

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received JAN 22 1987

date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

FEB 19 1987

1. Name

historic Warner House

and or common Warner House

2. Location

street & number 307 Town Street NA not for publication

city, town East Haddam NA vicinity of

state Connecticut code 09 county Middlesex code 007

3. Classification

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	NA	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other: cemetery

4. Owner of Property

name Howard A. Metzger (see also continuation sheet.)

street & number 307 Town Street

city, town East Haddam NA vicinity of state CT 06423

5. Location of Legal Description

courthouse, registry of deeds, etc. East Haddam Land Records, Town Clerk, Town Office Bldg.

street & number Goodspeed Plaza

city, town East Haddam state CT

6. Representation in Existing Surveys

title See continuation sheet. has this property been determined eligible?  yes  no

date  federal  state  county  local

depository for survey records

city, town state

## 7. Description

### Condition

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

### Check one

unaltered  
 altered

### Check one

original site  
 moved      date \_\_\_\_\_

### Describe the present and original (if known) physical appearance

#### Overview

The Warner House is located about 1½ miles east of the rural village of East Haddam, facing east close to Town Street, Route 82. It is a traditional 18th-century 2-story gable-roofed 5-bay central-chimney central-doorway structure. Built on granite foundations, it is covered with clapboards. A parcel of 50 acres of gently rolling land extending westward toward the Connecticut River goes with the house. The land encompasses the Warner family burial ground and an early barn. (See site plan.)

#### Exterior

The 39 x 29' house rests on high foundations, about 20 inches above grade. The width of clapboards exposed to the weather is graduated, being narrower toward the bottom. The clapboards are short and butted, and are fastened with rose-headed nails to plank walls. The fenestration of the front elevation is in a 2-1-2 rhythm. The 12-over-12 windows have flat projecting caps at the first floor. (Photograph 1) Plain corner pilasters with molded capitals support a narrow architrave and frieze under broad roof overhang. The soffit of the roof overhang is embellished with a bold course of modillion blocks. (Photograph 2) The gable-roofed porch has round columns standing on stone blocks. The entablatures of the columns support modillioned soffits that are returns of the roof cornices. Plain pilasters flank the double paneled door, and there is a shallow semi-elliptical leaded fanlight above the door. (Photograph 3)

The north side elevation is generally similar, with graduated clapboards and two bays of 12-over-12 windows, evenly spaced. The third floor overhangs the second by nine inches, and the modillion course is carried from the front under its cornice. In effect, the gable end becomes a pediment. (Photograph 4) The fenestration of the south side elevation is different. At the first floor there are two doors and two windows. At the second floor there are two windows located above the first-floor windows, offset to the rear. In the pedimented gable end there is a conventional window and a smaller one above it in the gable peak, giving a sense of the height of the attic space. (Photograph 5)

On the rear elevation, at the southwest corner, a run of stone steps leads down to the basement door. The clapboards are the same as elsewhere, but not graduated. There are two windows in each of the first and second floors. At the northwest corner a 1-story gable-roofed ell projects to the west. Two of its three walls are open arcades. The roofs of the ell and the house are covered with wooden shingles. The central brick chimney rises from the ridge line.

#### Interior

The front door opens to a small hall in which a double dogleg stair rises from right to left, with landings rather than winders, in front of the

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

Warner House, East Haddam, CT

Continuation sheet Owner

Item number 4

Page 1

For NPS use only

received

date entered

OCT 24 1985

Town of East Haddam  
Town Office Building  
Goodspeed Plaza  
East Haddam, CT 06423

(burial ground)

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only  
received  
date entered  
OCT 24 1986

Warner House, East Haddam, CT

Continuation sheet Existing Surveys

Item number 6

Page 1

State Register of Historic Places

No

1975

State

Connecticut Historical Commission  
59 South Prospect Street  
Hartford

CT

- - - - -

WPA Census of Old Buildings in Connecticut, Property #51

1930s

State

Connecticut State Library  
231 Capitol Avenue  
Hartford

CT

- - - - -

Townwide Historic and Architectural Survey

1977

Local

Rathbun Free Memorial Library  
36 Main Street  
East Haddam  
and

CT

Connecticut Historical Commission  
59 South Prospect Street  
Hartford

CT

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only  
received 1/24/87  
date entered

Warner House, East Haddam, CT

Continuation sheet Description

Item number 7

Page 1

chimney. The railing has simply turned spindles set in the treads, and the step ends are scrolled. The shape of the newels is repeated in a drop finial from the second landing. The paneled wall below the stair incorporates a fluted pilaster that is directly under the drop. (Photograph 6) Paneling continues up the stair on the chimney wall in a dado.

