Group Three of Woodbridge, Inc. (Owner/Applicant Name, Address)  
125 Bradley Road  
Woodbridge, Ct. 06525

For:

Captain Thunderbolt House (Project Name, Address)  
88 Bradley Road  
Woodbridge, Ct. 06525

Please complete the information below and return this form to  
the State Historic Preservation Office:

A building permit (permit # \_\_\_\_\_ if applicable)  
was issued by the City/Town of \_\_\_\_\_ on  
\_\_\_\_\_ (Date) for the above-named project.

\_\_\_\_\_  
(Building Official)

\_\_\_\_\_  
(Date)