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Report Of The Durham Historic
Study Committee

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DURHAM HISTORIC DISTRICT



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I. INTRODUCTION

Durham, today, retains much of the Old New England charm that, in Colonial times, moved stage riders on the Boston-New York route to remark about its exceptional beauty. The Town's many fine Colonial and Victorian homes are enhanced by the natural beauty of the Coginchaug Valley. These homes, situated along Durham's long tree-lined streets and around the handsome 17th century Town Green, reflect the history and culture of a unique rural Connecticut village.

The Old New England quality, which has been a hallmark of Durham for over 250 years, is rapidly changing. According to projections made by the State of Connecticut, Connecticut Interregional Planning Program, Durham will grow from its 1960 population of 3,096, to an estimated 13,000 people by the year 2000. This represents an increase of over 300%. In comparison, during the same period the Midstate Planning Region and the State of Connecticut will grow by 135% and 101% respectively. Durham will be the fastest growing community in the Midstate Region.

This rapid population growth will have a far reaching impact upon Durham. For example, over the next thirty years approximately 2,800 new dwelling units will have to be built to house the anticipated population increase. By comparison, Durham's present housing stock numbers about 1,200 dwelling units. Additional retail, automotive, and other commercial services will also be necessary to support these new residents. A significant amount of land will be needed to accommodate these new commercial and residential land uses.

Unfortunately, periods of rapid urban development have usually meant sacrificing historic and architectural landmarks to make room for new land uses. In the last thirty-five years alone, it is estimated that Connecticut has lost, due to fire, negligence, population increase, shopping centers, and new highways, fifty percent of its historic sites and structures.

Durham faces the possibility of similar losses today. Many of its buildings are threatened by the potential expansion of the commercial district at both ends of Main Street. A number of structures have already been lost, including the well known Swathel Tavern, which in its day served George Washington, General Laffayette, and Silas Deane. Other valuable buildings will be lost unless a mechanism with appropriate controls is implemented.

An historic district is such a mechanism. By establishing an historic district Durham can protect its architectural and historic heritage. In this way future generations will also be able to experience the Old New England atmosphere that, since Colonial times, has made Durham an enjoyable place to live.

II. THE HISTORIC
DISTRICT: DESCRIPTION

A. Boundaries

The Historic District is defined as the area encompassed by the following boundary lines:

Northern Boundary

Beginning at a point 125 feet north of the intersection of MAPLE AVENUE and TALCOTT LANE;

thence running easterly and parallel to the centerline of TALCOTT LANE to the centerline of MAIN STREET;

thence turning southerly and running along the centerline of MAIN STREET to the northern boundary of the Albert Eick property (map #12);

thence running easterly 175 feet;

Eastern Boundary

Thence running southerly and parallel to the centerline of MAIN STREET to a point 175 feet north of the centerline of MAIDEN LANE;

thence running easterly and parallel

to the centerline of MAIDEN LANE to the centerline of BRICK LANE;

thence running southerly along the centerline of BRICK LANE and continuing across MAIDEN LANE to a point 175 feet south of the centerline of MAIDEN LANE;

thence running westerly and parallel to the centerline of MAIDEN LANE to a point 175 feet east of the centerline of MAIN STREET;

thence running southerly and parallel to the centerline of MAIN STREET to a point 175 feet north of the centerline of FOWLER AVENUE;

thence running easterly and parallel to the centerline of FOWLER AVENUE to a point 175 feet north of the intersection of FOWLER AVENUE and CHERRY LANE;

thence turning southerly and running 175 feet to the centerline of FOWLER AVENUE;

thence turning westerly and continuing along the centerline of FOWLER AVENUE to a point 175 feet east of the centerline of MAIN STREET;

thence turning southerly and running parallel to the centerline of MAIN STREET to the southern boundary of the Robert Hall property (map #109);

Southern Boundary

Thence turning westerly to the centerline of MAIN STREET;

thence running northerly along the centerline of MAIN STREET to the southern boundary of the

Harold Johnson property (map #106);

thence running westerly 175 feet;

Western Boundary

Thence turning northerly and running parallel to the centerline of MAIN STREET to a point 175 feet west of the intersection of TOWN HOUSE ROAD and MAIN STREET;

thence turning in a westerly and northerly direction continuing parallel to the centerline of TOWN HOUSE ROAD to a point 175 feet north of the centerline of MAPLE AVENUE;

thence turning easterly and running parallel to the centerline of MAPLE AVENUE to a point 175 feet west of the centerline of MAIN STREET;

thence turning northerly and running parallel to the centerline of MAIN STREET to the centerline of OLD CEMETERY ROAD;

thence turning westerly and following the centerline of OLD CEMETERY ROAD to the northern boundary of the Old Burial Ground (map #70);

thence turning easterly following the northern boundary of the Old Burial Ground to a point 175 feet west of the centerline of MAIN STREET;

thence turning northerly and continuing parallel to the centerline of MAIN STREET to a point 175 feet south of the

centerline of WALLINGFORD ROAD:

thence turning westerly and running parallel to the centerline of WALLINGFORD ROAD to the centerline of MAPLE AVENUE;

thence turning northerly along the centerline of MAPLE AVENUE to a point 175 feet north of the centerline of WALLINGFORD ROAD;

thence turning easterly and continuing parallel to the centerline of WALLINGFORD ROAD to a point 175 feet west of the centerline of MAIN STREET;

thence turning northerly and continuing parallel to the centerline of MAIN STREET to a point 250 feet south of the centerline of TALCOTT LANE;

thence turning westerly and running parallel to the centerline of TALCOTT LANE to a point 175 feet west of the centerline of MAPLE AVENUE;

thence turning northerly and running parallel to the centerline of MAPLE AVENUE to the northern boundary of the Charles Stannard property (map #5);

thence turning easterly to the point of beginning.

III. HISTORIC DISTRICT: EXPLANATION
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The following is a brief description of what an historic district is, how it is formed, and how it functions. Additional references are noted in the parentheses. These references can be found in the Appendix of this report. They are:

1. The Ordinance creating a Durham Historic District, which will be referred to as "Ordinance";
2. The Connecticut Statutes concerning historic districts which will be referred to as "Statutes".

A. Historic District

An historic district protects significant architectural and historic landmarks. It is a legal tool (an ordinance) which permits a town to regulate the modification or construction of structures within an area designated as the historic district (For a more detailed description see Ordinance Sec. 1, and Statutes Sec. 7-147a).

B. Formation of an Historic District

The following is a very brief summary of the steps involved in the creation of an historic district. (see Statutes Sec. 7-147b for a detailed description).

1. A town's legislative body (Note: legislative body denotes a town meeting) appoints a five member HISTORIC DISTRICT STUDY COMMITTEE.
2. The committee drafts a REPORT on the proposed district. The report is sent to the Connecticut Historical Commission and local officials for review. Recommendations must be returned within 90 days.
3. A PUBLIC HEARING is held not less than 120 or more than 150 days after transmittal of the report. At the hearing the report, and all recommendations received on the report, are presented.
- 4a. A FINAL REPORT is submitted by the study committee to the legislative body within 60 days after the public hearing.
- 4b. After receiving and reviewing the report the legislative body causes a REFERENDUM of

the property owners in the proposed historic district to be held. In order for the legislative body to adopt the historic district ordinance (step 5a.) 75 percent or more of all such property owners voting must vote affirmatively.

- 5a. If the historic district ordinance is approved by 75% of the property owners voting in the proposed district, the legislative body then votes to accept or reject the report of the study committee.
- 5b. If the report is accepted by the legislative body, the ordinance is enacted and an HISTORIC DISTRICT COMMISSION is established under the provisions of this ordinance.

C. Role of Historic District Commission

The historic district commission is responsible for implementing the historic district ordinance. It is comprised of 5 members appointed as specified in the ordinance. (see Ordinance Sec. 2-4, and Statutes Sec. 7-147c).

D. Functions of Historic District Commission

To maintain and preserve the historic buildings within the district, the historic district commission is vested with specific powers over the construction and the demolition of structures within the district. These powers in no way affect the design or appearance of existing structures at the time the ordinance is passed, (i. e., the Commission has no ex post facto powers). (see Ordinance Sec. 5-11, and Statutes Sec. 7-147j).

1. In order for a building or structure to be erected, altered, restored, moved, or demolished within the historic district, a CERTIFICATE OF APPROPRIATENESS must be submitted to and approved by the historic district commission. (see Ordinance Sec. 5 and Statutes Sec. 7-147d).
2. A PUBLIC HEARING is held by the commission upon each application of appropriateness within 60 days after the date the application is filed. (see Ordinance Sec. 6, Statutes Sec. 7-147e).
3. The commission decides to approve or reject the application based upon the exterior architectural features of the structure. Any application deemed incongruous with the general purpose and

intent of the district may be rejected. The commission cannot consider interior arrangement, nor can its powers extend to the color of paint used on any structure. (see Ordinance Sec. 7, and Statutes Sec. 7-147f).

4. In unusual circumstances where strict adherence to the provisions of the ordinance would result in undue hardship, VARIANCES to the ordinance may be permitted provided they remain in harmony with the general purpose and intent of the historic district. (see Ordinance Sec. 8, and Statutes Sec. 7-147g).
5. The commission has the power to levy FINES against offenders of historic district regulations. (see Ordinance Sec. 9, and Statutes Sec. 7-147h).
6. Any person aggrieved by a decision of the commission may, within 15 days of that decision, APPEAL to the Court of Common Pleas for Middlesex County. (see Ordinance Sec. 10, and Statutes Sec. 7-147j).
7. The ordinance shall not be construed to: 1) prevent ordinary maintenance or repair which does not involve

a change in design; or 2) prevent compliance with the building code or other requirements necessary for public safety. (See Ordinance Sec. 11, and Statutes Sec. 7-147j.)

E. Benefits of an Historic District

What it will do for a community:

1. It means that the heritage of hundreds of years of historic and architectural achievements will be protected.
2. It will be a strong stabilizer and enhance real estate values.
3. It will give assurance to residents, property owners, and those contemplating purchases of property that nothing can be built or altered that will detract from the historic and architectural qualities that have made the district attractive.
4. Assurance of the permanency of architectural heritage will encourage many to improve their properties, and increases civic pride in the district. It spurs on the residents of a neighborhood to seek further improvements, such as better traffic and parking conditions, more shade trees, cleaner streets, better lighting, etc.

5. It will lessen the chance of deterioration in the future.

6. It will further focus attention on the area and increase its importance to its residents and to the community. It will further its attraction to the writer, the artist, the photographer, the architect, the historian, and the general tourist who is becoming more aware of the architectural and historic past.