In the left front room the fireplace wall is completely paneled. The door to the hall with three panels on both its sides is typical of interior doors throughout the house. The fireplace has granite hearth, brick firebox, and eared architrave under the mantel shelf. The ceiling cornice is made up of elaborate moldings over a dentil course. (Photograph 7) The four-paneled exterior door at the southeast corner of the room exhibits wrought-iron hardware of long pintle-hung strap hinges with cusp plates and latch with cusp plate that are typical of hardware throughout the house. (Photograph 8) A paneled dado extends around three sides of the room; its top molding is an extension of the window stools. There is no summer beam. The ceiling, 8' 3" high, is plastered. Corner posts are cased and beaded but not flared. Floor boards are oak up to 12" wide. Elsewhere in the house floor boards are pine up to 24" wide.

In the right front room the fireplace wall is not paneled but the millwork is more elaborate. The fireplace is flanked by fluted pilasters and its molded mantel shelf has a dentil course. The corner posts are enclosed by fluted sheathing with molded capitals, full entablature, and molded cornice over dentil course. (Photographs 8 and 9) In the 1937 rehabilitation of the house, stenciling was found on the walls of this room. One flower basket motif of the stenciling has been left as it was found (Photograph 11), while the stenciling generally has been renewed throughout the room. (Photographs 9 and 10) There is no summer beam. The walls are plaster, without chair rail or dado.

The kitchen room at the rear of the house has been enlarged by removing partitions for the small room at the southwest corner. (See plan.) Scars of the former partitions are visible in the floor and ceiling. The fireplace has beehive oven with its opening to the left of the fireplace. The granite firebox was painted before 1937. The walls of the kitchen are formed by wide feather-edged boards as is the ceiling. (Photograph 12)

On the second floor the left room, as does the room below it, has a completely paneled fireplace wall. The fireplace surround is narrow and plain. The ceiling cornice is less elaborate than that at the first floor but does incorporate a dentil course. (Photograph 13) The right bedroom, again paralleling the room below, has a more elaborate fireplace architrave, wider and with bolder band molding, and has a molded mantel shelf over dentil course.<sup>1</sup> (Photograph 14) The central rear room on the second floor has walls of wide feather-edged boards. (Photograph 15)

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

Warner House, East Haddam, CT

Continuation sheet Description

Item number 7

Page 2

For NPS use only

received 1/22/87

date entered

Although the attic is finished, the purlins and collar beams continue to be visible, as does the chimney which was rebuilt at this level in 1937. (Photograph 16) The purlins are notched as for additional joists, suggesting the possibility of a former loft at the south and that would have been lighted by the window high up in the gable end. In the basement the original massive framing to support the first floor is clearly visible. The massive 12 x 15' stone chimney base is corbeled out to support the three first-floor hearths. There is a large fireplace with stone firebox and big stone lintel in the chimney base. (Photograph 17) It has an oven at the rear. The exterior door at the southwest corner is 4'9" wide. The small rectangular basement windows have exterior twisted iron bars, original. (Photograph 20)

Barn and Burying Ground (contributing)

A long gable-roofed barn is located south of the house, with its east end as close to the road as is the house itself. The barn is of post-and-beam mortise-and-tenon construction, contemporary with the house. A small perpendicular ell at the west end of the barn was a former open carriage shed, now closed in. (Photograph 18)

Surrounded by a stone fence, the burying ground of 4900 square feet is the final resting place of members of the Warner and related families. It is owned by the town, which also owns a right-of-way to it from the highway. The burying ground which received interments during the 19th century, has examples of tombstone carvings in brownstone, granite, marble and schist. The carved brownstone monuments of Joseph and Elizabeth Warner exhibit the faces, swags, and volutes typical of fine Connecticut River Valley gravestone carving. (Photograph 19)

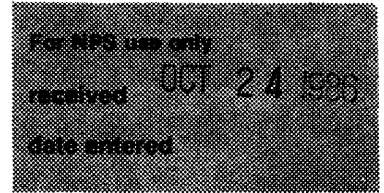
Rehabilitation

Prior to the 1937 rehabilitation the house had no plumbing and no central heating system. Interior finishes had been altered. In 1937 mechanical systems were installed and interior finishes restored. Other work done in 1937 included opening up the ell walls, which were filled with brick nogging, adding the exterior window caps for water control, moving the rear stairs south by a distance of the width of the stairs, removing partitions for the southwest corner room, first floor, installing a modern kitchen at northwest corner, first floor, installing bathrooms on the second floor, and finishing off the attic, including cutting in new north windows and removing existing grain bins. A typescript attached to a copy of the WPA census of Old Buildings form, in the possession of the owner, describes in great detail the condition of the house, including hardware, window surrounds, and other moldings, and gives detailed

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

Warner House, East Haddam, CT



---

Continuation sheet	Description	Item number	7	Page	3
--------------------	-------------	-------------	---	------	---

---

measurements. Drawings of plans and moldings were also done at the time, and are now in the possession of the owner.

