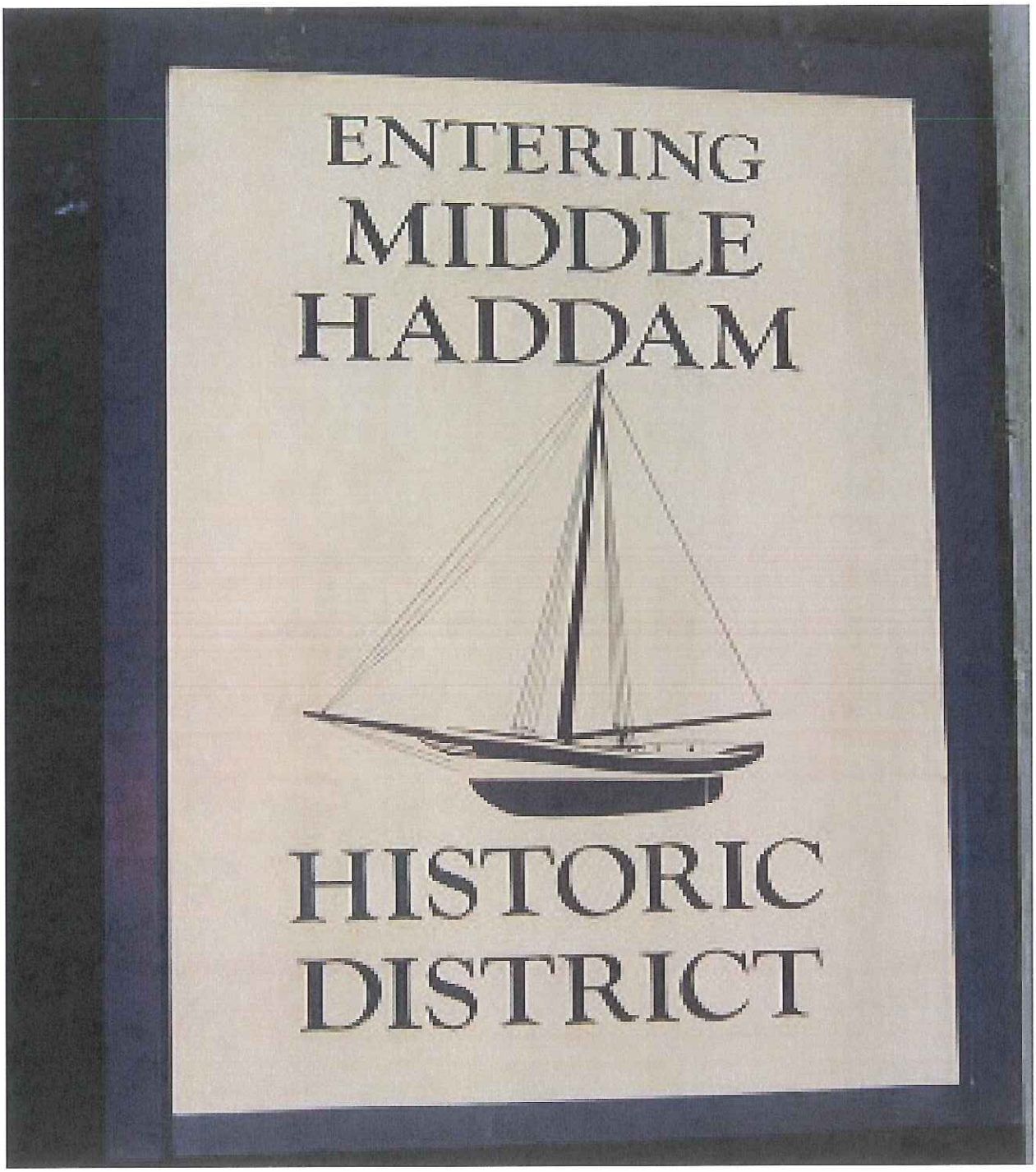
MIDDLE HADDAM HISTORIC DISTRICT HANDBOOK

Your official guide to compliance with the Historic District Ordinance, Chapter 211



MIDDLE HADDAM, CONNECTICUT

20 East High Street, East Hampton, CT 06424

on the web at www.easthamptonct.org

Adopted: 20Nov2008

East Hampton CT 20 East High Street, East Hampton, CT 06456

Middle Haddam Historic District Commission

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James Royster,Chair

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October 28, 2010

To: Middle Haddam Historic District Residents.

The attached Handbook has been updated and revised from the original that was issued in December 2008 to account for revisions in the East Hampton Historic District Ordinance passed by the Town Council on February 23, 2010 and to include other clerical and clarifying amendments that were deemed advisable.

Respectfully submitted;

James Royster, Chair

Middle Haddam Historic District Commission

East Hampton CT 20 East High Street, East Hampton, CT 06424

Middle Haddam Historical District Commission

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Date: December 2008

To: Middle Haddam Historic District Residents

The Historic District Commission is proud to present this handbook to the residents of the District representing the culmination of two years of hard work and dedication to produce what we feel is a very workable document. It was our goal to make this easy to read, thorough and that it clarifies many of the questions one has as you comply with Chapter 211, the Historic District Ordinance. The handbook or guideline format selected is in direct response to the clear public directive put forward at the initial hearing: an overwhelming preference for guidelines rather than a regulatory approach. The continued support and cooperation of residents is what makes that approach possible. I would like to thank all those who generously gave their time and demonstrated a sincere interest in its content and the completion of this document.

As was pointed out in the National Register application for the district, Middle Haddam's historic properties were remarkably preserved long before the Historic District was established which is a testament to the commitment and pride of those who served as owner/caretakers of these fine homes. It is that sense of pride and interest in preservation that continues to make this a special place and makes it possible to uphold this ordinance on a voluntary basis.

The Commission has worked hard to bridge gaps and tap the resources available through the town to embrace contemporary government practices and improve its process including adopting by-laws for the first time, new application instructions, clarification of records maintenance, centralized documentation, greater town website presence, and this handbook.

I would like to personally thank each and every individual and Commissioner, past and present, who worked on this handbook diligently considering its content. At its introduction, this project revealed tremendous potential to have a divisive effect threatening this community's cohesiveness; a community that always engaged in lively debate while respecting one another's opinion. It was heartening to see this community renew its historic sense of unity once again working cooperatively. I remain tremendously proud to have played a part in that process.

Respectfully submitted,

Nannette Woodcock, Chairperson

Middle Haddam Historic District Commission

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I. STATEMENT OF PURPOSE

The purpose of this handbook is to inform residents of the Middle Haddam Historic District of its governing Ordinance, Chapter 211, the application process and appropriate choices to consider when undertaking maintenance, renovations, rehabilitation or new construction of all structures within the district. While the Historic District Ordinance represents legal regulations the Commission is responsible to uphold summarized in Section VI, **this handbook was intentionally created as a "guide" for the District and does not represent regulations or law. Rather, it is intended to help residents understand how to comply with the Chapter 211 of the town's ordinances and the general preferences of the governing body when considering applications.**

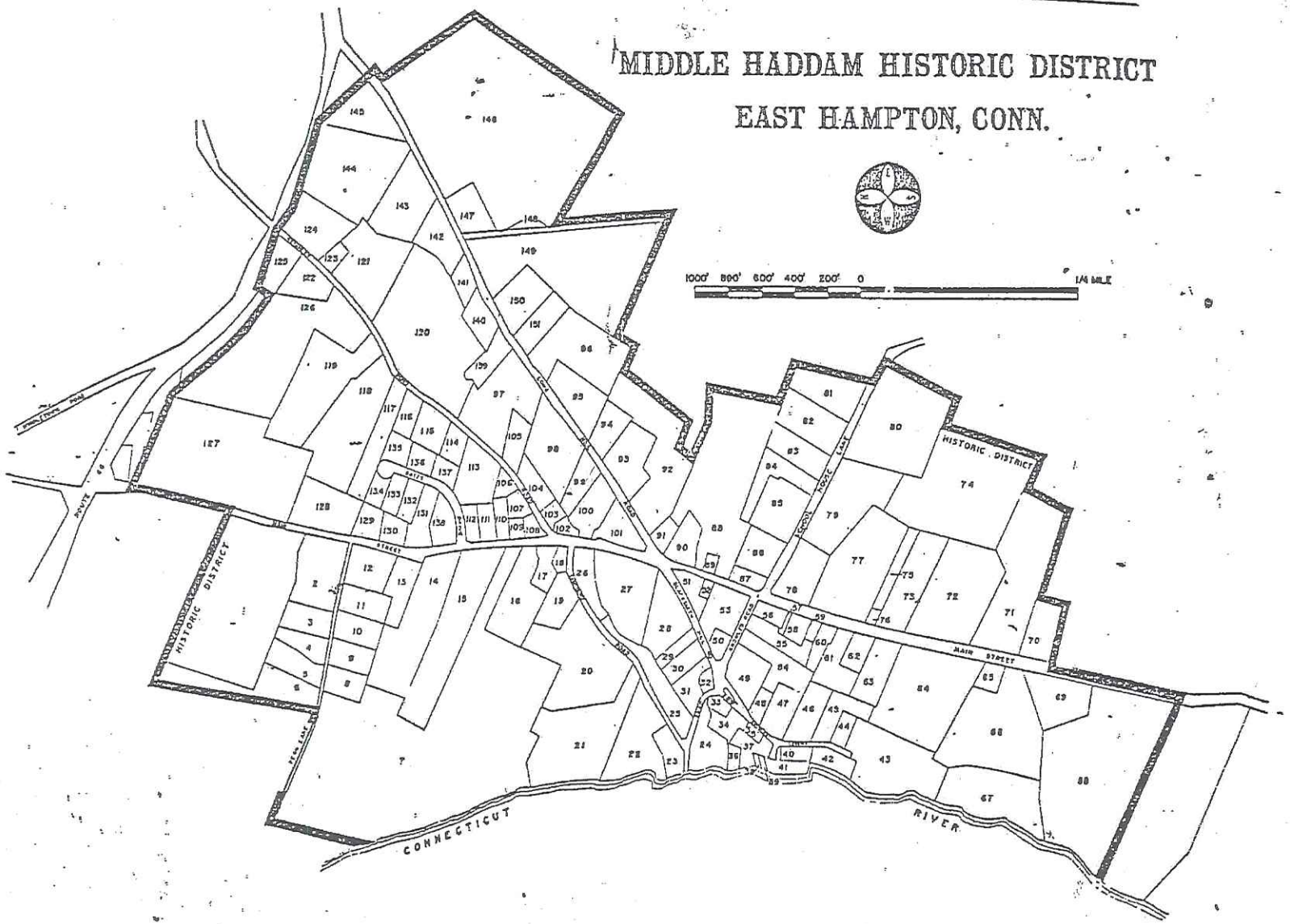
The purpose of the Commission is to preserve and protect the many architectural phases of Middle Haddam, to encourage and honor the periods of construction, the historical nature and detail of property over time. We believe that contemporary structures are an integral part of the architectural landscape of the District and as worthy of preservation as those structures built in earlier times. We are sympathetic to the needs of current District property owners to alter their properties in accordance with contemporary needs and desires. The goal of the commission and the enabling statutes under which it operates is not to preclude such changes, but rather to ensure that such changes are appropriately integrated with respect to the particular building or structure under consideration and its surrounding properties. We perceive our jobs to be one of responsibly balancing the needs of contemporary property owners with the public interest of preserving the unique architectural features of the buildings and structures within the District.

II. HISTORIC DISTRICT BOUNDARIES, MAP & STREET LISTING

Streets. The following streets are in the Historic District.

