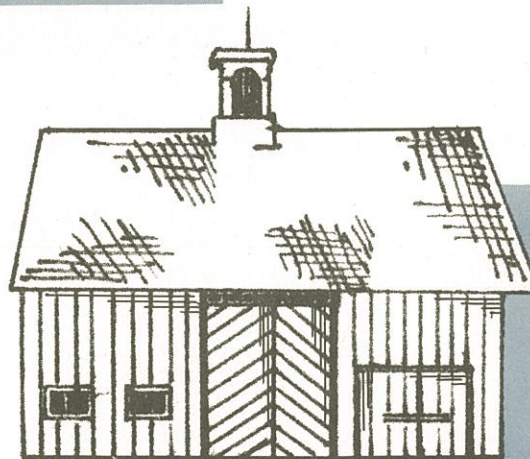


DESIGN GUIDELINES

A PLAN OF

APPROPRIATENESS

& PROTECTION



Historic District Commission
Town of East Hartford
East Hartford, Connecticut



HISTORIC DISTRICT COMMISSION

740 Main Street
East Hartford, Connecticut 06108
(203) 289-2781

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Mary Goode, Liaison at Town Hall

Dear Neighbor,

In compliance with Sections 2-85 and 2-93 of the Historic District Ordinances, the East Hartford Historic District Commission has developed these Design Guidelines to advise owners in construction and reconstruction projects on structures within the Historic District.

The Guidelines anticipate the needs of property owners to expand, reduce, or otherwise modify their property to accommodate the continually changing functional requirements which come with the passage of time.

The guiding principle of the Historic District and these Guidelines is that, when a building is improved or when constructing a new facility or portion thereof, the architectural character of the original building and the neighborhood not be lost in the process.

These Guidelines give the Historic District Commission some standards which will aid in judging the appropriateness of proposed modifications and provide a basis for consistency in these decisions over time.

While the Guidelines show selected examples of projects, i.e. they are illustrative, not exhaustive, they do offer advice for a consistent and reasonable approach to property improvements.

In the Appendix, we have also included a copy of the Commission's Rules of Procedure and the Town's Historic District Ordinances, so that homeowners may have a compact and complete set of regulations concerning East Hartford's Historic District.

The Commission would like to acknowledge and thank the Historic Districts of Glastonbury, South Windsor, and Wethersfield, and the Connecticut Historical Commission for materials helpful in preparing this booklet, and also East Hartford artist Mary Lewis Taylor for her original drawings (Front cover, Plates 1 thru 12 and Figures 5, 10, 14, and 32).

Sincerely,

EAST HARTFORD HISTORIC DISTRICT COMMISSION
Peter Cobb
Peter Cobb, Chairman

October 25, 1988

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Introduction

East Hartford's Historic District Commission is responsible for protecting and preserving the character and integrity of the Historic District. In doing so, they must determine and pass judgement on the appropriateness of any planned exterior alteration, erection, or demolition visible from a public road.

The following Guidelines will be used by the Commission as a standard upon which to base its decisions, and they will also be useful to anyone in East Hartford considering work which involves historic architectural features.

The Guidelines break historic buildings down into individual features or components which are important to the building and the Historic District as a whole.

Sections within each feature labeled "maintenance" and "repair" will normally not require a Certificate of Appropriateness, but are included as preventative measures Historic District property owners may take to avoid more extensive changes or repairs. Other sections including "replacement" and "addition" will most often require a Certificate of Appropriateness. In these sections, alternatives are provided to assist the owner in making decisions concerning the various options to be considered or avoided in restoration. While the Guidelines do not cover all situations or conditions found in the Historic District, additional resource materials recommended in the text, described in the Bibliography and found at Town Hall and the Library, will be helpful for more particular needs, problems or questions.

Even though slight changes may not affect a building's character and integrity, it is the understanding of the Commission and the Guidelines and Plan that many "small" changes over the years can radically alter the appearance of a building. Thus, the ideal preservation project would provide room for contemporary needs and styles while remaining sensitive to the historic building's fabric and sense of place.

"No building or structure shall be erected, altered, restored or moved within a 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. No building permit for erection of a building or structure or for alteration of an exterior architectural feature within an historic district, and no demolition permit for demolition or removal of a building within an historic district shall be issued by the Town of East Hartford or any department, agency or official thereof until a certificate of appropriateness has been issued. A certificate of appropriateness shall be required whether or not a building permit is required." (Town of East Hartford Ordinances, CHAPTER 2. ADMINISTRATION, ARTICLE 18, Sec. 2-90)

Proposed actions by property owners which should be reviewed by the Historic District Commission include, but are not limited to:

- Extensive or total replacement of any siding and roofing materials whether similar to or different from the original.
- Masonry replacement and repointing.
- Any visible temporary or permanent additions to the house or site, whether structural or technological: this includes signs, T.V. antennas, solar panels, fences, pools, decks, and outbuildings.
- Any alteration or enlargements to parking areas.
- Any partial or entire window, storm window, door, and storm door modification or replacement, except an *exact* replacement.
- The addition, removal or replacement of window shutters.
- The removal or replacement of window and door surround features.
- The addition, removal, or alteration to a porch and/or its features.
- The removal, addition, or replacement of any architectural detail or ornament as defined in the Guidelines.

When in doubt as to whether any planned work on a structure or site in the Historic District requires application for appropriateness, before beginning the project, please bring any questions to a Historic District Commission member and/or Town Hall.

The Commission adopted the Secretary of the Interior's ten Standards for Rehabilitation as initial guidelines for owners prior to the preparation of these Guidelines and Plan. They set forth the principles and purposes of historic preservation, and continue to provide a good introduction to the more specific Guidelines which follow them.

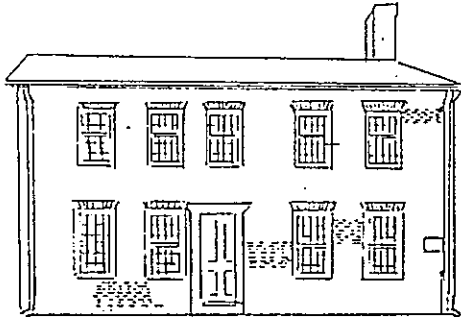
1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.
4. Changes that may have taken place in the course of time are evidence of the historical development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

House Facades in East Hartford's Historic District

Original ca. 1797 Federal Period Styling

(plate 1)

Character-Defining Features



- 8/12 or 12/12 sash.
- 5-bay facade (on ridge-to-street building; gable-to-street would probably be a 3-bay facade).
- Simple window headers and door surround.
- Panelled door.
- Low-pitched gable roof.
- End chimney.

(plate 2)

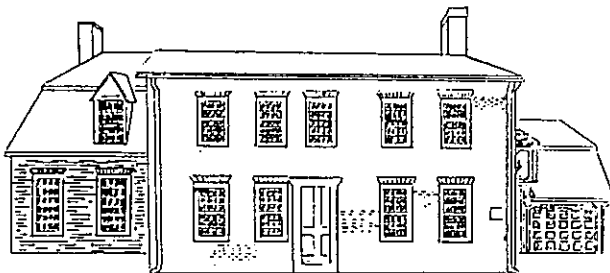
Inappropriate Modifications



- Stylistic alterations to the original materials or design, i.e. removal of first story window headers.
- Doors with glass panes.
- Covering of original brick or clapboard with siding.

(plate 3)

More Appropriate Modifications



- Additions which blend in size and proportion.

(This requires some research to discover what other styles of architecture might have been contemporary with your house. Not all professional architects can be counted on to know this information. The Hartford Architecture Conservancy might be a good starting source.)

House Facades in East Hartford's Historic District

Original ca. 1890 Queen Anne Victorian

(plate 4)

Character-Defining Features



- Varying textures of siding: cut shingles, plain clapboard, flushboard, molding
- Asymmetrical massing.
- Often has a porch with turned and/or carved woodwork.
- Unique bracket and/or gingerbread under eaves.

(plate 5)

Inappropriate Modifications



- Removal of original features, e.g. the porch.
- Insertion of inappropriate features such as the ca. 1830 fanlight in the gable or the ca. 1950 picture window.
- Creation of a uniform texture in the siding, i.e. destruction of the original variety of textures.
- Additions which obscure the original asymmetrical design.

(plate 6)

More Appropriate Modifications



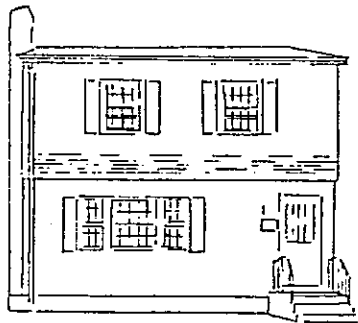
- Restoration of brackets and features which are obviously missing as shown by marks on the building, old photographs or pieces possibly stored in the attic, cellar or barn.
- Addition of authentic wood shutters.
- Painting of trim and different textures of siding in different colors; three to four harmonizing colors were standard treatment for this style.

House Facades in East Hartford's Historic District

Original ca. 1974 Modern Colonial

(plate 7)

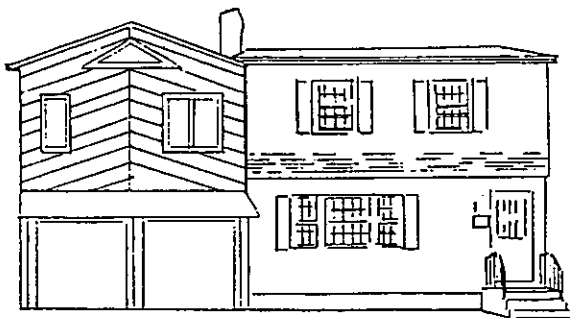
Character-Defining Features



- Utilitarian styling, reminiscent of its simple 200-year old ancestors.
- Slightly larger panes in windows than original colonials.
- Some textural variety in siding

(plate 8)

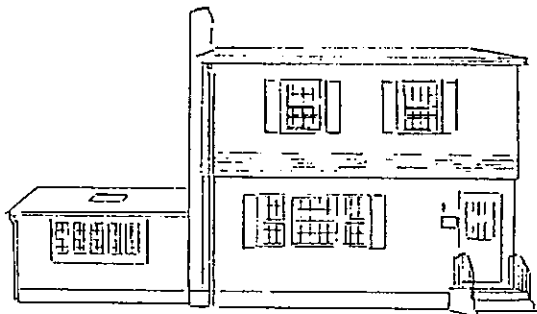
Inappropriate Modifications



- Lack of harmony between the two pieces.
- Windows a different style.
- Addition overpowers main block.

(plate 9)

More Appropriate Modifications



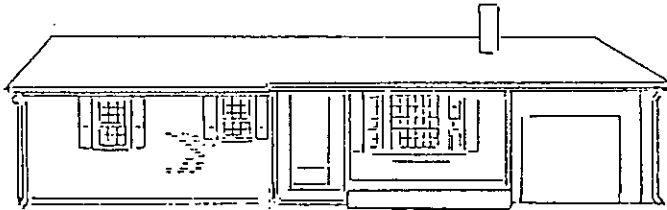
- Consideration for scale and proportion of main block.
- Continuation of character of the main block—in this case the rectangular patterning of the windows—into the addition (in contrast to the sharp angularity shown in *plate 8* above).

House Facades in East Hartford's Historic District

Original ca. 1975 Ranch Style Modern

(plate 10)

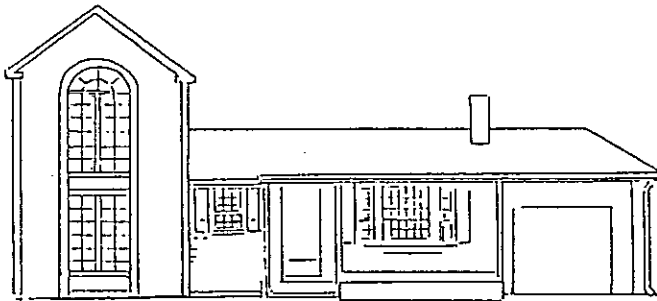
Character-Defining Features



- Single story.
- Low-pitched ridge-to-street roof.
- Asymmetricality.

(plate 11)

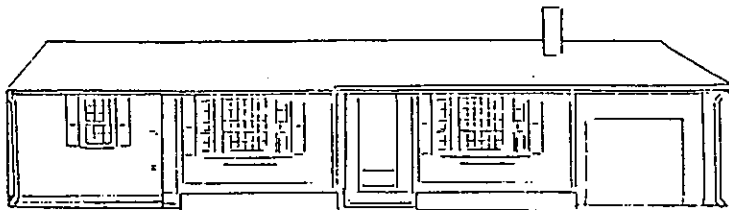
Inappropriate Modifications



- Addition dwarfs main house.
- Stylistic clash: the Romanesque arch of the two-story does not blend with the traditional simplicity of the main block.