1.

The wallpaper in this room is a reproduction of paper in the Jedidiah Huntington House, New London, Connecticut, now destroyed, which was a replica of Mount Vernon.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input checked="" type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates**      Undocumented      **Builder/Architect**      John Warner or Oliver Warner

**Statement of Significance (in one paragraph)**

Summary

The Warner House is an example of a traditional 18th-century house with exceptionally fine exterior and interior detailing. The modillion courses of the exterior, the fluted pilasters of the north front room, and the feather-edged walls and ceiling of the kitchen are exceptional features for an 18th-century central-chimney house. The association of the house with members of the Warner family who were recognized as smiths of fine hardware gives the house added significance. (Criterion C - Architecture)

Architecture

The quality, quantity, and integrity of the exterior and interior classical revival detailing of the house are unusual for a rural 18th-century Connecticut structure. On the exterior the four corner pilasters and the bold modillion courses under the broad front roof overhang and the jetty overhangs of the side elevations are crisp, well-proportioned, and intact. The front porch is created in the same design mode, giving unity to the exterior that was uncommon for its day and is rarely found to have survived intact. The craftsmanship of the cut stone foundations as well as the integrity of the graduated clapboards with their hand-forged nails are additional significant features.

Chief among the fine features of the interior are the corner posts of the north front room, which in effect are covered on two sides with pilaster boards set edge to edge. The pilasters are correct and complete with bases and full entablatures, unusual in country work. The fluting and dentil course of the fireplace surround repeat details of the pilasters. In the south front room the molded cornice and dentil course of the paneled fireplace wall are another detail of outstanding interior finish. The substantial degree of completeness of original interior finish is strengthened by the presence of wide floor boards and 3-paneled doors throughout the house, and by the presence of molded window surrounds at all windows of both the first and second floors.

Other features add to the impressive sum total of fine interior details. Not the least of these are the stenciling of the north front room, the narrow fluted pilaster on the stairway, and the Warner-made hardware throughout the house. Door hardware attributed to Oliver Warner or Joseph Warner, Jr., was on view in 1985 at the Wadsworth Atheneum's exhibition entitled "The Great River..."<sup>1</sup> while perhaps the best known Warner hardware is that found at St. Stephen's Church, East Haddam.



# 9. Major Bibliographical References

See continuation sheet.

# 10. Geographical Data

Acreage of nominated property 50  
Quadrangle name Deep River

Quadrangle scale 1:24000

### UTM References

A 118 711401610 4159124100  
Zone Easting Northing

B 118 711411410 41591221810  
Zone Easting Northing

C 118 711401810 41591221210

D 118 711311110 41591201710

E 118 711361410 41591171710

F 118 711351110 41591191010

G 118 711381810 415912160

H 118 711381310 41591221210

### Verbal boundary description and justification

The nominated property is described in the East Haddam Land Records at volume 99, pages 594, 595. It encompasses land that has gone with the house since it was built.

### List all states and counties for properties overlapping state or county boundaries

state NA code NA county NA code NA

state NA code NA county NA code NA

# 11. Form Prepared By

name/title David F. Ransom, edited by John Herzan, National Register Coordinator

organization NA date May 14, 1986

street & number 33 Sunrise Hill Drive telephone 203 521-2518


city or town West Hartford state CT

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local


As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature 

title Director, Connecticut Historical Commission date October 8, 1986

### For NPS use only

I hereby certify that this property is included in the National Register

 Keeper of the National Register date 2-19-87

Attest: Chief of Registration date

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received 1/22/87

date entered

Warner House, East Haddam, CT

Continuation sheet

Significance

Item number 8

Page 1

The kitchen of the house possibly is unique because of the use in that room of wide feather-edged boards not only for the walls but also for the ceiling. In writing about the house Frederic C. Palmer, the restoration architect, observed that "The kitchen...is probably the most interesting<sup>2</sup> room in the house and so far as I am aware is the only one of its kind,"<sup>2</sup> an observation in which the author concurs.

