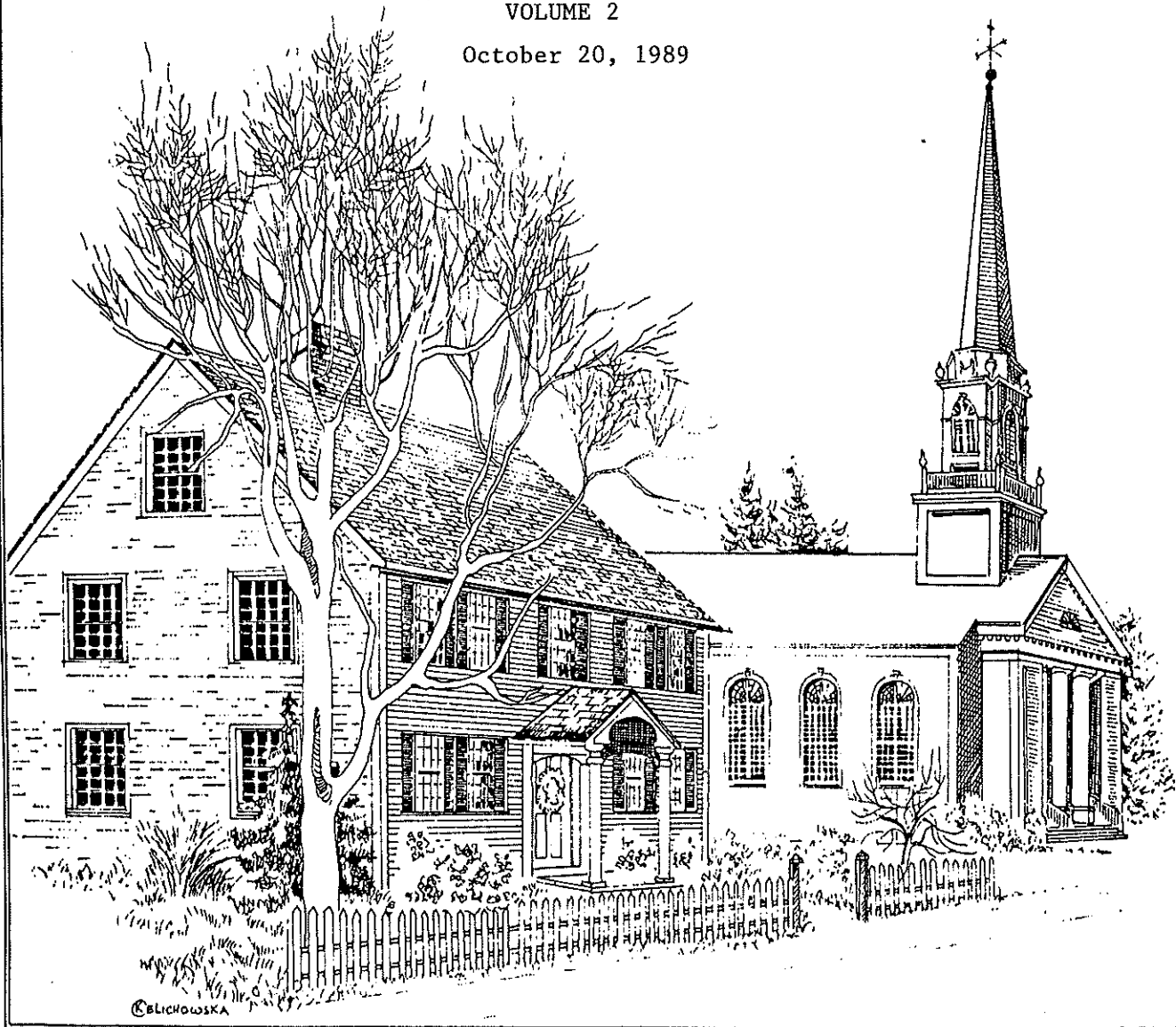


FINAL

*Report of the*  
**Historic District**  
**Study Committee**  
*of*  
**Glastonbury, Connecticut**

VOLUME 2

October 20, 1989





## THE HISTORIC DISTRICT COMMISSION

### ACKNOWLEDGMENTS

The Commission wishes to acknowledge their indebtedness to their associates and interested townspeople for their advice and support. We are particularly appreciative of the help of the Historical Society of Glastonbury. Credit should be given to Betsy and Dick Katz for their volunteer time. The Commission wishes to thank Robert Titus for his legal assistance. We also wish to thank all the town officials and their staffs for their assistance in assembling and interpreting the material presented here for your approval. The Commission is also grateful for assistance of Planning Specialist Julie Karabees, and typing support of B.J. White and Kathleen Ferrelli.

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Thomas Theurkauf, Vice-Chairman  
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The cover design courtesy of Krystyna Celichowska.

Photographs of homes by Dick Katz and Julie Karabees.



REPORT OF THE GLASTONBURY HISTORIC DISTRICT STUDY COMMITTEE

OCTOBER 20, 1989

In February of 1988 the Glastonbury Town Council considered a request for further preservation of the historic character and heritage of Glastonbury. This request could be accomplished through either expansion of the existing historic district or the designation of additional historic district(s).

On March 8, 1988, the Town Council, in accordance with Section 7-147c of the State Statutes, resolved that the Historic District Commission be charged with the task of investigating areas for the purpose of establishing additional historic district(s).

The Commission has researched the historical significance and merit of the buildings and places included in the proposed area for expansion of the historic district, and determined that many of the buildings and sites represent the rich heritage and culture of Glastonbury and are worthy of inclusion in an historic district.

During its review the Commission determined that there are eighty-nine buildings and an area of meadowland proposed for inclusion in the expansion of the historic district that would naturally extend the boundaries of the existing historic district. The architectural features and historical significance are similar to those structures which are currently part of Glastonbury's Historic District. Historical periods of the eighty-nine buildings are comprised as follows: One (1) Seventeenth Century; six (6) Early Colonial; eight (8) Late Colonial; five (5) Victorian; eight (8) Federal; six (6) Civil War; two (2) Nineteenth Century; and fifty-three (53) Twentieth Century buildings.

This report contains historical background of Glastonbury with an inventory and review of historical buildings. Also included is the proposed amended Ordinance to Create Historic District Commission. This amended document includes the depiction of said boundaries for the area proposed for expansion as well as the depiction of said boundaries for Glastonbury's established Historic District

This report comprises a selection of brief histories of some of the houses located within the proposed historic district. It must be emphasized that the houses chosen for inclusion in this report, while representative of the architectural and historical significance of many old houses throughout Glastonbury, are not the only ones within the proposed district which are of architectural and historical importance. Limitations of time and of space in this report have determined to a large degree the choices made.

The Historic District Commission recommends expansion of Glastonbury's existing historic district.

## HISTORICAL BACKGROUND OF GLASTONBURY

Situated on the east bank of the Connecticut River below East Hartford, Glastonbury, settled about 1650, is one of Connecticut's oldest towns. Its Main Street, six miles long from the East Hartford to the Portland lines, has an impressive concentration of 18th and early 19th century houses, probably more than any other Main Street in the country. The section of Main Street presently being proposed as an historic district was surveyed and laid out as a highway in 1670. It traverses ten of the original thirty-four farmlots, each reaching from the Connecticut River three miles east to the "wilderness," purchased from the Indians by Wethersfield proprietors in 1640.

The history of Glastonbury properly begins with the history of Wethersfield, for until 1693 Glastonbury was a part of that town. Wethersfield had been founded in 1634 on the west bank of the Connecticut River by a band of settlers from Watertown, Massachusetts. But the east side of the river, inhabited at that time only by Indians, members of the Wongunk "river Indian" tribe, attracted the Wethersfield settlers for its arable meadows and upland plains. Purchasers of the first surveyed east side lots, which were called Naubuc Farms, never occupied their farms; they were later inherited by descendants or sold. The 1640 survey of these lots is said to be the first survey and layout of farms in Connecticut. The town's boundaries were extended another five miles beyond the original "Mile of Common" at the east end (or "wilderness") by Indian purchase in 1673.

Records of the first Glastonbury buildings are scarce or unreliable. That there were early dwellings, however, is certain, for the Wethersfield records contain references to the appointments of officers for certain village duties. In 1653 these inhabitants applied to the General Court of Connecticut Colony for permission to form their own military train band which could hold drills on the east side, and this request was granted.

For the next forty years the east side residents, still belonging to Wethersfield, crossed the river to attend church services and transact town business, such as paying taxes or collecting bounties for killing wolves or rattlesnakes. In 1689 east sidiers applied to the Wethersfield town government for permission to form their own church parish. This Wethersfield agreed to, on condition that the General Court would grant them the right to be a township with certain conditions, chiefly, to make sure that the east side people would continue to pay their proportion of "publike charges" until they had a minister settled. Another petition was then presented to the General Court (though this document cannot be found) and the Court on May 8, 1690, granted the petition. The wording, in response to Wethersfield's concern, did state that township status would not be in effect until the new minister was settled. On June 22, 1692, the Court named the new town "Glassenbury." At this time the Governor of Connecticut Colony was Robert Treat, whose family had come to

Wethersfield from Somerset County not far from Glastonbury, England, and owned land in Nayaug, now South Glastonbury. It is thought that Governor Treat may have had an influential voice in naming the new town. The spelling of the town's name varied over the years until it was stabilized as "Glastonbury" by legislative vote in 1870.