(plate 12)

More Appropriate Modifications

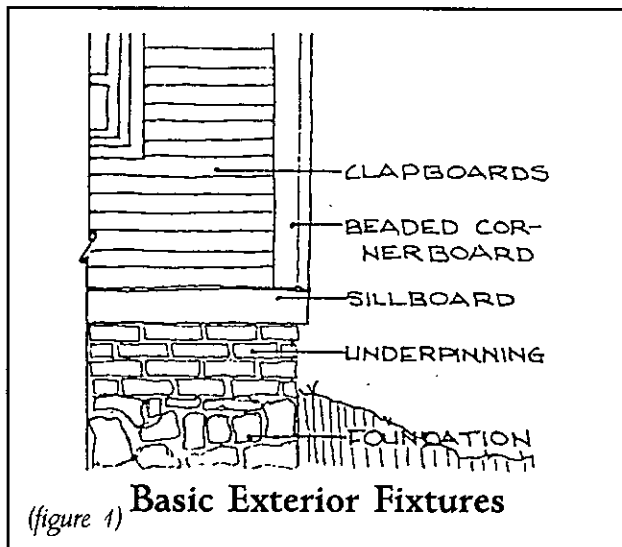


- Similar lines.
- Similar detail.

Exterior Walls and Siding

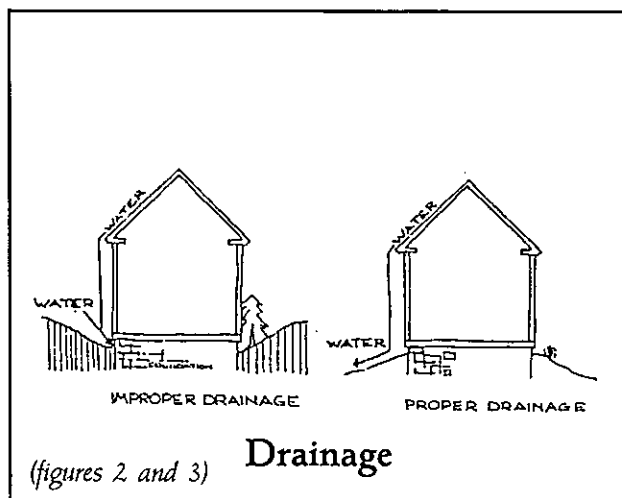
Maintenance

Exterior walls and siding provide the building with an overall texture, and choice of materials and their relationships to each other help in defining the historic character of the building. (figure 1)



While masonry, especially brick and Portland brownstone, has been used for many municipal buildings, some fashionable homes, and virtually all underpinnings, clapboard siding remains the earliest and most prevalent siding choice in the Historic District. Other siding materials include wood shingles, vinyl, aluminum and asbestos.

Masonry is a very durable material, and with proper care, can last indefinitely. The primary cause for its deterioration is water damage due to improper drainage. (figures 2 and 3)

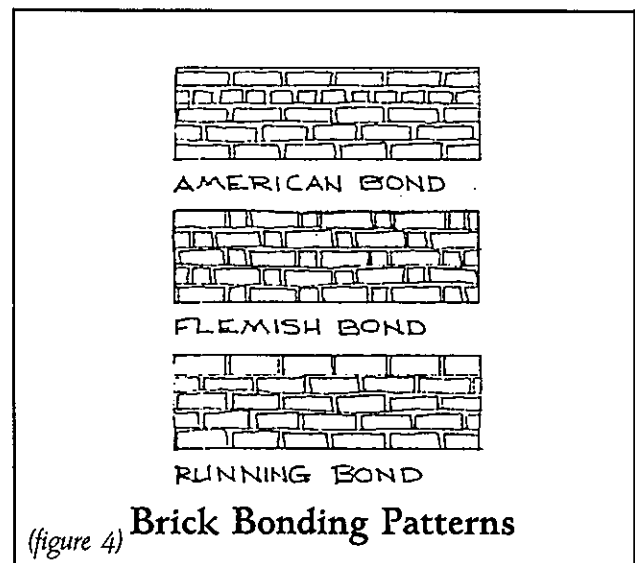


Decay is usually found near the roof, at ground level, around mortar joints, or on any horizontal surface such as window sills. Air pollutants can also cause masonry decay. Maintenance for masonry walls and foundations includes proper drainage systems and, when necessary, cleaning of the exterior surface.

Wood siding is also a very durable material when properly cared for. Routine painting and caulking are usually the best preservatives; water, insects, fungi, and vegetation growing too close to its surface can all contribute to the siding's damage. When hand-crafted detailing and finishing are still present, try to retain and preserve these special features.

Repair

Masonry repair normally consists of repointing and limited replacement. Both are rather technical procedures which will require research on the part of homeowners. When repairing, try to match the original color, texture, size and pattern of the existing mortar joints and masonry. (figure 4)



Take special care when repointing. Historic mortars are generally softer and use more lime than Portland cement; today's standard mortars, because of strength differences, can destroy historic masonry walls.

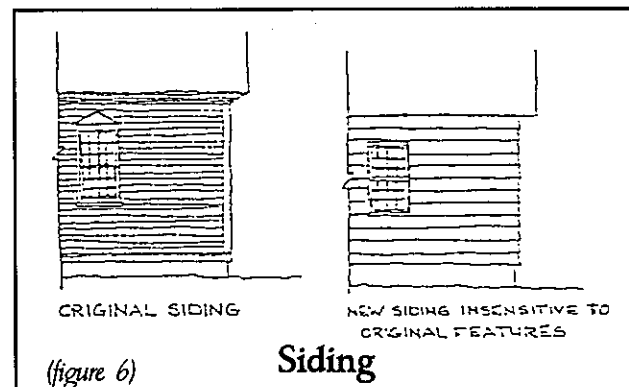
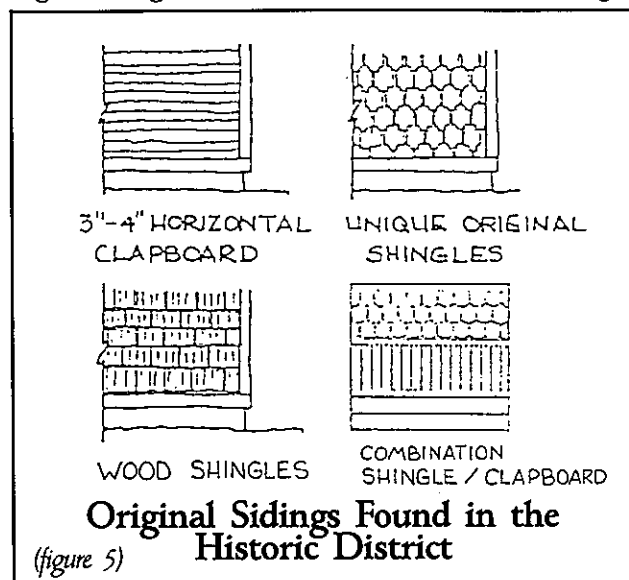
When wood decay is suspected, there are easy methods for detecting affected areas. Limited replacement or repair for decayed, warped, or missing siding pieces should be considered if they are no longer providing adequate weather protection. Try to match patching materials with existing siding in size, shape, texture, pattern, and color.

Paint

Paint is used on both masonry and wood to provide protection, color, and articulation of details. When reapplication is needed, normally every five to eight years, cleaning, light scraping and hand sanding is generally sufficient and recommended. Different paint problems require different treatments. Total paint removal, in most instances is not recommended or necessary, and if removed, a new coating should be reapplied to the exposed surface. There are several paint removal methods, some of which are not satisfactory for historic surfaces. Among the most destructive methods is sandblasting, which has unfortunately become popular today as a quick and easy way to remove paint. It is highly inappropriate for the Historic District, and alternative methods should be used.

Replacement

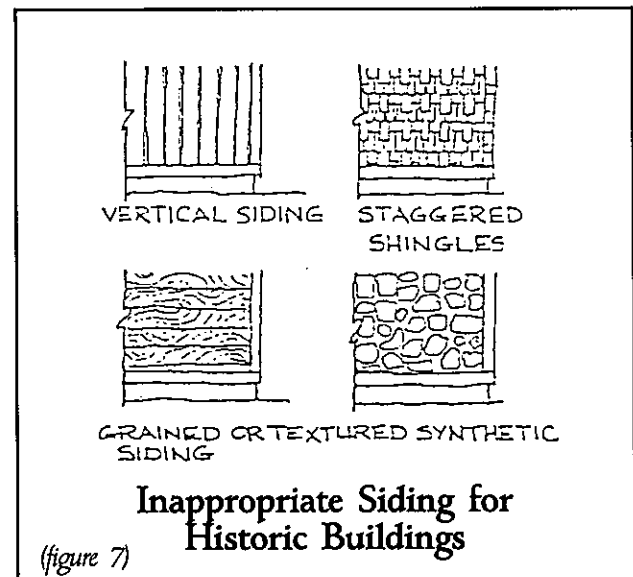
In East Hartford, clapboards and weatherboards were the most common siding types in the 18th and 19th centuries, and synthetic siding is a 20th-century invention. Texture, relief and patterns give the walls light, shadow, and character (figure 5). Sillboards, corner boards, and rooflines define their edges. Changes in material between stories and/or ga-



bles reflect original stylistic intentions. Try to be sensitive to these effects when replacing original siding (figure 6)

Addition

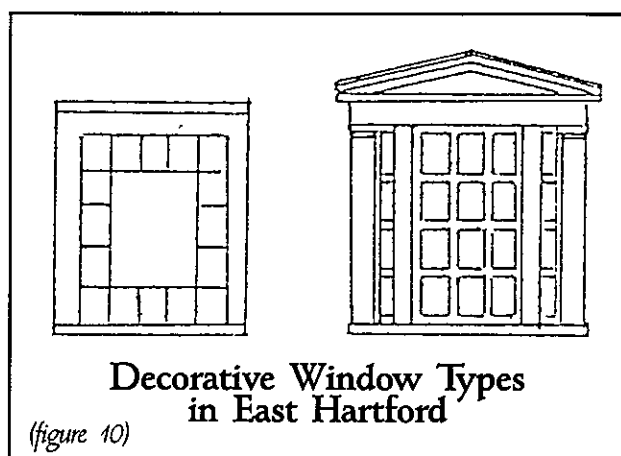
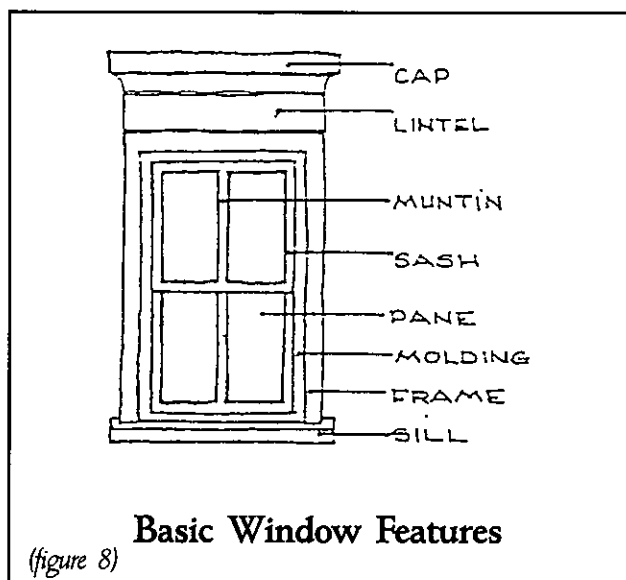
In some cases, synthetic siding may be permitted, but it is not recommended for historic buildings (figure 7) and its advantages and disadvantages should be weighed carefully. If synthetic siding is your choice, try to match the original siding's direction and width/spacing. When installing, avoid covering or removing the surrounding architectural features such as window and door trim, corner or sillboards, cornices, brackets, and/or eave details.



Windows

Maintenance

Window material, type, arrangement, details/ornamentation, and construction are very often an important part of the character and style of a building (figure 8). Their evolution has been parallel to improvements in both glass making and changes in building style. Consequently, a good fenestration study can help in dating a building (figure 9). The earliest window type found in our area is the 12/12 double-hung window. In addition to the more traditional window types, one can also find more decorative and unusual styles, especially in houses of the 19th century. (figure 10) The window and all its parts should be considered together as a whole, and should therefore be preserved as such. Routine maintenance can help insure the building's character and style, as well as thermal efficiency. Good reproduction windows are available, although the subject may require some study on the part of the homeowner, to insure proper style.