IV. HISTORICAL SKETCH

Durham's history reflects the influence of three key institutions: agriculture, religion and scholarship. As will be shown, the rural-agricultural economy, the significance of religion in the lives of the people, and the Town's scholarly atmosphere were highly interdependent and ultimately combined to produce a pattern of historical development that is in many ways unique.¹

When, in 1662 the Colonial settlers arrived in Durham they found a gently undulating, fertile topography divided by a long marsh running north and south. The area was known by its Indian name, Coginchaug "the long swamp", after the marsh. In 1704 the settlers adopted the name Durham, after the county seat in northern England. Incorporation as a town followed shortly afterwards, in 1708.

The excellent potential of the land for agricultural activities was not wasted, since the settlers lived by a religious value system that emphasized hard work and individual initiative. By the

late 1700's a viable agricultural economy developed, the principal products of which were wheat, beef, and corn. Durham became famous for its cattle, and "two fat oxen, sent to Washington at Valley Forge, supplied a dinner for all the officers of the American Army and their servants".²

With this economic growth there developed a class of large land owners or "planters", whose life style is still reflected in the large Colonial homes of the town. (see "The Architecture of Durham"). Wealth brought leisure, and in Durham this leisure time was directed towards the pursuit of scholarly activities. Despite the fact that it was a relatively isolated rural village, Durham developed an intellectual atmosphere that could be matched only by much larger Colonial cities. To fully explain how this came about requires going back to the earliest origins of the town.

For a number of years during the later part of the 17th century it was the practice of the Connecticut Colony's General Court to grant parcels of land in Durham to individuals it deemed to have made outstanding contributions to the Colony. As a result, land in early Durham tended to be owned by a very select group of individuals. For example, two early governors of the Connecticut Colony, William Leete, and Gurdon Saltonstall; and the first president of Yale College, Abraham

Pierson, received land grants in Durham. The "high character of these owners of lands inspired confidence and attracted respectable men to settle in Durham".³ This well educated, distinguished group of early settlers seems to have set a tone for Durham's intellectual development during the Colonial Period.

A second factor which influenced the development of scholarly activities was the arrival of the Town's first minister, Nathaniel Chauncey in 1708. Nathaniel served as a minister in Durham until his death in 1756. The first graduate of Yale, and the grandson of the second president of Harvard,⁴ he brought to Durham academic credentials the equal of nearly any in the Colonies.

A third factor was the wealth of the Town's planters who could afford to send their sons to college. A number of Durham's early citizens were graduates of Yale, Dartmouth, Williams and other early colleges.⁵

The fourth and final factor which contributed to the intellectual atmosphere of Durham was the close relationship between scholarship and religion. In Colonial times, especially in rural villages, the ability to read and write was not a practical necessity to the average yeoman in providing his livelihood. However, in order to

worship properly, the yeoman had to be able to read the bible. Due to the importance of religion in the lives of the Durham settlers, the capacity to read and write became more widespread than would otherwise have been the case.

The interrelationship between religion and scholarship also reflected itself in Durham's intellectual leadership. More often than not, the Town's leading scholars were in some way associated with the church. Reverend Nathaniel Chauncey's inclination towards scholarly pursuits was not an isolated coincidence. For example, Elizur Goodrich, Nathaniel's successor as Durham's minister, was well known as a tutor of students preparing for college. Among his pupils was Eli Whitney, the eventual inventor of the cotton gin.⁶ Elizur's son Chauncey, was also intellectually oriented. Chauncey Goodrich entered Yale in 1772 at the age of 13 where "he shone foremost among his contemporaries". In 1793 he was elected representative to the Congress of the United States, where he served until 1800.⁷

Durham's most eminent early scholar was Charles Chauncey, grandson of Reverend Nathaniel Chauncey. Charles, a student of the law, was appointed Attorney for the State of Connecticut in 1776, and in 1789 was placed on the bench of the Superior Court. In 1793 he retired from the business of the courts and began teaching law. He was known for his brilliant and inquisitive mind, and

in testimony to his talents he received the honorary degree of Master of Arts conferred on him by Yale College in 1777, and the degree of Doctor of Laws by Middlebury College in 1811. Charles's son, Charles also possessed much of the same scholarly talent as his father. He (the son) graduated from Yale in 1792 at the age of 15, the youngest graduate in Yale's history.⁸

The Durham Book Company serves as the most tangible evidence of Colonial Durham's scholarly atmosphere. Founded in 1733, to "improve our leisure time in enriching our minds with actual and profitable knowledge by reading...", it was the second public library in the Colonies and the first in New England. It was preceded only by Benjamin Franklin's Library, founded in Philadelphia in 1732.⁹

The Book Company was originally comprised of eight members with Colonel Elihu Chauncey serving as the first librarian from 1733 to 1782.¹⁰ The books are thought to have been kept in the homes of the various librarians until 1856, when the Library was disbanded. Elihu's home, which was destroyed by fire in 1781, was the first site of the Library. It was located on the same property as the present Otte home at the north end of Cherry Lane.¹² The Chauncey Homestead, located on Fowler Avenue, served as the

location of the Library from 1787 to 1794.¹³

In addition to the Book Company Durham has made some other interesting contributions to American History. The first public water company in the United States was the Durham Aqueduct Company, originally incorporated in 1798 and still in existence. Also, a number of Durham citizens distinguished themselves as Colonial military leaders. The most notable were Phineas Lyman, who served as Major General and Commander-in-chief of the "American" forces sent to the French and Indian Wars in 1755,¹⁴ and James Wadsworth, a Major General in the Connecticut militia 1777-1779.¹⁵ Wadsworth also served as a delegate to the Constitutional Convention of 1788.¹⁶

A Durham citizen who played a most significant role in American History was Moses Austin. Moses, a native of Durham, left Connecticut in 1796 to seek his fortune in the West. After a short mining venture near St. Louis he then turned his attention to Texas where he went and received a land grant from the Mexican government in order to establish a colony. Although Moses died in 1821, his son Stephen went on to become the first commander-in-chief of the army, and head of affairs of Texas. The Capitol of that State bears his name.¹⁷

During the same period that Moses Austin left Durham, a number of other residents migrated to New York State and the West.

A condition of overcrowding existed in Connecticut in the late 1700's due to the fact that nearly all of the good agricultural land was occupied. In Durham the population had grown from 34 in 1708, to 1,076 in 1776.¹⁸ In order to relieve this condition of saturation of agricultural land many people either migrated to the open spaces of the West, or began to develop forms of "cottage" industry to support themselves. Durham had a "shoe industry" in this period, with a number of its residents producing shoes in their household shops.

This subtle shift in the late 1700's and early 1800's of a sector of Durham's population from agriculture to industry preceded a much greater transition during the 19th century caused by the Industrial Revolution. The industrialization of Connecticut manifested itself in Durham with the establishment of the Merriam Manufacturing Company in 1851. Merriam, and the later established Durham Manufacturing Company, the Town's largest industry, still specialize in stamped metalware.

Despite the presence of these industries, Durham remained primarily an agricultural community throughout the later half of the 19th and the first half of the 20th centuries. However, in recent years the town has begun to acquire more of a

suburban-residential atmosphere as the proportion of farm population has gradually diminished. The typical resident today works for an out-of-town business or manufacturing firm.

The year 1973 finds Durham at a crossroads in its history. Present planning projections indicate that, as a relatively underdeveloped community in close proximity to Connecticut's highly urbanized corridor of cities, Durham will grow rapidly in the next thirty years and will become increasingly suburban in character. The transition has already begun. For example, farm land near the center of Town that was once part of large Colonial estates is gradually being subdivided for residential home sites. These changes proceed within proximity to the old homes in the proposed Historic District.

1. The basic reference used for this section was: The History of Durham by William Chauncey Fowler, (Hartford, 1866)
2. Edgar L. Heermance, The Connecticut Guide (Hartford, 1935), page 202
3. Fowler, pages 9-11
4. "Chauncey Family Records", property of Mrs. Lylean B. Field of Durham
5. Fowler, pages 102-129
6. Ibid, page 59
7. Ibid, pages 117-120
8. Ibid, pages 114-117
9. William J. Van Beynum, A History of the Book Company of Durham (Master's Thesis, Southern Connecticut State College, April 1961), page 4
10. Ibid, page 16
11. Ibid, pages 58, 63, 64
12. "Chauncey Family Records"
13. Van Beynum
14. Ibid, page 108
15. Heermance, page 203
16. Fowler, page 240
17. Ibid, pages 211-213
18. Ibid, page 209

V. ANALYSIS OF SITES
AND STRUCTURES

A. Classification of Architecture
The following system was used to
categorize the architecture of
Durham.¹

<u>PERIOD</u>	<u>STYLE</u>	<u>EXAMPLES</u> ²
Colonial 1640-1790	Saltbox	Gregory Cook House (Haddam Quarter Rd.) Leland Seeton House (Talcott La., 8a)
	2 1/2 Story House ³	David Goldner House (Main St., 92) Lylean Field House (Fowler Av., 80) Marjorie Mathewson House (Main St., 54)
	1 1/2 Story Cottage ⁴	Alden E. Keeling House (Brick La.) Marcia Lattime House (Main St., 76)
	Georgian Classical	Gordon A. Hardy House (Middlefield Rd.)

<u>PERIOD</u>	<u>STYLE</u>	<u>EXAMPLES</u>
Early Republic 1790 - 1850	Federal	Hugh Cox House (Town House Rd., 93) Constance Goodwin House (Maple Av., 78)
	Greek Revival	United Church (Main St., 48) Albert Eick House (Main St., 12)
Mid-Century 1830 - 1865	Italianate	Josephine and Robert Francis House (Main St., 10) Bertha A. Markham House (Main St., 63)
Post Civil War 1865 - 1900	Carpenter Gothic Cottage	Geraldine Jackson House (Main St., 9)
	Upjohn Country Gothic	Episcopal Church (Main St., 62)
Early 20th Century 1900 - 1930	Prairie	Durham Public Library (Main St., 77)
	Bungalow	Ellsworth Chase House (Main St., 11)

B. Analysis of Architecture, Planning, and Land Use Pattern

The physical-spatial development of Durham is, as in the case of its history, inseparable from certain key socio-economic factors. The architecture, planning, and land use pattern of Durham are closely related to the Town's history.

Land Use Pattern and Planning

The existing land use pattern in Durham is the result of two basic influences: 1) the plan implemented by the early settlers, and 2) the agricultural economic base of Durham during the 18th and 19th centuries. The street system, the location of the Town Green and Old Burial Ground, and the clustering of houses along Main Street, all date back to the first few years of the 18th century, when the settlers designed the "Town Plat".⁵ Within this layout Durham's agricultural economic base functioned successfully for over 200 years.

Land in Durham was originally distributed according to the "mode adopted in Guilford". A settler had a home lot of six or eight acres upon which he lived, while the principal part of his land was elsewhere in Durham, sometimes at a distance. The settlers' houses were clustered in the center of the

Town around the Green for mutual protection, while their fields were located in the outlying sections. Some settlers lived on their farms and hence gave up the protection of close quarters.⁶

As Durham grew from a population of 34 in 1708, to 1,076 in 1776, the six to eight acre individual lots were subdivided as more and more houses were clustered onto Main Street. During this same period a group of wealthy planters emerged, who either through inheritance or success as agriculturalists assembled large tracts of land. These "estates" tended to have large homes, and in some cases cottages for tenants who were hired by the owner as laborers.