The attic and basement are unusual. The height of the attic permitted a loft space. The basement also is high, being 6'6" from the concrete floor, poured in 1937, to the underside of the beams supporting the first floor. Several features of the basement combine to suggest that it was intended for an out-of-the-ordinary function. The present stairway from the first floor dates from 1937. Prior to that time there had been none, although there was evidence of an earlier ladder-like stair. The iron bars at the windows, the large fireplace, and the unusually large outside door contribute to the conjecture that the basement originally was used for an unknown purpose.

Historical Note

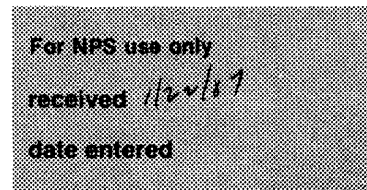
According to tradition, the house was built c. 1738 by John Warner (1677-1750) who had come to East Haddam from Hatfield, Massachusetts. He married Mahitable Chapman Richardson, the daughter of a wealthy land owner whose financial resources permitted building the large house. The present exterior features and the millwork of the north room were added, c. 1790, upon the occasion of the marriage of John's grandson, Oliver Warner.

According to an alternative account, the house was built by Oliver Warner, c. 1790.<sup>3</sup> In either version the house assumed toward the end of the 18th century the condition and features that give it significance. Physical conditions tend to support the view that the house was constructed in the second quarter of the century and later altered. Generally associated with the earlier date are such features as the plank (rather than stud) walls, 3-panel doors, "funeral" door, and the detailing of the windows, which are pegged, mortised, and project boldly through the plank frame and beyond the clapboards. Also, the first- and second-floor north rooms are finished in different woods and in a different, later style than the south rooms. On the other hand, early houses tended to nestle close to the ground while this house has high foundations. Also, the absence of summer beams and the ceiling heights reflect building practice common toward the end of the 18th century.

Little is known of John Warner. His son Joseph and grandson Oliver are identified as skilled blacksmiths by the Atheneum catalog. There was a Warner smithy across the street from the house and another at Hadlyme.<sup>4</sup>

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**



Warner House, East Haddam, CT

Continuation sheet      Significance      Item number      8      Page      2

The house stayed in the Warner family until after the Civil War. It was acquired in 1936 by Frederic C. Palmer (1901-1971), restoration architect. Palmer studied at Harvard with the medievalist Kenneth Conant, and worked under Conant for several years at Cluny, France. Among Palmer's Connecticut commissions were the rehabilitation of the Goodspeed Opera House and First Church of Christ Congregational, both in East Haddam. He also restored the Buttolph-Williams House in Wethersfield and the Joshua Hempsted House, New London, for the Antiquarian and Landmarks Society. His Warner House will become a museum of the Antiquarian and Landmarks Society under the terms of the will of the present owner.

1. William N. Hosley, ed., The Great River: Art and Society of the Connecticut River Valley, 1635-1820 (Hartford: The Wadsworth Atheneum, 1985), pp. 327, 328.
2. Frederic C. Palmer, "The John Warner House, ca. 1738, East Haddam, Connecticut," The Connecticut Antiquarian 24 (June 1972) 23
3. Francis Hubert Parker, Contributions to the History of East Haddam, Connecticut (Hartford: Connecticut State Library, 1938), p. 152.
4. East Haddam Land Records, volume 14, page 512, October 25, 1804.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

Warner House, East Haddam, CT

Continuation sheet

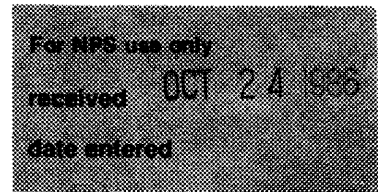
Bibliography

Item number

9

Page

1



"The East Haddam, Connecticut, Home of Frederick Palmer." The Magazine Antiques, July 1957, pp. 56-59.

East Haddam Land Records 14/512, 33/452, 34/301, 36/291, 36/304, 36/312, 36/488, 38/27, 39/511, 40/563, 40/572, 41/413, 43/224, 45/255, 46/277, 51/555, 99/594, 595.

Hosley, William N., ed. The Great River: Art and Society of the Connecticut Valley, 1635-1820. Hartford: Wadsworth Atheneum, 1985.