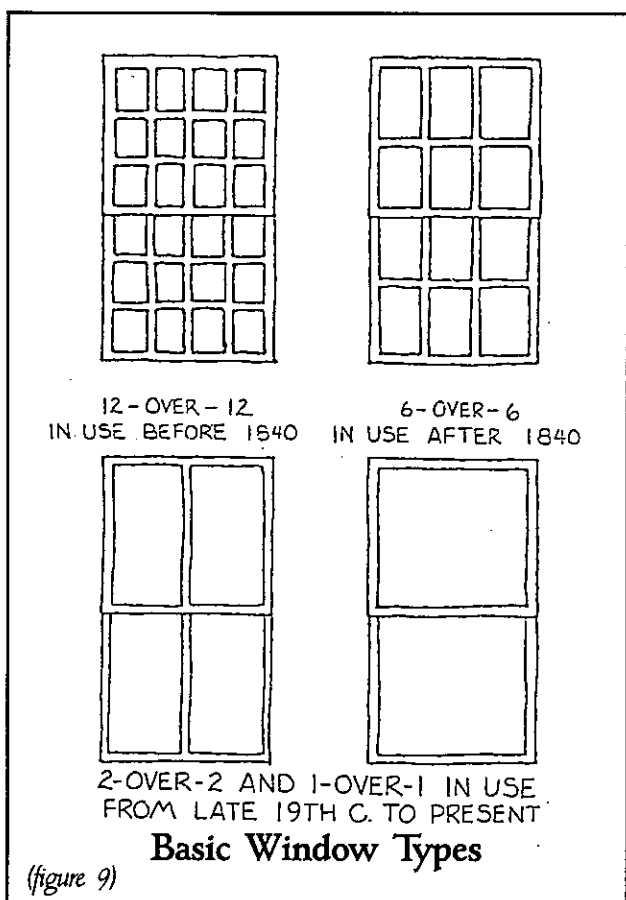


Replacement

When replacing an entire window, the original features should be duplicated as best as possible. Since most windows in the Historic District are of wood construction, it is recommended that windows be replaced using the same material. If this is not possible, a substitute material, such as metal, would match the color of other windows or surrounding elements. When replacing a non-original window, attempt to obtain window types appropriate to the building's style. (figure 11)

Addition

New windows can easily destroy the building's integrity, in both older type and contemporary structures. The placement, type, and number of windows contribute and conform to both the original function and appearance of the building. Attempts should be made to place new windows on non-character-defining sides of the building, and to try to conform to the building's over-all style, proportion, scale, and material.

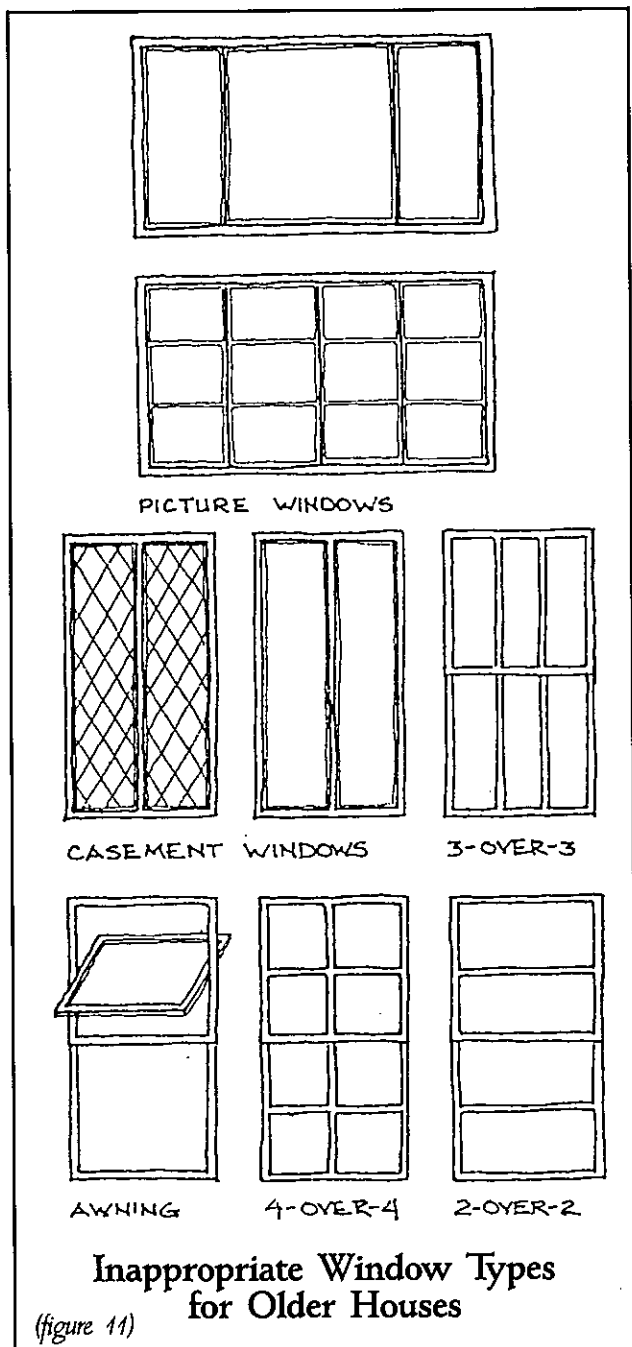


Repair

A window can often be repaired through patching or replacing deteriorated parts. It is recommended that this alternative be studied and considered before replacing the entire window.

Storm Windows

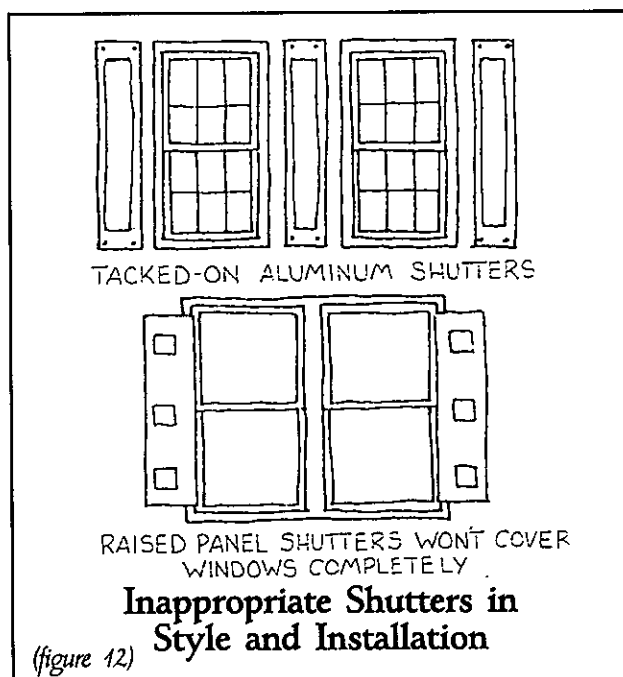
Storm windows and screens can be both appropriate and energy efficient for historic buildings, and when present, should be retained. Storm windows combined with an original window can provide better thermal efficiency than a modern (double glazed) replacement. When choosing and installing a storm window or screen, attempts should be made not to cover window details, damage the frame, or visually impair the appearance, i.e. match color to trim.



Shutters

Window shutters were not used until the end of the 18th century, though at this time many were added to older buildings. Their first function was to provide insulation and privacy, but have since been used and abused merely as decorative features. People have become so accustomed to this proliferation that

houses often look bare without them. Generally, adding non-original shutters to old homes is not recommended, but if desired, the shutters should be the traditional woodslat type capable of closing and covering the window completely, in line with their original function. (figure 12)



Entrances and Porches

Maintenance

Entrances and porches are often the focal point of a building's facade. Together with their functional and decorative features such as doors, steps, balustrades, pilasters, and entablatures, they can be extremely important in defining the overall historic character. (figure 13) Furthermore, they can be the most individually expressive part of the building and many variations can exist within each architectural style. (figure 14) Unfortunately, particularly for porches, they are also often the part of the house which undergoes the most amount of change. This phenomena is a result of faster deterioration due to greater exposure, stylistic trends, personal taste,

or the inhabitants' special needs. The Historic District has not been without such changes, and in some instances, these changes are important to the architectural history of the house and/or sympathetic to the building's scale, massing proportion, and integrity (for example: Naubuc Avenue numbers 219 Captain Leonard Fox, 220 August Noch, 237 Captain Jehiel Risley, and 259 Edmund and Helen Fox).

try to match new parts with existing features as best and accurately as possible.

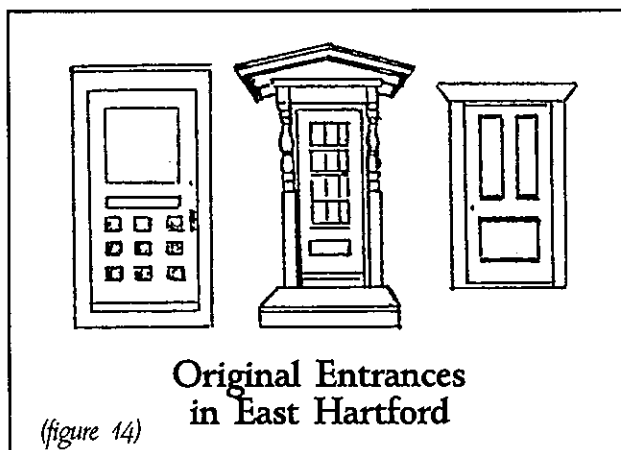
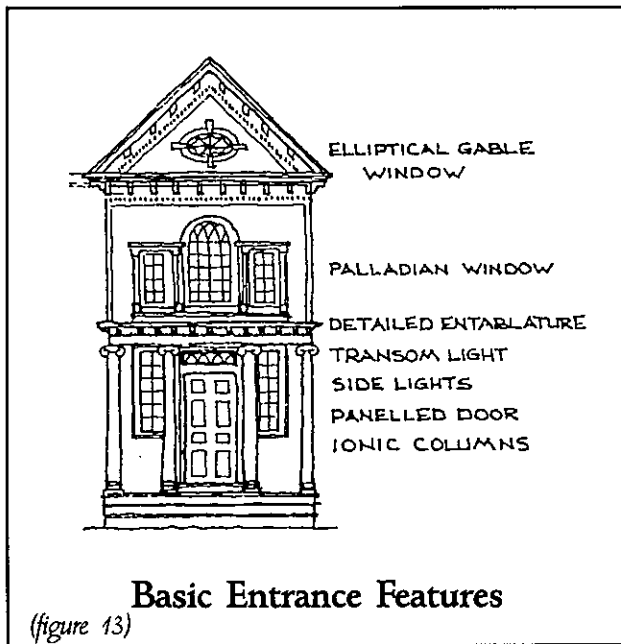
Replacement

Replacement of doors and their features such as transom, fan, and sidelights, pilaster, caps, panels and hardware, should try to conform to the original building style, facade proportion, and material. It is sometimes possible to find used doors of the same period, and this may be a good solution if size or design is a problem. Certain woodworkers also specialize in period reproductions.

Avoid removing the original features on an entrance without replacing them with visually compatible elements.

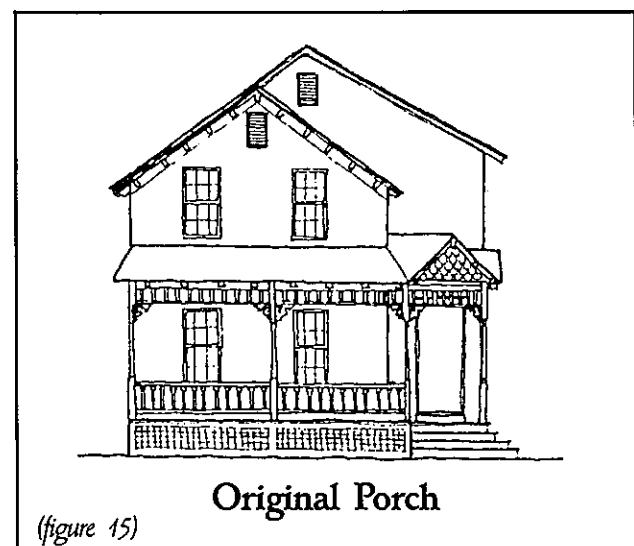
Porches did not come into use until the middle of the 19th century when lifestyles and architectural concepts of space began to change. (figure 15) At that time, like shutters, they were added to older houses as well. When replacing a porch, try to determine whether it is a later addition; and if so, one may consider restoring the house back to its original condition, providing the building's historical or architectural integrity is not lost.