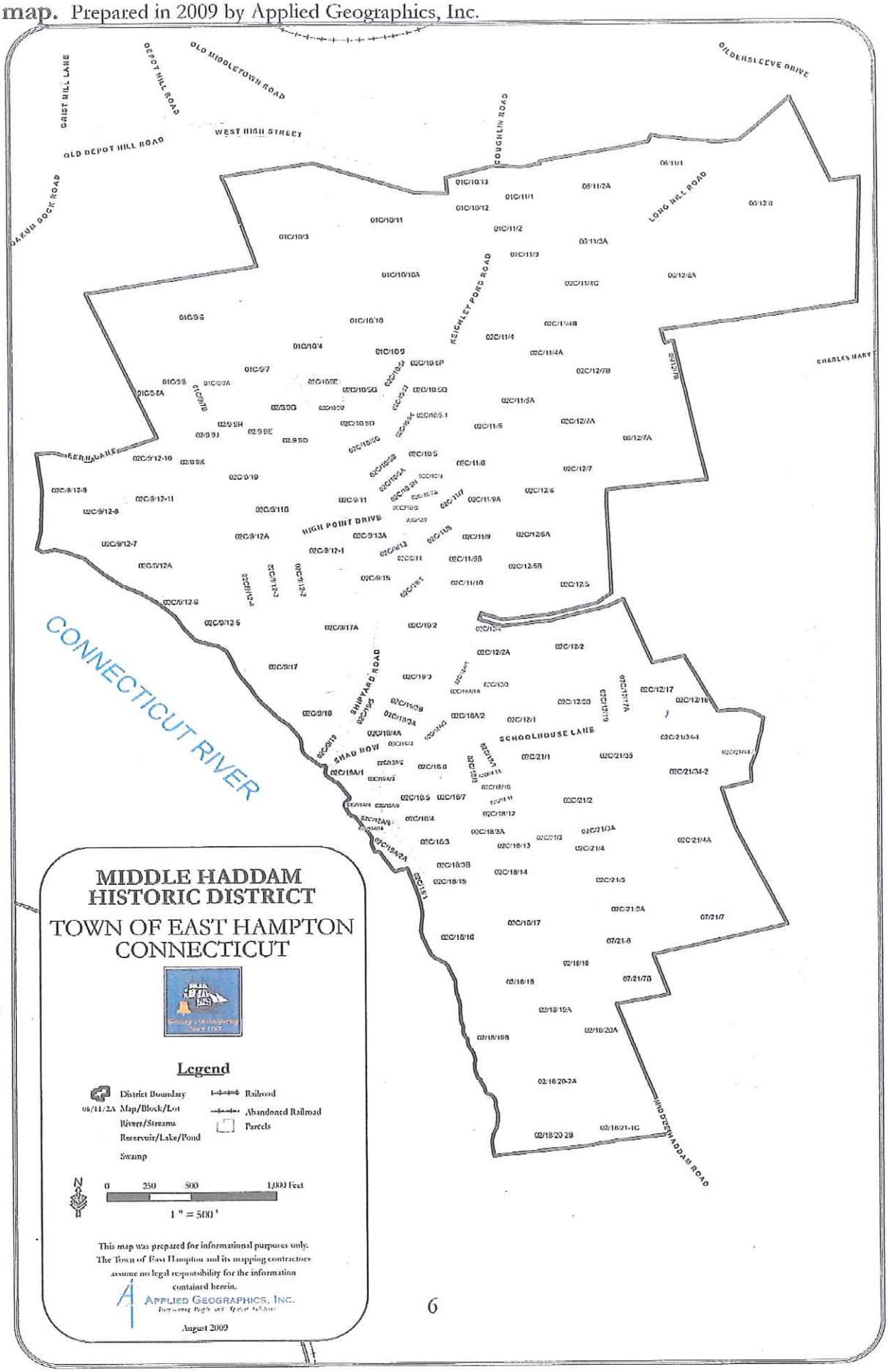
Bates Drive	**Long Hill**	**Knowles Road**
Blacksmith Hill Road	**Middle Haddam Road, 23 – 137**	**Shad Row**
Fern Lane, 1 – 18	**Schoolhouse Lane, 1 – 29**	**Shipyard Road**
High Point Drive	**Keighley Pond Road**	**293 W High Street**

Original Map. The following original Historic District map dated May 1976 is included herein as a reference to the individual properties listed in Appendix 6 of this handbook.



EPARED BY: MIDSTATE REGIONAL PLANNING AGENCY MAY 1976

Revised map. Prepared in 2009 by Applied Geographics, Inc.



Boundaries by Assessor's Map, Block and Lot numbers.

Northerly	01C/9/8A
	01C/9/6
	01C/10/3
	01C/10/11
	01C/10/13
	01C/11/1
	06/11/2A
	06/11/1
	06/12/8
Easterly	06/12/8A
	06/12/7B
	06/12/7A
	02C/12/7
	02C/12/5
	02C/12/2C
	02C/12/4
	02C/12/2
	02C/12/17
	02C/12/18
	02C/21/34-2
	02C/21/34-3
	02C/21/4A
	07/21//7
	07/21/7B
	02/18/20A
	02/18/20-2A
Southerly	02/18/21-1C
	02/18/20-2B
Westerly	02/18/20-2A
	02/18/19B
	02C/18/16
	02C/18/1
	02C/19A/2A
	02C/19A/7A
	02C/19A/6
	02C/19A/4
	02C/19A/1
	02C/9/19
	02C/9/18
	02C/9/17
	02C/9/12-5
	02C/9/12-6
	02C/9/12A
	02C/9/12-7
	02C/9/12-8
	02C/9/12-9

III. MIDDLE HADDAM HISTORY

Middle Haddam was established in the early 18th century as "East Middletown," an outpost of Middletown for agricultural and trading purposes. In 1739 it became its own ecclesiastical society, conjoined with the Haddam Neck section of Haddam and took the name "Middle-Haddam." A Congregational meeting house was built by 1744 at the southern end of Hog Hill. A village grew up around the church and the community thrived for about 70 years, providing raw materials to Middletown and beyond via docking station at the Landing1, active from the 1730's. Middle Haddam separated from Middletown and was incorporated into the township Chatham in 1767.2 Concurrent with the Revolutionary War, it developed into one of the most important and prosperous shipbuilding centers on the Connecticut River. Ranging from approximately 1795 to 1877 and concentrated in the first fifty years of the 19th century, some 140 ocean-going ships, brigs and schooners were built in Middle Haddam by master builders such as Charles Shepard, Thomas Childs and John Stewart. Thomas Childs alone stated that during his long career as master builder he had been in charge of the construction of 237 vessels of various sizes.3 Other industries essential to shipbuilding and mercantile shipping proliferated including the manufacture of iron, oakum, rope, sails and a major shipping business of local goods and materials. Merchant shipping from the port was pre-eminently involved in the coastal and West Indies trade. Ships built in Middle Haddam yards for international travel sailed to Europe, China and included whaling voyages that circumnavigated the globe. As a result of the thriving shipping and shipbuilding industry, village life gravitated from Hog Hill to the Landing where several public buildings and churches were erected. By the 1830's the area of Cobalt played an important industrial role in shipbuilding and by the mid 19th century a small village had grown up around a green and post office there.

In 1855 when the Middle Haddam parish fissured, Haddam Neck became a distinct ecclesiastical society, and Middle Haddam's social and religious center was fully shifted from the southern end of Hog Hill to where it is today. Although still a significant industry, the building of sailing ships waned and the Industrial Revolution ushered in manufacturing and steamship transportation. Many captains of these great steamships as well as prominent New York captains of clipper ships chose to reside in Middle Haddam and by 1880 the village had evolved into a purely residential community. Middle Haddam has remained largely residential and its 18th and 19th century character remarkably well preserved.

As was the case with all wood-frame structures in the 19th century, fire was a constant threat, and many of Middle Haddam's important historical structures succumbed to flames over the years. Other commercial structures that were no longer viable simply fell into disrepair and eventually disappeared, leaving only their stone foundations, which may still be seen in the late fall or early spring through the diminished overgrowth.

Despite the ravages of time and neglect, some 64 structures of varying importance remain from Middle Haddam's years of prominence and are the core of the Historic District. In addition, other neighborhoods have been added during the middle years of the 20th century that are also subject to protection. Around the turn of the 19th/20th century the concentrated and eclectic mixture of grand and humble structures arrayed on the slopes rising from the banks of the Connecticut River began to attract a cadre of wealthy New York City dwellers seeking a retreat from the stifling heat of Manhattan summers. The regular and frequent overnight steamship runs from NYC to Hartford and back and local train service to the Cobalt Depot made Middle Haddam a convenient commute even for as short a time as a long weekend.

Middle Haddam's recognition as an important historical area came into its own during the 20th century, resulting in the establishment of a statutory Historic District in 1977. As it stands today, the Historic District affords protection for approximately 180 structures dating from as early as 1691 up through modern-day construction. Remarkably, almost 70% of the village's historic structures predate 1835. Of the 64 historic structures remaining, 14 originate in the Colonial Period to 1788, 23 from the Federal Period (1789-1828), 17 from the Pre Civil War Era (1829-1865) and 6 from the Post Civil War Era (1866-1886). Other notable historic structures included in the district's rich history are a cemetery, stone bridge and 2 dams. [Additional descriptive historical information included in Middle Haddam's National Historic Register Application is set forth in appendices 2 and 3]

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[1] The "Landing" (now called Knowles Landing) is the location of the first settlement in the Historic District adjacent to the Connecticut River, where shipping and ship-building activities took place throughout much of the 18th and 19th Centuries.

[2] Chatham was re-named East Hampton in 1915.

[3] "Yankee Township", Carl F. Price, Citizen's Welfare Club, East Hampton, 1941. Pp 65, 66.

IV. SUMMARY OF APPLICABLE LAWS

The Middle Haddam Historic District ("MHHD") and its Commission ("MHHDC" or "Commission") have been established pursuant to Connecticut General Statutes §7-147a et. Seq. and East Hampton Ordinance, Chapter 211, § 211-1 et. Seq. [revised 2-23-10] .The full text of the ordinance is available on line at easthamptonct.org, "Town Clerk" and "Code of East Hampton".
The following summary of those laws is intended to assist persons owning properties in the MHHD in understanding their responsibilities under the law.

BOUNDARIES. Please see Section II of this handbook.

REQUIREMENT. The law provides that no building or structure within the Historic District which is visible from a public street, way or place can be altered or modified without first having obtained a "**certificate of appropriateness**" (COA) from the Historic District Commission. A COA is required where modifications or changes visible from a public way, street or place are considered for any structure within the district. A COA is prerequisite to obtain a building permit. The term "structure" includes any and all types of man-made edifices including such things as driveways, parking areas, walkways, fences or walls. The state enabling statute defines a "building" as a combination of materials forming a shelter for persons, animals or property and "structure" as any combination of materials, other than a building, which is affixed to the land including but not limited to signs, fences and walls.

What IS subject to a Certificate of Appropriatness: Alteration or construction of any building or structure that is visible from a "public street, way or place" are regulated. Also subject to regulation is any alternate use of parking other than residential. Visibility from a public street, way or place will be determined without regard to the shielding aspect of trees and other plantings.

What is NOT Subject to a Certificate of Appropriateness: Interior alterations are not regulated. Paint color is not regulated. However, where color is an integral part of the material, it is considered and therefore subject to approval. Plantings are not regulated. Ordinary maintenance and repair that does not involve a change in the appearance or design of exterior architectural features are not regulated. Replacement of existing materials with new that are IDENTICAL in composition and design falls within this exception.

Property owners are cautioned against relying on their own determination that a contemplated project is not covered by the law, for a contrary conclusion by the MHHDC could result in an order to dismantle what has been inappropriately constructed, restoration of what has been demolished and/or significant fines and other costs. (Please see "ENFORCEMENT" below.) Property owners should seek a ruling from the Commission as to whether or not a contemplated project will require an application for a Certificate of Appropriateness (see appendix___, COA Application and Instructions "3. Request For Determination of Exemption").

CONSIDERATIONS. Here it is best to quote directly from the state enabling statute, CGS §7-147f:

> "In passing upon appropriateness as to exterior architectural features,...the commission shall consider, in addition to other pertinent factors, the type and style of exterior windows, doors, light fixtures, signs, above-ground utility structures, mechanical appurtenances and the type and texture of building materials...[T]he commission shall also consider, in addition to other pertinent factors, the historical and architectural value and significance, architectural style, scale, general design, arrangement, texture and material of the architectural features and the relationship thereof to the exterior architectural style and pertinent features of other buildings and structures in the immediate neighborhood."

and CGS 7-147d:

> "No area within an historic district shall be used for industrial, commercial, business, home industry or occupational parking, whether or not such area is zoned for such use, until after an application for a certificate of appropriateness as to parking has been submitted to the commission and approved by said commission."