The Chauncey Homestead, which covered much of the area east of Main Street, from Higganum Road to Allyn Brook, is Durham's best existing example of a Colonial planter's estate. A tenant cottage (the Lincoln Grant House, 81) which was once occupied by a laborer, is located a short distance from the large, rambling Chauncey Homestead (the Lylean B. Field House, 80).

Another estate which covered a large area west of Main Street, from Wallingford Road to Talcott Lane, was the John Swathel Estate. The ornate Colonial home which stands on Maple Avenue (the Herbert Patterson House, 6) attests to the life-style of this planter. Much of the land that was once within this estate has in

recent years been subdivided for residential development.

The land-use pattern along Main Street also reflects the agricultural economy of early Durham. The open fields behind these houses were once used for crops and livestock by the residents. The Josephine and Robert Francis House (corner of Main Street and Talcott Lane, 10), which still has an adjoining barn and garden in the rear, most approaches the pattern of land use in the 18th and 19th centuries.

The open spaces that once existed between the Colonial homes on Main Street have been gradually filled in by later construction. The fields behind these homes, that were originally used for agricultural purposes, now lie fallow, at most serving as grazing or pasture land for a small number of livestock. In recent years new development has begun to find its way into these areas.

As discussed earlier, the original Durham plan laid out by the settlers in the first few years of the 18th century, has survived remarkably intact over the years. Two elements of this plan, which are particularly noteworthy, are the Town Green, and the Old Burial Ground. Both were laid out as

public areas from land donations by the early proprietors. The Green is an excellent example of 17th century Connecticut town planning.⁷ The focal point of the Town, it was originally used for military exercises, as a common grazing area, and as a location for civic buildings such as meeting houses, churches, and schools. Its function as a civic area survives to this day with the Town Hall, Post Office, and Grange, all situated near the Green. In the fall the Green serves as the location of the Durham Fair.

The Old Burial Ground contains an interesting collection of tombstones dating back to 1712. The stones are primarily brownstone and most were quarried and produced in Durham.

Architecture

The bulk of Durham's architectural collection is Colonial. However, as will be shown, there are a number of very valuable 19th and early 20th century buildings.

The houses of the Colonial Period generally reflect the agricultural economy and the isolated location of Durham. The size and ornamentation of these homes varied according to the financial position of the owner, with the largest and most ornate homes belonging to the

wealthiest planters. In general, Durham's Colonial homes, although large in size, generally lacked the fine Georgian and Baroque details that are found in other areas of the State, such as Wethersfield. This seems to be due to the fact that Durham was isolated and lacked the economic base and size to support the skilled artisans needed to create the more avante-garde designs.

Three Colonial style homes which are the exception to this rule, and which portray interesting Georgian detailing are: the Marjorie Mathewson House (54); the Herbert Patterson House (6); and the David Goldner House (92).

The significance of religion in the lives of Durham's early citizens is evident from the number of religious buildings constructed. In addition to the Episcopal Church (62) and the United Church (48), the Town Hall (88) and the Durham Grange (86) buildings also served as churches. With the exception of the Episcopal Church all of these structures are in the Greek Revival style. The United Church is the Town's best example of this style.

The Episcopal Church is one of Durham's outstanding 19th century Victorian structures. It is a Country Gothic building patterned after the designs of Richard Upjohn. Another good example from the Victorian Periods (Mid-Century and Post Civil War) is the Robert and Josephine Francis House (10), a large Italianate building with an interesting Italianate barn.

Durham's best examples of Early 20th Century architecture are the Public Library (77) and the Ellsworth Chase House (11). The library is Prairie style, after the buildings of Frank Lloyd Wright. It is unusual due to its very early date (1901) which would have made it extremely avante-garde at the time of its construction. The Ellsworth Chase House is a good example of the Bungalow style common during the 1900-1930 period.

Two clusters of buildings which are outstanding for their consistent architectural quality and pleasing arrangement are: the buildings around the Town Green (85); buildings in the vicinity of the United Church. The traditional communal Green and the well kept Colonial, Greek Revival, and Federal buildings around it create a picturesque composition of early Connecticut architecture

and planning. The United Church and the houses adjacent to it, are the Town's greatest concentration of the Greek Revival style. The Colonial Houses near this concentration make a pleasant and varied arrangement.

One of the problems facing Durham's 18th and 19th century architecture is neglect. There are a number of old buildings in Durham which are in danger of becoming structurally unsound, or unsightly, due to deterioration. It would be unfortunate to lose these buildings, many of which if faithfully repaired and restored could make fine contributions to the Town's collection of architecture. Unfortunately, once such a building is lost to demolition it can never be replaced.

It takes only a few deteriorating buildings to seriously impair the character of an area. The greatest care should be taken now to protect the valuable 18th and 19th century buildings in Durham, particularly those buildings in the two clusters. Hopefully, an historic district, which can add to the pride and value of the Town's buildings, will encourage their restoration and maintenance.

1. The classification system is designed specifically for the architecture of Durham. It does not attempt to deal with the fine academic points of architectural classification, rather its aim is to enable the clearest possible identification for the layman
2. The numbers following the street addresses of the example are Map Index Numbers.
3. There are a number of possible variations of this style. There are two common types of roofs: gambrel (ex. Lylean Field House, 80); and gable (ex., David Goldner House, 92). Some 2 1/2 story houses have hewn overhangs which appear at the ceiling lines of the 1st or 2nd floors (ex. David Goldner House - 2 overhangs). The houses may have one central chimney (ex., David Goldner House), or two chimneys (ex. Marjorie Mathewson House, 54). Dormers, the number of bays, and details (Georgian Classical; Baroque, or plain) are other possible variations. The Marjorie Mathewson House is an example of a Colonial 2 1/2 Story with Georgian Classical details (entryway, palladian window, dentils)
4. Two basic types are usually found: gambrel - roofed cottage (ex., Marcia Lattine House, 76); and gable-roofed cottage (Alden E. Keeling House).

5. William Chauncey Fowler, The History of Durham (Hartford, 1866), Chapter I.
6. Ibid, page 30
7. Anthony N. B. Garran, Architecture and Town Planning in Colonial Connecticut (New Haven, 1951) page 66

VI. INVENTORY OF SITES
AND STRUCTURES

Those buildings for which sufficient data is available to enable accurate evaluation are listed in the inventory in Section VI.B.

This inventory is an assessment of the sites and structures of Durham in terms of their value as examples of architecture, planning, land use, or as places of historic importance. The sites and structures of interest have been noted. Those considered most significant have been given lengthier descriptions (see Section VI.C.).

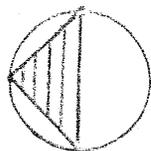
Many buildings within the Historic District have not been included in the inventory (Section VI.B.). A considerable amount of information remains to be gathered in order to properly assess the value of these buildings. The compilation of this data will eventually be necessary if the Historic District is to be able to adopt an optimum strategy of preservation.

A. Maps

All of the buildings within the Historic District are located on the following maps. Each building is identified by a number and a symbol.

HISTORIC DISTRICT MAP

LEGEND



APPROX. SCALE = 1" = 370'



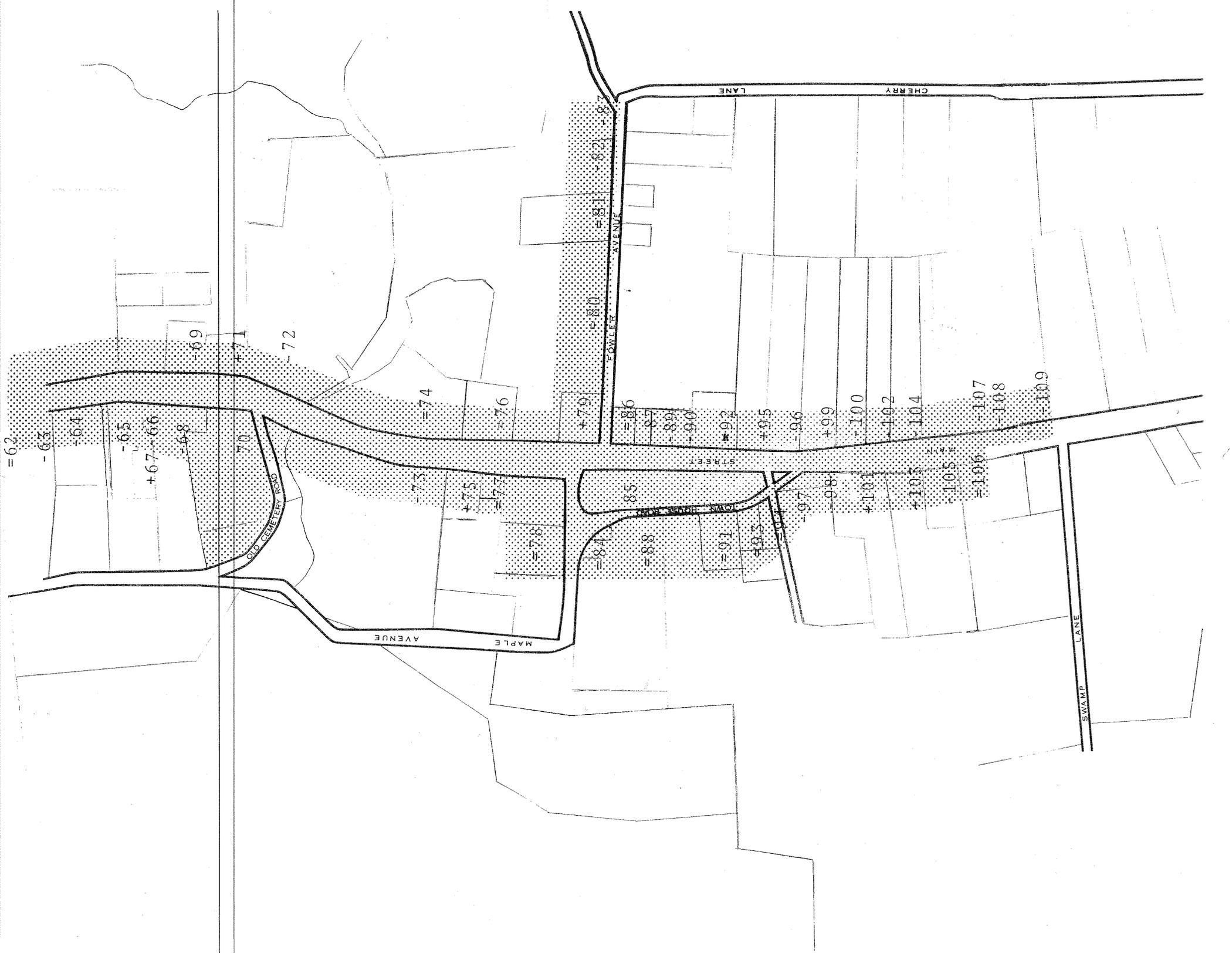
Approximate Historic District Boundary

- = Buildings of particular historic or architectural interest. All such buildings are listed in the inventory in section VI.B.
- Other buildings which are listed in the inventory in section VI.B.
- + Other buildings which are not listed in the inventory in section VI.B.