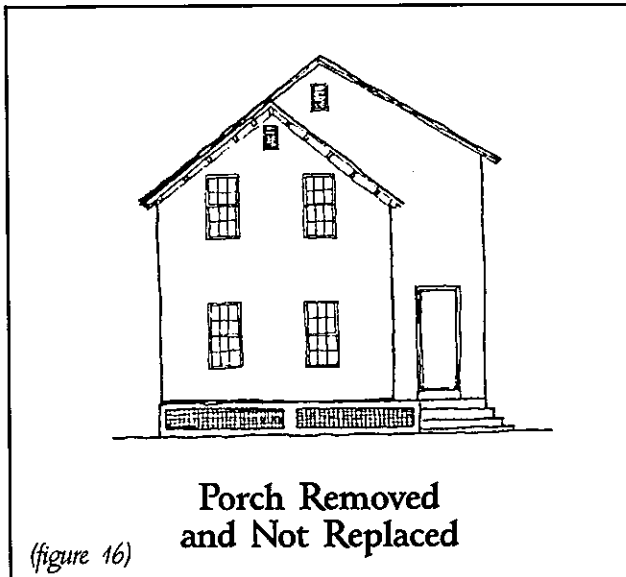
Be careful about removing an old porch from an even older house, however. Both parts of the construction make a historical statement. Furthermore, a significant amount of the earlier material may have been removed or destroyed to apply the later addition. If the porch is original to the house, it is an integral part of the total design, and its replacement should convey the same visual appearance. (figure 16)



Repair

Most entrances and porches in the older homes of the Historic District are constructed from wood, and, for reasons mentioned above, are more easily prone to deterioration. Try to watch for this in order to keep limited replacement and reinforcement to a minimum. Decorative woodwork often gives the house its unique character, and when repairing,



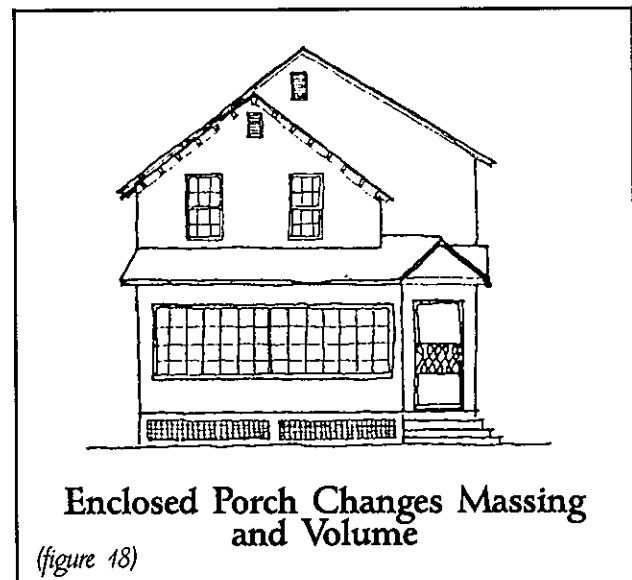
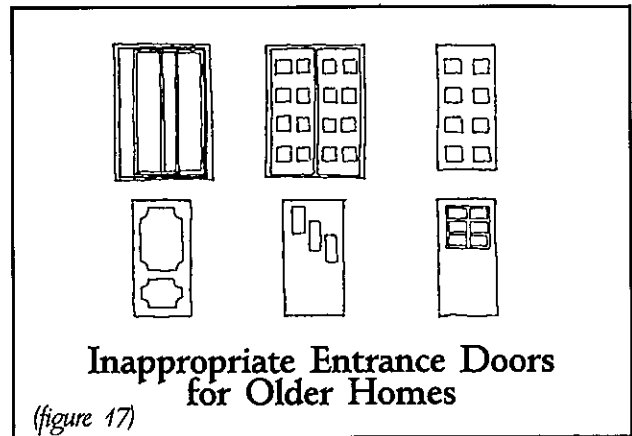


Addition

Generally, the addition of new entrances, porches, or decks should be confined to the sides or back of a building, not visible from the public roadway. They should not damage or destroy character-defining features. (figure 17) When adding a porch to a house which originally had one, photographic or physical documentation is particularly helpful. A new porch which resembles the old in material, arrangement, scale, and proportion may often be appropriate and even help restore the house's original character and integrity.

Some houses in the Historic District have enclosed their porches or porticoes in order to provide either more interior space, greater privacy, or better thermal efficiency. (figure 18) Often these goals can be achieved in more appropriate and less visually disrupting ways, such as using larger sheets of glass behind the porch supports, rails and details; installing removable screens for seasonal use; and/or using weather stripping in existing windows and doors.

Storm doors are often very prominent features which can distract from the original door. Avoid excessive details such as scrollwork, and try to choose a simple one which resembles the main door in size, proportion, and color.

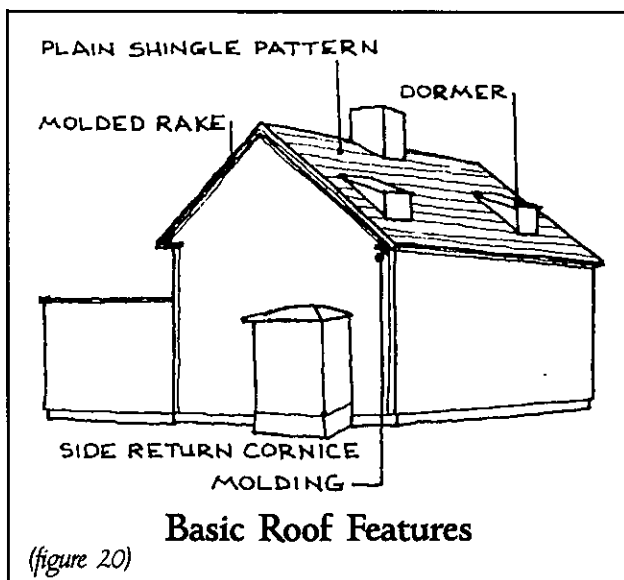
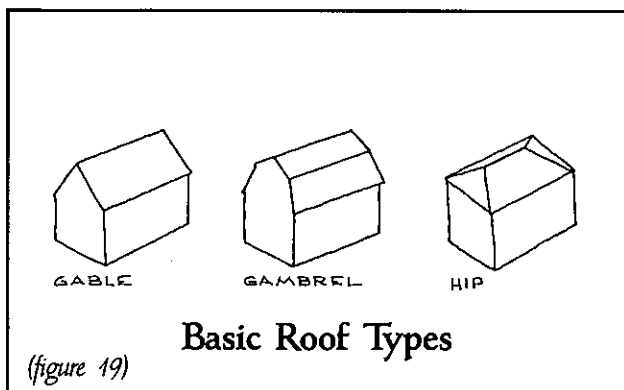


Roofs And Roofing

Maintenance

The roof's shape, particular features, and material can be important in defining the building's external appearance and overall character. (figures 19 and 20) Along with this design role, the roof is essential for the preservation of the entire structure and should be maintained to provide a weathertight cover.

In this area, wood has been the predominant roofing material since colonial times. Slate tiles forming colorful and decorative patterns and metal were also used in the 19th century, while in the 20th century, asphalt has become popular for both roofing and re-roofing and is now the most prevalent roofing material in the Historic District.

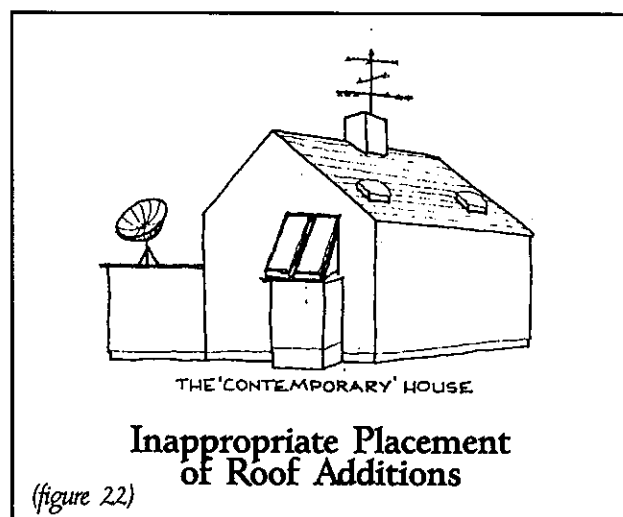
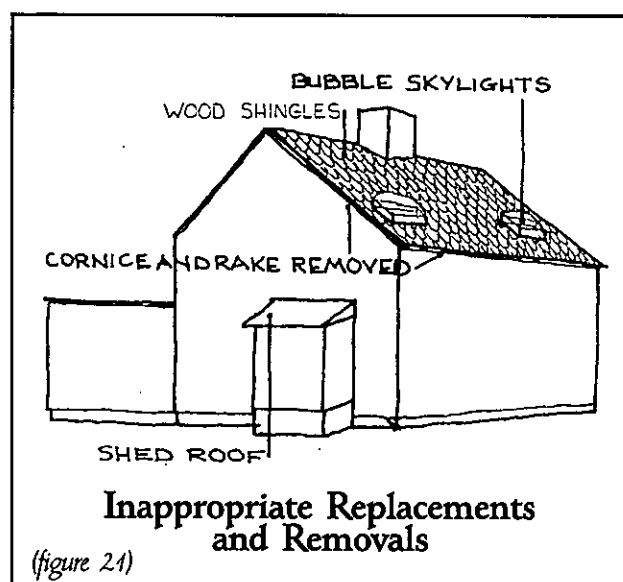


Repair

When repairing the roof, attempts should be made to retain its original features, forms, and details. Roofing material will often require limited replacement and should be compatible with the existing material in size, shape, color, texture, so as not to look patched.

Replacement

When damage and/or wear is too extensive, or when limited repair is not possible, replacement should consider first the roof's original shapes, features and materials. (figure 21) Any substitutions such as new chimneys and dormers should be compatible with the original style and period of the building. Gutters and downspouts are often highly visible, and replacements should try not to detract from the building's composition, color, or special details. Avoid removing, without replacing, any character-defining feature of a building which indicates the original style and period. Alternative materials, such as asphalt shingle, are usually appropriate, except when the roofing material is highly decorative.



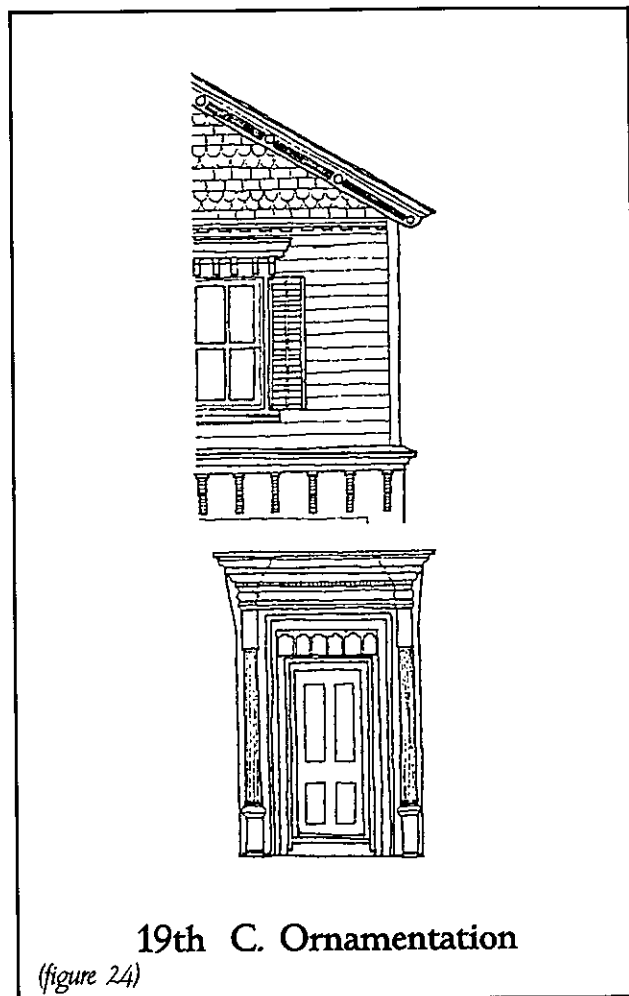
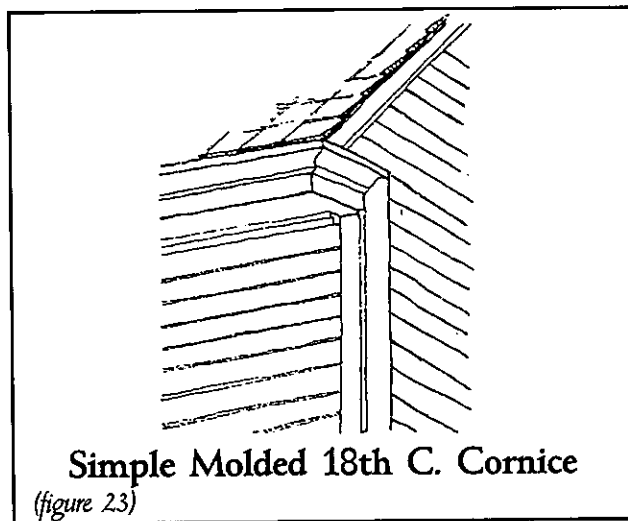
Addition

Additions to roofs are generally discouraged, except where proper documentation reveals missing features. When adding new features such as skylights, dormers, satellite dishes, or solar collectors, consider placing them out of view from the public road, and try to avoid covering, removing, or distracting from the character-defining features or forms. (figure 22) For example, try to use skylights of the flat variety at the rear of the house. Also, keep in mind that a TV antenna can function just as efficiently when placed in the attic.