Glastonbury is believed to be the first town in Connecticut to be a "daughter town" formed from another. Because it was not founded as an entity of its own but as an extension of an already existing town, Glastonbury did not evolve from a cluster of houses around a village green, like many traditional New England villages. Rather, its dwellings and shops lined one long main highway, the "Country Road" or "Town Street" mentioned as boundaries, east or west, in the town's early land records.

As a river town, Glastonbury early turned to maritime pursuits: shipbuilding and production of the necessary materials--timbers and hardware; and shipping, exports of timber and farm products, horses and mules, and imports such as molasses, rum and spices from the West Indies and, as well, merchant's supplies of goods from Boston or from England. But primarily Glastonbury was a farming community. There were, of course, water-powered mills and certain industries of all sorts, blacksmiths, tanners, shoemakers, shopkeepers. All families, including those of the preacher and doctor, maintained at least subsistence farms. The village farm life characterized Glastonbury's Main Street as well as the great expanse of the town's far-flung rural areas.

In time the transition to the industrial age of the nineteenth century, and then the coming of electricity, automobiles and trolley cars brought changes to Main Street. Where once the clop-clop of horses punctuated the calm of the quiet village, now came the clang of trolleys and the roar of motorcars. Soon Glastonbury had pretty well lost its country atmosphere and become a suburb of Hartford.

From the East Hartford town line to what had become known as the Center, or Station 35, a gradual takeover of small business development changed the face of Main Street in the course of the twentieth century. Old houses, some two hundred fifty years old (which now would be rare and revered) came down in this bow to progress. There was no zoning protection available for these ancient town treasures.

Situated along the area proposed for expansion of the historic district(s), on Main Street from Douglas Road to Route 17 and along Hubbard Street from Main Street to Route 17 overpass, are many excellent examples of historically significant houses dating from Early Colonial, Federal and Victorian periods, through and including Twentieth Century architecture.

Included are the homesites of many of Glastonbury's earliest town representatives. John Hubbard, Jr. and Samuel Smith, residents of the east side of the river, donated the land that is used for the Town Meeting House and cemetery, known as Hubbard Green. John Hubbard's house was built just east of the Green in 1720.

Another important figure in Glastonbury's history was Reverend Timothy Stevens. Reverend Stevens was called pastor of the First Society (Congregational) in 1692. The Timothy Stevens Parsonage, located at 1808 Main Street was offered to him as an inducement for his service as Glastonbury's first minister.

A fine example of Glastonbury's character can be seen in the history of the Eleazar Kimberly-Smith Sisters House. Eleazar Kimberly was Glastonbury's first delegate to the General court. He was also known as the first Town Clerk, Secretary of the Colony, school teacher, and lawyer. The Kimberly House is located on property known as Lot #28 of Naubuc Farms. This was the last lot purchased of the three mile lots. It was purchased and owned by Mary Robbins (wife of Eleazar Kimberly). The property was later purchased by Hannah and Zephaniah Smith. Their two youngest daughters Julia and Abby Smith, born in 1792 and 1797 respectively, were politically active feminists. These women were deeply involved in antebellum reform and abolition movements.

Within the proposed area for expansion of the historic district are many other historically significant structures which have preserved the culture and character of Glastonbury. The following reports provide a sample of these.



1515 Main Street

Chauncey Stevens House

Federal C. 1830

Home of Calvin and Camille Bushnell



1542 Main Street

The Potter Place

Victorian/Gothic Revival C. 1850

Home of James and Barbara Morrissey



Eleazar Kimberly - Smith Sisters House C. 1727

1625 Main Street

Kimberly Mansion was built during the first third of the 18th century by Eleazar Kimberly, a political figure of some note in the early annals of the Connecticut Colony. It is a tall, five-bay, wooden structure with bevel siding and floor-to-ceiling triple-hung windows in front. When Zephaniah Smith purchased it in 1790, it had a simple rectangular floor plan with a large central fireplace and four downstairs rooms, including two front parlors. Smith constructed the small left-hand addition with 9 over 9 windows, its own fireplace and a separate entrance, which served as his law office until he retired in the 1830s.

When Lucy Stone visited Kimberly Mansion in 1875, she described it as "a large two-story house, painted white, with green shutters ... shaded by fine old elms." The shutters are now gone, as is the central chimney, and both the original staircase and its 19th-century replacement. On the other hand, several components such as the front porch -- which had been removed and incorporated into an art studio built for Laurilla Smith across the street -- were subsequently reinstalled in their original location by the family which owned Kimberly Mansion between 1884 and 1950. The only major alteration in the exterior lineament since the days of Abby and Julia Smith is the addition of a rear ell with a shed porch, dating from around 1904. Interior changes include the removal of the central fireplace and one left-rear wall downstairs, though the north and south parlors remain as originally partitioned. There are now a total of six rooms downstairs and five on the second floor, in addition to an attic spacious enough to accommodate 12 over 12 windows in the gables.

This is the home of Wesley Brown.



The Jonathan Hale House C. 1720

1654 Main Street

Jonathan Hale, born in 1696 and married in 1717, inherited a large tract of land from his father, Samuel, one of the great landowners of Glastonbury. About 1720 he built this house. Of all the Hale homesteads, it is the richest in detail, and although lived in for over 200 years, retains most of the original features which give charm to colonial houses.

Hidden behind a plain exterior are many architectural treasures within the house. There are large summer beams in the first and second-story front rooms, wide pine flooring, horizontal and vertical featheredged sheathing around the keeping room, kitchen loft, and other rear rooms. Five kinds of hinges carry the doors: - clover H, LH, H, butterfly strap, and strap hinges. The early front stair and halls have paneled wainscoting. The wealth of cornices, varied mouldings, raised fireplace panels, original window sash, cupboards and closets, are a delight to the antiquarian. The second-story fireplace with a raised hearth is unusual. The large keeping room fireplace has been narrowed by a side baking oven now closed. In addition to four other fireplaces is a smoke oven in the attic.

This farm stayed in the Hale family until 1840 when a descendant, lured by the sea, purchased the "Alert," a whaling vessel made famous by Melville's "Moby Dick." Mutiny on the ship and a poor whaling voyage lost both ship and house to creditors.

This is the home of Donald B. Reid.



The Jehiel Hale House C. 1758

1696 Main Street

Jehiel Hale was born August 21, 1766, the son of Theodore and Rachel (Talcott) Hale. Jehiel received this property from his father, Theodore, the deed being recorded in Glastonbury Land Records Vol. 12, page 585, in 1797. At this time the house was already on the one-acre lot.

Jehiel married, first, at Suffield on April 27, 1794, his cousin, Mercy Hale, daughter of Josiah and Anne (Welles) Hale, born at Glastonbury March 1, 1772. She died on September 5, 1795, aged 24, of complications from childbirth. This child, a son named Josiah, born August 10, 1795, died four months later.

Jehiel Hale married, second, Olive Smith, on June 4, 1798. Olive was baptized at East Hartford September 6, 1772, daughter of Captain Samuel and Sarah Smith. She, too, died one day after the birth of a son who also died the same day in 1801. Jehiel and Olive did have a son, Samuel, born June 12, 1799. Jehiel Hale died February 7, 1818, at the age of 51, leaving the 19-year-old Samuel, for whom Joseph Wright was appointed guardian.

Jehiel and his brother, Jonathan, both ran into financial difficulties. After the death of their father, Theodore, they lost most of the family's property, including their homes, to other people.

In 1801, the same year that Jehiel's second wife died in childbirth, he lost his home to Timothy Burr. This was recorded in Glastonbury Land Records, Vol. 13, page 546; and in Vol. 15, page 434, a deed records the transfer of the rest of his land.

In 1806 Timothy Burr sold to James Wright (Vol. 14, page 304, Glastonbury Land Records). James Wright sold the house to Thomas Stevens, Jr., in 1815 (Vol. 17, page 238, Glastonbury Land Records). James Wright was the brother-in-law of Jehiel, being the husband of Jehiel's older sister, Lucy.

Although there is no definite proof of the date ascribed to this house, it is inferred that it was built for the newly-married couple, Jehiel Hale and his first wife, Mercy. No previous owners are recorded.

The current owners are John and Faith Preston.