Index Numbers

All the buildings on each street are identified by a number.

CPA-CT-01-26-1020. The preparation of this map was financed in part through a comprehensive planning grant from the Department of Housing and Urban Development, a state regional planning assistance grant administered by the Office of State Planning, Department of Finance and Control, State of Connecticut and by contributions from member municipalities.



B. Inventory

Buildings are listed in the following inventory according to numerical listing.

Symbols Used in the Inventory to Indicate Source of Information

* Indicates that the source of information was: W. C. Fowler, The History of Durham, pages 198-209, as interpreted by Mrs. Francis E. Korn and Mrs. Lylean F. Field.

**Indicates that the source of information was: W.P.A. Writer's Project, Census of Old Buildings in Connecticut.

<u>MAP#</u>	<u>STREET#</u>	<u>P/PRESENT OWNER</u> <u>O/ORIGINAL OWNER</u>	<u>DATE OR</u> <u>PERIOD</u>	<u>STYLE</u>	<u>TYPE OF USE</u>
- 5		P/Charles Stannard	1865-1900		Res.
= 6		P/Herbert Patterson O/John Swathel*	1640-1790	2 1/2 Story Colonial	Res. ¹
= 8		P/Josephine and Robert Francis O/S.S. Scranton*	1830-1865	Italianate	Barn ²
= 8a		P/Leland Seeton O/Asa Chamberlain*	1640-1790	Saltbox	Res. ³
= 9		P/Geraldine Jackson O/S.S. Scranton*	1865-1900	Carpenter Gothic Cottage	Res. ⁴
= 10	(139)	P/Josephine and Robert Francis O/S.S. Scranton*	1830-1865	Italianate	Res. ⁵
= 11		P/Ellsworth Chase	1900-1935	Bungalow	Res. ⁶

1. See Section VI.C. "Most Significant Sites and Structures"
2. Unusual Italianate barn adjoining the Josephine and Robert Francis House
3. See Section VI.C. "Most Significant Sites and Structures"
4. Durham's only building in the Carpenter Gothic style. Bargeboard trim
5. Large farm house with adjoining barn. Good example of the Italianate style
6. Very good example of the Bungalow style. Large glass enclosed porch. Interesting stonework details

<u>MAP#</u>	<u>STREET#</u>	<u>P/PRESENT OWNER</u> <u>O/ORIGINAL OWNER</u>	<u>DATE OR</u> <u>PERIOD</u>	<u>STYLE</u>	<u>TYPE OF USE</u>
= 12	(138)	P/Albert Eick O/William Parmelee*	1830	Greek Revival	Res. 1
- 13	(135)	P/Mrs. Francis E. Korn, Sr.	1640-1790		Res.
- 14	(134)	P/Reverend and Mrs. Robert Fell O/Perez Sturtevant			Res.
= 15	(131)	P/James McLaughlin O/Parmelee**	1795-1800*	2 1/2 Story Colonial	Res. 2
- 16	(132)	P/Mrs. Theresa H. Jackson O/R.H. Shelley*			Res.
= 17	(130)	P/Norte Dame Church Corp O/Job Merwin*	1721	2 1/2 Story Colonial	Res./Rel. 3 (rectory)
- 18	(129)	P/Mrs. J. Schilling, Sr. O/L.M. Leach*			Res.
- 19		P/Marian Coe & Reba Ehlers O/H.M. Coe*	1640-1790	2 1/2 Story Colonial	Res.

1. One of the best examples of Greek Revival architecture in Durham
2. Unornamented 2 1/2 Story Colonial
3. 5-bay. No overhangs. Good example of typical unornamented Durham Colonial 2 1/2 Story House

<u>MAP#</u>	<u>STREET#</u>	<u>P/PRESENT OWNER</u> <u>O/ORIGINAL OWNER</u>	<u>DATE OR</u> <u>PERIOD</u>	<u>STYLE</u>	<u>TYPE OF USE</u>
- 23	(120 & 122)	P/Merriam Manu- facturing Company O/Samuel Fenn Parsons*	1745**	2 1/2 Story Colonial	Res.
- 25	(116)	P/John & Judith Weston O/Jesse Cook**	1777**	2 1/2 Story Colonial	Res.
- 26	(117)	P/Gladys Talmadge O/Lemuel Moffett**	1742	2 1/2 Story Colonial	Res.
- 27	(114)	O/Linda Charest	1865-1900		Res./Comm.
- 29	(115)	P/Carl H. Heck O/S.F. Leet*	1640-1790		Res.
= 30	(110)	P/Stanley Salva O/Phineas* or Elnathan Camp**	1758**		Res. ¹
= 31	(111)	P/Elizabeth A. Mansfield O/Elias Austin**	1743**	2 1/2 Story Colonial	Res. ²
- 32		P/K of P O/Durham Academy*	1843 (<u>Beers</u> <u>History of</u> <u>Middlesex</u> <u>County</u>)	Greek Revival	Sch.

1. Modest, but handsome 2 1/2 Story Colonial. Georgian porch. Very good example of this style
2. See Section VI.C. "Most Significant Sites and Structures"

<u>MAP#</u>	<u>STREET#</u>	<u>P/PRESENT OWNER</u> <u>O/ORIGINAL OWNER</u>	<u>DATE OR</u> <u>PERIOD</u>	<u>STYLE</u>	<u>TYPE OF USE</u>
= 33	(109)	P/Lewis & Alma Hinman O/Dr. Seth Childs*		Greek Revival	Res. ¹
= 34	(107)	P/Esther DeLacour O/Jermiah Butler	1776*	2 1/2 Story Colonial	Res. ²
- 35	(104)	P/Marshall F. Bragg O/John Camp, 3rd** or Elnathan Camp*	1760**	2 1/2 Story Colonial	Res./Comm.
- 37		P/Luzerne Bristol			Res.
- 38		P/Gaylord Newton O/John Curtis**	1773**	2 1/2 Story Colonial	Res.
- 39		P/James Pareis, Jr. O/James Curtis**	1756**	Saltbox	Res. ³
- 40		P/Knickerbocker			Res.
- 41		P/Luzerne Bristol O/John Johnson*			Res. ⁴

1. One of the houses in the Greek Revival cluster around the United Church
2. Extensively restored
3. Large Saltbox, built unusually late for this style
4. John Johnson made nearly all the Durham freestone gravestone in the Old Burial Ground*

<u>MAP#</u>	<u>STREET#</u>	<u>P/PRESENT OWNER</u> <u>O/ORIGINAL OWNER</u>	<u>DATE OR</u> <u>PERIOD</u>	<u>STYLE</u>	<u>TYPE OF USE</u>
- 42		P/Luzerne Bristol			Res.
= 44	(100)	P/Salvatore Storo O/Ebenezer Stedman**	1640-1790	2 1/2 Story Colonial	Res. ¹
= 45	(105)	P/Arved M. Larsen O/Henry Tucker*	1790-1850	Greek Revival	Res. ²
= 46	(101)	P/George M. Atwell* O/L.W. Leach*	1790-1850	Greek Revival	Res. ³
= 48	(89)	P/First Church of Christ, Congregation- al O/First Ecclesiatical Society of Durham	1846**	Greek Revival	Rel. (church) ⁴
- 49	(98)	P/Allen & Ella Tucker O/Jerry Shaddock*	1756 (date on house)		Res.
- 52	(89)	P/United Churches Corp. O/Phineas Spellman**	1756 (original) 1840-60 (addition)		Rel. (sunday school)
- 53	(92 & 94)	P/A.M. Ackerman O/Ambrose Field**		Greek Revival	Res.

1. Very good example of 2 1/2 Colonial style. Unornamented, 5-bay, lean-to added in rear. At one time was the home of Moses Austin, uncle of the Moses who migrated West. (Source: Colonial Dames booklet on this home).

2. Part of Greek Revival Cluster

3. Part of Greek Revival Cluster

4. Durham's finest Greek Revival building. Focal point of Greek Revival Cluster

<u>MAP#</u>	<u>STREET#</u>	<u>P/PRESENT OWNER</u> <u>O/ORIGINAL OWNER</u>	<u>DATE OR</u> <u>PERIOD</u>	<u>STYLE</u>	<u>TYPE OF USE</u>
= 54		P/Marjorie Mathew- son O/Elizar Hall**	1826	2 1/2 Story Colonial	Res. ¹
- 55	(88)	P/Dr. Francis E. Korn, Jr. O/F. Hubbard*	1852 (owner)		Res.
= 59	(81)	P/Sullivan and Smith O/Henry Robinson		Greek Revival	Res. ²
- 61	(78)	P/Morrow O/Lemuel Camp*		2 1/2 Story Colonial	Res.
= 62	(79)	P/Church of the Epiphany O/Same*	1862*	Upjohn Country Gothic	Rel. (church) ³
- 63	(77)	P/Bertha O. Markham O/Dr. Ernest A. Markham*	1878 (owner)	Italianate	Res.
- 64	(75)	P/Mildred Atwell O/Sophonria Camp			Res.

