

## **Section 6**

### *Historic Preservation*

#### INTRODUCTION

The character and quality of life in Middlefield is integral with its history and its historic architecture. The previous plan of development (1978) identified the lack of a comprehensive inventory of the historic resources of the Town as being a significant problem. This problem was remedied with the completion of a comprehensive inventory by the Greater Middletown Preservation Trust which published “The History and Architecture of Middlefield” in 1981.

The book identified 134 historic buildings and 103 of them were photographed, researched and described. An additional 34 notable buildings were listed and briefly described.

Selection of those structures which would be researched in depth was made from careful observation in the field and based on the following criteria:

1. Virtually all those structures which appeared to have been built in the 18th century were included, primarily because many of these buildings are the most threatened due to their age. In addition, it was through these buildings that the survey team expected to learn about the early settlers and settlements period.
2. With few exceptions, most of the buildings through 1850 were included.
3. From 1850 to 1900, all significant examples of the major architectural styles of the Victorian period were included, as well as residential and commercial structures associated with the industrial development of the town.
4. Twentieth century buildings were included only if they had historic association with major ethnic groups.

Janice P. Cunningham in the preface to the book expressed the need to preserve our past most eloquently.

“Over two centuries of historic architecture are represented on these pages . . . ranging from the Colonial period when houses were still being built in the folk traditions of the English yeoman, through the early years of the nineteenth century, when the appearance of the Georgian and Federal styles marked the transition to the more modern world. This was followed by the Victorian era, when many houses were built in response to the growth and industrial development of the town, taking their places beside the homes of the early settlers, and owing more to tradition than to popular fashion.

As we have researched the remarkable number of historic houses that have survived in Middlefield, we have learned about the people who lived in them. They utilized the natural resources available to them, the fertile farmland, the water power of the streams and the dense stands of timber, while struggling to provide a living for themselves and their families. Many of these people were a significant influence in your town, shaping the course of its development long after their deaths.

Their stories are contained in the historic houses that remain, a living heritage to be preserved. This heritage stands along your streets . . . available to everyone . . . th4e major tangible record of Middlefield's history. These satisfying links to the past provide a needed sense of cultural continuity in our rapidly changing world. We look to you, the citizens of Middlefield, preserve this heritage, for today ... and for future generations.”

*Inventory*

The following table summarizes the inventory by street and the map depicts the table on a geographic basis. The most striking characteristic is the wide distribution of structures throughout the Town, particularly those structures built in the 18th century and the first half of the 19th century. The lack of the traditional New England cluster of buildings around a town green and a church is the direct result of Middlefield being a satellite to its parent Middletown.

There are four areas of limited concentration:

1. Rockfall along Main Street and some of the abutting side streets;
2. Middlefield center along Main Street and Jackson Hill Road;
3. Baileyville – Baileyville Road, High Street and Powder Hill Roads; and
4. Durham Road between West Street and Miller Road, including Lyman Road.

STREET NO.	STREET NAME	BUILDING NAME	BUILT	DETAILED IN REPORT	STYLE
148	Baileyville Road	Bailey	1853	Y	Mid-19 <sup>th</sup> Century Domestic
367	Baileyville Road	Coe	1810	Y	Central Chimney Colonial
104	Baileyville Road	Scope	1876	Y	19 <sup>th</sup> Century Commercial
93	Baileyville Road	Miller	1850	Y	Mid-19 <sup>th</sup> Century Domestic
320	Baileyville Road	Ward	1755	Y	Central Chimney Colonial
157	Baileyville Road	Notable Building - No Name	???	N	
285	Baileyville Road	Notable Building - No Name	???	N	
341	Baileyville Road	Miller	1835	Y	Greek Revival
106	Cedar Street	Notable Building - No Name	???	N	
4	Cedar Street	Birdsey-Dickenson	1805	Y	Federal-Period Colonial
254	Cherry Hill Road	Coe	1785	Y	Federal
71	Cherry Hill Road	East District Schoolhouse	1854	Y	Mid-19 <sup>th</sup> Century Schoolhouse
350	Cherry Hill Road	Ahern	1850	Y	Mid-19 <sup>th</sup> Century Domestic
394	Cherry Hill Road	Coe	1830	Y	Greek Revival
	Cherry Hill Road		???		19 <sup>th</sup>
103	Cherry Hill Road	Merchant-Lee	1850	Y	Mid-19 <sup>th</sup> Century Domestic
394	Cherry Hill Road	Notable Building - No Name	???		19 <sup>th</sup> Century Workers House