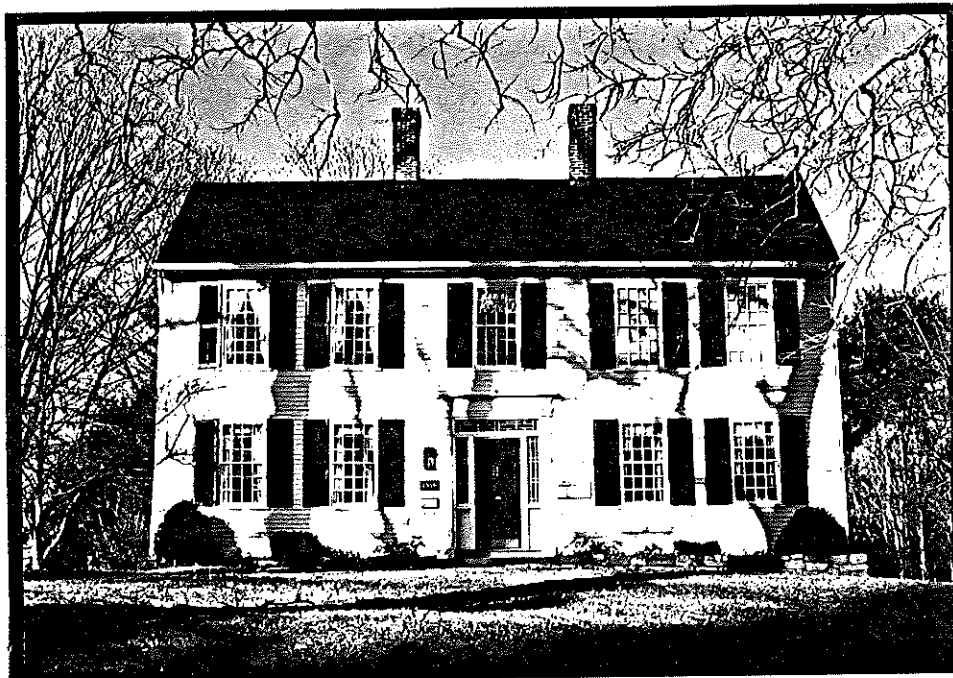


1559 Main Street

William Welles House

Federal C. 1750

Home of Joseph J. Wall

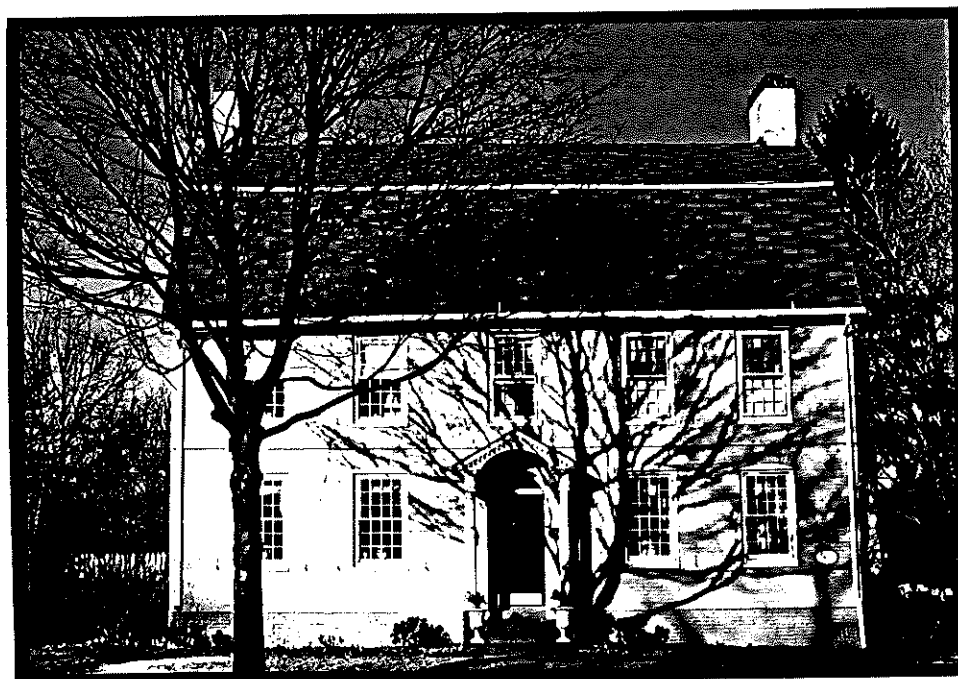


1715 Main Street

Jonathan Hale House

Georgian Style C. 1754

Home of Stuart & Helene Holden



William Moseley House C. 1735

1746 Main Street

This is a Georgian style, central chimney, five bay, wood framed house with a central entrance. The entry has a lovely curvilinear rosette pediment above the door.

An addition is currently under construction on the southerly side of the building.

This is the home of Gertrude Brady.

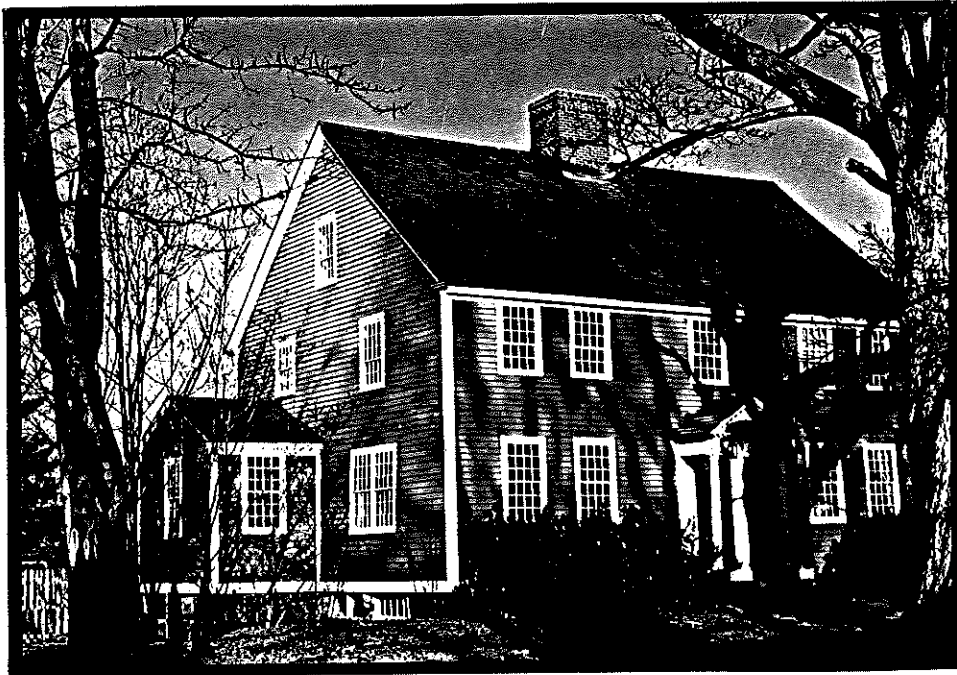


Isaac Moseley House C. 1740

1751 Main Street

This is a beautiful example of a 2½ story central chimney, five bay colonial house. The entrance is covered with a gabled roof portico, supported by two round columns. The building foundation is stone. The upper story windows are 12 over 8, and the lower story windows are 12 over 12.

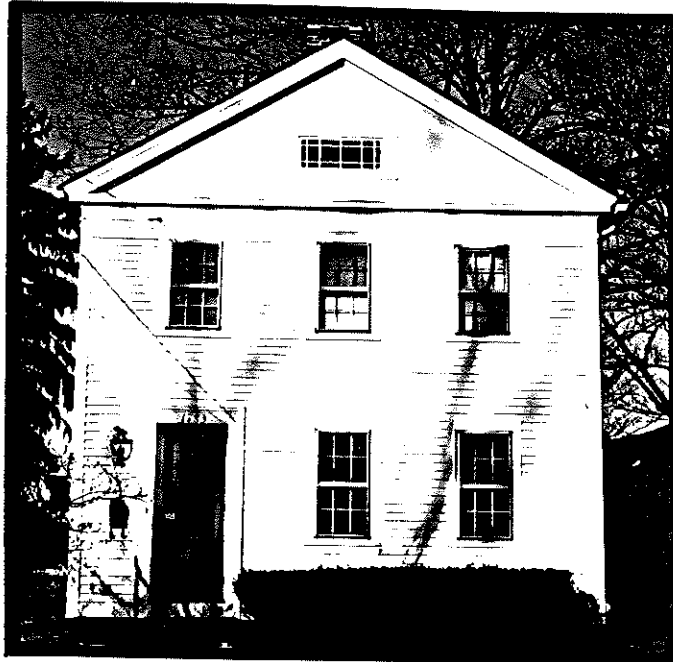
This is the home of Frederick and Donna Henrikson.