PERMISSABLE VARIATIONS. Under certain circumstances involving exceptional practical difficulty or undue hardship upon a specific property owner, the Commission may in its discretion permit variance from strict compliance with the requirements of the enabling laws provided the variation, modification or interpretation remains in harmony with the general purpose and intent so that the general character if the district is conserved.

APPLICATION PROCEDURES. You must file an application no later than 15 days prior to the next regular meeting of the Commission to schedule a public hearing in order to be considered at that meeting. The dates of regular meetings of the Commission are posted on the town of East Hampton's website www.easthamptonct.org. Click on "Boards and Commissions" and scroll down to "Middle Haddam Historic District Commission." Application forms and instructions may also be printed from the town's website. They are also available at the Town Clerk's office.

You and your legal representative or other professionals engaged by you in connection with the proposed work may be heard at the public hearing scheduled for your application. However, by law neither you nor your representatives are required to attend the hearing.

ACTIONS BY THE COMMISSION. The commission must act on your application within 65 days of its filing (see application instructions). Failure of the commission to act within that time shall constitute approval of your application. If additional information, detail or clarification is required, the commission may request that material of an applicant and postpone action to a subsequent hearing so long as it acts on the application within the 65-day period. The commission may attach conditions to a Certificate Of Appropriateness as a part of the approval process. If an application is denied, the commission is required to tell you in writing the reasons and bases for its determination. Approved COAs remain in force with the property and do not expire. All COAs and COA applications remain on file with the Building Department. Please note, a COA may be a prerequisite for of a building permit for all properties within the district.

YOUR REMEDIES. You may make an appeal of any decision of the commission or any officer thereof to the courts provided you do so within 15 days from the rendering of the decision. You may also file a new application. There is no limit as to how many amended applications you may file.

ENFORCEMENT. The Historic District Ordinance is enforced by the East Hampton Building Department which is responsible for conducting inspections to insure compliance with the Ordinance and all COAs issued. Any complaints regarding violations or non-compliance should be filed with the Building Department.

Any person who violates the provisions of the laws pertaining to buildings and structures in a sanctioned Historic District is subject to remedies at law which can include a court-ordered demolition of inappropriate buildings and structures erected in violation of the law and the restoration of such building and structure. In addition, violators are subject to daily court-imposed fines for each day a violation is found to exist, including court costs & attorney's fees.

V. CERTIFICATE OF APPROPRIATENESS APPLICATION AND INSTRUCTIONS

Attached, appendix 7.

VI. SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION OF HISTORIC PROPERTIES

Preserve the distinguishing character of your property. Removal or alteration of historical materials or architectural features should be avoided.

Repair rather than replace deteriorated architectural features whenever possible.

Duplicate original features by matching them in composition, design, color, texture and other visual qualities whenever replacement is necessary.

Honor the proportions, scale, color, texture and quality of the original when new materials are introduced.

Treat with sensitivity distinguishing stylistic features and examples of skilled craftsmanship, which are scarce today.

Provide a use for your building compatible with the original use so that minimal alteration to the building and its environment is necessary.

Give careful consideration before removing additions and alternations made after your building was built. They may have value as part of the history of the building.

Recognize your building as a product of its time. Alterations to create earlier appearances, for example adding colonial windows to Victorian houses, are inappropriate.

Preserve the essential form and integrity of the original building when making new additions and alternations.

Design new additions to be compatible in size, color and material, but not to mimic previous styles.

VII. ARCHITECTURAL & MATERIALS GUIDELINES

Structures within the Historic District that are not yet considered historic are equally subject to the requirements of the Historic District Ordinance. As with older structures, additions and alterations to such structures will be evaluated based on their period of construction.

New Construction

New construction must be harmonious with its surrounding environment. It should complement existing adjacent architecture and should reflect the characteristic scale, massing, materials and building traditions of the immediate area.

Additions and Alterations

Additions and alterations to historic structures should minimize material loss of the original structures, so character-defining features of the historic building are not changed, obscured or damaged. Additions should be as inconspicuous as possible from public view, and should be harmonious in appearance and ideally reversible. Design new additions to be compatible in size, scale, material, and coloring but do not mimic previous styles. Honor the proportions, scale, color, texture and quality of the original structure when new material is introduced. Give careful consideration before removing additions and alterations made after your building was built as they may have value as part of the history of the building.

Maintenance, Repair, Restoration and Replacement

Although ordinary maintenance and repairs do not require a COA, owners must adhere to certain guidelines in order to qualify for this exemption **and homeowners are strongly advised to request a ruling by the Commission for an exemption (see application instructions).**

The repair rather than the replacement of deteriorated architectural features is encouraged. In the event that replacement is necessary, new material should match the material being replaced in all material respects. Modern materials will generally be considered less appropriate where original materials are readily available. In cases of both repair and replacement, missing architectural features should be based on accurate duplications of original features, substantiated by physical or pictorial evidence rather than conjectural designs. New additions or alterations to structures should be executed in such a manner that if such additions or alterations were to be removed at a later date, the essential form and integrity of the structure would be unimpaired.

Specific Exterior Architectural Elements under the Purview of the Historic District Commission

Chimneys

If a new chimney is constructed, it should match the existing chimney(s) in style and material. For older structured, exterior end chimneys should be avoided and non-masonry chimney stacks should be avoided when visible from a public street, way or place. Chimneys must be placed and sized appropriately. For example, if a center-chimney Colonial house plan is used in new construction, the chimney should be positioned in the center of the building, generally over the front entrance.

The installation of a metal chimney to vent wood or gas burning devises does require a COA if visible from a street place or public way. Wherever possible homeowners are advised to select a location as minimally visible as possible as they are generally rather unsightly and may not be viewed favorable by the Commission.

Material Color

Paint color is not regulated. However, where color is an integral part of the material it is considered and therefore subject to regulation. Examples, included are stone, masonry, artificial siding products, and all roofing materials.

Doors

For most structures, the first choice is to retain original doors maintaining and repairing whenever possible. For each period of construction, a distinct style will be most appropriate with wood being the predominant material. Original hinges, ornamentation, door knobs, latches and locks should also be preserved all of which are of a particular style for the period of the structure.

Wooden storm and screen doors are more appropriate for any structures built prior to the 1950's when metal storm doors were introduced. If metal is selected for new structures, those that simulate wood and replicate the styles used earlier with full panes of glass and screen are generally more acceptable than some of the stylized versions available today. Careful consideration should also be given that the latches, knobs and locks are appropriate for the structure as well.

Dormers

Dormers first emerged in the Post-Revolutionary War era known as the Federal Period. They can be an appropriate way to use existing attic space, and may also help to reduce the apparent scale of new construction. The addition of new dormers on existing architecturally or historically significant roof surfaces is generally discouraged.

Driveways, parking areas, walks, steps and patios

The Commission supports the use of gravel or pea stone for driveways and parking areas, which is more traditional to the Historic District than blacktop. The selection of material appropriate to the period of the structure will be considered. In situations where the need to snowplow or where other considerations require a hard surface, gravel or crushed stone can be rolled into a bituminous binder to provide an attractive, serviceable surface.

Walkways, steps and patios visible from a public way should be made from natural products rather than concrete or simulated stone products. Native stone and ruddy-clay paving bricks are more associated with historic buildings and are all appropriate to Middle Haddam.

When considering construction, alteration or request for alternate use of a parking area for other than residential vehicles, the Commission takes into consideration size, visibility of vehicles, closeness and proximity to adjacent buildings and other similar factors.

Fences and stone walls

Three- and four-board fences, picket fences and field-stone walls are traditional in Middle Haddam, and forms favored by the Commission. Where stone walls are re-set or built new, they should visually emulate the traditional drywall techniques used in original construction. Cement, if used, should not be visible. For examples of fences and walls appropriate in various situations, see Stanley Schuler's book, How to Build Fences, Gates and Walls.

Existing walls and fences should be preserved whenever possible. Restoration of existing historic fences and walls is always preferred to replacement. New fences should follow local traditions appropriate to the period of the property and immediate neighborhood. High masonry walls, barricade fences, and other large imposing barriers are discouraged because they are not characteristic of the Middle Haddam Historic District's period of significance. The use of Historic fences and stone walls should be preserved. As a structure, the removal of a stone wall or fence requires HDC approval. Lattice should be used most sparingly with a preference for the traditional horizontal and vertical installation rather than the more modern, less desirable diagonal application.

Foundations and Underpinnings

Middle Haddam's historic foundations and underpinnings were made of field stone, native-cut granite, brownstone, or stone topped with brick. Large expanses of concrete foundation are not considered appropriate for new construction or additions to historic structures.

When covering open areas beneath structures, vertical boards are preferable. Lattice should be used as sparingly as possible, particularly for historic structures and applied as indicated above.

Garage Doors

The Historic District Commission regulates the type ands style used in new and replacement garage doors. Wooden-barn style and carriage-house doors are preferred to more modern designs. The use of proper hinges, latches and other closure devises will also be considered and should be appropriate to the period of construction.

Hinges, Latches, Locks, Knobs and Handles

The selection of hinges, latches and other closure devises should be appropriate to the period of construction and will be considered. Original hinges, door knobs, latches and locks should be preserved whenever possible.

Lights

Whether attached to a building, mounted on a post or in the ground, lighting fixtures contribute greatly to the general character of an area and are under the jurisdiction of the Commission. Most exterior lanterns used today are too small for the building they are intended to accompany. Property owners are asked to be mindful of the period and scale of their buildings when choosing lanterns. Light bulb "color" should be "white" with a low wattage reducing ambient light. Flood lights and other bright or industrial lights are discouraged in an effort to minimize ambient light where ever possible. If used, care should be taken to direct light to minimize lighting of adjacent properties.

Outbuildings, Hot Tubs, Swimming Pools and Accessory Structures

Outbuildings such as garages, barns, sheds, carriage houses and greenhouses, are all considered important elements of the Historic District. Although unavoidable in today's world, garages are less appropriate for older homes or reproduction antique homes, and should be designed to look like barn and outbuildings of the period appropriate to the building to which it reflects. Typically, freestanding garages are preferred to attached with doors oriented away from the main view, utilizing a side or rear entrance. Outbuildings are afforded the same legal protection from demolition as are principal buildings; historic barns, carriage sheds and automobile garages should be preserved.

New outbuildings should be placed to minimize their visual impact, ideally towards the rear of the property and screened from public view. If visible, the structure should be as unobtrusive as possible. It should reflect the primary structure in design, materials used and roof line. The use of natural materials traditional to Middle Haddam such as wood clapboard, board and batten, and in some cases brick, stone or wood shingles when designing these structures is encouraged.

Swimming pools and accessories, hot tubs, ponds and water features should be located out of view from a public street, way or place if at all possible. Pool equipment should be screened and placed discretely so as to be as out of view if possible. While accent and safety lighting may be necessary, it is subject to Commission approval and a minimal approach should be considered where possible.

Utilities

Structures, attachments and service connections integral to contemporary needs (fuel, power, telephone, TV signal reception, well heads, etc.) must be out of sight, or as unobtrusive as possible unless safety is involved or usefulness degraded and therefore subject to approval.

Porches, Verandas, Decks and Terraces

Porches did not come into vogue until the middle of the nineteenth century, when they were sometimes added to older homes. Throughout the Victorian-era and into the early 20th century, the porch became a characteristic architectural feature. All porch additions should be compatible with the style and detail of the building. Depending on the style, a porch roof pitch may reflect the main roof form of the building or may appear flat. Screening in a traditionally open porch requires the approval of the Historic District Commission.

While porches, verandas and terraces are all traditional building elements in Middle Haddam's Historic District, contemporary decks have no historic precedence. Landscaped terraces and patios at grade are encouraged in lieu of deck additions where in the public view. Any deck proposed should be visually integrated with the main building. Partial roof coverings as well as railing design can help with the visual integration of the deck and main building.

Roofs and Roofing

Roof shapes indigenous to Middle Haddam's period of significance are gable, gambrel, saltbox, and hipped. The most common roof shape is gabled. Typically eighteenth and early nineteenth century houses with gabled roofs were built with a pitch of about 8-12 inches in vertical dimension to every 12 inches horizontally, and new construction should follow these proportions. Traditional roof forms consisted of a single primary shape with most secondary wings or ells with a lower and usually similarly shaped roof.