STREET NO.	STREET NAME	BUILDING NAME	BUILT	DETAILED IN REPORT	STYLE
	Cherry Hill Road	Notable Building - No Name	???		
51	Derby Street	Miller	1849	Y	Greek Revival
29	Derby Street	Coles	1873	Y	19 <sup>th</sup> Century Domestic
17	Derby Street	Czyzewski	1903	Y	Early 20 <sup>th</sup> Century Domestic
43	High Street	Metropolitan Washing Machine Co.	1866	Y	Mid-19 <sup>th</sup> Century Domestic
2	High Street	Bailey	1875	Y	Late-19 <sup>th</sup> Century Domestic
19	High Street	Chilson-Bailey	1750	Y	Central Chimney Colonial
53	High Street	Moon	1866	Y	Mid-19 <sup>th</sup> Century Domestic
50	High Street	Nettleton	1871	Y	Mid-19 <sup>th</sup> Century Domestic
59	High Street	Parker	1888	Y	Mid-19 <sup>th</sup> Century Domestic
170	Hubbard Street	St. Coleman Church	1962	Y	20 <sup>th</sup> Century Church
36	Hubbard Street	Coe	1800	Y	Central Chimney Federal
98	Jackson Hill	Smith	1840	Y	Greek Revival
145	Jackson Hill	Herdman	1873	Y	19 <sup>th</sup> Century Domestic
343	Jackson Hill	Turner-Bacon	1800	Y	Federal Period
421	Jackson Hill	Augur	1881	Y	Queen Anne
84	Jackson Hill	Miller	1850	Y	Greek Revival
89	Jackson Hill	Coe	1815	Y	Georgian
333	Jackson Hill	Coe	1750	Y	Central Chimney Colonial
326	Jackson Hill	Hezekiah	1828	Y	Greek Revival
215	Jackson Hill	Brown	1715	Y	Central Chimney Colonial-Saltbox
193	Jackson Hill	Miller	1850	Y	Greek Revival
392	Jackson Hill	Matthews-Stow	1753	Y	Central Chimney Colonial
274	Jackson Hill	Hale-Miller	1835	Y	Greek Revival
84	Laurel Brook Road	Miller	1810	Y	Federal
75	Laurel Brook Road	Birdsey	1855	Y	Greek Revival
122	Laurel Brook Road	Birdsey	1845	Y	Greek Revival
104	Laurel Brook Road	Birdsey	1877	Y	Italianate
113	Laurel Brook Road	Talcott-Birdsey	1742	Y	Central Chimney Colonial

STREET NO.	STREET NAME	BUILDING NAME	BUILT	DETAILED IN REPORT	STYLE
2	Long Hill Road	Schoolhouse	1854	Y	Mid-19 <sup>th</sup> Century Schoolhouse
43	Long Hill Road	Notable Building - No Name	1875		
5	Lyman Road	Lyman	1864	Y	Gothic Revival
30	Lyman Road	Birdsey	1850	Y	Greek Revival
33	Lyman Road	Birdsey	1815	Y	Central Chimney Federal
73	Mack Road	Terrill	1859	Y	19 <sup>th</sup> Century Domestic
112	Main Street	Hale	1820	Y	Federal
301	Main Street	Notable Building - No Name	???	N	
402	Main Street	Church	1866	N	Carpenter Romanesque Revival
127	Main Street	Boardman	1845	Y	Greek Revival
135	Main Street	Smith	1873	N	Second Empire
103	Main Street	Bailey	1850	Y	Greek Revival
671	Main Street	Lyman	1785	Y	Twin Central Chimney Colonial
645	Main Street	Miller	1768	Y	Central Chimney Colonial
113	Main Street	Notable Building - No Name	1914		
102	Main Street	Starr-Rand	1820	Y	Federal
76	Main Street	Tidgewell	1850	Y	Greek Revival
175	Main Street	Miller	1855	Y	Mid-19 <sup>th</sup> Century Domestic
189	Main Street	Schoolhouse	1854	Y	Mid-19 <sup>th</sup> Century Schoolhouse
184	Main Street	Wilbur	1870	Y	19 <sup>th</sup> Century Domestic
164	Main Street	Schoolhouse	1832	Y	Early 19 <sup>th</sup> Century Schoolhouse
170	Main Street	Pehota	1937	Y	20 <sup>th</sup> Century Domestic
437	Main Street	Notable Building - No Name	???	N	
253	Main Street	Augeri	1923	Y	Early 20 <sup>th</sup> Century Domestic
116	Main Street	Pehota	1914	Y	Early 20 <sup>th</sup> Century Domestic
122	Main Street	Eaton	1873	Y	Late 19 <sup>th</sup> Century Domestic
158	Main Street	Ives	1850	Y	Greek Revival
145	Main Street	Turner	1785	Y	Central Chimney Colonial