Architectural Ornament Maintenance

The earliest colonial houses received no elaborate ornamentation, although simple hand carved cornice mouldings were applied. (figure 23) By the end of the 18th century, these mouldings had become more prominent and refined. (figure 24) Later, by the end of the Civil War and with the perfection of the bandsaw and turning techniques, many architectural styles became known for their prolific ornamentation. The Naubuc Historic District has some distinctive examples of this kind of treatment, such as seen at 135, 146, 193, 204, 219 and 259 Naubuc Avenue.

Details and trim, such as cornices, rakes, brackets, columns, beaded joints, corner boards, entablatures, and balustrades, give each building its own special character and charm. The type and variety of ornament and decoration often help emphasize and define the building's form, use, and style. As original features, whether simple or elaborate, they are integral to and consistent with the building as a whole, and should be maintained and retained as such.

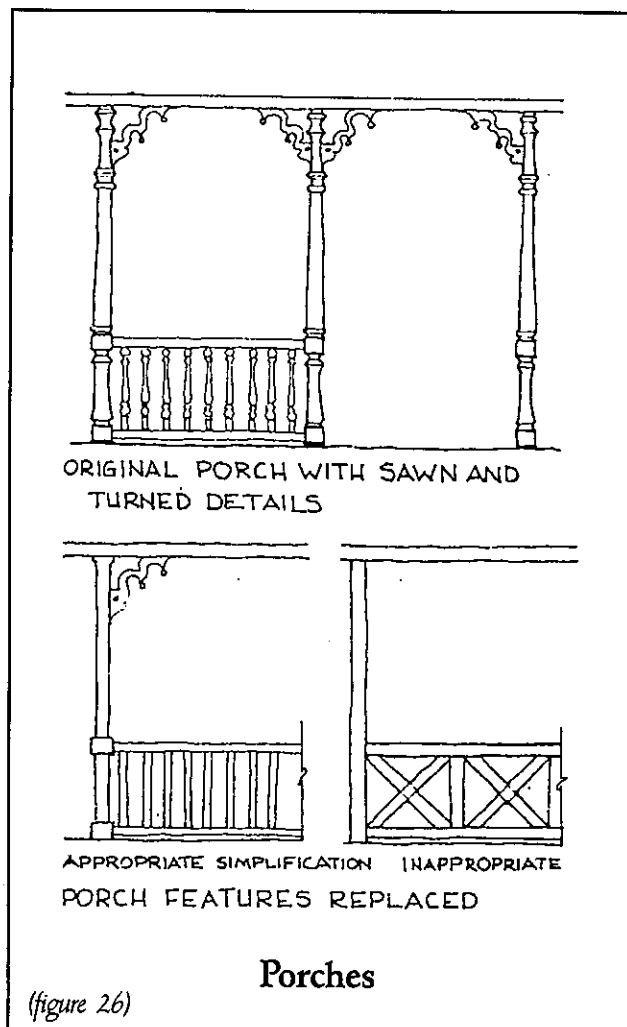
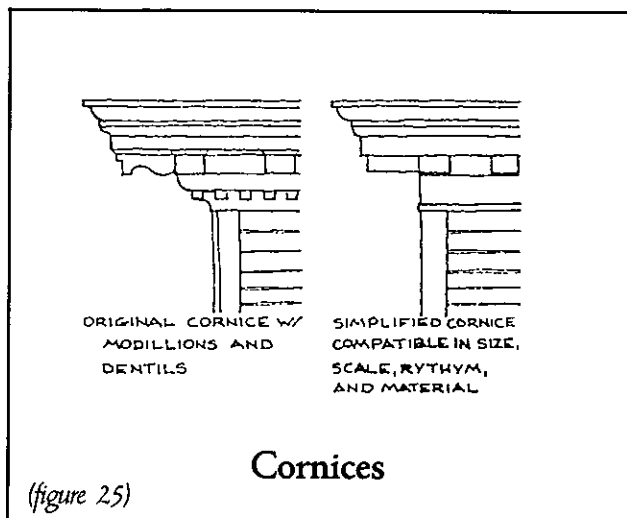


Repair

Since most details and decorative elements are commonly made from wood, their maintenance and repair is similar to any wood construction. Depending on whether the feature is structural or applied ornament, its repair may consist of refastening, reinforcement, piecing-in, patching, or limited replacement. Often, partially rotted wood may be preserved and reconditioned using contemporary materials such as epoxies, polyesters, and other synthetic resins.

Replacement

When it is necessary to replace a detail or decorative feature, closely examine the original, its parts, and how they are combined or constructed. If duplication of the original design is not possible, approximation or careful simplification, which conveys similar visual appearance, may be appropriate. (figures 25 and 26) Any replacement should be compatible in size, scale, rhythm, and material. If the feature is too deteriorated to allow for proper examination, consider looking at similar features of another building. Avoid removing original details or decorative features without replacing them.



Addition

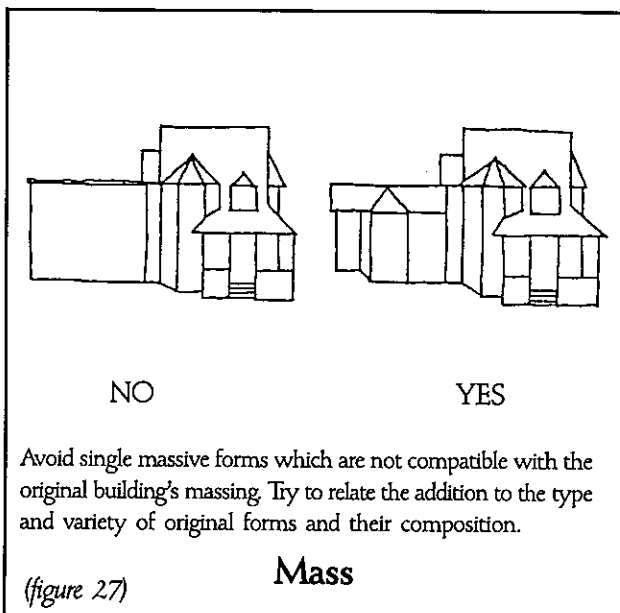
In most cases, it is appropriate, and encouraged, to add missing historic details and decorative features.

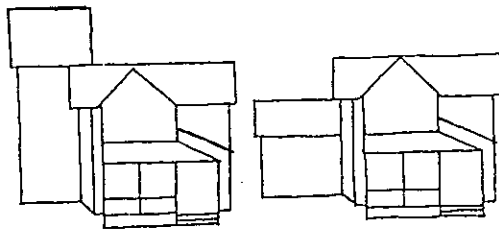
Any additions should be appropriate to the style and period of the building. Try to respect original ornamentation patterns using pictorial and historical evidence, and avoid creating a 'false' historical appearance. Additions should be compatible in size, scale, and material to both the building and its historical prototype.

New Additions

An attached exterior addition to a historic building expands its outer limits to create a new profile. Such expansion has the capability to change radically the historic appearance. If a new use cannot be met by altering non-character-defining interior spaces, then an attached exterior addition is usually an acceptable alternative. New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process.

Some houses in the Historic District have been added to in the past, and many of these additions are sensitive to and compatible with the older structure. These may serve as models for future additions. The new addition should attempt to be compatible with the historic building in terms of mass, materials, proportion, location, scale, and relation of solids to voids. (figures 27, 28, 29, 30) This is not to say that additions should imitate a historic style or period. In fact, a contemporary style addition specifically designed and planned for its context will often be more successful and appropriate.





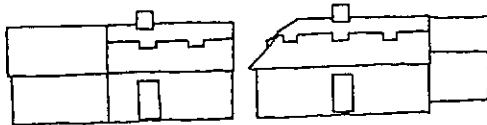
NO

YES

Avoid out-of-scale additions, they can detract the viewer from the original building. Try to be sensitive to the original building size and proportion.

(figure 28)

Scale



NO

YES

Avoid additions which obscure and/or damage the original building's features. Try to locate the addition on non-character defining sides, set back from the building, and/or out of view from a public road.

(figure 29)

Location



NO

YES

Avoid a change in rhythm between the addition and original building. Rhythm is affected by drastic changes in wall planes, window and door placement, size, and shape symmetry, asymmetry, and overall composition of solids to voids.

Solid/Void Relationship • Rhythm

(figure 30)

New Construction

The statutory mandate of a Historic District does not require reproduction or replication of historic styles, or strict adherence to any architectural period. The Guidelines do not require adherence to any

architectural style, provided a proposed structure is visually compatible with the area. After all, historic districts and properties are not museums, but places where people live and work. Virtually all districts contain a blend of styles from previous decades and centuries, and this process can and should be tastefully continued to include styles from the 1980s, the 1990s, and the 2000s. Important considerations for totally new structures would be scale, placement and usage of proposed construction.

Site

The relationship between a historic building or buildings and the site helps to define and often enhance the character of an historic property. The site's features, such as outbuildings, fences, signs, walkways, drives, and vegetation, can all contribute to or detract from the historic, as well as the contemporary, building. Outbuildings, fences, and signs are regulated by the Historic District Commission, while other features such as walkways, drives, and vegetation are not. Nevertheless, all site features are an integral part of East Hartford's streetscape while also reflecting inhabitants' individual tastes. (figure 31)



Basic Site Features

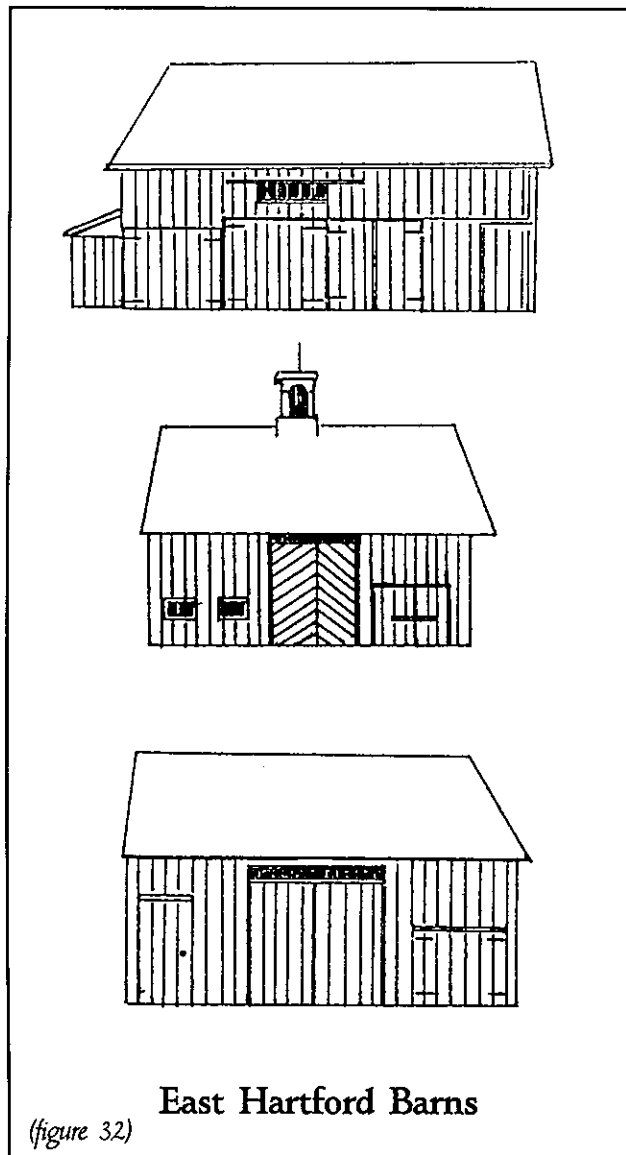
(figure 31)

Outbuildings

Outbuildings found in the Historic District include garages, toolsheds, tobacco sheds, and barns. Some of these are historically and architecturally significant in their own right. For example, a number of barns reflect the history of East Hartford as a farming community. (figure 32) Every effort should be made to maintain and repair these historic outbuildings in keeping with previous sections of this Plan. Consider rehabilitation or adaptive re-use options before demolition of a deteriorated historic building. They can often satisfy contemporary needs not provided for in the historic house's program.