Historically, Middle Haddam's homes would have had straight sawn cedar shingles, shakes or, in rare instances, slate roofs. Restoration of original roofing materials is always encouraged and we support the use of traditional materials characteristic to the village for new construction. However, asphalt architectural shingles will generally be allowed unless the original roofing is an important design feature of the structure. Generally, materials that most closely resemble what was original to the period of the structure are preferred. Victorian, standing-seam metal roofing may be an appropriate alternative for certain outbuildings.

Shutters

Homes typically were not built with exterior shutters until the post-Revolutionary war Federal Period (1780's), though at this time many were added to older buildings. The style of shutter installed should be consistent with the style of the house and have historic precedence in Middle Haddam. Adding non-original shutters to historic homes is not appropriate. Where shutters are appropriate, they should be the traditional wood-slat type and when shut sized to cover the window or door in line with their original historic function. Paired shutters should flank a single window or door and should be sized so that the pair of shutters are equal to the width of the window or door frame.

Siding

During Middle Haddam's historic period, wooden clapboard was the predominant siding material. Typically the spacing was quite narrow with an exposure of 3-4 inches but was sometimes narrower on the bottom, starting with a flat sill board with spacing adjusted so that a full clapboard would fall above and below window and door frames. Shingled

houses were rare in Middle Haddam during its history period. Board and batten-style siding was commonly used for barns and other outbuildings. Additions and alteration to existing buildings and structures should employ materials original to the building or structure.

Vinyl, aluminum, or any other synthetic replacement siding is discouraged generally and is strongly discouraged on houses built prior to 1950 when the technology was introduced. The material should be removed wherever possible, especially on houses dating from within the District's period of significance.

Signage

The erection of any sign within the Historic District requires a Certificate of Appropriateness. A sign that is regularly displayed during business hours and removed at other times is subject to consideration. All signs must be professionally lettered and the color, shape, size and scale must be appropriate to the building. Signs built in or painted directly on the wall or roof of any building are not permitted.

Storm or Screened Windows or Doors

Wooden storm windows and doors are both appropriate for older homes and are energy efficient. When combined with an original window they provide excellent thermal efficiency. They were traditionally mounted on either the interior or exterior of a structure, typically built of wood and were replaced with wood framed screens for the warmer months. This style is encouraged on antique homes and material and styles may vary with more recent homes.

Original storm or screen doors should be maintained and repaired wherever possible. When approving the installation or replacement of storm or screen doors, consideration will be given to a style and design appropriate for the period of the structure. As a general rule, simple lines and design is preferred and the more ornate appropriate for a very limited period of construction. On earlier structures, simple plank doors with strap hinges were widely used as storm doors and removed in the summer months.

Sunrooms

Modern sunrooms evolved from British Victorian conservatories and should reflect those origins. The architecture of the sunroom should complement the architecture, size, scale, color and style of the house and be constructed of appropriate materials. Careful consideration should be given to its location situating it so that it is as unobtrusive as possible. Here again, the installation should not obscure original architectural features or eliminate them.

Windows

The restoration of original windows to original configurations on historic buildings is strongly encouraged. Many useful resources for this purpose are available, see "Appendix 4, Historical and Restoration Resources" referenced in these Guidelines. Replacement of existing windows on antique buildings and structures is permitted only where restoration of the original window(s) is not feasible. Wood windows should be replaced with wood windows of a design and configuration appropriate to the era of the building or structure.

Double-sash windows are described by the number of panes per sash. For example, 12-over-12 or 12-over-8 windows are characteristic of the Colonial and Federal eras. Generally, the older the building the smaller the panes of glass. By the late 18th century -- after 1792 -- one saw for the first time 6-over-6 windows with thinner muntins which became commonplace by 1830. By 1850, more efficient fuel use allowed for an increase in the number and size of windows and bay windows were introduced as well as 2-over-2 sash windows. As styles evolved, many homeowners of 18th and 19th century houses updated their windows with newer sash configurations with fewer panes.

Windows used for additions to existing buildings and structures should be compatible with those of the host structure. Where divided light windows are used, simulated divided light designs will be considered in most cases provided they are appropriate quality and incorporate, in the case of double pain windows, internal as well as permanent external dividers.

- ***Special note:*** *A particularly good maintenance and repair resource referenced in appendix 6 is a compendium of position papers published and available on line from the U.S. Department of the Interior on Preservation of Historic Architecture.* www.nps.gov/history/hps/tps/briefs/presbhom.htm *This offers step-by-step directions for identification, repair or replacement of an array of interior and exterior features in historic homes and is an excellent resource when research what to do or assessing the approach of contractors. Please note these are updated as new information becomes available.*

VIII. UNDERSTANDING THE DIFFERENCE BETWEEN LOCAL, STATE, AND NATIONAL HISTORIC LISTINGS

Middle Haddam is a Local Historic District established by the Town of East Hampton, Chapter 211 of its Codes, and all structures within the district are subject to compliance with the local ordinance whether or not a building or structure is considered old or historic in origin.

Most of the Middle Haddam Historic District and properties therein of historic interest are also listed as a Historic District on the National Register. As of 2010, no individual properties in Middle Haddam are on the National Register or are designated as a National Historic Landmark, the highest level of historical recognition which would place additional restrictions on both exterior and interior changes and would offer opportunities for eligibility for federal and state funded rehabilitation projects.

The Middle Haddam Historic District is listed on the Connecticut State Registry of Historic Properties. Some houses within the district are listed as a part of the Connecticut State Historic Resource Inventory. There are no regulatory or compliance requirements associated with inclusion in the State Register and Historic Resource Inventory. The listing does offer certain protections when state funds are used.

APPENDIX

1. How to obtain a listing of all properties in the district.

Maintained as a part of the Town of East Hampton, Assessor's Office records, you may access an up-to-date listing of all properties in the Middle Haddam Historic District by Address, Owner, or Map, Block and Lot Number via the town website at www.easthamptonct.org. Call the Assessor's Office (267-2519) for instructions on how to access that information. For those without internet access, the lists are available in the Assessor's Office. Copies may be obtained for a nominal charge.

2. Description of Original Physical Appearance taken from the 1984 Application for listing of a Middle Haddam Historic District on the National Register of Historic Places.

The structure numbers referenced below correspond with the numbers assigned In the National Register application and are also indicated on the listing of Contributing Historic Resources in Appendix 2. Those buildings without a National Register number are the properties not included in the National Application generally some properties on Long Hill Road and Keighley Pond Road and the reasoning for non-inclusion of some properties is explained in the beginning of the National Register application.

7. Description

Condition		Check one	Check one	
X excellent	___ deteriorated	X unaltered	___ original site	
___ good	___ ruins	___ altered	X moved	date Church (#7), 1864
___ fair	___ unexposed			House (#21), possibly ca. 1800

Describe the present and original (if known) physical appearance

The Middle Haddam Historic District is a small residential area in Middle Haddam, a village in the southwest corner of East Hampton, a town in central Connecticut. Established as a riverport on the slope of the eastern bank of the Connecticut River in the early eighteenth century, it consists of a network of seven roads and contains a high concentration of historic residential and public buildings dating from 1732 through the early twentieth century: 58 of the 65 buildings in the district (89%). Over half of the historic buildings predate 1835; the majority of these were constructed in the Federal style between 1790-1835. Historic sites in the district include a cemetery dating from about 1750, two extant stone dams and a stone bridge. Historical archaeological sites, primarily standing ruins of industrial sites and shipyards, are also located along Mine Brook and its tributaries, a stream that flows down through the north half of the district to the river. The district includes the major portion of the state-mandated local historic district but it is not coterminous with its boundaries, except at the southern border on Moodus Road.

The topography of Middle Haddam defined the area of settlement in the eighteenth century and continued to limit development throughout its history. Surrounded by natural barriers, the Connecticut River, the steep slopes of the river bank to the north and south, and a granite ridgeline to the east, the layout of the village has remained essentially unchanged for 250 years. From a small, relatively level landing area along the river (photographs #1, #2 and #3), approximately 2000 feet in length, it extends upwards across the more gradual slope to the east and northeast, forming a fan-shaped pattern.

Quite unique to this village are the narrow winding roadways that lead up from the river in a generally northeasterly direction to Moodus Road, the main highway. They follow the contours of the slope as they did in the 1700s, to accomodate wagons pulled by horses or oxen. From north to south they are Shipyard, Blacksmith Hill and Knowles roads. Moodus Road (Route 151), the main road from Cobalt (East Hampton) to Moodus and East Haddam, runs north to south on the first level ground 150 feet above the river (photographs #5 and #6). Above Moodus Road two more roads traverse the slope to the northeast, Keighley Pond and Long Hill. Blacksmith Hill Road and its extension, Long Hill Road, called the "public way" in the eighteenth century deeds, became the Middle Haddam-Hebron Turnpike in 1803, directly connecting the landing at Middle Haddam with the towns of eastern Connecticut. Schoolhouse Lane, an extension of Knowles Road above the highway, leads directly uphill to end at the granite ridgeline called Hog Hill (elevation 520 feet).

To a great extent, the natural boundaries of the Connecticut River and Hog Hill generally define the boundaries of the National Register district today. The western boundary, however, is extended to the mid-line of the river (Middletown's corporate boundary) to include possible submerged remains of historic archaeological sites associated with shipbuilding. The eastern boundaries are generally the rear property lines of the lots on the east side of Moodus Road. The northern boundary is established by the last house historically associated with the development of Middle Haddam as a riverport. Further north the buildings are linked to the later industrial development of the Cobalt section of East Hampton. To the south, although there are historic buildings along the main road associated with the Middle Haddam District, they are situated on larger lots, separated by long stretches of second-growth woodland, some of the original undivided farms, and visual continuity is lost. The southern boundary at the river bank includes the property at the end of Knowles Road. While the house on this property only dates from 1937, the shoreline may have archaeological potential as the site of an early shipyard. The northeast section of the existing local district, along Long Hill and

(see continuation sheet)

Description of Physical Appearance

Keighley Pond roads, is excluded. Although there are historic properties near the perimeter, they are separated from the center of Middle Haddam by sections of modern twentieth-century development. The east side of Moodus Road to the north above 52 Moodus Road is also excluded because of modern development, but maps indicate that this area remained open farmland as late as 1874.

Within the district there is a uniformity in scale and construction materials. Most of the buildings are of wood-frame construction, 1½-2½ stories, with the exception of two brick structures and one of stone. The lots on which the houses stand vary greatly in size and proportion, but the houses do not stand in rigid rows, as they might in a more urban setting. Rather, the streetscape flows with the terrain. With exposed foundations where necessary to conform to the slope, each house still presents its public face to the road.

Houses from the late-eighteenth and early-nineteenth centuries predominate, although a few late-nineteenth century and early-twentieth century buildings are integrated into the community. Of the 58 historic buildings in the district, almost 70% predate 1835. Several of the historic buildings have been converted for non-residential use, including a convalescent home, a post office and a private library. The district includes four barns and numerous outbuildings. Two mill buildings, two of the barns and two stores are now used as residences.

All but one of the eleven houses remaining from the Colonial period are traditional post-and-beam with massive central chimneys. Five of these are located near the river landing, the nucleus of the original settlement. One built by a sea captain in 1763 on Moodus Road is by several decades also the earliest central-hall plan known in the district (#2, photograph #7).

The most represented period of architectural development was from 1790 to 1835. Twenty-three houses were built in this period which exhibit the influence of the Federal style. Nine were built in the last decade of the eighteenth century when the architectural character of the village began to develop along the main highway, Moodus Road. Although several of these houses approach high-style interpretations of transitional Georgian/Federal and Federal styles in their architectural detail, the majority are basically Colonial period survivals in plan and form. The applied detail, however, reflects a relatively sophisticated understanding of the restraints of this style in its delicacy and attenuation.