STREET NO.	STREET NAME	BUILDING NAME	BUILT	DETAILED IN REPORT	STYLE
	Main Street	Notable Building - No Name	1893		Plain 19 <sup>th</sup> Century Domestic
517	Main Street	Skinner	1856	Y	19 <sup>th</sup> Century Domestic
438	Main Street	Ward	1830	Y	Federal
414	Main Street	St. Paul's Episcopal Church	1862	Y	Carpenter Gothic
402	Main Street	Methodist Church	1866	Y	Carpenter Romanesque Revival
414	Main Street	Levi E. Coe Library	1893		Richardson Romanesque
439	Main Street	Congregational Church Parsonage	1855	Y	Late 19 <sup>th</sup> Century Domestic
470	Main Street	Hall	1870	Y	Mid 19 <sup>th</sup> Century Domestic
501	Main Street	Camp	1872	Y	Late 19 <sup>th</sup> Century Domestic
458	Main Street	Coe	1845	Y	19 <sup>th</sup> Century Domestic
445	Main Street	Skinner	1860	Y	Greek Revival
455	Main Street	Coe	1805	Y	Central Chimney Colonial
130	Main Street	Notable Building - No Name	???	N	
109	Main Street	Notable Building - No Name	1914	N	
108	Main Street	Notable Building - No Name	???	N	
	Main Street	Notable Building - No Name	???		Plain 19 <sup>th</sup> Century Domestic
623	Main Street	Miller	1855	Y	Mid 19 <sup>th</sup> Century Domestic
228	Main Street	Notable Building - No Name	???	N	
129	Main Street	Boardman East Boarding House	1845	Y	Greek Revival
235	Main Street	Notable Building - No Name	???	N	
545	Main Street	Miller	1840	Y	Greek Revival
107	Main Street	Notable Building - No Name	1866	N	
84	Main Street	Notable Building - No Name	1830	N	
18	Maple Road	Wetmore	1780	Y	Central Chimney Colonial
238	Middletown-Meriden	Wetmore	1835	Y	Federal Greek Revival
30	Miller Road	Miller	1874	Y	Late 19 <sup>th</sup> Century Domestic
50	Miller Road	Miller	1741	Y	Central Chimney Colonial
62	Miller Road	Notable Building - No Name	???	N	
71	Miller Road	Notable Building - No Name	???	N	

STREET NO.	STREET NAME	BUILDING NAME	BUILT	DETAILED IN REPORT	STYLE
	Pistol Shop Road	Otis Smith Pistol Shop	1881	Y	Late 19 <sup>th</sup> Century Mill Structure
175	Powder Hill Road	Fowler	1890	Y	Late 19 <sup>th</sup> Century Domestic
	Powder Hill Road	Notable Building - No Name	???		Small 19 <sup>th</sup> Century Cottage
157	Powder Hill Road	Coe	1920	Y	Arts and Crafts
59	Powder Hill Road	Coe	1850	Y	Greek Revival
85	Powder Hill Road	Coe	1875	Y	Late 19 <sup>th</sup> Century Domestic
73	Powder Hill Road	Scranton	1870	Y	Late 19 <sup>th</sup> Century Domestic
12	Powder Hill Road	Couch	1853	Y	Mid 19 <sup>th</sup> Century Domestic
17	Powder Hill Road	Coe	1933	Y	Central Chimney Colonial Revival
137	Powder Hill Road	Ward-Coe	1742	N	Central Chimney Colonial
88	Powder Hill Road	Notable Building - No Name	???	N	
17	Powder Hill Road	Coe	1842	Y	Greek Revival
	Ross Road	Notable Building - No Name	???		20 <sup>th</sup> Century Domestic
11	School Street	Schoolhouse	1854	Y	Mid 19 <sup>th</sup> Century Schoolhouse
10	South Road Ext.	Dickinson	1850	Y	Mid 19 <sup>th</sup> Century Domestic
22	South Road Ext.	Notable Building - No Name	???	N	
27	South Road Ext.	Notable Building - No Name	1972	N	
106	Strickland Road	Miller	1835	Y	19 <sup>th</sup> Century Domestic
123	Strickland Road	Miller	1795	Y	Central Chimney Colonial
10	Way Road	Terrill	1859	Y	Mid 19 <sup>th</sup> Century Commercial
166	Way Road	Miller-Abel	1847	Y	Greek Revival
140	West Street	Lyman Gunsight	1880	Y	19 <sup>th</sup> and 20 <sup>th</sup> Century Commercial
41	West Street	Rice	1820	Y	Federal
41	West Street	Safford	1870	Y	Carpenter Gothic
34	West Street	Miller	1894	Y	Queen Anne
24	West Street	Depot	1870	Y	19 <sup>th</sup> Century Commercial

### *Preservation Options*

Under the Connecticut General Statutes, there are two options to preserve and protect Middlefield's historic resources. One mechanism that has been available for over 30 years is the Historic District legislation which creates a Historic District Commission to issue a Certificate of Appropriateness. A two-thirds affirmative vote by the property owners within the proposed district is required to implement this legislation.

Legislation passed in 1998 allows the Planning and Zoning Commission to create a Village District as part of the existing zoning regulations. Such regulations may regulate the following:

1. alterations and improvements in substantial reconstruction within the district and in view but not limited to:
  - a. the design and placement of buildings;
  - b. the maintenance of public views;
  - c. the design, paving, materials and placement of public roadways; and
  - d. other elements that the Commission deems appropriate to maintain and protect the character of the Village District. In adopting the regulations, the commission shall consider the design, relationship and compatibility of structures, planting, signs, roadways, street hardware and other objects in public view.

Such regulations shall encourage the conservation and preservation of existing buildings and sites in a manner that maintains the historic, natural and community character of the district. The regulations concerning the exterior of structures or sites shall be consistent with the "Connecticut Historical Commission – The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings," revised through 1990, as amended.

Whether or not either of the two previously-described options are implemented, the Planning and Zoning Commission will use the inventory to evaluate the impact of various proposed uses or zone changes could have on Middlefield's historic resources.