New construction, such as garages and toolsheds, should be compatible with the major building in material, scale, design, and location. If possible, try to

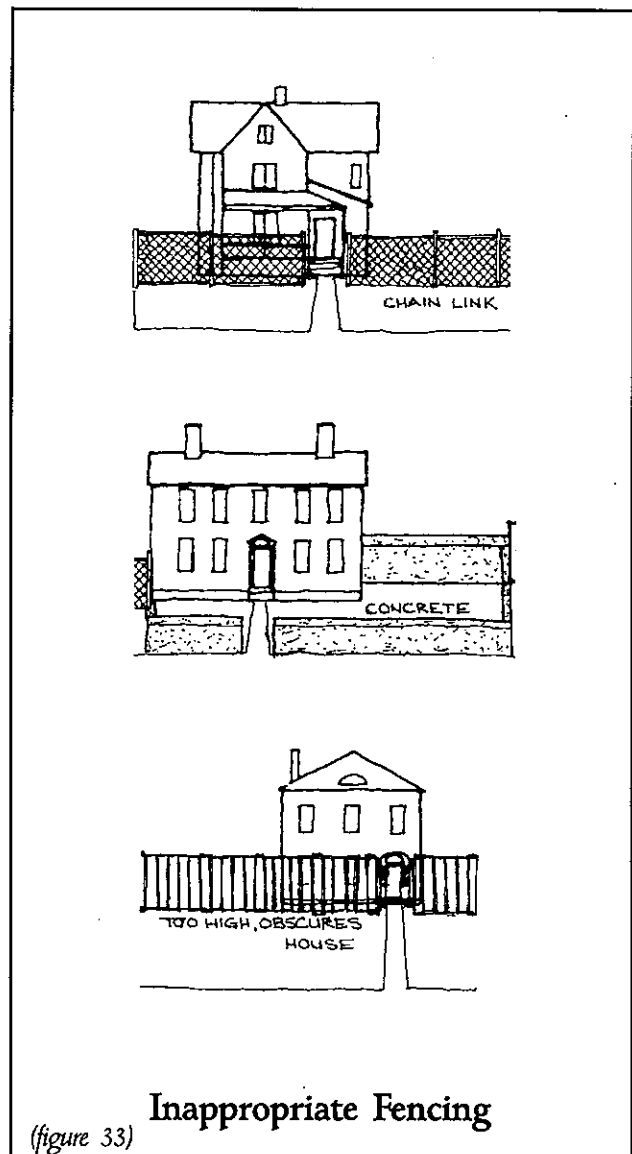
locate these new structures near the rear of the property and/or screened from public sight. (See section on New Additions.)



Fences

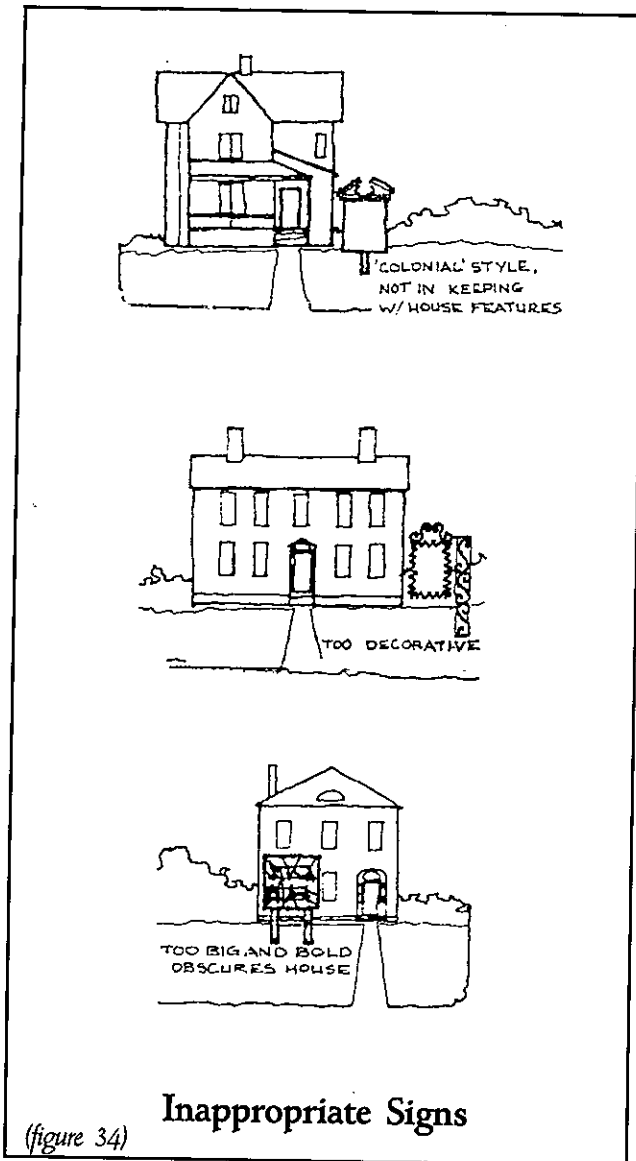
New fences should be compatible with the building's style and character. Simple wooden fences are usually appropriate for any building, though a more elaborate house may choose a more detailed fence, provided it is in keeping with the house's style and detailing. Concrete walls and chain link fences are

not recommended for most properties in the Historic District. (figure 33)



Signs

New signs are subject to zoning regulations and review by the Historic District Commission. As a rule, signs simple in shape and color are most effective, easiest to read, and usually appropriate for any building. The sign should relate to and not obscure its surroundings. Furthermore, it should be compatible in design, material and details to the building and its style. (figure 34)

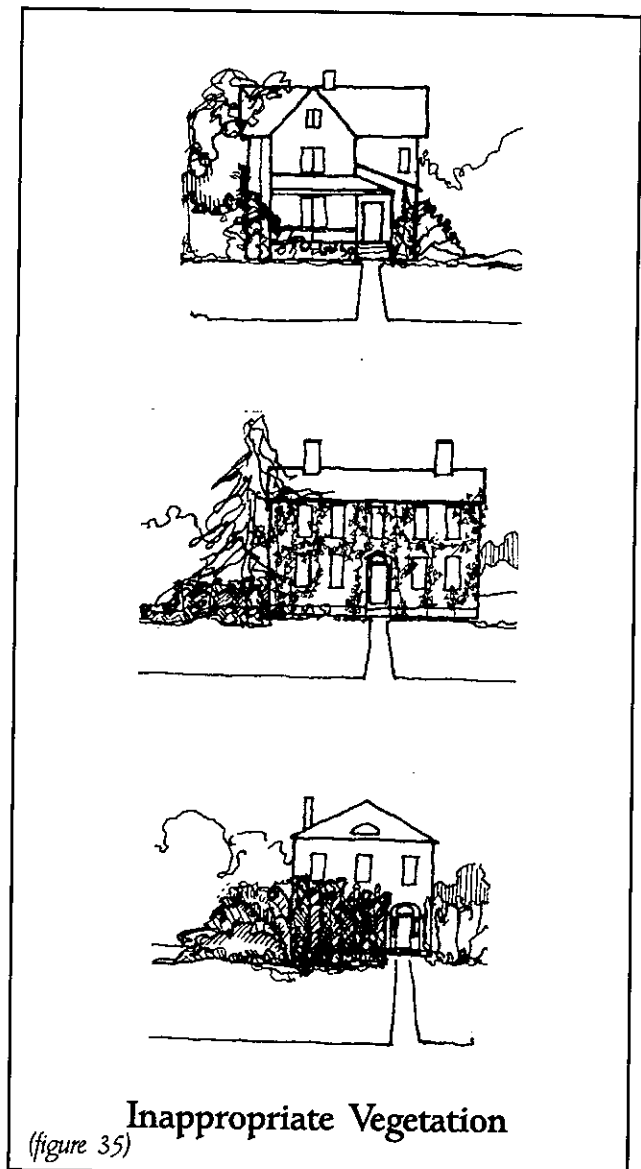


Walkways and Drives

Large expanses of paved surfaces can visually detract from the historic house. When repaving, try to choose either material originally used or something compatible in color and texture to the building site. Avoid large areas of concrete or blacktop. Aside from being historically incorrect, they attract and retain heat in the summer, and in the winter are more susceptible to cracking and buckling than alternative materials. Consider such alternatives as water-struck brick, flat stones, gravel, or crushed stone rolled into a sticky base.

Vegetation

Trees, shrubbery, and flowers should provide sufficient privacy but not hide the building. (figure 35) Vegetation too close to or on the house can cause rapid deterioration of foundations and walls due to excessive moisture. In addition to the vegetation's aesthetic qualities, planting can serve as passive heating and cooling devices, something even early colonists understood and employed. For example, deciduous trees planted in the south and west provide summer shade and, as they drop their leaves, winter sun. Evergreens planted in the north can shelter a building from cold winter winds.



EAST HARTFORD HISTORIC DISTRICT COMMISSION

Rules of Procedure

SECTION I. Officers and Their Duties

1. The officers of the Commission shall consist of a Chairman, a Vice Chairman, and a Secretary.
2. The Chairman shall preside at all meetings and hearings of the Commission and shall have the duties normally conferred, specifically including the duty to appoint committees.
3. The Chairman shall be one of the Commission members. He or she shall have the privilege of discussing all matters before the Commission and of voting thereon.
4. The Vice Chairman shall act for the Chairman in his or her absence and have the authority to perform the duties prescribed for that office. He or she shall be a Commission member.
5. The Secretary shall be one of the Commission members. He or she shall keep the minutes and records of the Commission and, with the assistance of such staff as is available, shall provide notice of all meetings to Commission members, attend to correspondence of the Commission, and such other duties as are normally carried out by a Secretary.
6. In the absence of the Secretary, due to illness, personal or disqualification reasons, the Chairman shall appoint a Secretary protem.

SECTION II. Organization of the Commission

1. An annual organization meeting shall be held within 30 days following each December 1, at which time officers will be elected. Officers are elected by a majority vote of members present. No public hearing may be held following December 1 of each year until new officers have been elected.
2. Nominations shall be made from the floor at the annual organization meeting and elections of the officers specified in Section 1 of Article I shall follow immediately thereafter.
3. A candidate receiving a majority vote of the members present shall be declared elected and shall serve until the following December 1, or until his successor shall take office.
4. Vacancies in offices shall be filled by regular election procedure as herein specified, with terms to run until the next annual organization meeting.
5. Resignations from the Commission shall be in written form and transmitted to the Chairman, who will promptly forward copies to the Mayor, and the Town Clerk.
- 5a. In the event that any member is absent for more than 50% of regularly scheduled meetings within a year, the Chairman shall inform the Mayor and request that he/she dismiss the member for cause, declare the position vacant, and appoint a new member in the prescribed manner.
6. A majority of the Commission shall constitute a quorum for any meeting, and the number of votes necessary to transact business shall be a majority of the voting members of the Commission present. The notice of any meeting shall specify the purpose of such a meeting, but other business may be considered.

7. In case any member of the Commission is unable to act because of absence, sickness or self-interest, his or her place shall be taken by an alternate member who is present and designated by the Chairman.
8. Unless otherwise specified, "Robert's Rules of Order" shall govern the proceedings at the meetings of the Commission.
9. Within one working day after the minutes of each meeting are approved, copies shall be filed by the Secretary of the Commission with the Town Clerk.
10. Disqualification: No members of the Commission shall participate in any hearing or decision on any matter when he or she is disqualified for self-interest, personal, financial or otherwise. In the event of such disqualification, it shall be entered in the records of the Commission, and the place of the member disqualified shall be taken by an alternate member who is present and designated by the Chairman. The Chairman shall make the final decision as to the disqualification of a member for self-interest.

SECTION III. Meetings and Public Hearings

1. Meetings: The meetings consist of regular monthly meetings, when there is business to transact, and special meetings. All meetings are open to the public.
2. Regular Meetings: Are held on the first Monday of each month at 7:30 p.m. in the Town Hall, when there is business to transact. The schedule of regular meetings for each new calendar year will be made available to the Town Clerk following the December meeting.
3. Special Meetings: Are held on an as-needed basis. Special meeting notices will be posted with the Town Clerk at least 24 hours prior, stating the time, place and business to be transacted. No other business except that posted on the notice shall be considered at special meetings.
4. Order of Business: Unless otherwise determined by the Chairman, the order of business at meetings shall be:
 - a. Call to order
 - b. Roll call
 - c. Approval of minutes of previous meeting(s)
 - d. Communications
 - e. Opportunity for citizens/residents to speak
 - f. Old business
 - g. New business
 - h. Miscellaneous
 - i. Adjournment
5. Public Hearing: Shall be held:
 - a. Upon receipt on an Application for a Certificate of Appropriateness.
 - b. As outlined in the State Statutes governing creation of new historic districts.
 - c. At the discretion of the Commission when significant concerns or questions arise relating to the administration of the historic district.
6. Conduct of Public Hearings Involving the Application for a Certificate of Appropriateness: An applicant may appear in person, by agent or attorney at the hearing. Applications are heard in the order in which they are placed on file and as shown on the call for the hearing.