7. Description of Physical Appearance

Several of the later wood-framed and clapboarded houses built in the Federal style and one stone mansion that exhibits both Georgian and Federal influence represent the full achievement of this style in the district. Built about 1812, with thick, load-bearing, rubble walls veneered with broken granite, the Jesse Hurd House has a five-bay facade, a center-hall plan and a simply executed tripartite window over the balconied entrance porch (#58, photograph 11). Fully detailed with a wooden, modillioned cornice along the eaves and fully pedimented gables, it also has demilune windows in each gable with brick relieving arches. The delicate tracery of the leaded side lights and transom of the main entrance contrast with the relatively massive Georgian columns of the entrance porch. Original Federal-style detailing remains throughout the interior, including the denticulated ceiling moldings, six-panel doors and finely proportioned wooden mantels and surrounds of the marble fireplaces.

The Huntington and Laura Selden House across the street is the best representative of the Federal style as it was expressed in the 1820s (#55, photograph 12). Several other houses in the district exhibit similar characteristics: a side-hall, ridge-to-street plan with a fully Federal style doorway (See #1, 12). The Selden House also has an original cove-ceiling entrance porch with very attenuated columns and pilasters.

Several other houses built in this decade also employ the side-hall plan but they present their gable end to the street (#16, 45, 62). The most fully expressed example of this form, the Harry Shephard House (#62, photograph 15), at the southern end of the district on Moodus Road, approaches the Greek Revival style with a fully pedimented gable. But it is clearly Federal in style with a demilune window within the pediment and a Federal doorway with a fanlight and original six-panel door.

During the last half of the nineteenth century, Middle Haddam was primarily a residential community with some limited industrial development. One barn (converted to a residence), one mill building, and eight houses are still standing from this era. One of these is distinguished as the only house in the district constructed in the Gothic Revival style (#56, photograph 20). In contrast to earlier houses, which are sited quite close to the roadways, the Henry Stewart House is set well back from Moodus Road on a large open landscaped lot. Built of brick with steeply pitched gables embellished with white bargeboards, finials and pendants, this house and its setting resemble a "country estate" as proposed by A.J. Downing.

Like many towns in the Connecticut Valley, the village became a summer resort in this period. A few "hotels," actually boarding houses established in existing houses, accomodated a small number of summer visitors. One house was built as a summer residence at the river landing in 1886, the only example of the Queen Anne style in the district (#38). Asymmetrical in plan with a pyramidal roof and projecting gable bays, the house has a one-story stickwork verandah and imbricated shingles in the gable ends. A nearby gazebo reflects the design elements of the house. Two historic houses built in the twentieth century were carryovers from this resort period. Both were built by the same individual, one a seasonal residence, the other his permanent home. (#22, 24).

7. Description of Physical Appearance

An inventory of the contributing historic buildings and sites is included below (7:5-7:11). They are also located on Map #1, Middle Haddam Historic District: Contributing Buildings and Sites.

Extensive remains of watercourse management features and standing structures are located along Mine Brook, particularly concentrated below Moodus Road towards the river. They include several standing functional dams, a stone arch bridge and numerous historic archaeological sites associated with shipbuilding and other industrial development.

The most notable of the historic sites is a stone bridge located just above the intersection of Blacksmith Hill and Knowles roads, where Blacksmith Hill crosses the southern tributary of Mine Brook (#30, photograph 26). Constructed of coursed rubble and schist with a semi-circular tunnel vault, it is keyed into a similarly constructed 90-degree retaining wall (10' x 40') which parallels the stream bed and supports the road above and a small outbuilding on property #29 (1760). Although the bridge itself shows evidence of some early mortar and more repointing with cement, it appears to be contemporaneous with the wall, and quite probably was built by the same mason. Early quarry marks on a few stones (possibly reused stone) could place this structure in the early-nineteenth century, possibly as early as 1803, when this road became the Middle Haddam Turnpike.

The stream has been dammed at several points. Presently only one fully functional stepped dam with a mill pond remains (#14, photograph 24). The coursed, dry-laid, rough quarried schist of the north end is clearly later than the rubble in most of the south end. Originally dammed in the eighteenth century for a blacksmith shop and fulling mill, the structure was enlarged to its present size in 1853 for an iron foundry.

A number of industrial archaeological sites are also located along the stream and the river bank. Their location is well known locally and many are visible from the public way. These sites are separately inventoried below and located on Map #2, Middle Haddam Historic District: Historic Archaeological Sites.

3. Significance of Historical Architectural Structures from the Middle Haddam Historic District application for listing on The National Register of Historic Places.

"Section 8 Significance. It is difficult to believe that Middle Haddam, today a quiet residential community, was an active shipbuilding center and a major shipping port on the Connecticut River. Yet there is no question that the historic architecture that still remains was produced because of the village's participation in the maritime trade. The scale and significance of this association is established by the recognition that at least 40 of the 58 historic buildings in the district *[as recognized for the purposes of the National application which consists of a small group of structures than the local district]* are directly associated through their historic owners with these enterprises. The significance of this associative value is further enhanced because the historic inter-relationship between the natural and man-made environments has survived intact. The little modern intrusion that exists is residential, and does not detract from the historic streetscape. Of the seven non-contributing buildings, one was built as a replacement of a historic house on the original site; the others are unobtrusive either through design or setback. Only two historic buildings in the district have been moved, one a church in 1864 (#7), and the other a three-bay colonial house, possibly relocated about 1800 (#21). No major alteration has occurred on any of the historic houses, which heightens the distinctive sense of time and place.

Architecture: The district as a whole is remarkably cohesive, with an unusually large percentage of surviving contributing historic buildings. More importantly, the quality of this historic architecture is exceptional, both in design and workmanship, which is particularly evident in the large group of Federal-style houses that have survived from the period when the riverport was most actively engaged in trade and shipbuilding (1790 – 1835). Other periods of development are also represented: Colonial architecture from the early maritime period (1732-1780) and several fine examples of Victorian-style architecture from the period when shipping declined (1835 – 1880s). A few early twentieth-century buildings are also included but they are well-integrated into the district.

Representatives of the period of early maritime development are eleven surviving buildings, all post-and-beam, wooden structures, usually with a center chimney. They included both 1½ and 2½ story, three and five-bay, gable-and gambrel-roofed – some with a lean-to addition at the rear. The Georgian influence on Middle Haddam's architecture was minimal. Only two houses clearly exhibit details associated solely with this style. One, the well-preserved Jeremiah Taylor House (1799), is prominently sited in the center of the district at the southwest corner of Moodus and Knowles Roads (#47). A late example, it still is clearly Georgian with its twin interior chimneys, the center hall plan, the hip roof and the tri-partite window over the wide doorway. Originally built as a tavern, its spacious interior employs groin vaults on the second floor and elaborate carved mantels and fireplace surrounds throughout. A more simply designed, earlier Georgian was built in 1763 by Captain Nathaniel Doan (#2). But its axial, center-hall plan and the carved Georgian style mantels are the only features to distinguish this house from other five-bay Colonials in the district.

The most representative and significant concentration of buildings was built in the Federal period. At this time, Middle Haddam achieved its greatest prosperity as a riverport and a rising merchant class was exposed to the high-style architecture of the major coastal ports. Expressed with varying levels of sophistication and modified and adapted over time, the Federal style influenced Middle Haddam's domestic architecture for over forty-five years. Twenty-three buildings from this period have survived (almost half of the number of historic buildings in the district). The general excellence of workmanship displayed in these buildings can perhaps be attributed to the large numbers of skilled craftsmen, shipwrights and joiners who lived in the village. Because of the quality of the architecture and excellent state of preservation, these buildings have attained significance as a group and contribute to the distinctive sense of time and place conveyed by the district.

While most of these buildings are local vernacular interpretations of a high-,style Federal-period architecture, several are individually significant. To some degree these more distinguished interpretations were the result of the affluence of the merchant-owner – ranging from the fully expressed stone mansion built for Jesse Hurd about 1810 (#55, photo 12) to the smaller in scale, but fully detailed, wood-frame dwelling buit for his son-in-law, Huntington Selden, across the road (#55).The Hurd Mansion, easily the most impressive dwelling ever erected in the district, is a well-preserved example of this period. Although build in the Federal period and influenced by the federal style, it reflects the earlier Georgian tradition in plan, scale and proportions. Hence the detailing is less attenuated and more boldly expressed, particularly in the relatively massive proportions of the columns of the front porticos, the balcony at the southeast corner, and the modillions of the rakes and cornices. While there is no indication that this house was designed by an architect, the precise use of the quite traditional, Georgian double-cube form in the main block and balanced symmetry of the façade and gable ends indicated the hand of a master builder and quite probably was influenced by the worldliness of the

owner. This concern for symmetry extended to the use of a blind, non-functional window at the second story of the south gable end in front of one of the two chimney stacks. The significance of this dwelling is further enhanced by the use of stone, as stone houses are not common in Connecticut. It is the only house in Middle Haddam built with this material.

More simply designed in a side-hall plan, the wood frame Selden House, with its delicate pilasters, finely denticulated cornices and original cove ceiling porch, carries the Federal style's attenuation to an extreme degree. The porch's diminutive columns, with their pronounced entasis, appear more decorative than functional.

Less sophisticated than either of these houses but illustrative of the vernacular adaptation of an architectural style over time are three houses build by sons of Abel Sheppard. Abel was a shipbuilder with a yard on his land just south of the landing. All of his sons followed him in his trade. The first of these is the 1800 Abel Sheppard Jr. House (#60). Although dormers were added and the overhang of the roof altered about 1870, this 1½ story cottage still retains its Federal feeling, particularly in the simple Federal style doorway with flanking pilasters, and a flush entablature. Shortly afterward, his brother Bartlett built his house across the road in the side-hall plan (#61). From his father's account book comes evidence that "masons and joiners" were brought to the village to construct this house for his son. Despite the addition of a Colonial Revival porch, the leaded fanlight and sidelight at the front entrance remain as evidence of the simple Federal detailing. The youngest, Harry, the last of the brothers to build on his father's home lot, in 1825 erected the most architecturally detailed of these houses (#62). A late example, it foreshadows the Greek Revival style with its flushboarded, fully-pedimented gable facing the road. Detailing includes modillioned cornices and rakes and a delicate, semi-elliptical, fanlight in the gable, a feature repeated in the characteristically Federal style doorway.

Yet another version of the Federal style is the Ira Lee House at the southwest corner of Blacksmith Hill and Moodus Roads (#42). A more typical expression of the Federal style in the rural towns of central Connecticut, this house is basically a center-chimney, Colonial period survival. Federal style detailing is limited to, and concentrated in the entranceway, which has a finely executed split pediment, a leaded fanlight over the doorway, and the original six-panel door. At least eight of the other houses built in this period are equally conservative in form, although they display an unusual level of style in the sophistication of their detailing. Not surprisingly, most of the more simple detailed of the houses were built by craftsmen and tradesmen.

This architectural conservatism was also evident in four of the five surviving gambrel-roofed, 1½ story post-and-beam houses (#10, 12, 15 & 37) all built in the early National period (1790 – 1800). These were also built by craftsmen, a shipwright, a blacksmith, a fuller and carpenter, respectively. The only other similar house was built earlier in the eighteenth century, the well-preserved Edward Shepard House on School House Lane (ca. 1770, #53).

Fewer ships were built after 1835, and it is interesting to note an apparent connection between domestic construction and shipbuilding. When the shipyards were completely idle for eleven years (1839 – 1851), there was a concurrent lull in domestic construction in approximately the same period (1842 – 1858), further illustrating the importance of this industry to the village. The village economy, however, augmented by limited industrial development, continued to grow and prosper, as evidenced by the variety and type of buildings constructed between 1835 and 1880. The fifteen surviving buildings include only eight dwellings, but a church, a store, a school and a public meeting hall were also built. The upper dam of Mine Brook was enlarged in 1853 to its present size to serve as iron foundry (1853-1880, site #14). The original mill building at the lower end of Mine brook was replaced in about 1865 with a new building and used for a variety of small scale industries. Some of these buildings were clearly influenced by the general popularity of the Greek Revival style in the region, but this style of architecture was never employed to the same extent as it was in the neighboring towns where industrial development was permanently established. Because of its excellent state of preservation and location on the riverbank, one of these Greek-Revival style houses is notable. Presenting a fully pedimented façade to both the street and the river, this house, built in 1838, makes tangible the fact that the river was still a vital force in this period (#35).