1. Unusual 4-square Greek Revival house
2. See Section VI.C. "Most Significant Sites and Structures"
3. See Section VI.C. "Most Significant Sites and Structures"

<u>MAP#</u>	<u>STREET#</u>	<u>P/PRESENT OWNER O/ORIGINAL OWNER</u>	<u>DATE OR PERIOD</u>	<u>STYLE</u>	<u>TYPE OF USE</u>
- 65	(73)	P/Lewis D. Wimler O/Asa Chamberlain*			Res.
- 66	(71)	P/Mrs. Gail Clarke O/Asa Chamberlain*			Res.
= 39	(70)	P/Walker O/E. Hubbard*			Res.
- 68	(67)	P/Minnie Taylor O/Samuel Roberts**	1730	Saltbox	Res.
- 70		P/Town of Durham O/Same			Old Burial Ground ¹
- 72	(66)	P/H. Atwell			Res.
- 73	(61)	P/Dorothy Page O/John S. Camp	1640-1790	2 1/2 Story Colonial	Res.
= 74	(60)	P/Marcia Gifford O/Isreal Goddard,** rebuilt by General James Wadsworth*	1752**	2 1/2 Story Colonial	Res. ²

1. See Section VI.C. "Most Significant Sites and Structures"

2. See Section VI.C. "Most Significant Sites and Structures"

<u>MAP#</u>	<u>STREET#</u>	<u>P/PRESENT OWNER</u> <u>O/ORIGINAL OWNER</u>	<u>DATE OR</u> <u>PERIOD</u>	<u>STYLE</u>	<u>TYPE OF USE</u>
= 76	(58)	P/Marcia Lattime O/Jesse Cook**	1775*	1 1/2 Story Colonial	Res. 1
= 77		P/Town of Durham O/Same	1901*	Prairie	Library 2
= 78		P/Constance Godwin O/Reverend David Smith**	1811*	Federal	Res. 3
= 80		P/Lylean Field O/Elnathan Chauncey**	1755**	2 1/2 Story Colonial	Res. 4
= 81		P/Lincoln Grant O/Elnathan Chauncey*	1790 (owner)	1 1/2 Story Cottage	Res. 5
- 82		P/Howard B. Field			Res. 6
- 83		P/J.R. Taylor O/Asa Fowler*	1790-1850	Federal	Res.
= 84		P/Durham Historical O/Town of Durham*	1722*		Historical Society 7

1. Good example of 1 1/2 Colonial cottage. Two dormers, unsymmetrical facade, gambrel roof
2. See Section VI,C, "Most Significant Sites and Structures"
3. Good example of Federal style house. Adamesque entryway fanlight. One of 3 Federal houses in the cluster around the Town Green.
4. See Section VI.C. "Most Significant Sites and Structures"
5. See Section VI.C. "Most Significant Sites and Structures"
6. Originally a shoe shop, then purchased by W. C. Fowler and converted into a house*
7. Originally used as the first public school in Durham.* Part of Town Green cluster

<u>MAP#</u>	<u>STREET#</u>	<u>P/PRESENT OWNER</u> <u>O/ORIGINAL OWNER</u>	<u>DATE OR</u> <u>PERIOD</u>	<u>STYLE</u>	<u>TYPE OF USE</u>
85		P/Town of Durham O/Same			Town Green ¹
= 86		P/Durham Grange O/Methodist Church**	1836*	Greek Revival	Grange Hall ²
- 87		P/Stefani			Res.
= 88		P/Town of Durham	1790-1850	Greek Revival	Town Hall ³
- 89		P/William Binder	1846 (owner)	Greek Revival	Res.
- 90		P/McDermott	1790-1850		Res.
= 91		P/Durham Fair Association O/Oliver Knowles*	1640-1790	2 1/2 Story Colonial	Res. ⁴
= 92	(42)	P/David Goldner O/Reverend Elizur Goodrich	1763**	2 1/2 Story Colonial	Res. ⁵
= 93		P/Hugh Cox O/Col. Samuel Camp*	1790-1850	Federal	Res. ⁶
= 94		P/George M. Eames, III O/John Jones	1750	Federal	Res. ⁷

1. See Section VI.C. "Most Significant Sites and Structures"
2. Simple Greek Revival building. Originally a Methodist Church
3. Originally a church*. Part of Town Green cluster
4. Part of Town Green cluster
5. See Section VI.C. "Most Significant Sites and Structures"
6. See Section VI.C. "Most Significant Sites and Structures". Part of Town Green cluster
7. Handsome gable-fronted Federal with pediment. Early date indicates that the house was remodeled in the Federal style. Part of Town Green cluster

<u>MAP#</u>	<u>STREET#</u>	<u>P/PRESENT OWNER O/ORIGINAL OWNER</u>	<u>DATE OR PERIOD</u>	<u>STYLE</u>	<u>TYPE OF USE</u>
- 96	(38)	P/Ward & Lillian Thompson	1790-1850		Res.
- 97		P/Joseph Downs O/William Canfield*	1640-1790		Res.
- 98	(31)	P/Austin M. Ackerman, Jr.	1790-1850		Res.
-100	(32)	P/Mrs. Benjamin Lattime O/David W. Robinson*	1830-1865	Italianate	Res./Comm.
-102	(30)	P/Kermit St. Pierre O/Methodist Church*	1790-1850		Res./Comm. ¹
-104	(28)	P/Lloyd L. Sweet O/David Camp*	1790-1850		Res.
-105	(21)	P/Robinson	1900-1930	Bungalow	Res.
=106	(19)	P/Harold & Grace Johnson O/Col. Samuel Camp	1770 (owner)	2 1/2 Story Colonial	Res. ²
-107	(20 & 22)	P/Rose Ackerman	1900-1930	Prairie	Res.
-108	(16 & 14)	P/A.M. Ackerman, Jr.			Res.
-109	(12)	P/Robert F. Hall O/Daniel Dimick*			Res.

1. Originally a parsonage

2. Good example of 2 1/2 Story Colonial. Limited ornamentation

C. Most Significant Sites and Structures

The following sites and structures are considered to be the most significant in Durham.

Architecture

1. EPISCOPAL CHURCH (Main Street, 62)
Excellent example of an Upjohn County Gothic Church. Board and Batten siding with extremely fine workmanship. Excellent interior and exterior details. Date - 1862.
2. DURHAM PUBLIC LIBRARY (Main Street, 77)
Unusually early example of Prairie style architecture for Connecticut. Date - 1901.
3. DAVID GOLDNER - ELIZUR GOODRICH HOUSE (Main Street, 92)
Good example of a 2 1/2 story, central-chimney colonial house. Attic and 2nd floor overhangs. Ornate Georgian entryway. 5-bay. Date - 1763.
4. GORDON A. HARDY - THOMAS LYMAN HOUSE (Middlefield Road)
Most elegant 18th century house in Durham. Georgian Classical style. Hip-roof, central-hall, double chimney, ornate doorway. Date - 1759.

5. Two Excellent Colonial Saltboxes:

- a) LELAND SEETON - ASA CHAMBERLAIN HOUSE (Talcott Lane, 8a)

Similar to 17th century saltboxes of Guilford (may have been built by settlers from Guilford) 3-bay.

- b) SIDNEY WILLIAMS - SAMUEL FAIRCHILD HOUSE (Haddam Quarter Road)

5-bay. Second floor overhang. Excellently preserved.

6. Two 2 1/2 Story, Colonial-Style, Double Chimney, Planter's Houses:

- a) MARJORIE MATHEWSON - ELIZAR HALL HOUSE (Main Street, 54)

Large, ornate 2 1/2 story home. Georgian details: Palladian and fan windows; Queen Anne Doorway; dentils. Built unusually late for this style. Date - 1826.

- b) HERBERT PATTERSON - JOHN SWATHEL HOUSE (Maple Avenue, 6)

Ornate 2 1/2 Story House. Details very similar to Mathewson - Hall House. Originally the home of one of Durham's larger planters.

7. Two colonial tenant cottages:

- a) JOHN WAITE - ALDEN E. KEELING HOUSE

- b) LINCOLN GRANT - ELNATHAN CHAUNCEY HOUSE (Fowler Avenue, 81) Date 1790.

Both 3-bay 1 1/2 story colonial cottages. Originally occupied by tenant laborers hired by Durham planters. Rare, only a few examples in the State.

8. HUGH COX - COLONEL SAMUEL CAMP HOUSE (Town House Road, 93)

Pleasant Federal-style house. Two-bay, gablefronted. Delicate Adamesque entryway details. Pedimented gable with fanlight. Best example of this style in Durham.

9. Two Clusters

a) GREEK REVIVAL CLUSTER surrounding United Church (48) on Main Street. Durham's greatest concentration of the Greek Revival style.

b) CLUSTER AROUND TOWN GREEN. Colonial, Federal and Greek Revival Houses. Two handsome Federal houses (93 and 94) create the greatest concentration of the Federal style in Durham.

Historic Sites

1. CHAUNCEY ESTATE (Fowler Avenue)

Chauncey Homestead (80) and adjacent tenant cottage (81) form the best existing example of a Durham Colonial planter's estate. The Chauncey Homestead was the location of the Durham Book Company 1787-1794. Two hundred and thirty of the original 448 volumes are still present in the home.

2. DAVID GOLDNER - REVEREND ELIZUR GOODRICH HOUSE (92)

Home of Durham's second minister Elizur Goodrich. Eli Whitney was tutored in preparation for Yale in this home. Elizur's son Chauncey, raised in this home, was elected representative to the U. S. Congress in 1793.

3. Site of OTTE HOUSE (Corner Fowler Avenue and Cherry Lane)

Second Public library in the colonies, Durham Book Company was originally located on this site. House in which it was located burned in 1781. Present structure built in 1790.

4. ELIZABETH MANSFIELD - ELIAS AUSTIN HOUSE (Main Street, 31)

Birthplace of Moses Austin whose plan led to the settlement of Texas by his son Stephen.

5. MARCIA GIFFORD - JAMES WADSWORTH HOUSE (Main Street, 74)

Home of Major General James Wadsworth, distinguished Revolutionary War general and delegate to the Constitutional Convention of 1788.

Types of Planning and Land Use

1. TOWN GREEN (85)

Excellent example of a 17th Century Connecticut Town Green. The Green was part of the original town plan.

2. OLD BURIAL GROUND (Main Street, 70)

Unusual collection of old tombstones dating from 1712. Most of the stones were quarried and produced in Durham. Burial Ground was part of the original town plan.

D. Photographs



MARJORIE MATHEWSON- ELIZAR
HALL HOUSE
Main Street, 54
2 1/2 Story Colonial
(Double Chimney)

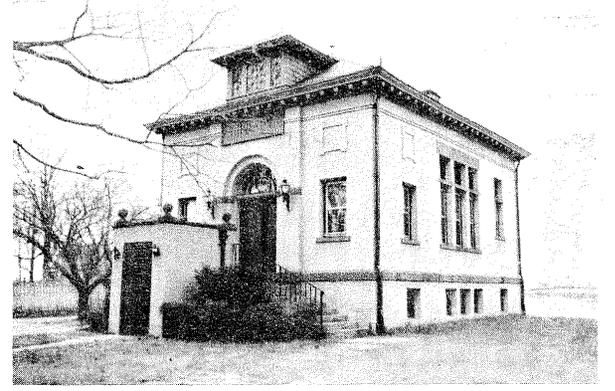
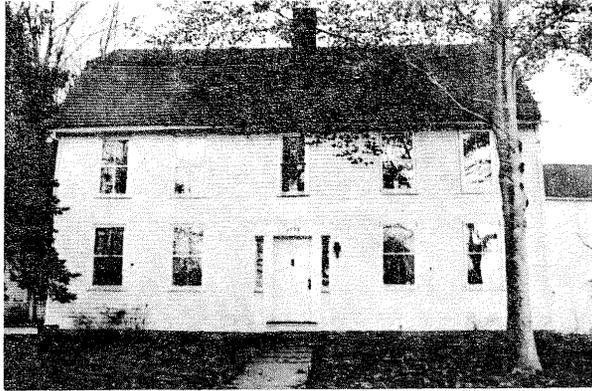
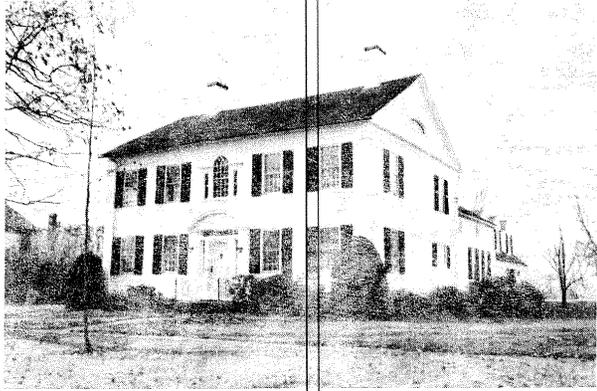
DURHAM PUBLIC LIBRARY
Main Street, 77
Prairie Style