1765-1767 Main Street

Federal/Greek Revival C. 1840

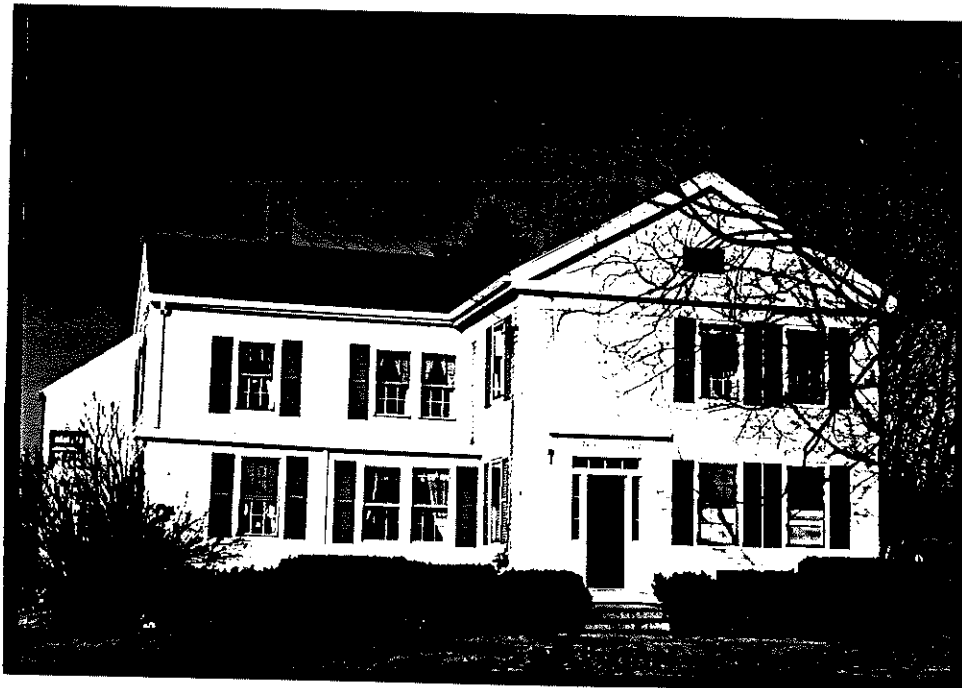
Homes of Linda P. Jensen and Michael and Paul Longo



1782 Main Street

Federal/Greek Revival C. 1812

Home of Steven and Janet Ann Tongren





The Joseph Moseley House C. 1761

1780 Main Street

The Joseph Moseley House is a 2½ story Colonial house constructed in 1761. This is a five bay wood framed house with a central chimney and central entrance. The doorway is beautifully designed with side windows.

The house has been constructed with wood clapboard siding. The windows are 12 over 12. The second floor overhangs the first floor by a few inches.

The house remained in possession of the Moseley family until 1979. It is currently owned by Charles J. Scaglia.



The Joseph Moseley House C. 1718

1803 Main Street

Joseph Maudsley (now Moseley) in 1715 settled as a tenant with his wife and nine children on 553 acres of land which comprised four of the three-mile farms. Three years later he purchased this extensive tract from the owner, Mrs. Mary Alford, of Boston, and built thereon the spacious house in keeping with the requirements of his sizeable farm and family. The property passed from father to son through five generations until 1859, when David Carrier acquired the property.

From 1800 to 1840, George Moseley maintained an inn here, which was the center of gay social activity.

The big Joseph Moseley house is an outstanding example of early 18th century Connecticut architecture. Its great chimney, measuring 12 by 14 feet in the cellar, has a brick archway sufficiently ample for storing farm produce. Five fireplaces and a second-story smoke oven enter the chimney stack. The house, characterized by solid construction throughout, is exceptional in several architectural details. Typically early 18th century are the front hall wainscoting and stairs. In the southeast room, where the bar of the Moseley Tavern stood, is now a handsome corner cupboard. The room above has a hinged panel partition which could be swung to the ceiling to form a ballroom.

The small building south of the house was once the spinning room. The slave quarters were located in the long ell.

This is the home of Francis Bartlett.



## The Timothy Stevens Parsonage - 1693

1808 Main Street

No house in Glastonbury is more closely associated with the founding of the town than the Timothy Stevens Parsonage, home of Geoffrey and Helen Waldau. The house was owned by Mr. Albert Moseley, whose family has lived in the house since the early 19th century. The parsonage was built in 1693 for the first minister according to specifications still existing in the town records. The house faces south because Main Street had not been laid out at that time. This house is a great example of Glastonbury's earliest period of architecture and one of the few remaining 17th century buildings in town.

The front entry, with its double row of nicely turned balusters, original "sparkling bench," and unique stairway cupboard is the finest of its type in Glastonbury. The corner cupboard in the east parlor has its original butterfly hinges. On display are several 18th century antiques from the Moseley family and from another outstanding Glastonbury collection.

The Timothy Stevens Parsonage is unsurpassed architecturally among the few examples of 17th century gambrel-roofed houses still surviving in Connecticut.



Talcott-Hollister Homestead C. 1780

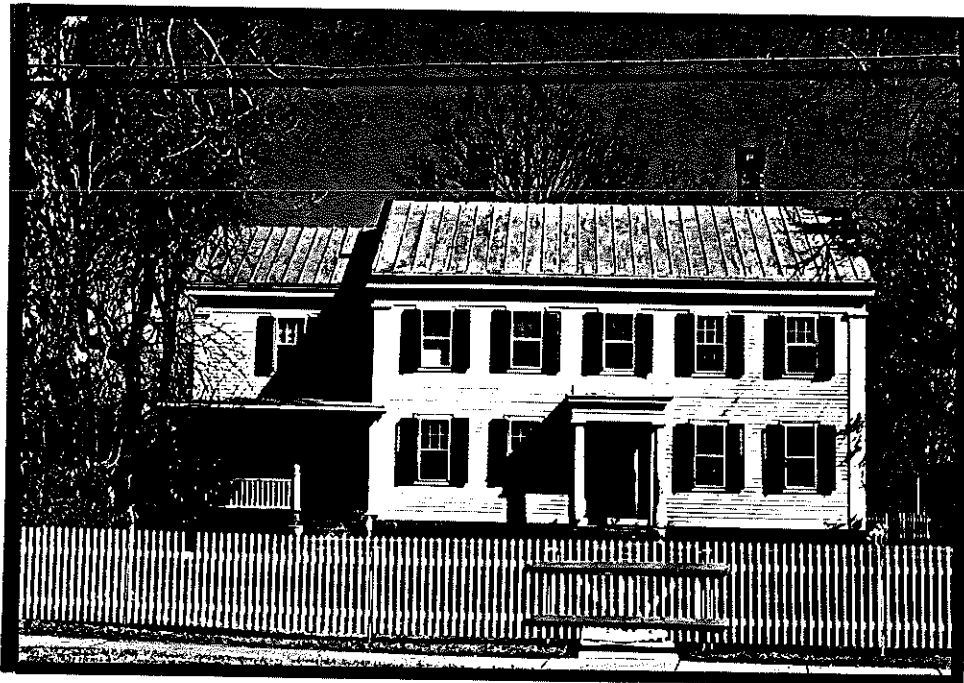
2146 Main Street

This is a beautiful 2½ story Federal/Greek Revival house. Initial construction began in 1780, additional modifications occurred in the years 1820 and 1851.

The house has five bays with a central entrance. The siding is wood clapboard. The house has two chimneys and the roof is a standing-seam tin roof.

The northerly side of the house has an open porch, which is backed by a 2½ story recessed wing. The front entryway is enhanced by a beautiful flat roofed portico supported by two Greek style columns.

This is the home of George and Sharon Purtill.



The Hubbard House - c. 1720

93 Hubbard Street

John Hubbard deeded this property, known as 93 Hubbard Street, to his sons, John and David. This is recorded in Glastonbury Land Records, Vol. 3, P. 132. In 1662, John Hubbard, Jr. and Samuel Smith each donated five acres of land to be used for the Town Meeting House and Cemetery.

John Hubbard, Jr. was born in Wethersfield, Connecticut, on April 12, 1655. He married Mary Elson, the widow of John Elson and daughter of Thomas Wright.

John Hubbard, Jr. built this house in 1720. It is a central chimney English cottage with wood siding and 12 over 12 windows.

This is the home of George and Linnea Emerson.



David Talcott House - c. 1795

94 Hubbard Street

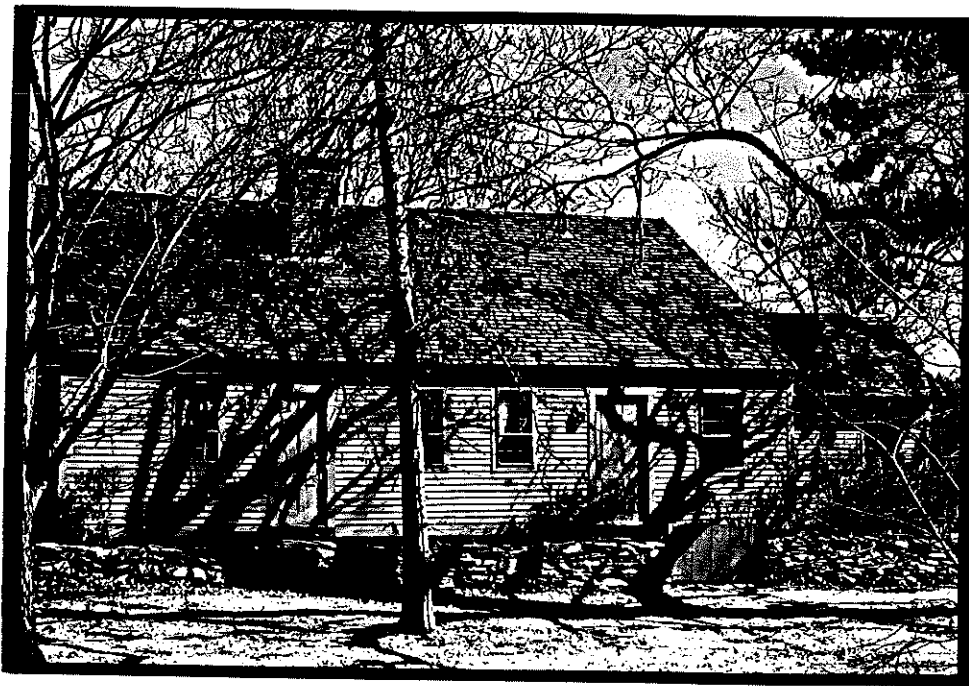
The David Talcott House was built in three phases, beginning in 1795. Construction began with the northernmost portion of the house. This included a keeping room, two parlors, a bedroom and a buttery. The second stage of construction was on the westerly side of the house, where another bedroom and a second door were added. The third phase included an apartment addition to the southeast portion of the house. The original brick foundation still remains.