At the time of the Civil War one of the most distinctive houses in the district, a brick Gothic-Revival-style "country cottage" was built by a merchant, Henry Stewart, a son-in-law of Jesse Hurd. Both its style and its setting reflect the influence of A.J. Downing and make a marked contrast to its neighbors, built at least fifty years earlier. Set well back from the road on a large, open, well-landscaped lot, it has seven steeply-pitched gables embellished by while cutwork bargeboards with pendants and finials at each peak (#56).

Only one other building employs this style, a church located a quarter mile to the north, also on the east side of the main road. Originally constructed in 1855, it was moved to this site in 1864 and completely rebuilt in 1877 to a design by Henry Austin. Austin, noted for his eclectic but restrained sense of style, has captured the essence of the High Victorian Gothic style in the ornate wooden façade of this church. Flanking towers of differing heights with pyramidal roofs, and the use of lancet arched windows throughout, created a vertical thrust. Rounded-arched barge-boarding softens the pitch of the gable of the name and makes an effective transition element between the towers. Simple board-and-batten in the gable and clapboard elsewhere contrast with and enhance the ornate central rose window surmounted by paired windows. The entrance porch below repeats the form and decorative features of the gable and serves to anchor the façade. Together all these elements are skillfully handled to create the most elaborate and architecturally significant building in the district (#7).

Only one other historic building designed by an architect is located in the district: "Grey Gables," an Elizabethan Revival style estate designed for Courtney Hyde by the British architect Henry James in 1928. It is typical of many early twentieth-century estates in its use of medieval detailing. Like many residences built by the wealthy in this period, who were influenced by the castles of European rivers, the setting is also typical – a high bluff overlooking the Connecticut River valley. The house was designed and oriented to take full advantage of the view. Where angled wings were not sufficient, a window is set at an angle to the plane of the wall. Significant in its own right, this distinctive building adds variety to the architecture of the district. But because it is screened by trees from general view, it does not compromise the earlier nineteenth-century ambiance created by the majority of the residences (#24)."

4. List of Contributing Resources by Historical Classification.

[Map numbers are keyed to the original historic district map in section II, above.]

VI. HISTORICAL CLASSIFICATIONS OF DISTRICT – CONTRIBUTING RESOURCES

COLONIAL PERIOD TO 1788

Map #	Erection Circa:	Original Owner and Current Street Address	Architectural Details	Remarks and Documentation
12	1730 or 50	John or Elisha Taylor House 39 Middle Haddam Road	Colonial with Greek Revival alterations, 2.5 stories with slight overhang in gable ends, 5 bay, central chimney (original chimney removed), fieldstone foundation, pedimented gable ends, pilastered front entrance, 6/6 replaced sash. Many alterations.	Connecticut Historic Resources Inventory #5 National Register Listing #4
37	1732-5, expanded 1805	Yeoman-Taylor House 22 Knowles Road	Colonial, originally 1.5 stories with gambrel roof, enlarged in Federal period to 2.5 story, gable roofed, 6 bay, modified center-hall plan. Original ballroom with domed ceiling, ceiling with stenciling of tassel pattern on edges, original 12/12 sash and dentil course on main cornice. Victorian-style porch.	Historically important as tavern near Shipyard. Connecticut Historic Resources Inventory #35 National Register Listing #34
100	1750-80	James Higgens House 60 Middle Haddam Road	Colonial, 2.5 story, "saltbox," 3 bay, clapboarded, granite ashlar foundation, original central chimney removed, modern gable dormers at rear, Colonial Revival doorway with sidelights. Extensive alterations.	Connecticut Historic Resources Inventory #25 National Register Listing #21
33	1760	Parke-Child House 9 Shad Row	Originally a full size center chimney Colonial, northwest quarter destroyed by fire and reduced to ¾ house, granite foundation. Several small additions since fire.	Connecticut Historic Resources Inventory #32 National Register Listing #31
32	1760	Captain Enoch Smith House 2 Shad Row	Colonial, 1.5 story, central chimney, clapboarded, fieldstone foundation, rear exposed full basement, several extensions to both sides and rear, single dormer in center of façade. Victorian trim work removed during restoration.	Connecticut Historic Resources Inventory #31 National Register Listing #29
1	1763	Captain Nathaniel Doane House 23 Middle Haddam Road	Colonial with Greek Revival alterations, 2.5 stories, 5 bay, ridge-to-street, center hall plan with double chimney, granite foundation, Greek Revival style doorway, six-light transom, carved interior Georgian-style mantels.	Barn across street was contemporary with house but had altered roof and cupola. (Now removed due to fire) Connecticut Historic Resources Inventory #3 National Register Listing #2

58	1765	Samuel Taylor House 89 Middle Haddam Road	2.5 story, 3 bay, side hall, ridge-to-street plan, clapboarded, granite ashlar foundation. Extensively altered.	Connecticut Historic Resources Inventory #52 National Register Listing #54
47	1770	Joshua and Sarah Cook House 21 Knowles Road	Center chimney Colonial, excellent interior condition intact, 2.5 stories, 3 bay, gable overhang, clapboarded, granite ashlar foundation, original 12/12 and 8/12 sash, original doorway with flared lintel over 7 light transom, five panel double door, barrel vault ceilings in attic. Sun porch added in later years.	Connecticut Historic Resources Inventory #40 National Register Listing # 39
48	1770	Joseph Parke Jr. House 19 Knowles Road	Colonial 2 story, originally a gambrel configuration, converted to a "saltbox" configuration, clapboarded, granite ashlar foundation exposed story facing road, original 12/12 and 8/12 sash, unique asymmetrical plan. Excellent condition after restoration. Superior example of this type of construction	Included in Report of January 1969 by Conn. Historical Comm. Connecticut Historic Resources Inventory #41 National Register Listing #40
80	1770	Edward Shephard House 21 Schoolhouse Lane	Colonial "cape," 1.5 story, 3 bay, gambrel roof, clapboarded, granite ashlar foundation, original six panel door and hardware. 1of 6 original gambrels in District. Excellent restoration and preservation. In-keeping ells.	Connecticut Historic Resources Inventory #51 National Register Listing #53
17	1775	Elisha Hurlbut House 57 Middle Haddam Road	Center chimney Colonial, 2.5 stories, 3 bay, clapboarded first story, wood shingled on second, granite ashlar foundation. Many alterations after interior fire.	Connecticut Historic Resources Inventory #8 National Register Listing #9
23	Late 18C, possibly 1787, residence since ~~1840~~	Ralph Smith Mill House 26 Shipyard Road → 1691	Colonial, 1.5 story "cape", ridge-to-street, 3 bay, entrance slightly off center, wood shingles on side, clapboard front, exposed full story foundation of ashlar and roughcut granite on east, exposed brick on west side; originally a miller's building, converted to residence in 1840. Unique to the District.	"Ways" still visible at low tide, just below the house. Connecticut Historic Resources Inventory #29 National Register Listing #26
102	1780-86	Captain Elijah Johnson House 58 Middle Haddam Road	Colonial, originally 1.5 story gambrel roofed structure, presently 2 stories, probably altered in the early 19th century, 3 bay, fieldstone foundation, full story exposed foundation wall on south and east side, several original interior features remain, but exterior has been extensively changed to include asbestos shingles.	Connecticut Historic Resources Inventory #14 National Register Listing #15

101	1786 (altered 1830)	Christ Episcopal Church 66 Middle Haddam Road	Colonial with early Greek Revival additions. Clapboarded, granite ashlar foundation, main block has fully pedimented gable which faces the street, bell tower with round headed window of 30/30 double hung sash, stained glass on east side a later addition replacing 30/30 double hung sash, fascia boarding on façade, early Greek Revival doorway.	Methodist Church formerly adjacent to this building until moved in 1864 to become the Second Congregational Church. Connecticut Historic Resources Inventory #23 National Register Listing #19

FEDERAL PERIOD 1789-1828

Map #	Erection Circa:	Original Owner and Current Street Address	Architectural Details	Remarks and Documentation
27	1790	Captain Ralph Smith House 67 Middle Haddam Road	Federal, 2.5 stories, clapboarded, ridge-to-street gable roof, originally had hip roof with central chimney, 3 bay. Exterior chimney and sun porch have been added.	Connecticut Historic Resources Inventory #43 National Register Listing #43
18	1790	Jehiel Hurlbut House 59 Middle Haddam Road	2 story, 3 bay, gambrel roof, clapboarded, granite foundation, some original 8/12 sash remains, slight overhang in gable ends, original paneling in parlors. Classic Connecticut valley gambrel in excellent original condition.	Included in Connecticut Historical Commission Report of January 1969 in category B – dwelling. Connecticut Historic Resources Inventory #9 National Register Listing #10
104	1793	Oliver Clark House 5 Keighley Pond Road	1.5 story, 3 bay, gambrel roof, clapboarded, granite foundation, interior altered, new chimney. Garage and ell added in 1971 after extensive modifications for restoration.	Connecticut Historic Resources Inventory #13 National Register Listing #13
45	1795	Captain John W. Johnson House 27 Knowles Road	1.5 stories, 3 bay, gambrel roof in front, shallow uninterrupted rear roof, clapboarded, granite ashlar foundation, dormers and other modern alterations.	Sail loft on property operated until 1840's Connecticut Historic Resources Inventory #38 National Register Listing #37

63	1797-1801	Jared Brainerd House 101 Middle Haddam Road	Federal with Colonial Revival alterations, 2 stories, 5 bay, hip roof, clapboarding, granite ashlar foundation, Extensive revisions and alterations in 1912 in colonial-revival style including: doorway flanked by pilasters with entablature, elliptical window over door on 2nd story.	Connecticut Historic Resources Inventory #55 National Register Listing #57
78	1798	Job Doane House 86 Middle Haddam Road or 1 Schoolhouse Lane	Federal, 2 story, clapboarded, brownstone and granite foundation, 2 over 3 bay, hip roof, entrance orientation has been altered, denticulated cornices, window headers, Greek Revival-style portico on north entrance with fluted columns. Side porch added.	Connecticut Historic Resources Inventory #49 National Register Listing #51
53	1799	Bill and Overton Store 2 Knowles Road	1.5 stories, gambrel roof, gambrel end faces street with entranceway in center, framed façade overhang, 3 bay, clapboarded, granite random course ashlar foundation, shed dormers added to side elevation, 8/12 sash, erected for commercial use, presently houses library. Knee braces for overhang added 1909. Original Dutch door with fine hinges.	Originally a commercial building, then a residence. Used for public meetings in early 20th century. Converted into a library 1909. Included in report of Conn. Comm. 1969. Connecticut Historic Resources Inventory #46 National Register Listing #46
56	1799 or 1800	Jeremiah Taylor House 1 Knowles Road	Federal with Georgian styling, 2 stories, center hall plan, 5 bay, hip roof, clapboarded, brownstone ashlar foundation, modillioned main cornice, wide corner boards, wide entry, tripartite window on 2nd story, sidelights and entablature over door, groin vaulted ceilings.	Originally used as both a dwelling house and tavern ("Taylor's Tavern") Connecticut Historic Resources Inventory #48 National Register Listing #47
55	1800	Hall-Tallman House 3 Knowles Road	Federal, 2.5 stories, 5 bay, center hall plan, clapboarded, granite ashlar foundation, 12/12 sash, six light transom, denticulated main cornice. Much original hardware. Excellent near-original condition.	Connecticut Historic Resources Inventory #47 National Register Listing #48
71	1800	Bartlett Shepard House 112 Middle Haddam Road	Federal, 2.5 story, 3 bay, side-hall plan, ridge-to-street gable roof, granite ashlar foundation, leaded fanlight and side lights, Colonial Revival-style portico with cove ceiling. Altered with Colonial Revival portico.	Connecticut Historic Resources Inventory #59 National Register Listing #61