LYLEAN FIELD-ELNATHAN CHAUNCEY
HOUSE (Chauncey Homestead)
Fowler Avenue, 80
2 1/2 Story Colonial
(Gambrel Roof, Planter's House)

OLD BURIAL GROUND
Main Street, 70

EPISCOPAL CHURCH
Main Street, 62
Upjohn County Gothic Style

LINCOLN GRANT-ELNATHAN
CHAUNCEY HOUSE
Fowler Avenue, 81
1 1/2 Story Colonial
Cottage (Tenant Cottage
to Chauncey Estate)



LELAND SEETON-ASA
CHAMBERLAIN HOUSE
Talcott Lane, 8a
Colonial Saltbox

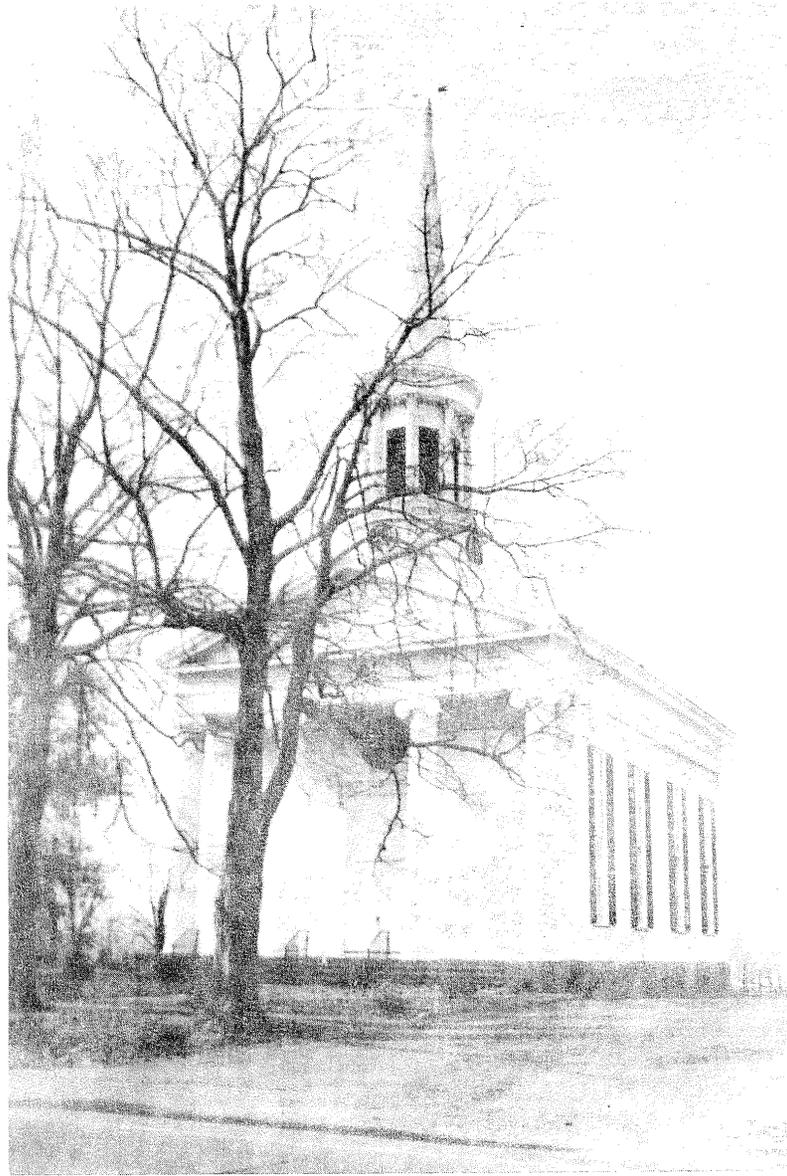
DAVID GOLDNER, REVEREND ELIZUR
GOODRICH HOUSE
Main Street, 92
2 1/2 Story Colonial

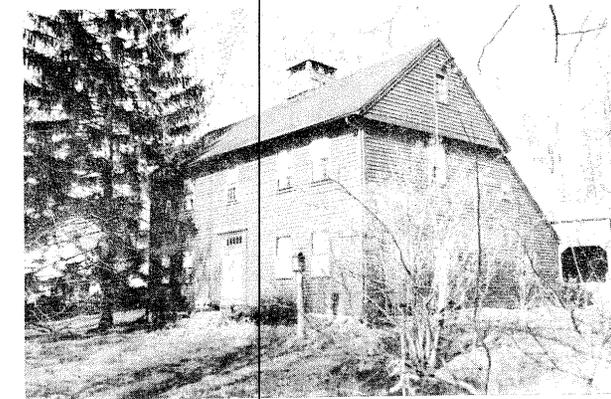
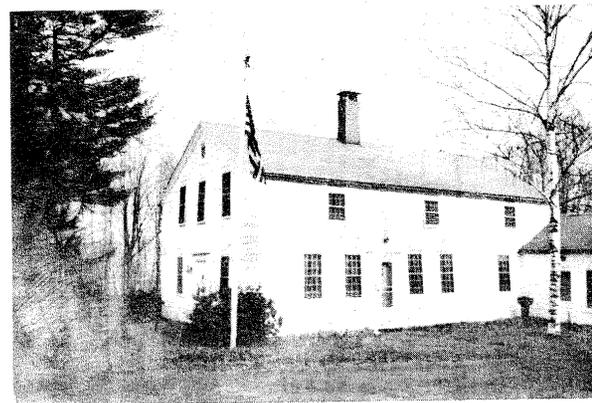
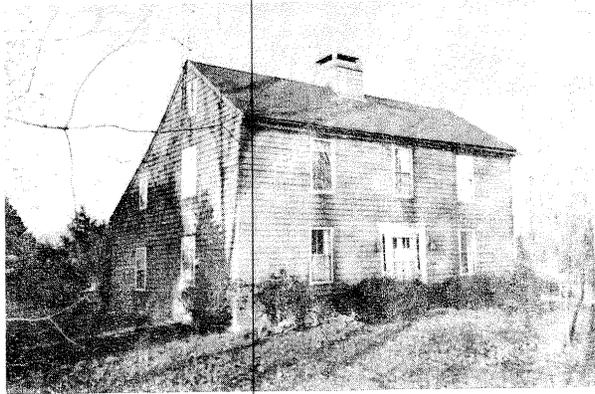
HUGH COX-COLONEL SAMUEL CAMP
HOUSE
Town House Road, 93
Federal Style

MARCIA GIFFORD - GENERAL JAMES
WADSWORTH HOUSE
Main Street, 74
Home of distinguished
Revolutionary General

ELIZABETH A. MANSFIELD-
ELIAS AUSTIN HOUSE
Main Street, 31
2 1/2 Story Colonial
(Victorian porch added)
Birthplace of Moses
Austin

GREGORY COOK-SAMUEL FAIRCHILD
HOUSE
Haddam Quarter Road
Colonial Saltbox





APPENDIX

A. Ordinance

TOWN OF DURHAM, CONN.
AN ORDINANCE CREATING A HISTORIC DISTRICT AND HISTORIC
DISTRICT COMMISSION FOR THE TOWN OF DURHAM

BE IT ORDAINED AS FOLLOWS:

SECTION 1. PURPOSE: ESTABLISHMENT OF DURHAM HISTORIC DISTRICT

In order to promote the educational, cultural, economic and general welfare of the Town of Durham and others through the preservation and protection of buildings and places of historic interest and through the development of appropriate settings for such buildings and places, A Durham Historic District, as shown on the map of this Ordinance, is hereby established pursuant to Section 7-147a to 7-1471 inclusive of the General Statutes of Connecticut (1963 Supplement) as amended.

SECTION 2. ESTABLISHMENT OF DURHAM HISTORIC DISTRICT COMMISSION

A Durham Historic District Commission, of the Town of Durham, hereinafter referred to as the Commission, consisting of five members and three alternate members is hereby established. It shall be the purpose of the Commission to perform the duties and functions of a Historic District Commission as provided in Sections 7-147a to 7-1471, inclusive, of the General Statutes of Connecticut (1963 Supplement) as amended and in this ordinance.

SECTION 3. ORGANIZATION OF COMMISSION

The Board of Selectmen shall within sixty days after the adoption of this ordinance, appoint five members and three alternate members to the Commission in such a manner that the terms of one member shall expire on the first day of January of each year commencing in 1974 and continuing to 1979 inclusive, and the terms of one alternate member shall expire on the first day of January of each year commencing in 1974 and continuing to 1977 inclusive. All subsequent appointments shall be made by the Board of Selectmen and shall be for a term of five years except that an appointment to fill an unexpired term shall be for the duration of said unexpired term only. At all times at least three members and two alternate

members of the Commission shall be residents within the Durham Historic District hereinabove established. Members and alternate members shall be electors of the Town of Durham holding no salaried Town office. Within a period of thirty days after the appointment of members to the first Commission, said members shall meet, organize, and elect a Chairman, Vice-Chairman and Clerk from its own members. Within a period not exceeding thirty days after the first day of January of each succeeding year commencing in 1974, the members of the Commission shall elect a Chairman and a Clerk from its own members. Alternate members shall not participate in any election of officers of the Commission. In all other matters when a member of the Commission is unable to act at a particular time because of absence, sickness or self interest, or other good reason, he shall notify the Chairman of the Commission, and the Chairman shall designate an alternate member to serve in place of the member. All members and alternate members shall serve without compensation.

SECTION 4. POWERS

The Commission shall be vested with all powers and shall faithfully perform all duties imposed upon historic district commissions in Section 7-147a to 7-147l inclusive, of the General Statutes of Connecticut (1963 Supplement) as amended. The Commission shall fix the time and place of its regular meetings and provide a method for calling special meetings. It shall determine its own rules of procedure. The presence of four members or alternate members shall constitute a quorum, and no resolution or vote except a vote to adjourn or to fix the time and place of its next meeting shall be adopted by less than three affirmative votes. The Commission may adopt regulations, rules of procedure and orders to carry out the purpose of this ordinance.

SECTION 5. CERTIFICATE OF APPROPRIATENESS

No building or structure shall be erected, altered, restored, moved or demolished within the Durham Historic District until after an application for a certificate of appropriateness as to exterior architectural features has been submitted to the Commission and approved by said Commission. "Exterior architectural features" shall include such portion of the exterior of a structure as is open to view from a public street, way or place. The style, material, size and location of outdoor advertising signs and bill posters within the Durham Historic District shall also be under the control of the Commission. The provisions of this section shall not be construed to extend to the color of paint used on the exterior of

any building or structure.