Order of Public Hearing:

- a. Call to order.
- b. Secretary reads notice of public hearing from legal notice.
- c. Rules for speaking:

- Only one person speaks at a time.
 - Person must be recognized by the Chairman before he/she may speak.
 - Even Commissioners must be recognized by the Chairman in order to speak or question other speakers.
 - Each speaker must identify self by name and address.
 - If speaker is an expert or consultant, he/she must give his/her credentials as they apply to the case.
- d. Applicants (or agent) introduces self and makes presentation to the Commission.
 - e. Applicant (or agent) presents expert consultants who testify, after identifying selves.
 - f. Neighbors in favor of application speak briefly, after identifying selves.
 - g. Neighbors opposed to application speak in opposition, after identifying selves.
 - h. Applicant (or agent) may rebut objections raised (briefly).
 - i. Those in opposition may comment briefly if they have something new to offer.
 - j. Public hearing is officially closed, and a regular meeting may be convened if so noted in the call.
 - k. The Commission shall consider the Application at its regular meeting.
8. Executive Session: May be convened only by an affirmative vote of 2/3 of the members voting at a meeting, and only when issues concern one or more of the following:
- a. Individual personnel.
 - b. Strategy and negotiations with respect to pending litigation or claims.
 - c. Selection of a site or the lease, sale or purchase of real estate until transactions are completed or abandoned.
 - d. Public records exempt from disclosure according to the provisions of the Freedom of Information Act, such as preliminary drafts or notes, etc.
 - e. Any action as a result of an Executive Session requiring a vote, shall be taken at the public meeting.
9. Evidence at Hearing: In addition to minutes taken by the Secretary, evidence may be recorded by a sound-recording device at each hearing before the Commission in which the right to appeal lies to the Superior Court for the Judicial District.

SECTION IV. Certificate of Appropriateness

1. No building or structure shall be erected, altered, restored or moved 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 the said Commission.
2. No building permit for erection of a building or structure or for alteration of an exterior architectural feature within an historic district, and no demolition permit or removal of a building or structure within an historic district shall be issued by the Town of East Hartford or any department, agency or official thereof until a Certificate of Appropriateness has been issued.
3. A Certificate of Appropriateness shall be required whether or not a building permit is required.
4. The style, material, size and location of outdoor advertising signs, fences and bill posters within an historic district shall also be under the control of such Commission.
5. 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 or be construed to prevent the ordinary maintenance or repair of any exterior feature which does not involve a change of design or appearance thereof.

SECTION V. Certificate of Appropriateness - Procedure

1. An application for a Certificate of Appropriateness shall be obtained and filed with the Commission through the Department of Development at Town Hall. (See: Appendix 1)
2. The Historic District Commission shall hold a public hearing upon each application for a Certificate of Appropriateness unless the Commission determines that such application involves items not subject to approval by the Commission.

3. The Commission shall fix a reasonable time and place for such hearing. 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 Town of East Hartford at least twice, at intervals of not less than two days, the first not more than fifteen days nor less than ten days and the last not less than two days before such a hearing.
4. Within not more than sixty-five days after the filing of an application, the Commission shall act upon such application and shall take one of the following actions:
 - a. Approve the application as presented or with mutually agreed upon modifications and/or stipulations.
 - b. Deny the application.
 - c. Request and specify additional information upon the application from the applicant or from the Commission's own resources, including necessary outside consultants. Unless specified otherwise, this additional data should be available by the Commission's next regular meeting, and a final vote should be taken at that meeting. Failure of the applicant to provide requested additional information may constitute grounds for denial of the Application.
5. The affirmative vote of at least three members shall be necessary for the approval of a Certificate of Appropriateness.
6. When a Certificate of Appropriateness has been denied, the Commission shall place upon its records and in the notice to the applicant the reasons for its determination.
7. Evidence of approval shall be by Certificate of Appropriateness issued by the Commission. (See: Appendix 2). Failure of the Commission to act within sixty-five days of receipt of a complete and adequate application shall constitute approval and no other evidence of approval shall be needed.
8. The Commission shall keep a permanent record of its resolutions, transactions and determinations and of the vote of each member participating thereon.
9. All hearings and meetings of the Commission at which decisions are made shall be open to the public.
10. Prehearing Procedure - Any property owner, architect, builder or any other person with an interest in a property located in the Historic District is encouraged to meet with the Commission to discuss contemplated work before preparation of detailed plans and before submission of an application.

SECTION VI. Consideration of Appropriateness

1. In its review of an Application, the Commission will consider, in addition to other pertinent factors, the historical and architectural value and significance, architectural style, general design, arrangement, texture and material of the exterior architectural system and pertinent features of surroundings, including other structures in the immediate neighborhood.
2. A Certificate of Appropriateness may be refused for any structure construction which would be detrimental to the interests of the historic district.
3. When a Certificate of Appropriateness is denied, the Commission will place in its records, and in the notice to the applicant, the reasons for its determination, and to the extent practical, the Commission will identify what changes or modifications might be undertaken by the applicant in order to obtain approval of a new application.
4. All work granted under a Certificate of Appropriateness must be complete within one year of approval, unless otherwise agreed by the Commission.

SECTION VII. Maintenance of Properties

1. Every owner of a structure within the Historic District shall maintain the structure in good repair. It is the intent of the Commission that the objective of proper maintenance is best achieved by voluntary compliance on the part of property owners.

2. If the Commission finds an owner to be in violation by not maintaining a structure in good order or repair, the Commission will submit a report to Building Inspections and Permits for appropriate action.

SECTION VIII. Enforcement

1. Where the Commission deems an owner to be in violation of any action or ruling taken by the Commission, the provisions of the Historic District Commission Ordinances (Article 18, Sec. 2-79 through 2-97) effective October 1, 1986, or for failure to apply for a Certificate of Appropriateness, 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 through the Department of Inspections and Permits.

SECTION IX. Hardship/Variations

1. The Commission may modify or vary compliance with its regulations, or the provisions of the Historic District Commission Ordinances (Article 18, Sec. 2-79 through 2-97) effective October 1, 1986), or the Connecticut General Statutes, Sections 7-147a to 7-147k, inclusive, if strict application of any of these would result in exceptional practical difficulty or undue hardship upon the owner of any specific property.

2. Any such modification or variance shall remain in harmony with the general purpose and intent of said sections so that the general character of the Historic District shall be conserved and substantial justice done.

3. In granting variances, the Commission may impose such reasonable and additional stipulations and conditions as will, in its judgement, better fulfill the purpose of said sections.

4. No modification or variance will be granted until after a written request, detailing the basis of the claim or hardship, has been made to the Commission by the person seeking modification or variance and a public hearing held by the Commission within forty-five (45) days after submission of the written request.

5. Construction may not begin before the Commission has held a public hearing and acted upon a Certificate of Appropriateness or the request for a modification or variance.

SECTION X. Appeals

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

SECTION XI. Amendments

These Rules of Procedure may be amended by a majority vote of members in attendance at any meeting of the Commission.

Appl. No. _____

Ctf. Issued _____

TOWN OF EAST HARTFORD
HISTORIC DISTRICT COMMISSION
APPLICATION FOR CERTIFICATE APPROPRIATENESS

Date _____

Application is hereby made for the issuance of a Certificate of Appropriateness under the Historic District Commission Ordinances (Article 18, Sec. 2-79 through 2-97) effective October 1, 1986 and enacted pursuant to the enabling authority contained in Chapter 97 of the Connecticut General Statutes for proposed work as described below and as shown on photographs and plans or drawings (where applicable), accompanying this application:

Address of Proposed Work _____

Owner _____

Owner's Address _____

Agent or Contractor _____

Address _____

Proposed Work is in connection with:

_____ A Dwelling An Accessory Building _____ Commercial Building
_____ An Industrial Building _____ Other (Specify) _____

Nature and Description of Proposed Work:

(Be as complete as possible and include relevant narrative, drawings, pictures, diagrams, specifications, etc.)

Signature of Applicant

TOWN OF EAST HARTFORD, CONNECTICUT
HISTORIC DISTRICT
CERTIFICATE OF APPROPRIATENESS

Ctf. No. _____

Date Issued _____

This Certificate of Appropriateness is issued for work described in application for Certificate of Appropriateness

Number _____ dated _____ on property located at

Location of Property _____

Owner _____

This certificate is issued under the conditions hereinafter indicated:

_____ Application approved as submitted

_____ Application approved with stipulation(s) or modification(s) as noted below:

Comments:

Date by which work must be completed: _____

Signed: _____

Secretary, Historic District Commission

.....
This block for Building Official use only.

This certifies that the work herein described has been completed in compliance with the terms specified.

Date of Inspection

Attest: Building Inspector

Date _____

ARTICLE 18. HISTORIC DISTRICT COMMISSION

Sec. 2-79. Intent.

It is the intent of this ordinance to promote the educational, cultural, economic, and general welfare of the Town of East Hartford through the preservation and protection of buildings, places and districts of historic interest within the Town of East Hartford; and to preserve and protect the many architectural phases of a Connecticut River Community in continual growth.

Sec. 2-80. Purpose.

BE IT ORDAINED: that pursuant to the enabling authority contained in the Connecticut General Statutes, as amended, there is hereby established.:

- (a) A historic district within the Town of East Hartford; and
- (b) A historic district commission of five regular members and three alternate members, all of whom shall be appointed by the Mayor with approval by the Council and shall be electors of the Town of East Hartford holding no functions appointed to them by Section 7-147 2-k.

Sec. 2-81. Membership.

The commission shall consist of five (5) members and three (3) alternate members, all of whom shall be electors in the Town and appointed by the Mayor with approval by the Town Council; none of whom shall hold any salaried office of the Town. At least one (1) member shall reside in a historic district.

Sec. 2-82. Terms.

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 original five (5) members and three (3) alternate members appointed by the Town Council shall initially serve as commissioners on a staggered term basis of one, two, three, four, and five years respectively until the expiration of such terms, but may be reappointed to full five year terms thereafter.

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 recommendation, 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.

(a) In the event of any vacancy on the Commission, the Mayor, with the approval by the Town Council, shall promptly appoint a commissioner to fill the vacancy for the unexpired portion of the term.

(b) 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 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.

The Commission shall adopt rules of procedure which it deems necessary to carry out the intent of sections 7-147a through 7-147k of the General Statutes and the intent expressed in Section 1 above. The Commission shall adopt regulations not inconsistent with the provisions of sections 7-147a through 7-147k, inclusive, to provide guidance to property owners as to factors to be considered in preparing an application for a certificate of appropriateness. Rules and procedures shall be adopted by the Commission not later than six months after its initial members are appointed.

Sec. 2-86. Compensation.

Commissioners shall serve without compensation, except that their actual expenses and disbursements, where incurred in the performance of their duties, shall be paid from the Town treasury subject to annual appropriation by the Town Council.

Sec. 2-87. 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.

Sec. 2-88. Annual Report.

The Commission shall make written annual reports of its doings to the Office of the Mayor, Town Council, the Town Planning and Zoning Commission, and the Connecticut Historical Commission.

Sec. 2-89. Powers of Other Bodies Not Impaired.

a. All powers of the East Hartford Planning and Zoning Commission, the Zoning Board of Appeals, and the Inland Wetlands/Environment Commission, having to do with the use of land within the historic district shall not be impaired by this article.

b. 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.

Sec. 2-90. Certificate of Appropriateness.

No building or structure shall be erected, altered, restored or moved 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. No building permit for erection of a building or structure or for alteration of an exterior architectural feature within an historic district, and no demolition permit for demolition or removal of a building or structure within an historic district shall be issued by the Town of East Hartford or any department, agency or official thereof until a certificate of appropriateness has been issued. A certificate of appropriateness shall be required whether or not a building permit is required. The style, material, size and location of outdoor advertising signs, fences 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 or be construed to prevent the ordinary maintenance or repair of any exterior feature which does not involve a change of design or appearance thereof.

Sec. 2-91. Procedure.

(a) An application for a certificate of appropriateness shall be filed with the Commission through the Department of Development (or whatever town agency or official is then performing the functions of such a body).

(b) The Historic District Commission shall hold a public hearing upon each application for a certificate of appropriateness unless the Commission determines that such application involves items not subject to approval by the Commission. The Commission shall fix a reasonable time and place for such hearing. 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 substantial circulation in the Town of East Hartford at least twice, at intervals not less than ten days and the last not less than two days before such hearing. Within not more than sixty-five days after the filing of an application, the Commission shall pass upon such application and shall give written notice of its decision to the applicant. When a certificate of appropriateness has been denied, the Commission shall place upon its records and in the notice to the applicant the reasons for its determination. Evidence of approval shall be by certificate of appropriateness issued by the Commission. Failure of the Commission to act within said sixty-five days shall constitute approval and no other evidence of approval shall be needed. The Commission shall keep a permanent record of its resolutions, transactions and determinations and of the vote of each member participating thereon. All hearings and meetings of the Commission at which decisions are made shall be open to the public.

(c) In its deliberations, the Commission shall act only for the purpose of controlling the erection or alterations of buildings, structure or parking, visible from the public right-of-way, which are incongruous with the historical or architectural aspects of the district. The Commission shall not consider any interior arrangements or use.

Sec. 2-92. Exempted Acts.

Nothing contained herein 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 or appearance 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.

Sec. 2-93. Plan of Appropriateness and Protection.