This two-story, wood-framed cottage faces the Town Green. This property had been part of Naubuc Farms. In 1684 Samuel Smith bought the property from Robert Rose; he subsequently sold it to Joseph Moseley, who later deeded it to his sons, John and Benjamin. Later, they sold it to David Talcott.

David Talcott was born in Glastonbury, CT, on June 14, 1780. He married Anna Goodrich. This property was left to their son, Henry Talcott, born on May 1, 1813.

At the turn of the century, an administrator's deed passed this property on to Frank Louis Talcott for the sum of \$1,000.00.

This is the home of Dennis and Jeri Bothamley.



The Smith House C. 1740

124 Hubbard Street

The Smith House is a central chimney, colonial cottage built in 1740. Originally, the house had broad board wood siding. It currently has clapboard siding (approximately 3" wide). The windows are 1'9" x 3'10", 6 over 9.

The foundation was constructed with fieldstone and brick. An addition was constructed to the rear (south side) of the house.

The house is owned by Charles and Cheryl Reed.



Site Number	Main Street Number	Name of House (Historical)	Approximate Date of Construction	Historical Period	Style	Present Use
62A	1478		1920	20th Century	Bungalow	Residence
62B	1489		1840	Federal	Federal	Office
63	1499		1920	20th Century	Bungalow	Residence
64	1500		1961	20th Century	Ranch	Residence
65	1502		1949	20th Century	Cape Cod	Residence
66	1505		1830	Federal	Greek Revival	Residence
67	1510		1958	20th Century	Ranch	Residence
68	1515	Chauncey Stevens	1830	Federal	Federal	Residence
69	1527		1938	20th Century	Center Hall Colonial	Residence
70	1530		1965	20th Century	Cape Cod	Residence
71	1535		1910	20th Century	Vernacular	Residence
72	1542	"Potter Place"	c. 1850	19th Century	Victorian-Gothic Rev.	Residence & Office
73	1554		1920	20th Century	Bungalow	Residence
74	1559	William Welles	1750	Late Colonial	Federal	Residence
75	1562	Eugene House	1890	Post Civil War	Queen Anne	Residence
76	1576	John Conley House	c. 1780	Late Colonial	Cape Cod	Residence
77	1625	Eleazar Kimberly - Smith Sisters	1727	Early Colonial	Georgian	Residence
78	1626	Laurilla Smith Cottage	1853	Pre-Victorian	Gothic Revival	Residence
79	1633		1954	20th Century	Ranch	Residence
80	1641		1954	20th Century	Cape Cod	Residence
81	1642		1949	20th Century	Cape Cod	Residence
82	1647		1954	20th Century	Cape Cod	Residence
83	1654	Jonathan Hale House - Butternut Farm	1720	Early Colonial	Georgian	Residence
84	1655		1954	20th Century	Cape Cod	Residence
85	1660		1957	20th Century	Ranch	Residence
86	1663	Joseph Kilbourn	1810	Federal	Federal/Greek Revival	Residence
87	1671		1954	20th Century	Cape Cod	Residence
88	1675		1940	20th Century	Colonial	Residence
89	1685		1954	20th Century	Ranch	Residence
90	1693		c. 1880	Civil War	Victoriana/Tuscan Rev.	Residence
91	1696	Jehiel Hale House	1758	Late Colonial	Georgian	Residence
92	1703		1930	20th Century	Colonial	Residence
93	1705		1950	20th Century	Cape Cod	Residence
94	1707		1925	20th Century	Cape Cod	Residence
95	1715	Jonathan Hale	1754	Late Colonial	Georgian	Residence
96	1720		1948	20th Century	Dutch Colonial	Residence
97	1721		1927	20th Century	Dutch Colonial	Residence
98	1727		1927	20th Century	Vernacular	Residence
99	1732		1954	20th Century	Cape Cod	Residence
100	1741		1915	20th Century	Gable-Roofed House	Residence
101	1746	William Moseley House	1735	Early Colonial	Georgian	Residence
102	1750		1954	20th Century	Cape Cod	Residence

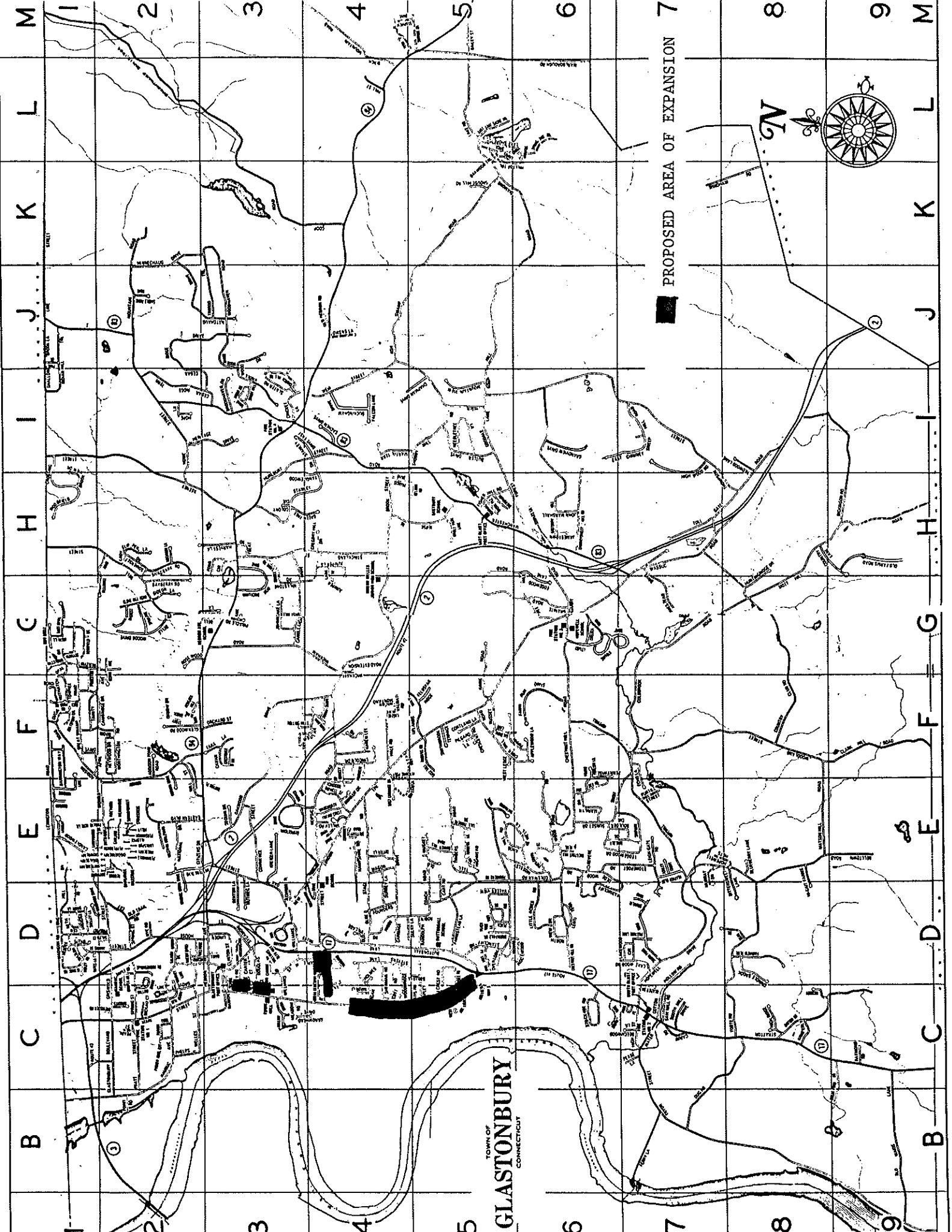


Site Number	Main Street Number	Name of House (Historical)	Approximate Date of Construction	Historical Period	Style	Present Use
103	1751	Isaac Moseley House	1740	Early Colonial	Central Chimney Colonial	Residence
104	1761		1950	20th Century	Cape Cod	Residence
105	1765-67		c.1840	Federal	Federal/Greek Revival	Residence
106	1768		1954	20th Century	Cape Cod	Residence
107	1777		1979	20th Century	Colonial Revival	Residence
108	1780	The Joseph Moseley House	1761	Late Colonial	Georgian	Residence
109	1783		1812	Federal	Federal/Greek Revival	Residence
110	1796	Sash & Blind Factory	1890	Late 19th Cent.	Simple-frame Gabel-Roofed	Residence
111	1803	The Joseph Moseley Farm	1715	Early Colonial	Georgian	Residence
112	1808	Timothy Stevens Parsonage	1693	17th Century	Gambrel Cape	Residence
113	1814	The Joseph Moseley House	1920	20th Century	Queen Anne	Residence
114	1817		1890	Late Victorian	Queen Anne	Residence
115	1822		1880	Late Victorian	Queen Anne	Residence
116	1828		1902	20th Century	American Four Square	Residence
117	1831		1900	20th Century	Neo-Classical Revival	Residence
118	1838		1930	20th Century	Colonial Revival	Residence
119	1839		1910	20th Century	Colonial w/Dutch Ell	Residence
120	1846	Matthew Miller House	c.1786	Late Colonial	Georgian	Residence
121	2126-30		1929	20th Century	Cape Cod	Residence/Office
122	2134		1840	Pre-Civil War	Frame Gabel-Roofed	Apartments/Residence
123	2140		1929	20th Century	Colonial Revival	Residence
124	2146	Talcott-Hollister Homestead	1851	Federal	Federal/Greek Revival	Residence
125	2160		1920	20th Century		Commercial
126	2210-12		1930	20th Century	Colonial	Residence
127	2220	SNET	1937	20th Century	Neo-Classical Revival	Commercial
128	2228-30		1925	20th Century	American Four Square	Residence
129	2234		1890	Late Victorian	Queen Anne	Residence