64	1800	Morris McNary House 105 Middle Haddam Road	Federal, 2.5 stories, 5 bay, clapboarded, granite foundation, ridge-to-street gable roof, simple molded casements around 12/12 sash, altered entranceway with flared architrave and paneled shutters covering a double door, rectangular eaves, cornice returns in gable ends.	Connecticut Historic Resources Inventory #57 National Register Listing #59
65	1800, altered 1870	Abel Shepard, Jr. House 111 Middle Haddam Road	Federal, 1.5 stories, 4 bay, clapboarded, foundation reinforced with concrete, extended eaves, cornice returns, two façade gable-roofed dormers; six-panel door with flanking pilasters, flush entablature and denticulated frieze. Greek Revival door, dormers later additions	Connecticut Historic Resources Inventory #58 National Register Listing #60
121	1805	Jeremiah Center House 47 Keighley Pond Road	Federal, central chimney plan, 2.5 stories, 5 bay. Façade doorway with high entablature set on pilasters, five light transom in place over original eight panel door. Extension of gable eaves in late 19th century. Ell added in 20th century	In 1975 house was moved with barn from Maromas, Middletown, and faithfully restored to near-original condition in Middle Haddam. Connecticut Historic Resources Inventory #15a
51	1806	Ira Lee House 1 Blacksmith Hill Road	Federal, 2.5 stories, 5 bay, central chimney, clapboarded, granite ashlar foundation, entranceway flanked by pilasters supporting a broken pediment and an inset fanlight with swag and rosette pattern in leaded tracery, original six panel door, vaulted ceiling in east room. Extensive interior restoration when building served as parsonage to the Congregational Church.	Connecticut Historic Resources Inventory #45 National Register Listing #42
19	1807	Seldon Gates House 4 Shipyard Road	Federal, 2.5 story, 5 bay, center hall plan, clapboarded, granite ashlar foundation, main entrance has high entablature set on side pilasters and rectangular transom light decorated with wood muntins carved in fanlight pattern, original 12/12 windows. Porch added.	Included in category B, Conn, Report 1969 Connecticut Historic Resources Inventory #26 National Register Listing #23
126	1810	Hurd-Tracy House 46 Keighley Pond Road	Federal, 2.5 story, 5 bay, central chimney, granite ashlar foundation, clapboarded. Rear ell added in 19th century. Porch a recent addition. Molded window heads with fine dentil course set over a pulvinated frieze. Entry with five light transom.	Excellent example of type Connecticut Historic Resources Inventory #15
79	1810 (barn)-1860 (house)	Taylor Barn 15 Schoolhouse Lane	2 story, clapboarded, fieldstone and granite foundation, converted barn, ridge-to-street gable roof, 3 bay, 1 story façade veranda with bracketed columns. Veranda and clapboards added 1915, previously vertical board and batten siding.	Connecticut Historic Resources Inventory #50 National Register Listing #52

72	1812	Jesse Hurd House 106 Middle Haddam Road	Federal, 2.5 stories, 5 bay, center hall plan, load bearing masonry of broken granite walls in random pattern, wooden Federal tailing, sills and lintels of dressed brownstone, denticulated cornice, demilune windows with brick relieving arches in gables, tripartite window opens to balustraded 2nd story balcony over entranceway, six-panel door with leaded side and transom lights, interior richly detailed in Federal period style. Stone	Only historic stone house in the District. Listed category B in Comm. Report 1969 Connecticut Historic Resources Inventory #56 National Register Listing #58
122	1815	Captain Stephen Griffith House 56 Keighley Pond Road	Federal with Greek Revival detailing, 1.5 story, ridge-to-street, 3 bay, side hall plan, clapboarded, eyebrow windows, fieldstone foundation. 1.5 story rear ell added 1875. 1 story screen porch a late addition.	Connecticut Historic Resources Inventory #16
62	1823	Huntington and Laura Seldon House 97 Middle Haddam Road	Federal, 2.5 story, 3 bay, side hall, ridge-to-street plan, clapboarded, granite ashlar foundation, full height corner pilasters, modillioned and denticulated main cornice, portico with columns and leaded fanlight over doorway.	Listed in category B. Comm. Report 1969 Connecticut Historic Resources Inventory #53 National Register Listing #55
69	1825	Harry Shepard House 119 Middle Haddam Road	Federal, 2.5 story, 3 bay, side-hall plan, gable-to-street, clapboarded, granite ashlar foundation, fanlight set in fully pedimented flushboarded gable, corner pilasters, modillioned cornice, fanlight over door. Recent addition and porch. Excellent example of type.	Connecticut Historic Resources Inventory #60 National Register Listing #62
90	1822	Ebenezer Smith House 72 Middle Haddam Road	Federal, 2.5 stories, gable-to-street, 3 bay, side-hall plan, clapboarded, granite ashlar foundation, flushboarded fully pedimented gable, full height corner pilasters, gable fanlight. Many alterations and interior changes, including sun porch.	Connecticut Historic Resources Inventory #44 National Register Listing #45
95	1827	Benjamin Clark House 19 Long Hill Road	Federal, 2.5 story, 3 bay, side hall plan, gable-to-street, clapboarded, granite ashlar foundation, modillioned main cornice; flushboarded, fully-pedimented façade gable, full t pilasters, leaded fanlight, stickwork veranda added in late 19th century.	Connecticut Historic Resources Inventory #20 National Register Listing #16

PRE-CIVIL WAR PERIOD -- 1829-1865

Map #	Erection Circa:	Original Owner and Current Street Address	Architectural Details	Remarks and Documentation
93	1829	Charles L. Smith House 9 Long Hill Road	Federal, 2.5 stories, 4 bay, load bearing brick with granite foundation, sills and lintels, gable-to-street, slight cornice returns, 2 later brick additions at rear.	One of few brick houses in District. Connecticut Historic Resources Inventory #21 National Register Listing #17
59	1837	Judah Taylor House 91 Middle Haddam Road	Federal, 1.5 stories , 4 bay, brick foundation, front dormers on second story a later addition.	
145	1830-1835	Titus Carrier Jr. House 54 Long Hill Road	2 story, gable-to-street, brick and granite ashlar foundation, large paneled door in foundation, molded cornice at roofline which terminates in cornice returns on the façade. Extensively renovated to include columned porch.	Connecticut Historic Resources Inventory #18a
35	1835	Henry L. Ramsdell House 20 Knowles Road	Federal/Greek Revival, 2.5 stories, 3 bay, side-hall plan, gable-to-street, clapboarded, granite slab foundation, fully pedimented flushboarded gable, rear full story exposed brick foundation, Federal gable fanlight and doorway.	Connecticut Historic Resources Inventory #34 National Register Listing #33
28	1835	Hurd-Barry House 6 Blacksmith Hill Road	Plain late Greek Revival with Italianate alterations, 2.5 stories, 2 bay, clapboarded, granite ashlar foundation. Floor to ceiling windows and Victorian porch added.	Connecticut Historic Resources Inventory #42 National Register Listing #41
125	1837	Charles Jacobs House 64 Keighley Pond Road	Greek Revival, 2.5 story, 3 bay, gable-to-street, clapboards, granite slab foundation. Triangular window in gable, free arch cornice, original doorway. One story shed roof addition. Recent modifications to out-building.	Connecticut Historic Resources Inventory #18
106	1835	James Hurlbut House 8 Keighley Pond Road	Federal, ridge-to-street, 2.5 stories, wood shingled siding, brick and granite ashlar foundation, full story exposed north foundation wall, integral kitchen ell to rear, entrance with fluted pilaster and modillioned cornice. Palladian window in gable.	Connecticut Historic Resources Inventory #12 National Register Listing #12
108	1838	James Hurbut House 2 and 4 Keighley Pond Road	2.5 stories, 5 bay, ridge-to-street gable roof, center hall plan, brick foundation, triangular gable windows with three receding rows of boards in the rakes and above the sills. Porch added to side, Front porch added in 19th century and removed. Outbuilding adjacent to east is late 19th century shop with brick foundation. Now used as a residence.	Connecticut Historic Resources Inventory #11 National Register Listing #11
42	1838	Butler-Simpson House 30 Knowles Road	Federal/Greek Revival, 2.5 stories, 3 bay, side-hall, gable-to-street, fully pedimented flushboarded gable with wide fanlight, rear full story exposed brick foundation, Greek Revival-style doorway. Fully pedimented façade also facing River. Center chimney serves lower level and present living area.	Connecticut Historic Resources Inventory #37 National Register Listing #35

101A	1840	Northwest District Schoolhouse 62 Middle Haddam Road	Federal/Greek Revival, 1.5 story, 6 bay, brick, granite slab foundation, façade has four triple hung windows and two symmetrically placed windows, granite lintels and sills on windows, gable ends have triangular windows divided into rectangular panes; Double entry for "boys" and "girls;" originally erected as a school, today serves as a parish hall.	Included in Category B, Conn. Comm. Report 1969 Connecticut Historic Resources Inventory #24 National Register Listing #20
15	1840	Benjamin Taylor House 49 Middle Haddam Road	Greek Revival, 2.5 stories, 3 bay, side-hall plan, gable-to-street, clapboarded, granite slab foundation, 1 story shed roof Victorian porch added to north side.	Connecticut Historic Resources Inventory #6 National Register Listing #6
34	1842	Ramsdell Hall 16 Knowles Road	1 story along street and three full stories at rear, ridge-to-street gable roof, clapboarded, granite and brownstone foundation, originally built as a town meeting place, barrel vault ceilings, original two-panel doors and 12/12 sash; converted to residence in 1850.	Used originally as a meeting hall. Connecticut Historic Resources Inventory #33 National Register Listing #32
2	1858	Judah Taylor House 29 Middle Haddam Road	Italianate, 2 stories, cube plan, low hip roof, granite slab foundation, large square cupola and flushboarded main frieze with attic story windows, front veranda with square columns.	Currently a convalescent home with extensive additions of modern construction. Connecticut Historic Resources Inventory #4 National Register Listing #3
16	1860	Samuel Taylor House 55 Middle Haddam Road	Derived from Greek Revival style temple form, 2.5 story, 3 bay, gable-to-street, projecting cornice and square gable window. Bay window added 1980's. Granite block foundation. One of the few later 19th century residences in the District. Extensively renovated and expanded in 2006.	Connecticut Historic Resources Inventory #7 National Register Listing #8
77	1860-5	Henry L. Stewart House 94 Middle Haddam Road	Gothic Revival, 2.5 stories, 3 bay, ridge-to-street gable roof, central projecting bay with entrance has pedimented gable-to-street steeply pitched roof, bargeboarding with pendants and finials in gables, entrance repeats gable motif embellished by stickwork. Recent addition of barn.	Included in Category B in Comm. Report 1969 Connecticut Historic Resources Inventory #54 National Register Listing #56

147	1860	Thomas Cavanaugh House 51 Long Hill Road	Greek Revival, 1.5 story, clapboarded, gable-to-street, granite block foundation, eyebrow windows, cornice returns. Restored 1965 and ell removed from south side. Original interior trimwork.	Connecticut Historic Resources Inventory #19
25	1865-8, residence since 1909	Parker and Judson Factory 17 Shipyard Road	2.5 story mill building, wood shingled, fieldstone foundation, much original flooring and original workbench, dam on brook at rear, converted to residence in 1909. Modified in recent years.	1787 gristmill originally on this site. Connecticut Historic Resources Inventory #30 National Register Listing #27

POST-CIVIL WAR PERIOD – 1866-1886

Map #	Erection Circa:	Original Owner and Current Street Address	Architectural Details	Remarks and Documentation
91	1870	Hurd-Barry Store 1 Long Hill Road	Derived from Greek Revival temple form, 2.5 stories, 3 bay, side hall plan, gable-to-street, granite block foundation, originally clapboarded, rectangular gable window; erected as a commercial structure, today serves as a residence.	Originally a village store; later Evergreen Hall for assemblies upstairs. Now a double-family residence. Connecticut Historic Resources Inventory #22 National Register Listing #18
109	1855, moved 1864, rebuilt 1877	Second Congregational Church 52 Middle Haddam Road	High Victorian Gothic Revival church building, towers of differing heights flank an ornate façade, lancet-arched windows; mullioned rose window in nave, board-and-batten siding in gable, clapboarding below, round-arched bargeboarding in gable peak, scrolled brackets in eaves and engaged turned columns supporting roofs of porch and south tower, designed by Henry Austin of New Haven.	Originally the Methodist church located adjacent to Christ Episcopal Church. Moved to present location in 1864. Rebuilt and enlarged in 1877. Connecticut Historic Resources Inventory #10 National Register Listing #7
41	1870	Steamboat Dock 24 Knowles Road	Steamboat dock. Originally used as office and freight terminal for river traffic.	Had original freight loading equipment intact in loft. Destroyed by fire.