Within six months after its initial members are appointed, the Commission shall prepare and update as necessary a plan of appropriateness and protection for this historic district, as a standard by which to determine the appropriateness of historic architectural features of any new building or of any modification of existing buildings within the district. The plan shall include 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/architectural features within the district. Copies of the plan shall be available to the public in the Department of Development.

Sec. 2-94. Action by Commission to Obtain Compliance or to Prevent Illegal Acts.

(a) Where the Commission deems an owner to be in violation of this ordinance, 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 through the Department of Inspections and Permits.

(b) 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, not more than two hundred fifty dollars for each day that such violation continues, and the superior court wherein such violation continues or exists shall have jurisdiction of all such offenses, subject to appeal as in other cases. Each day that violation continues to exist shall constitute a separate offense.

Sec. 2-95. 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, as amended.

Sec. 2-96. Establishment of Historic District; Maps and Boundaries.

(a) The Naubuc Avenue Historic District begins at a point on the north side of High Street which is 173 feet northwest of its intersection with Naubuc Avenue. Its boundary extends east 160 feet across the north line of Lot 32, Map 19, as filed in the East Hartford Tax Assessor's office. The boundary continues east, crossing Naubuc Avenue, to a point on the east side of Naubuc Avenue 123 feet north of its intersection with Broad Street, and extends 88.99 feet east across the north line of Lot 95, Map 19, then 140 feet south along that lot's east boundary.

(b) Crossing Broad Street, the boundary continues 1674 feet south, to the southeast corner of Lot 193A, Map 18. It then runs east along the north boundary of Lot 194, Map 18 for a distance of 195.13 feet, then south 67.7 feet along that lot's east line. Turning east again, the boundary runs 60.96 feet along the north line of Lot 195, Map 18. It then turns south to run 966.88 feet, to the southeast corner of Lot 205, Map 18, where it turns west to follow the south line of that lot for 76.67 feet. At this point, it runs south for a distance of 220.66 feet, to a point on the north side of Colonial Lane, 165.38 feet east of its intersection with Naubuc Avenue. The boundary continues west on the north side of Colonial Lane until it reaches the center of Naubuc Avenue.

(c) At this point, the boundary for the district proceeds south down the center of Naubuc Avenue until it is even with the north line of Lot 365, Map 18. It then turns to run east along the north line of that lot, then south 206.52 feet along the east line of lots 365 and 366 until it reaches the north line of Lot 367, Map 18. The boundary runs east on that lot's north line to the northeast corner, then turns to follow its east line to the north line of Lot 368, Map 18. At this point the boundary of the district continues south in the same line until it reaches the East Hartford-Glastonbury town line.

(d) The southern boundary of the district follows the town line running west as far as the west line of Lot 1, Map 18. At this point the district boundary runs north on the west line of that lot to the south side of Kencove Drive, and crosses Kencove Drive to continue north on the west line of Lot 16, Map 18. At the northwest corner of this lot, the boundary runs west 281.99 feet along the south line of lots 17 and 18, Map 18. It continues north along the west line of Lot 18, Map 18, then runs east 20 feet along the north line of this same lot until it comes to the southwest corner of Lot 19, Map 18. It runs 30 feet north on the west line of this lot, then 214.36 feet east on its north line, to the southwest corner of Lot 20, Map 18. At this point, the boundary line runs north to the center line of Keeney Cove Drive, crossing the north line of Lot 21, Map 18, 150 feet west of the intersection of the south line of Keeney Cove Drive with the west line of Naubuc Avenue. It then runs west to a point even with the southwest corner of Lot 179, Map 18, then north along the west line of that lot to its northwest corner.

(e) At the northwest corner of Lot 179, Map 18, the boundary runs east on that lot's north border for 40 feet, to the southwest corner of Lot 180, Map 18, where it turns north to follow the west lines of that lot and Lot 181, Map 18, to the south line of Lot 182, Map 18. Here the boundary runs west on the south line of that lot, then north on its west line and the west line of Lot 183, Map 18 to the south line of Lot 184, Map 18, then west to the southwest corner of that lot.

(f) From the southwest corner of Lot 184, Map 18, the district boundary follows the west line of Lots 184, 185, 186, and 187, Map 18, in a northerly direction, to a point in the south side of High Street 104.02 feet west of its intersection with Naubuc Avenue. It crosses this point and proceeds to the point of origin, the west tip of Lot 32, Map 19.

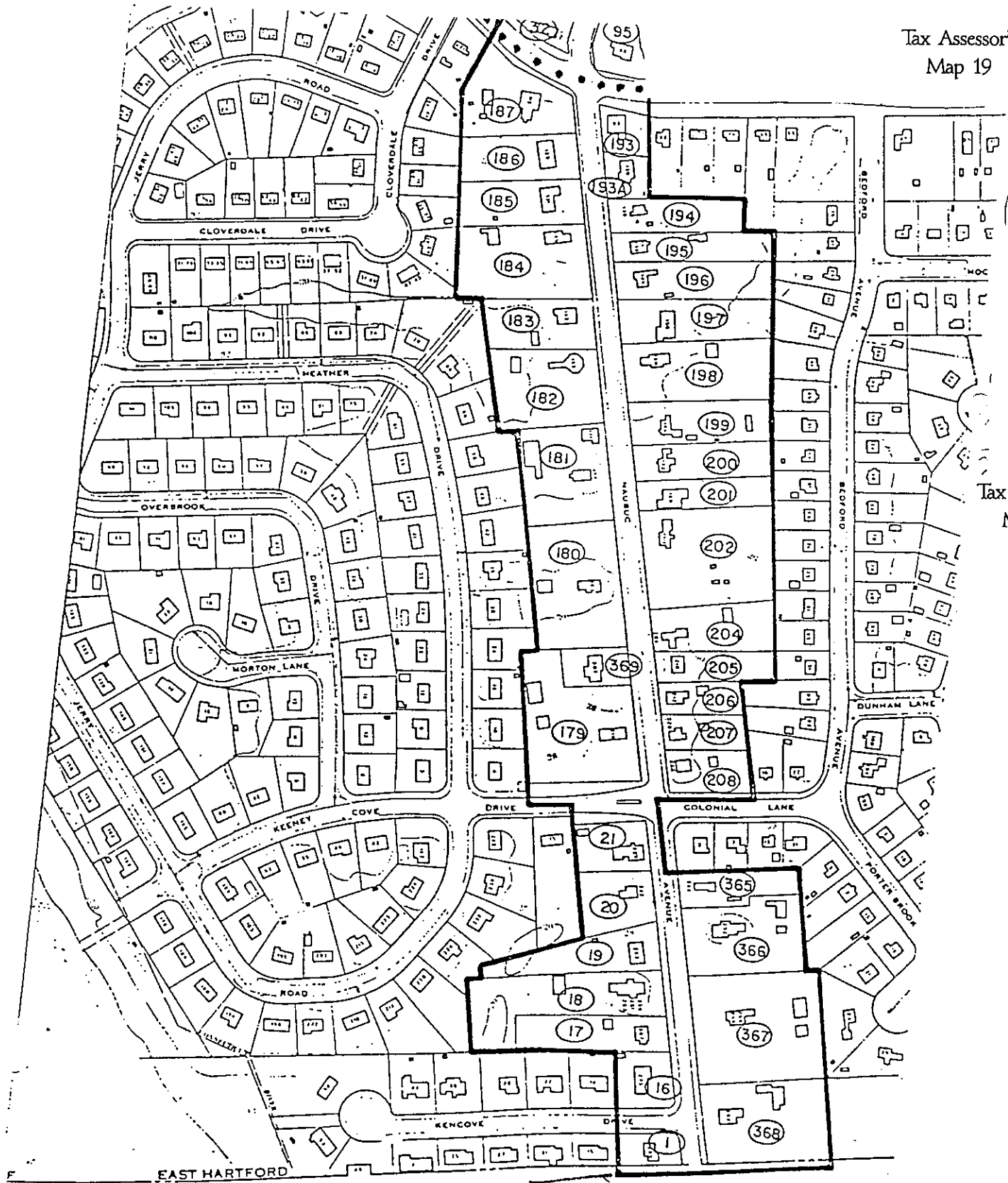
Sec. 2-97.

Effective Date.

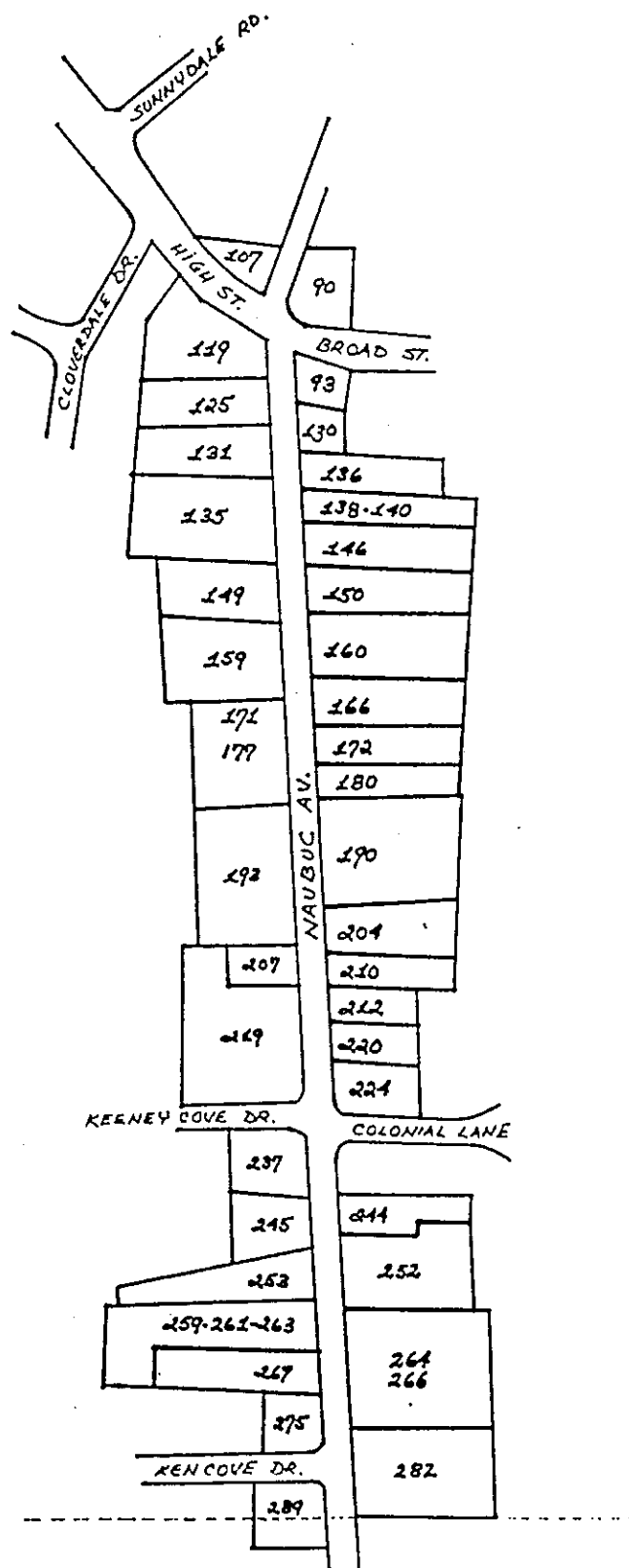
This ordinance shall become effective on October 1, 1986.

Tax Assessor's
Map 19

Tax Assessor's
Map 18



Map of District: Naubuc Avenue
Town of East Hartford, Connecticut



House Numbers
Naubuc Historic District, East Hartford, Connecticut

Bibliography

A Field Guide to American Houses. Virginia and Lee McAlester. New York, A.A. Knopf, 1984. A definitive book on the identification of the various styles and periods in American domestic architecture.

Identifying American Architecture. John J.G. Blumenson. rev. ed. Nashville, Tenn.: American Association for State and Local History, 1981. A simple guide on architectural styles from Colonial times to the 20th century.

Old House Journal Catalogue. Old House Journal Staff, Brooklyn, NY.: Old House Journal Corporation, 1988. A complete guide to hard-to-find restoration items; periodically revised and updated.

Report of the Historic District Study Committee - East Hartford, Connecticut, 1985. Recommendation report to establish East Hartford's Historic District; provides detailed historical and architectural information on the Historic District.

Restoration Manuals. Old House Journal Staff, Brooklyn, NY.: Old House Journal Corporation, 1977-present. Each issue is a small encyclopedia of authoritative restoration information.

This short Bibliography is intended to show only a sample of the types of materials available to homeowners and others interested in specific information about various aspects of historic preservation. For assistance in locating such resources, please contact Historic District Commission members, East Hartford Town Hall Offices, and/or the East Hartford Public Library.

“The guiding principle is that when a building is improved,
or when a new facility or portion thereof is constructed,
the architectural character of the original building
and the neighborhood
should not be lost in the process.”

East Hartford Historic District Commission



Historic District Commission
Town of East Hartford
East Hartford, Connecticut
(203) 289-2781