Site Number	Hubbard Street Number	Name of House (Historical)	Approximate Date of Construction	Historical Period	Style	Present Use
130	14		1941	20th Century	Cape Cod	Residence
131	24		1952	20th Century	Cape Cod	Residence
132	38	Industrial	c.1900	20th Century	Industrial	Industrial
133	46-48		1925	20th Century	Vernacular	Residence
134	52-54	District #3 Schoolhouse	1820	Late Federal	Greek Revival	Residence
135	70		1938	20th Century	Victorian	Residence
136	86		1896	Post Civil War	English Cottage	Residence
137	93	Hubbard House	1720	Early Colonial	Salt Box Cape Cod	Residence
138	94	David Talcott House	1795	Late Colonial	Center Chimney Cape Cod	Residence
139	104		1900	20th Century	Folk House	Residence
140	109-111		1904	20th Century	Queen Anne	Residence
141	110		1880	Late Victorian	Victorian	Residence
142	114		1884	Post Civil War	Victorian	Residence

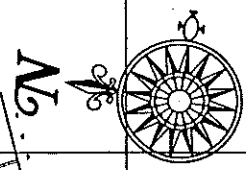
Site Number	Hubbard Street Number	Name of House (Historical)	Approximate Date of Construction	Historical Period	Style	Present Use
143	117-119		1880	Post Civil War		Residence
144	124	Smith House	1740	Late Colonial	Cape Cod	Residence
145	125		1957	20th Century	Ranch	Residence
146	133		1922	20th Century		Residence
147	138		1941	20th Century	Colonial Revival	Residence
148	141		1900	20th Century		Residence
149	148		1933	20th Century	Dutch Colonial	Residence

150 This parcel is a meadowland; there is not a building or structure on this site.



TOWN OF  
**GLASTONBURY**  
CONNECTICUT

PROPOSED AREA OF EXPANSION 7

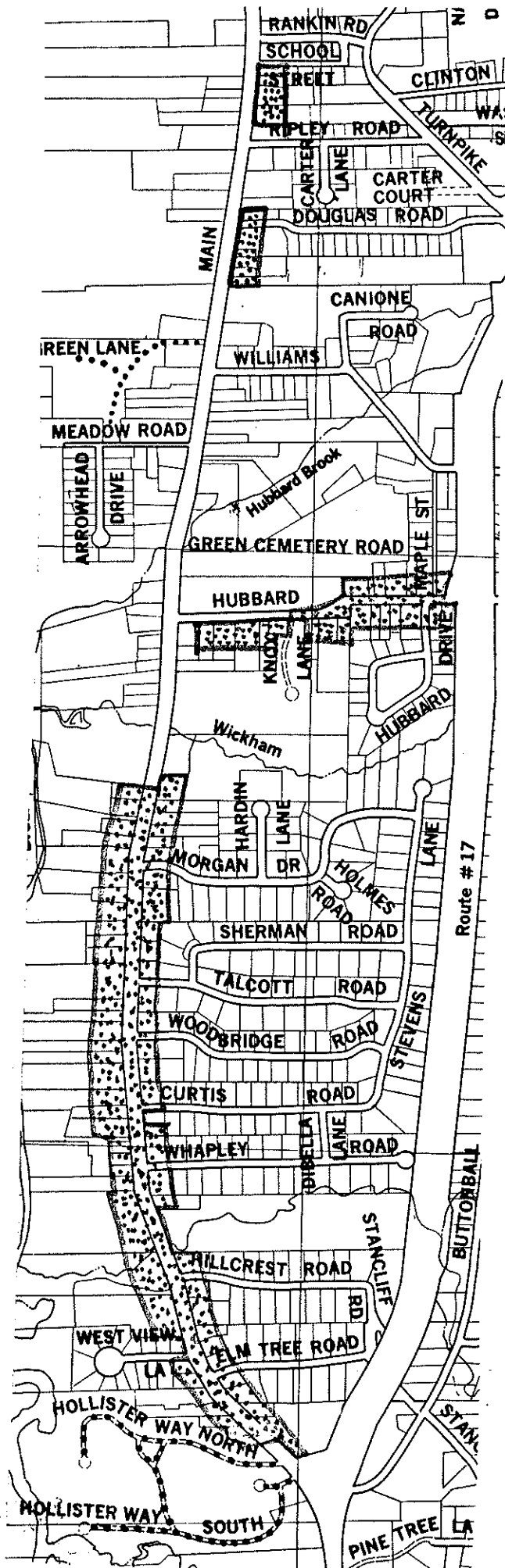


GLASTONBURY, CONNECTICUT



NORTH

SCALE: 1" = 1000'