22	1871	Second Henry L. Ramsdell House 22 Shipyard Road	Victorian domestic. 2.5 story, 3 bay, ridge-to-street gable roof, clapboarded, granite slab foundation, Colonial Revival-style entrance porch with grouped columns and fanlight transom and side lights added ca. 1940.	Connecticut Historic Resources Inventory #28 National Register Listing #25
46	1886	Harriet M. Brainerd House 25 Knowles Road	Queen Anne, 2.5 story, asymmetrical in plan, main block has pyramidal roof flanked by projecting gable bays on all sides, 1 story veranda with stickwork, clapboarded, rusticated brownstone ashlar foundation, scrolled brackets under eaves, imbricated shingle work in gable ends. Has large barn of same era, recently converted into office space.	Connecticut Historic Resources Inventory #39 National Register Listing #38
26	Construction date unconfirmed (circa between 1850-1920)	Possibly Courtney Hyde House 5 Shipyard Road	1.5 story, 3 bay cottage with fieldstone and concrete foundation, originally one room deep cottage, later raised and extended. Site of William Keighley Iron foundry 1850-1880. Standing ruins of dam and foundations.	National Register Listing #22

Note: All numbers not included above signify that structure was erected in a more contemporary style. Many, however, are architecturally New England such as Garrison Colonial, Cape Cod, etc.

5. Explanation of National, State and Local Historic Designations and Regulations and how they apply to your property.

Local Historic Districts/Properties: Local Historic Districts (LHD) and Properties (LHP) offer the most protection and regulations for significant architectural buildings in Connecticut. State statutes allow municipalities to establish historic districts and properties for which exterior architectural changes are reviewed by a local preservation commission. This ordinance allows towns to ensure that alterations, additions or demolitions are in keeping with and consistent with the special character of the designated area. It is very important for home buyers to know if the prospective property is located within a local historic district because any exterior work they may consider would need to receive a Certificate of Appropriateness from the Local Historic District Commission.

What this means to Resident of the Middle Haddam Historic District, East Hamtpon, CT: The Middle Haddam Historic District was established in 1977 and the town subsequently adopted Chapter 211, a Town Ordinance, setting forth the governing aspects of the district. This ordinance contains the compliance requirements and provides legal protection for properties within the District. The Middle Haddam Historic District Commission was then established in compliance with that town ordinance. This ordinance applies to all properties within the district ***whether or not they are included*** on the list of historically significant properties established by the State and/or National Register of Historic Places of Middle Haddam properties.

The boundaries of the Middle Haddam Historic District were determined by the original vote to establish the district. Currently, State Law does not provide any option for property owner within the district to exclude properties from the District. The law however allows property owners adjacent to or bordering the District the option to elect to be included in District.

State Register of Historic Places: The State Register (SR) is the official listing of those sites important to the historical development of Connecticut. Listing on the SR does not restrict the rights of the property owner in the use and development of the historic property, but does encourage the preservation of the historic property, provide special consideration under the State Fire and Building Code for historic buildings and special consideration under the American with Disabilities Act. To learn more call the State Historic Preservation Office (SHPO) at 860-566-3005 and ask for information on the State Register of Historic Places.

State Historic Resource Inventory: This inventory identifies and evaluates historic, architectural, archaeological, cultural and industrial resources in each municipality. The inventories serve as the basis for most other designations and serve as a very helpful tool for officials, planners, preservationist, homeowners and real estate agents. The inventory form includes historical and architectural information, as well as photographs and maps. Surveys in Connecticut have been completed either under a Town Architecture Survey or Thematic Architecture Survey. Over half of Connecticut's 169 towns have been partially or fully surveyed. The survey forms are a good source of information for those seeking historical or architectural data on a specific property. Each property inventoried has its own form, which identifies the original owner, architect, date of construction and original use. The research also evaluates the property's significance within the context of the community's development. These forms are available through the SHPO office at 860-566-3005 or can be found in many town halls, libraries and historical societies.

National Register of Historic Places: The National Register (NR) is the nation's official list of historic buildings and sites worthy of preservation. Listing on the NR indicates that a property or area is significant because of its architecture or its association with important persons, events or cultural events and unlike a National Historic Landmark, the NR is more encompassing and includes sites and properties of national, state and local significance.

The Register is maintained by the National Park Service and in Connecticut is administer by the State Historic Preservation Officer (SHPO). Listing does not restrict what a property owner may do with the property, unless the owner is using federal assistance. Many people confuse National Register Districts with Local Historic Districts, but they are two distinct designations with very different regulations. The National Register Designation is more of an honorific recognition where as a Local Historic District/Property Designation places restrictions on what can be done to a property. These two types of designation are commonly confused.

Benefits for NR listing include a nomination form which has an in-depth information on the property's historical and cultural significance and a justification for its preservation. Designation can also encourage the preservation of these properties and enable government agencies to consider them in the early stages of preservation activities. Many states and municipalities use the listings as the backbone of their preservation planning process. In Connecticut there are over 40,000 properties listed on the NR including individual buildings, structures, sites, and districts. To find out if your listing is on the National Register, contact the SHPO office at 860-566-3005 or search the National Register of Historic Places.

National Historic Landmark: Properties given this foremost form of recognition are deemed significant to all Americans because of their exceptional values or qualities, which help illustrate or interpret the heritage of the United States. This is the highest level of designation available. If Federal funding, licensing or permits are involved then the alterations are subject to a Section 106 Review. Section 106 can also ensure that incompatible development projects or other Federal projects are reviewed to avoid or minimize potential harm to the historic property. Once selected a National Historic Landmark (NHL) there is limited protection. Listing a private property as a NHL does not prohibit the owner from making changes or alterations. The National Park Service may recommend various preservation actions, but the owner is not obliged to follow them.

6. Historical and Restoration Resources

- **CT Trust for Historic Preservation:** http://www.cttrust.org
- **CT Commission on Culture and Tourism:** http://www.cultureandtourism.org/cct
- **National Park Service:** http://www.nps.gov
- **National Trust for Historic Preservation** http://www.preservationnation.org
- **Connecticut National Register of Historic Places:** http://www.cultureandtourism.org/cct/lib/cct/CT_Properties_on_the_National_Register.pdf
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PB 15: Preservation of Historic Concrete: Problems and General Approaches. William B. Coney, AIA. (1987)

PB 16: The Use of Substitute Materials on Historic Building Exteriors. Sharon C. Park, AIA. (1988)

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PB 18: Rehabilitating Interiors in Historic Buildings: Identifying Character-Defining Elements. H. Ward Jandl. (1988)

PB 19: The Repair and Replacement of Historic Wooden Shingle Roofs. Sharon C. Park, AIA. (1989)

PB 20: The Preservation of Historic Barns. Michael J. Auer. (1989)

PB 21: Repairing Historic Flat Plaster - Walls and Ceilings. Marylee MacDonald. (1989)

PB 22: The Preservation and Repair of Historic Stucco. Anne E. Grimmer. (1990)

PB 23: Preserving Historic Ornamental Plaster. David Flaharty. (1990)

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7. Certificate of Appropriateness Applications and Instructions

Attached.

Town of East Hampton, Connecticut
MIDDLE HADDAM HISTORIC DISTRICT COMMISSION

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

*Application number _____
**Application filing date _____

Application is hereby made for the issuance of a Certificate of Appropriateness under an "Ordinance Establishing An Historic District An Historic Commission for the Town of East Hampton" effective June, 1977, and enacted pursuant to the enabling authority contained in Connecticut General Statutes §7-147 et. seq., for proposed work as described in detail below and as set forth in the accompanying exhibits.

Applicant (Owner) _____ Telephone _____
Applicant's address _____ email _____
Contractor _____ Telephone _____
Contractor's address _____ email _____
Address of proposed Work _____
Approximate date of original structure _____

***General description of proposed Work:

SAMPLE ONLY

***List of materials to be Used:

***List of attached exhibits:

_____
Signature of Applicant Date

*To be determined by the MHHDC. **Date received by the MHHDC.
***PLEASE READ INSTRUCTIONS for completing applications ON REVERSE SIDE hereof. Applications may be DENIED for lack of sufficient information.

Middle Haddam Historic District Commission

Application Instructions for Certificate of Appropriateness

Meeting schedules and application deadlines are posted in the East Hampton Town Clerk's office and are listed on the Town of East Hampton Website www.easthamptonct.org. Application forms are available at the Town Clerk's Office and the Middle Haddam Post Office. Applications shall be mailed to: Middle Haddam Historic District Commission, Town Hall, 20 East High Street, East Hampton, CT 06424.

1. WHEN AN APPLICATION FOR A CERTIFICATE OF APPROPRIATNESS IS REQUIRED

All properties within the Historic District are subject to the requirements of the Middle Haddam Historic District Ordinance. A Certificate of Appropriateness (COA) is required for all construction or alteration of any exterior of all buildings and structures, including driveways, walkways, walls and fences located within the Middle Haddam Historic District, which are visible from a public street, way or place. The Application and supporting documents must be submitted and approved before beginning any work. A COA is required whether or not a building permit is required and a COA must be approved prior to applying for any building permit.

The following does not require a COA:

1. The ordinary maintenance or repair of any exterior architectural feature which does not involve a change in the appearance or design. Replacement of existing materials with new that are IDENTICAL in composition and design falls within this exception.
2. The erection or alteration of any exterior architectural feature which the building inspector certifies is required by the public safety because of a condition which is unsafe or dangerous due to deterioration.
3. Construction or alteration of the exterior of a building or structure that is not visible from a public street, way or place.

Residents are strongly encouraged to seek a determination from the Middle Haddam Historic District Commission (MHHDC) as to whether or not proposed activities require a COA. (See #3 below)

2. SUBMISSION OF APPLICATION FOR COA

Three (3) copies of a complete application must be received no later than fifteen (15) days prior to the next regular MHHD Commission meeting to meet legal requirements for publication of a hearing notice in accordance with CT State Statutes and the Town of East Hampton Ordinance. All applications shall be scheduled for a public hearing within 65 days of the receipt of the application whether or not complete. The Vice Chair may contact the applicant for additional information to better support the application and the MHHDC may postpone scheduling a public hearing to provide the applicant additional time to supply requested information so long as the 65 day requirement is met. The Commission may vote to deny approval of an application for lack of information. It is highly recommended that applicants or their representatives attend the public hearing to address MHHDC questions. Applicants may inquire as to the status of their application and hearing date by contacting the Clerk of the Commission.

A "complete application" contains the following:

1. Detailed description of proposed work.
2. List of specific materials and/or products to be used including all product specifications. Include samples and/or brochures with photographs for siding, trim details, roofing material, windows, doors, shutters, lighting fixtures, hardware, posts, fences, landscaping walls, walkways, driveways, parking areas, etc.
3. Photos of proposed work area.
4. Scale drawings of all elevations and floor plans of proposed work with dimensions.
5. Plot plan with location of existing structures and proposed work.
6. The application fee indicated on the front of the application payable to the Middle Haddam Historic District Commission.
7. Applicant's signature.
8. A telephone number and email address for contact purposes.

NOTE;The commission may deny an application for lack of sufficient information concerning the proposed activities.

3. REQUESTS FOR DETERMINATION OF EXEMPTION

The MHHDC is empowered to determine whether or not proposed activities are exempt (do not require a COA), not the resident. At least one week in advance of a scheduled meeting, a resident shall submit in writing a detailed description of the proposed activities and a statement as to why the resident believes the activities to be exempt. The request for an exemption shall be heard under "New Business."

NOTE:*The Commission may deny the request for an exemption for lack of sufficient information concerning the proposed activities.*

If the Commission determines that the proposed activity is not exempt, then a COA is required and submission of an application for a COA must be completed per #2 above.

Alternatively, a resident may simply apply for a COA, and if the commission determines that the proposed activities are exempt, then such finding will be noted in the MHHDC's records and the COA filing fee will be refunded to the applicant.