

STATE OF CONNECTICUT

CONNECTICUT HISTORICAL COMMISSION
9 South Prospect Street, Hartford, Connecticut 06106
(203) 566-3005

FOR OFFICE USE ONLY			
TOWN NO.:	SITE NO.:		
UTM: 18/	/	/	/
QUAD:			
DISTRICT:	S	NR:	ACTUAL POTENTIAL

HISTORIC RESOURCES INVENTORY FORM
for Buildings and Structures

IDENTIFICATION

- 1. BUILDING NAME: Common: _____ Historic: Hayes-Chaffee House
- 2. TOWN/CITY: Middletown VILLAGE: _____ COUNTY: Middlesex
- 3. STREET & NUMBER (and/or location): 27 Pleasant Street
- 4. OWNER(S): Mrs. Bertha Chaffee PUBLIC PRIVATE
- 5. USE: Present: Residence Historic: same
- 6. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: yes no
Interior accessible: yes, explain with owner's permission no

DESCRIPTION

- 7. STYLE OF BUILDING: Second Empire DATE OF CONSTRUCTION: c. 1872-73
- 8. MATERIAL(S) (indicate use or location when appropriate):
 clapboard asbestos siding brick
 wood shingle asphalt siding fieldstone
 board & batten stucco cobblestone
 aluminum siding concrete: type: _____ cut stone: type: granite
 other: _____ foundation, possibly covering brownstone

- 9. STRUCTURAL SYSTEM:
 wood frame: post and beam balloon
 load bearing masonry structural iron or steel
 other: _____

- 10. ROOF: type:
 gable flat mansard monitor sawtooth
 gambrel shed hip round other _____
 material:
 wood shingle roll asphalt tin slate
 asphalt shingle built up tile other: _____

- 11. NUMBER OF STORIES: 2 1/2 APPROXIMATE DIMENSIONS: 25'x30' (wing 20'x17')

- 12. CONDITION: Structural: excellent good fair deteriorated
 Exterior: excellent good fair deteriorated

- 13. INTEGRITY: Location: on original site moved, when: _____
 Alterations: no yes, explain: Asbestos siding

- 14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES:
 barn shed garage other landscape features or buildings: _____
 carriage house shop garden _____

- 15. SURROUNDING ENVIRONMENT:
 open land woodland residential scattered buildings visible from site
 commercial industrial rural high building density

16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS: This large, well kept building is situated on the south side of Pleasant Street. It faces the picturesque South Green, which is primarily late nineteenth century in character. Directly to the west is a brick building, larger in scale and similar in style; to the east is a smaller Colonial house.

17. OTHER NOTABLE FEATURES OF BUILDING OR SITE (interior and/or exterior):

Large granite block foundation

SIGNIFICANCE

Architect: _____

Builder: _____

18. HISTORICAL OR ARCHITECTURAL IMPORTANCE: This house was built between 1868 and 1872 for Joseph Hayes. Hayes, partner in Hayes and Roberts meat market, resided at the house until his death. The property remained in the Hayes family until 1901 when it was transferred to Charles W. Harris. Harris was at one time secretary of the Middlesex Mutual Assurance Company. Between 1927 and 1937 the property was owned by the Sons of Italy Mutual Aid Society, which used the house for rental purposes. Bertha Chaffee has owned and occupied the house since 1937.

This house retains most of its original details and, despite its asbestos siding, is a good example of the Second Empire style. It displays typical Second Empire features such as cubical form, slate mansard roof and pedimented dormer windows. Decorative brackets support the eaves. On the east wall is a two and one half story bay with a decorative porthole dormer and a one story gallery.

The Hayes-Chaffee House is representative of the architectural taste prevalent during the South Green's development as a prime residential area in the 1870's.

PHOTOGRAPH

photographer: Elizabeth Loomis
date: 8/78 view: northwest
negative on file: Roll 36, #8-8A

COMPILED BY:

name: Elizabeth Loomis date: 7/78
organization: Greater Middletown Preservation Trust
address: 27 Washington St., Middletown, Ct. 06457

19. SOURCES: Middletown Land Records; Middletown City Directories; Herman Bielefield Photograph Collection



20. SUBSEQUENT FIELD EVALUATIONS:

21. THREATS TO BUILDING OR SITE:

none known highways vandalism developers other: _____
 renewal private deterioration zoning explanation: _____

STATE OF CONNECTICUT
CONNECTICUT HISTORICAL COMMISSION
59 South Prospect Street, Hartford, Connecticut 06106
HISTORIC RESOURCES INVENTORY FORM
For Buildings and Structures

FOR OFFICE USE ONLY			
TOWN NO.:		SITE NO.:	
UTM: 18	/	/	/
QUAD:			
DISTRICT:	S	NR:	ACTUAL POTENTIAL

CONTINUATION SHEET

Item number: _____ Date: 1/90

Hayes-Chaffee House
27 Pleasant Street, Middletown, CT 06457