BOUNDARIES  
OF  
SITES PROPOSED  
FOR  
EXPANSION  
OF  
HISTORIC DISTRICT

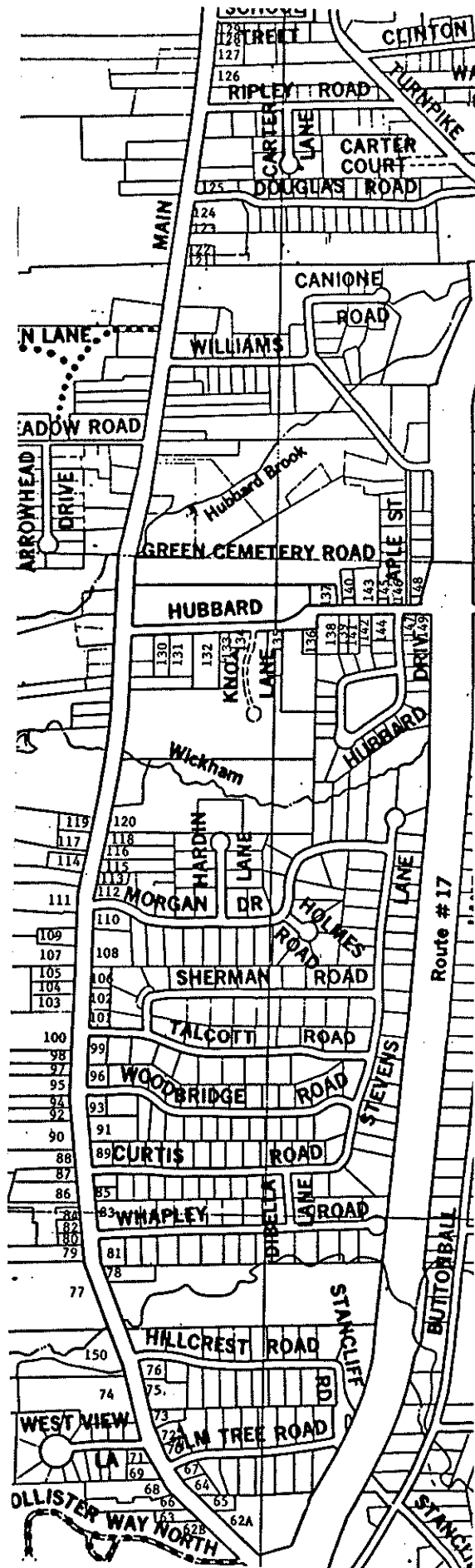


PROPOSED AREA  
OF EXPANSION

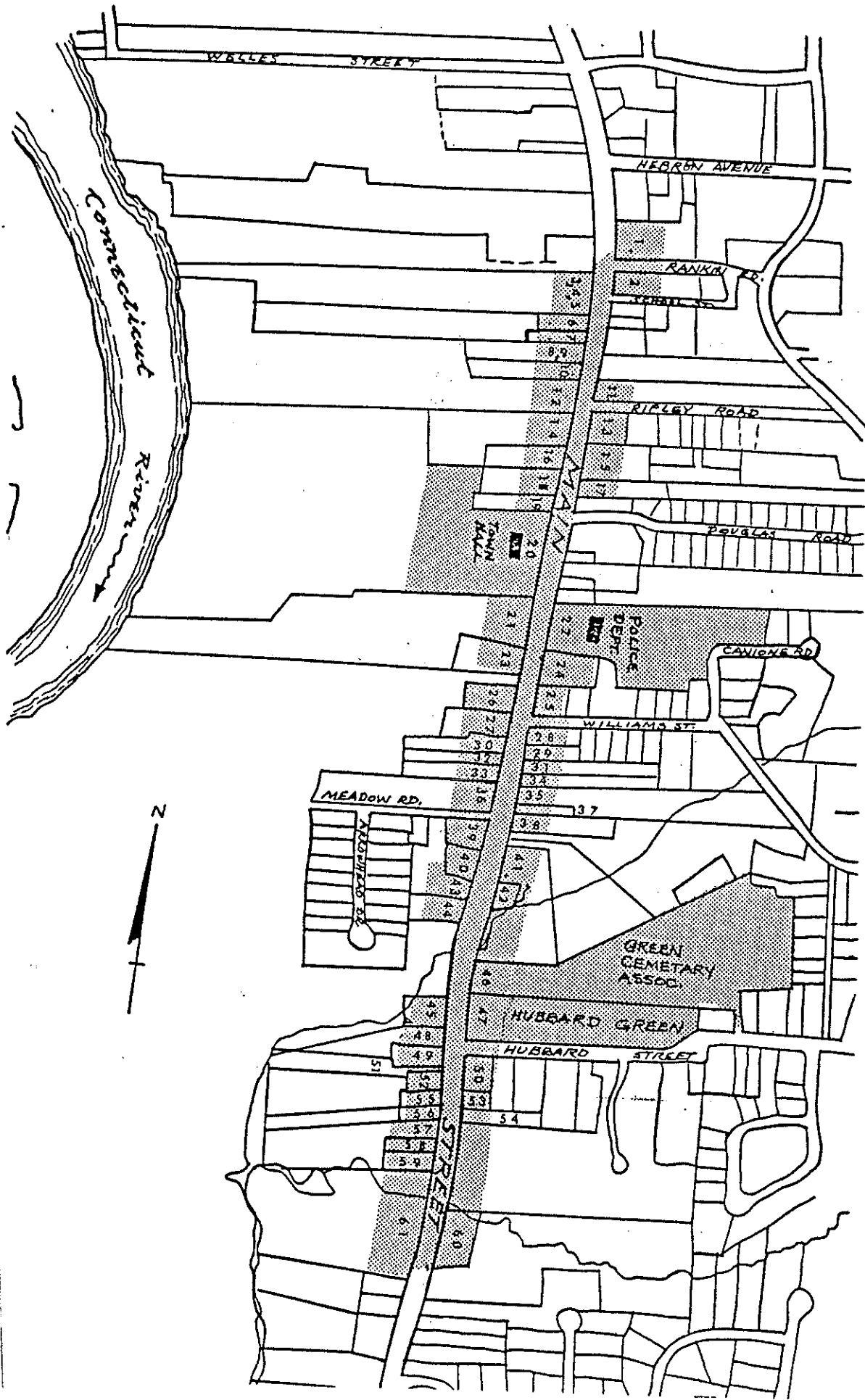
GLASTONBURY, CONNECTICUT



SCALE: 1" = 1000'



SITE NUMBERS  
OF  
SITES PROPOSED  
FOR  
EXPANSION  
OF  
HISTORIC DISTRICT



BOUNDARIES  
AND  
SITE NUMBERS  
OF  
EXISTING HISTORIC DISTRICT

ORDINANCE TO CREATE HISTORIC DISTRICT COMMISSION

Section 1. Purpose.

It is hereby declared as a matter of public policy that the protection, enhancement, perpetuation and use of structures, districts and neighborhoods of special historical interest or value is a public necessity and of financial, cultural and aesthetic benefit to the Town of Glastonbury. The purpose of this ordinance is to: (i) accomplish the protection, enhancement and perpetuation of such structures, districts and neighborhoods which represent or reflect elements of the Town's cultural, economic and architectural history; (ii) safeguard the Town's historic, cultural and aesthetic heritage as embodied and reflected in such structures, districts and neighborhoods; (iii) stabilize and improve property values in such districts and neighborhoods; and (iv) encourage the designation of landmarks, landmark sites or historic structures for the education, pleasure and welfare of the people of the town.

Section 2. Establishment of Commission.

A commission of five (5) members to be known as the "Glastonbury Historic District Commission" hereby is established pursuant to Sections 7-147a et seq. of the Connecticut General Statutes, as amended, to establish and otherwise administer one or more historic districts for the purpose of promoting the educational, cultural, economic and general welfare of the Town of Glastonbury by the preservation and protection of structures, districts and neighborhoods of historic interest and to achieve the other purposes set forth in Section 1 above.

Section 3. Composition; term of appointment; vacancies.

(a) The Commission shall consist of five regular members and three alternate members, all of whom shall be electors in the Town and appointed by the Town Council, and none of whom shall hold any salaried office of the Town. At least three regular members and two alternate members shall be residents within the historic district hereby established. There shall be appointed to the Commission at least one architect, historian, lawyer or real estate appraiser, it being the intention of this requirement that at all times the membership of the Commission include at least one such representative.

(b) Commissioners shall be sworn to the faithful performance of their duties and, except as hereinafter provided, shall be appointed for the term of five (5) years commencing on the first day of December. The Town Council shall within sixty days after the adoption of this Chapter, appoint one regular (1) member and one (1) alternate member to serve for a period of five years commencing on the first day of December, 1984, one (1) regular member and one (1) alternate member to serve for a period of four years commencing on the first day of December, 1984, one (1) regular member and one (1) alternate

member to serve for a period of three years commencing on the first day of December, 1984, one (1) regular member to serve for a period of two years commencing on the first day of December, 1984, and one (1) regular member to serve for a period of one year commencing on the first day of December, 1984. All members shall thereafter be appointed for a term of five (5) years commencing on the first day of December.

(c) A majority of the Commission shall constitute a quorum for the transaction of its business or the performance of its functions and the concurring vote of a majority of those constituting a quorum shall be necessary for the adoption of any recommendations, motions, or other acts of the Commission; except that the affirmative vote of at least three members shall be necessary for the approval of a certificate of appropriateness.

(d) In the event of any vacancy on the Commission created by any reason other than the expiration of a term, the Town Council shall promptly appoint a Commissioner to fill the vacancy for the unexpired portion of the term.

(e) When a member of the Commission is unable to act at a particular time due to absence, sickness, conflict of interest or other good reason, he shall notify the Chairman of the Commission, and the Chairman shall designate an alternate member to act in place of such member, choosing alternates in rotation so that they shall act as nearly equal a number of times as possible.

#### Section 4. Compensation.

Commissioners shall serve without compensation, except that their actual expenses and disbursements, where incurred with the approval of the Town Manager and in the performance of their duties, shall be paid from the Town treasury.

#### Section 5. Election of Officers.

The Commission, annually at its first meeting in December, shall elect one (1) of its number to be Chairman; one (1) of its number to be Vice-Chairman and one (1) of its number to be Secretary. No Commissioner shall serve as Chairman more than two (2) consecutive years.

#### Section 6. Regular reports; Annual report; Permanent record

(a) The Commission shall submit to the Connecticut Historical Commission a copy of any ordinance creating an historic district adopted under C.G.S. section 7-147a to 7-147k, inclusive, amendments to any such ordinance, maps of any districts created under C.G.S. section 7-147a to 7-14k, inclusive, annual reports and other publications of the Historic District Commission and the roster of membership of such Commission.

(b) The Commission shall submit to the Connecticut Historical Commission at least once every year, a brief summary of its' actions during that year, including a statement of the number and nature of certificate of appropriateness



issued, any change in the membership of the Commission, and any other information deemed appropriate by the Commission. Such a summary shall also be submitted to the Town Council, the Town Manager and the Town Plan and Zoning Commission on an annual basis.

(c) The Commission shall keep a permanent record of its resolutions, transactions and determinations and of the vote of each member participating therein.

#### Section 7. Authority of Commission.

(a) The Commission hereby is empowered to adopt from time to time, and shall adopt, not later than six months after its initial members are appointed, regulations to implement the provisions of this ordinance. The Commission shall have the authority and act in all respects as permitted by Sections 7-147a through 7-147k, inclusive, of the Connecticut General Statutes, Revision of 1958, as amended, and such other statutes as may be adopted hereafter by the Connecticut General Assembly to amend, supersede or supplement the foregoing statutes.

(b) For purposes of this Section 7, the word "structure" means and includes any building, structure or other physical betterment of real property and the word "construction" means and includes construction, erection, alteration, restoration, moving or demolition of any structure. No structure shall be constructed within the historic district until after an application for a certificate of appropriateness as to exterior architectural features has been approved by the Commission. "Exterior architectural features shall include only the location, architectural style, general design and general arrangement of such portion of the exterior of a building structure or physical betterment as is open to view from a public road, way or place. "Exterior architectural features" shall not include alterations or renovations to the rear exterior of a building, structure or physical betterment which is not open to view from a public road, way or place. 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 exterior architectural features involved and the relationship of such to the exterior architectural system and pertinent features of the surroundings, including other structures in the immediate neighborhood. A certificate of appropriateness may be refused for any structure construction of which, in the opinion of the Commission, would be detrimental to the interests of the historic district, unless as a result of such action the owner of such structure will be deprived of reasonable use of the structure. When a certificate of appropriateness is denied, the Commission shall place upon its records and in the notice to the applicant the reasons for its determination, and to the extent practical, the Commission shall identify what changes or modifications might be undertaken by the applicant in order to obtain approval of a new application. The style, material, size and location of fences, outdoor signs or similar devices within a historic district shall be under the control of the Commission.