SECTION 6. APPLICATION FOR CERTIFICATE, HEARING, APPROVAL

(a) The Commission shall hold a public hearing upon each application for a certificate of appropriateness. Notice of time and place of such hearing shall be given by publication in the form of a legal advertisement appearing in a newspaper having a substantial circulation in the Town of Durham at least seven days after the filing of an application as required by Section 5, the Commission shall pass upon such application and shall give written notice of its decision to the applicant. Evidence of approval, as referred to in Section 5, shall be certificate of appropriateness issued by the Commission. Failure of the Commission to act within sixty days shall constitute approval and no evidence of approval shall be needed. The Commission shall keep a record of all applications for certificates of appropriateness and of all its doings.

(b) In its deliberations the Commission shall not consider interior arrangement or use and shall take no action except for the purpose of preventing the erection, reconstruction, restoration, alteration or razing of buildings in the Durham Historic District obviously incongruous with the historic aspects of the District. The Commission shall set forth its reasons for approving or denying each application for a certificate of appropriateness in its written notice of its decision to the applicant and in the Commission record of its proceedings.

SECTION 7. CONSIDERATIONS IN DETERMINING APPROPRIATENESS

If the Commission determines that the proposed erection, construction, restoration, alteration or razing will be appropriate, it shall issue a certificate of appropriateness. In the passing upon appropriateness the Commission shall consider, in addition to any other pertinent factors, the historical and architectural value and significance, architectural style and general design of the architectural features involved, and the relationship thereof to the exterior architectural style and pertinent features of other structures in the immediate neighborhood. A certificate of appropriateness may be refused for any building or structure, the erection, reconstruction, restoration, alteration or razing of which, in the opinion of the Commission would be detrimental to the interest of the Durham Historic District.

SECTION 8. VARIATIONS PERMISSIBLE WHEN

Where, by reason of topographical conditions, District borderline situations, immediately adjoining existing developments or because of other unusual circumstances, the strict application of any provisions of Section 7-147a to 7-1471, inclusive, of the General Statutes of Connecticut (1963 Supplement) as amended, or of this ordinance would result in exceptional practical difficulty or undue hardship upon the owner of any specific property, the Commission in passing upon applications shall have power to vary or modify strict adherence to said sections or to interpret the meaning of said sections so as to relieve such difficulty or hardship; provided such variance, modification or interpretation shall remain in harmony with the general purpose and intent of said sections so that the general character of the District shall be conserved and substantial justice done. In granting variances, the Commission may impose such reasonable and additional stipulations and conditions as will in its judgment better fulfill the purpose of said sections.

SECTION 9. ACTION BY COMMISSION TO PREVENT ILLEGAL ACTS

If any action or ruling taken by the Commission pursuant to the provisions of Sections 7-147a to 7-1471 inclusive, of the General Statutes of Connecticut (1963 Supplement) as amended or of this ordinance has been violated, the Commission may, in addition to other remedies, institute an action or proceeding to prevent such unlawful erection, construction, reconstruction, alteration, razing, maintenance or use or to restrain, correct or abate such violation or to prevent the occupancy of such building, structure or land. Regulations and orders of the Commission issued pursuant to said sections of the General Statutes of Connecticut (1963 Supplement) as amended or of this ordinance, shall be enforced by the Building Inspector of the Town of Durham, hereinafter referred to as the Building Inspector, who is hereby authorized to inspect and examine any building structure, place or premises and to require in writing the remedying of any condition found to exist therein or thereon in violation of any provision of the regulations or orders made under the authority of said sections of the General Statutes of Connecticut (1963 Supplement) as amended or of this ordinance. The owner or agent of any building or premises where such a violation has been committed or exists, or where the lessee or tenant of an entire building or entire premises where

such violation has been committed or exists, or the owner, agent, lessee or tenant of any part of the building or premises in which such violation has been committed or exists, or the agent, architect, builder, contractor, or any other person who commits, takes part or assists in which such violation exists, shall be fined not more than one hundred dollars for each day that such violation continues, but, if the offense is willful, the person convicted thereof shall be fined not more than two hundred fifty dollars for each day that such violation continues, and the circuit court wherein such violation continues or exists shall have jurisdiction of all such offenses, subject to appeal as in other cases. Each day that a violation continues to exist shall constitute a separate offense.

SECTION 10. APPEALS

Any person or persons severally or jointly aggrieved by any decision of the Commission or of any officer thereof may, within fifteen days from the date when such decision was rendered, take an appeal to the Court of Common Pleas for Middlesex County, which appeal shall be made returnable to such court in the same manner as that prescribed for civil actions brought to such court. Notice of such appeal shall be given by leaving a true and attested copy thereof in the hands of or at the usual place of abode of the Chairman or Clerk of the Commission within twelve days before the return day to which such appeal has been taken. Procedure upon such appeal would be the same as that defined in Section 8-8 of the General Statutes of Connecticut (Revision of 1958) as amended.

SECTION 11. EXEMPTED ACTS

Nothing in this ordinance shall be construed to prevent the ordinary maintenance or repair of any exterior feature in the Durham Historic District which does not involve a change of design thereof nor to prevent the construction, reconstruction, alteration, or demolition of any such feature which the building inspector certifies is required by the public safety because of an unsafe or dangerous condition; nor to prevent the construction, reconstruction, alteration or demolition of any such feature under a permit issued by the building inspector prior to the effective date of establishment of the District.

SECTION 12. BOUNDARIES

The boundaries of the Durham Historic District shall be as shown on a map, "Map Showing Proposed Boundaries of the Durham Historic District" attached hereto and incorporated and made a part of this ordinance.

SECTION 13. EFFECTIVE DATE:

This ordinance shall take effect on _____.

GENERAL STATUTES OF CONNECTICUT

Revision of 1958

MUNICIPALITIES

CHAPTER 97 - GENERAL PROVISIONS

Sec. 7-147a. Historic Districts Authorized. Any municipality may, by vote of its legislative body and in conformance with the standards and criteria formulated by the Connecticut historical commission, establish within its confines an historic district or districts to promote the educational, cultural, economic and general welfare of the public through the preservation and protection of buildings, places and districts of historic interest by the maintenance of such as landmarks in the history of architecture, of the municipality, of the state or of the nation, and through the development of appropriate settings for such buildings, places and districts. The legislative body of any municipality may make appropriations for the purpose of carrying out the provisions of sections 7-147a to 7-147k, inclusive. (1961, P.A. 430, S. 1; February, 1965, P.A. 221, S. 2.)

Sec. 7-147b. Preliminary Steps. Prior to the establishment of an historic district or districts, the following steps shall be taken:

(a) The legislative body shall appoint an historic district study committee for the purpose of making an investigation of a proposed historic district. Each historic district study committee established under the provisions of sections 7-147a to 7-147k, inclusive, shall consist of five members who shall be electors of the municipality holding no salaried municipal office.

(b) The historic district study committee shall investigate and report on the historic significance of the buildings, structures, features, places or surroundings to be included in a proposed historic district or districts and designate the area to be included therein.

(c) The historic district study committee shall transmit copies of its report to the Connecticut historical commission, the planning commission and zoning commission of the municipality, if any, and, in the absence of such a planning commission or zoning commission, to the selectmen or to the warden and burgesses, or to the chief executive officer of the municipality for their consideration and recommendations, and each such body or individual shall give his recommendations to the historic district study committee within ninety days from the date of receipt of such report. In addition to such other recommendations as it may make, the Connecticut historical commission may comment upon and may recommend either approval, disapproval, modification, alteration or rejection of the boundaries of each proposed district. Such recommendations shall be read in full at the public hearing to be held by the historic district study committee as hereinafter specified. Failure to make recommendations within ninety days after the date of such receipt shall be taken as approval of the report of the historic district study committee.

(d) The historic district study committee shall hold a public hearing on the establishment of a proposed historic district or districts not less than one hundred twenty days nor more than one hundred fifty days after the transmission of its report as provided in subsection (c) of this section.

(e) Notice of the time and place of such hearing shall be given as follows: (1) Written notice, postage prepaid, shall be given to the owners of record of all real property to be included in the proposed historic district or districts, as they appear on the last-completed grand list, at the addresses shown thereon, at least twenty days before the time set for such hearing, together with a copy of the report of the historic district study committee or a fair and accurate synopsis of such report, a copy of all recommendations made under subsection (c) of this section, a map showing the boundaries of the area to be included in the proposed district, and a copy of the proposed ordinance; and (2) by publication of such notice in the form of a legal advertisement appearing in a newspaper having a substantial circulation in the municipality at least twice, at intervals of not less than five days, the first not more than twenty days nor less than ten days, and the last not less than two days before such hearing.

(f) The historic district study committee shall submit a final report to the legislative body of the municipality within sixty days after the public hearing. The report of the committee shall contain the following: (1) A complete description of the area to be included within the proposed historic district or districts, including the total number of buildings therein listed according to their known or estimated ages; (2) a map showing the exact boundaries of the area to be included within the proposed historic district or districts; (3) a proposed ordinance designed to implement the provisions of sections 7-147a to 7-147k, inclusive; (4) a copy of the report and recommendations of the historical commission; (5) such other matters as the committee may deem necessary and advisable.

(g) The legislative body after reviewing the report of the historic district study committee shall cause ballots to be taken of the owners of record of all real property to be included in the proposed district on the question of the adoption of an historic district ordinance and, if seventy-five per cent of all such owners voting thereon vote affirmatively by such ballots, shall take one of the following steps: (1) Reject the report of the committee, stating its reasons therefor; (2) accept the report of the committee and enact an ordinance, to carry out the provisions of sections 7-147a to 7-147k, inclusive; (3) return the report to the historic district study committee with such amendments and revisions thereto as it may deem advisable, for consideration by the committee and a further report to the legislative body within ninety days of such return.

(h) The historic district commission established under section 7-147c may from time to time, by following the procedure set out in subsections (b) to (f), inclusive, of this section, suggest proposed amendments to any ordinance adopted hereunder or suggest additional ordinances to be adopted hereunder. (1961, P.A. 430, S. 2; 1963, P.A. 600, S. 1.)

Sec. 7-147c. Historic District Commission. Once an historic district has been established in a municipality, the historic district study committee shall cease to exist and thereafter an historic district commission shall perform all the functions of the historic district study committee relative to establishing new districts and otherwise administering the provisions of sections 7-147a to 7-147k, inclusive. The historic district commission established under the provisions of said sections shall consist of five members, who shall be electors of such municipality holding no salaried municipal office and whose terms of office and method of appointment shall be fixed by ordinance. The appointments to membership in the commission shall be so arranged that the term of at least one member shall expire each year, and their successors shall be appointed in like manner for terms of five years. The commission shall elect annually a chairman, a vice-chairman and a clerk from its own number. Ordinances adopted hereunder may provide for the appointment in like manner of alternate members not exceeding in number the principal members. In case of inability to act, because of absence, sickness or self-interest, on the part of a member of the commission, his place shall be taken by an alternate member designated by the chairman. All members shall serve without compensation. The commission shall adopt rules of procedure not inconsistent with the provisions of said sections and may, subject to appropriation, employ clerical and technical assistance or consultants and may accept money gifts and expend the same for such purposes. (1961, P.A. 430, S. 3.)

Sec. 7-147d. Certificate Of Appropriateness. No building or structure shall be erected, altered, restored, moved or demolished within an historic district until after an application for a certificate of appropriateness as to exterior architectural features has been submitted to the commission and approved by said commission. For the purposes of sections 7-147a to 7-147k, inclusive, "exterior architectural features" shall include such portion of the exterior of a structure as is open to view from a public street, way or place. The style, material, size and location of outdoor advertising signs and bill posters within an historic district shall also be under the control of such commission. The provisions of this section shall not be construed to extend to the color of paint used on the exterior of any building or structure. (1961, P.A. 430, S. 4; 1963, P.A. 600, S.2.)

Sec. 7-147e. Application For Certificate. Hearing. Approval. (a) The historic district commission shall hold a public hearing upon each application for a certificate of appropriateness. Notice of the time and place of such hearing shall be given by publication in the form of a legal advertisement appearing in a newspaper having a substantial circulation in the municipality at least seven days before such hearing. Within not more than sixty days after the filing of an application as required by section 7-147d, the commission shall pass upon such application and shall give written notice of its decision to the applicant. Evidence of approval, as referred to in section 7-147d, shall be by certificate of appropriateness issued by the commission. Failure of the commission to act within said sixty days shall constitute approval and no other evidence of approval shall be needed. The commission shall keep a record of all applications for certificates of appropriateness and of all its doings under sections 7-147a to 7-147k, inclusive. (b) In its deliberations under sections 7-147a to 7-147k, inclusive, the commission shall not consider interior arrangement or use and shall take no action under said sections except for the purpose of preventing the erection, reconstruction, restoration, alteration or razing of buildings in the historic district obviously incongruous with the historic aspects of the district. (1961, P.A. 430, S.5,7.)

Sec. 7-147f. Considerations in determining appropriateness. If the commission determines that the proposed erection, construction, restoration, alteration or razing will be appropriate, it shall issue a certificate of appropriateness. In passing upon appropriateness the commission shall consider, in addition to any other pertinent factors, the historical and architectural value and significance, architectural style, general design, arrangement, texture and material of the architectural features involved and the relationship thereof to the exterior architectural style and pertinent features of other structures in the immediate neighborhood. A certificate of appropriateness may be refused for any building or structure, the erection, reconstruction, restoration, alteration or razing of which, in the opinion of the commission, would be detrimental to the interest of the historic district. (1961, P.A. 430, S. 8.)

Sec. 7-147g. Variations, permissible when. Where, by reason of topographical conditions, district borderline situations, immediately adjoining existing developments or because of other unusual circumstances, the strict application of any provision of sections 7-147a to 7-147k, inclusive, would result in exceptional practical difficulty or undue hardship upon the owner of any specific property, the commission in passing upon applications shall have power to vary or modify strict adherence to said sections or to interpret the meaning of said sections so as to relieve such difficulty or hardship; provided such variance, modification or interpretation shall remain in harmony with the general purpose and intent of said sections so that the general character of the district shall be conserved and substantial justice done. In granting variations, the commission may impose such reasonable and additional stipulations and conditions as will, in its judgment, better fulfill the purposes of said sections. (1961, P.A. 430, S.9.)

Sec. 7-147h. Action by commission to prevent illegal acts. If any action or ruling taken by the commission pursuant to the provisions of sections 7-147a to 7-147k, inclusive, or of any bylaw or ordinance adopted thereunder has been violated, the commission may, in addition to other remedies, institute an action or proceeding to prevent such unlawful erection, construction, reconstruction, alteration, razing, maintenance or use or to restrain, correct or abate such violation or to prevent the occupancy of such building, structure or land, or to prevent any illegal act, conduct, business or use in or about such premises. Regulations and orders of the commission issued pursuant to said sections, or to any bylaw or ordinance adopted thereunder, shall be enforced by the zoning enforcement official or building inspector or by such other person as may be designated by vote of the legislative body, who may be authorized to inspect and examine any building, structure, place or premises and to require in writing the remedying of any condition found to exist therein or thereon in violation of any provision of the regulations or orders made under the authority of said sections or of any bylaw or ordinance adopted thereunder. The owner or agent of any building or premises where a violation of any provision of said sections or of any bylaw or ordinance adopted thereunder has been committed or exists, or the lessee or tenant of an entire building or entire premises where such violation has been committed or exists, or the owner, agent, lessee or tenant of any part of the building or premises in which such violation has been committed or exists, or the agent, architect, builder, contractor, or any other person who commits, takes part or assists in any such violation or who maintains any building or premises in which any such violation exists, shall be fined not less than ten dollars nor more than one hundred dollars for each day that such violation continues; but, if the offense is wilful, the person convicted thereof shall be fined not less than one hundred dollars nor more than two hundred fifty dollars for each day that such violation continues, and the circuit court wherein such violation continues or exists shall have jurisdiction of all such offenses, subject to appeal as in other cases. Each day that a violation continues to exist shall constitute a separate offense. (1961, P.A.430, S.10.)

Sec. 7-147i. Appeals. Any person or persons severally or jointly aggrieved by any decision of the historic district commission or of any officer thereof may, within fifteen days from the date when such decision was rendered, take an appeal to the court of common pleas of the county in which such municipality is located, which appeal shall be made returnable to such court in the same manner as that prescribed for civil actions brought to such court. Notice of such appeal shall be given by leaving a true and attested copy thereof in the hands of or at the usual place of abode of the chairman or clerk of the commission within twelve days before the return day to which such appeal has been taken. Procedure upon such appeal shall be the same as that defined in section 8-8. (1961, P.A. 430, S.11.)

Sec. 7-147j. Exempted acts. Nothing in sections 7-147a to 7-147k, inclusive, shall be construed to prevent the ordinary maintenance or repair of any exterior feature in the historic district which does not involve a change of design thereof; nor to prevent the construction, reconstruction, alteration or demolition of any such feature which the building inspector or a similar agent certifies is required by the public safety because of an unsafe or dangerous condition; nor to prevent the construction, reconstruction, alteration or demolition of any such feature under a permit issued by a building inspector or similar agent prior to the effective date of establishment of such district. (1961, P.A. 430, S.6; 1963, P.A. 600, S.3.)

Sec. 7-147k. Prior districts unaffected. The provisions of sections 7-147a to 7-147j, inclusive, shall in no way impair the validity of any historic district previously established under any special act. (1961, P.A. 430, S.12.)

Sec. 7-147l. Method of balloting. Eligibility to vote. (a) Any ballot or balloting required under the provisions of section 7-147b shall be taken in writing by mail, or by use of voting machines at a special election warned and held for such purpose. Such warning shall be by written notice mailed to each person eligible to vote in such election at least fifteen days in advance thereof and by publication in a newspaper having a general circulation in the municipality seven days before the election. Any person eligible to vote in any such election shall be given an opportunity to vote by absentee ballot under the usual requirements for voting in such manner.

(b) In any balloting required under the provisions of said section, each owner of real property within the district of the age of twenty-one years or more who, jointly or severally, is liable to the town for taxes assessed against him on an assessment of not less than one thousand dollars on the last-completed grand list of the town on real property within the district, or who would be so liable if not entitled to an exemption under subdivision (17), (20), (23), (24), (26) or (27) of section 12-81, may vote, provided no person holding real property as guardian, conservator, trustee, executor, administrator or in any other fiduciary capacity shall be eligible to ballot hereunder, and no such person or property shall be included in any computation of numbers or percentages required by said section.

HOUSE BILL NO. 5197.

PUBLIC ACT NO. 37

AN ACT CONCERNING APPROVAL OF APPLICATIONS
FOR CERTIFICATES OF APPROPRIATENESS BY
HISTORIC DISTRICT COMMISSIONS.

*Be it enacted by the Senate and House of Representatives in
General Assembly convened:*

Subsection (a) of section 7-147e of the general statutes is repealed and the following is substituted in lieu thereof: The historic district commission shall hold a public hearing upon each application for a certificate of appropriateness. Notice of the time and place of such hearing shall be given by publication in the form of a legal advertisement appearing in a newspaper having a substantial circulation in the municipality at least seven days before such hearing. Within not more than ~~【sixty】~~ *one hundred twenty* days after the filing of an application as required by section 7-147d, the commission shall pass upon such application and shall give written notice of its decision to the applicant. Evidence of approval, as referred to in section 7-147d, shall be by certificate of appropriateness issued by the commission. Failure of the commission to act within said ~~【sixty】~~ *one hundred twenty* days shall constitute approval and no other evidence of approval shall be needed. The commission shall keep a record of all applications for certificates of appropriateness and of all its doings under sections 7-147a to 7-147k, inclusive.

ERRATA SHEET

p. 46 - Sec. 3 - line 4 - 1979 should read 1978
line 6 - 1977 should read 1976

p. 47 - line 8

following "chairman" should read ", vice-chairman,"

p. 47 - Sec. 4 - line 5 & 6

delete "It shall determine its own rules of procedure."

line 9

delete "and orders"

insert "and" between "regulations" and "rules"

p. 48 - Sec. 6 (a) - line 4

insert between "days" and "after" - "before such hearing. Within not more than sixty days"

p. 55 - Sec. 7-147e - line 6 & line 10

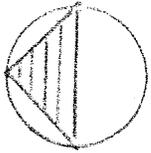
"60" changed to "120"

p. 57 - Sec. 7-1471 (b) - line 8

after word "provided" delete remainder of paragraph, and replace with "he is the record owner of the property fourteen days before the ballots must be returned. A joint owner of any freehold interest in any land shall have a vote equal to the fraction of his ownership in said interest."

HISTORIC DISTRICT MAP

LEGEND



APPROX. SCALE = 1" = 370'

-  Approximate Historic District Boundary
- = Buildings of particular historic or architectural interest. All such buildings are listed in the inventory in section VI.B.
- Other buildings which are listed in the inventory in section VI.B.
- + Other buildings which are not listed in the inventory in section VI.B.

Index Numbers

All the buildings on each street are identified by a number.

CPA-CT-01-26-1020. The preparation of this map was financed in part through a comprehensive planning grant from the Department of Housing and Urban Development, a state regional planning assistance grant administered by the Office of State Planning, Department of Finance and Control, State of Connecticut and by contributions from member municipalities.



MIDDLEFIELD ROAD

MAPLE AVENUE

HADDAM QUARTER ROAD

BRICK LANE

=8A

=9

VALETT LANE

=10

=11

=12

=13

=14

=15

=16

=17

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WALLINGFORD SCHOOL