(c) The provisions of this ordinance shall not be construed to extend to (i) the color of material used or (ii) the use of aluminum or vinyl exterior siding in lieu of wood clapboard siding on the exterior of any structure within the district. Nothing in this chapter shall be construed to prevent the ordinary maintenance or repair of any exterior feature which does not involve a change of design or appearance thereof. In addition, in its deliberations the Commission shall not consider arrangement or use of the interior of any improvement and shall take no action except for the purpose of preventing the construction of a structure obviously incongruous with the historical and aesthetic aspects of other structures in the historic district.

(d) An application for a certificate of appropriateness shall be filed with the Commission through the Office of Community Development (or whatever town agency or official is then performing the functions of such body). For purposes of this ordinance, the Office of Community Development shall require the applicant to provide such information on those forms devised by the Commission as may be adopted or modified from time to time by the Commission. Prior to considering each application for a certificate of appropriateness, the Commission shall set a date for a public hearing to be held within thirty-five days of receipt of a completed application.

(e) Notice of the time and place of said hearing shall be given by publication in the form of a legal advertisement, at least twice at intervals of not less than two (2) days, appearing in a newspaper having substantial circulation in the municipality. The first such advertisement shall be no more than fifteen (15) days nor less than ten (10) days and the second not less than two (2) days before such hearing. Within sixty days of the filing of an application, the Commission shall act upon such application and shall give written notice of its decision to the applicant. Failure to act within the sixty days after receipt of a completed application shall constitute approval of the application. All hearings and all meetings of the Commission shall be open to the public.

(f) Within twelve months after its initial members are appointed, the Commission shall prepare, and update as necessary from time to time thereafter, a plan of appropriateness and protection for the historic district, as a standard by which to determine the appropriateness of historic exterior architectural features of any structure or of any modification of an existing structure within the district. The plan shall comprehend construction materials and architectural arrangements considered appropriate for the district, to be illustrative but not necessarily comprehensive or extensive and to serve as a general guide for the information of persons contemplating work involving historic exterior architectural features within the district. Copies of the plan shall be available to the public in the Office of Community Development.

(g) The provisions of this ordinance are separable from and in addition to whatever provisions of the zoning laws of the Town of Glastonbury also may affect any structure or use thereof within the district.

(h) Nothing in this chapter shall be construed to prevent the erection or alteration of any such feature which the building inspector or a similar agent certifies is required by the public safety because of a condition which is unsafe or dangerous due to deterioration; nor to prevent the erection or alteration 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.

Section 8. Establishment of historic district(s).

(a) There is hereby established within the Town of Glastonbury the following historic district:

On the west side of Main Street, extending from and including 2247 Main Street to and including 1855 Main Street, but excluding the following parcels:

- (1) That parcel shown as No. W71B on the Tax Assessor's Map ("Map") which is the access way to certain rear land now or formerly of Charles Pezzente; and
- (2) That parcel shown as No. W78AA on the Map which is wetland now or formerly of Joseph Raffa, Harvey Katz, and Frank Raffa.

On the east side of Main Street, extending from and including 2300 Main Street to and including 1864 Main Street, but excluding the following parcels:

- (1) Nos. 2234, 2228, 2220, 2210, 2160, 2146, 2140, 2134, 2130, and 2126 Main Street; and
- (2) That parcel which is the 50 foot wide access way to certain rear land now or formerly of T. James Murray known as "Stonegate Sub-division" (which access way was formerly a portion of the parcel shown as No. E73 on the Map.

With respect to those properties on the west side of Main Street within the district other than the parcel owned by the Town of Glastonbury on which is situated the Town Office Building and Academy Junior High School (the "Town Hall parcel"), the district extends from the center line of Main Street (i) a distance of 200 feet west or (ii) to the rear property line, whichever is closer to the center line. With respect to those properties on the east side of Main Street other than the parcel owned by the Town of Glastonbury on which is situated the Police Department Building (the "Police Department parcel"), the parcel owned by the Cemetery Green Association (the "Cemetery parcel") and the parcel owned by the Town of Glastonbury on which is situated the Historical Society Museum (the "Green parcel"), the district extends from the center line of Main Street (i) a distance of 200 feet east or (ii) to the rear property line, whichever is closer to the center line. With respect to the Police Department parcel, the Cemetery parcel and the Green parcel, the district extends to the rear property line. With respect to the Town Hall parcel, the district extends to the west end of the parking lot behind the Academy Junior High School.

Reference is made to the map attached to this ordinance for a further depiction of said boundaries.

(b) There are the following additions to the existing historic district described in paragraph (a) above:

On the west side of Main Street, extending from and including 1839 Main Street to and including 1489 Main Street.

On the east side of Main Street: extending from and including 2234 Main Street to and including 2210 Main Street; extending from and including 2160 Main Street to and including 2126 Main Street; and extending from and including 1846 Main Street to and including 1478 Main Street.

On the north side of Hubbard Street, extending from and including 93 Hubbard Street to and including 141 Hubbard Street.

On the south side of Hubbard Street, extending from and including 14 Hubbard Street to and including 148 Hubbard Street.

With respect to those properties on the west side of Main Street within the district, the district extends from the center line of Main Street (i) a distance of 200 feet west or (ii) to the rear property line, whichever is closer to the center line. With respect to those properties on the east side of Main Street within the district other than the parcel owned by Geoffrey and Helen Waldau, known as the Timothy Stevens Parsonage, located at 1808 Main Street, the district extends from the center line of Main Street (i) a distance of 200 feet east or (ii) to the rear property line whichever is closer. With respect to the Timothy Stevens Parsonage parcel, the district extends to the easterly property line.

With respect to those properties on the north and south sides of Hubbard Street within the district, the district extends from the center line of Hubbard Street (i) a distance of 200 feet north with respect to those properties on the north side of Hubbard Street and a distance of 200 feet south with respect to those properties on the south side of Hubbard Street or (ii) to the rear property line, whichever is closer to the center line.

Reference is made to the map attached to this ordinance for a further depiction of said boundaries.

Section 9. Action by Commission to Prevent Illegal Acts or to Obtain Compliance.

In the event of a violation by any person of any provision of this ordinance, the Commission may, in addition to other remedies, institute an action or proceeding to prevent, restrain, correct or abate such violation. Regulations and orders of the Commission issued pursuant to this ordinance, shall be enforced by the Director of Office of Community Development which is hereby authorized to inspect and examine any structure and to require in writing the remedying of any condition found to exist therein or thereon in violation of any provision of this ordinance. The owner or other person then legally responsible for the construction or maintenance of any structure where such a violation has been committed or 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 willful, 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 superior court for the judicial district 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. Any funds collected as fines pursuant to this section shall be used by the Commission to restore the affected buildings, structures, or places to their condition prior to the violation wherever possible and any excess shall be paid to the town treasury.

Section 10. Maintenance of properties.

(a) Every owner of a structure within the historic district shall maintain such in good order and repair. It is the intent of this ordinance that the objectives hereof will best be achieved by way of voluntary compliance between the owner of an affected premises and the Commission.

(b) Where premises are included within the historic district, the issued valuation of such premises after the formation of such district shall take into account the limitations upon use or improvement of the premises and the unique or extraordinary expenses, if any, necessarily incurred by an owner in maintaining the structure.

(c) In any case where the Commission deems an owner to be in violation of this Section, it shall submit to the owner a specification of the violations and allow the owner an appropriate amount of time to remedy such violations. In the event of a violation which remains uncorrected and subject to the right of appeal as provided herein, the Commission may issue a final order directing compliance, which thereafter shall be subject to enforcement in the manner provided by Section 9.

Section 11. Hardship.

Any other provision of this ordinance to the contrary, the Commission shall have the power, pursuant to Section 7-147g of the Connecticut General Statutes, to waive or vary compliance with any of the provisions of the ordinance or to waive the institution of enforcement proceedings if such

compliance or enforcement proceedings would result in the depreciation of reasonable use of the structure by the owner thereof or otherwise result in undue hardship to the owner of the structure. No such waiver or variance shall be granted until after a written request, detailing the basis upon which the claim of hardship is made, has been made to the Commission by the person seeking such waiver or variance and a public hearing held by the Commission within forty-five days thereafter. No waiver or variance may be granted for construction of a structure initiated without compliance with the requirements of this ordinance, that is, construction initiated before the Commission has held a public hearing and acted upon the certificate of appropriateness or waiver requested, as the case may be, with respect to such structure.

Section 12. Appeals.

Any person or persons aggrieved by any decision, resolution or determination of the Commission shall have the right to appeal, in the manner and subject to the conditions set forth in Section 7-147i of the Connecticut General Statutes, Revision of 1958, as amended.

Section 13. Preexisting rights not affected.

Nothing in this ordinance shall affect any right, interest, claim, obligation, liability or defense of, by or against the town of whatever description and whether or not matured, existing at the effective date of this ordinance.

Section 14. Effective date.

This ordinance shall become effective upon (to be completed).