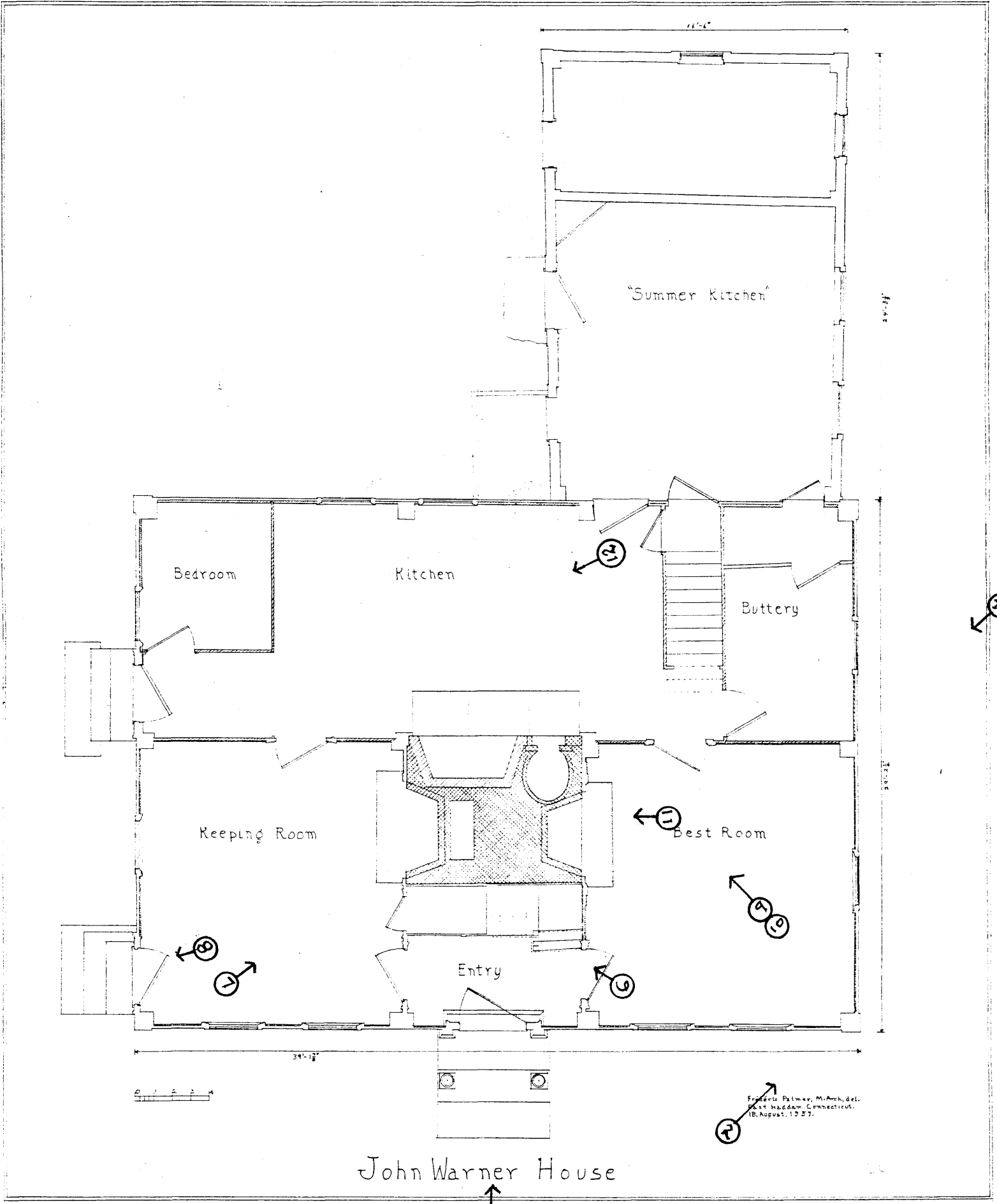
Palmer, Frederic C. "The John Warner House, ca. 1738, East Haddam, Connecticut." The Connecticut Antiquarian 24 (June 1972) 20-26.

Parker, Francis Hubert. Contributions to the History of East Haddam, Connecticut. Hartford: Connecticut State Library, 1938.

Raymond, Mrs. G. Laurence. Oliver Warner House, East Haddam. Colonial Dames Series, Old Houses in Connecticut, nd. With notes added in 1946 by Frederic C. Palmer.

"John Warner House." Census of Old Buildings, Works Progress Administration, with additional notes, c. 1936.

5



Bedroom

Kitchen

"Summer Kitchen"

Buttery

Keeping Room

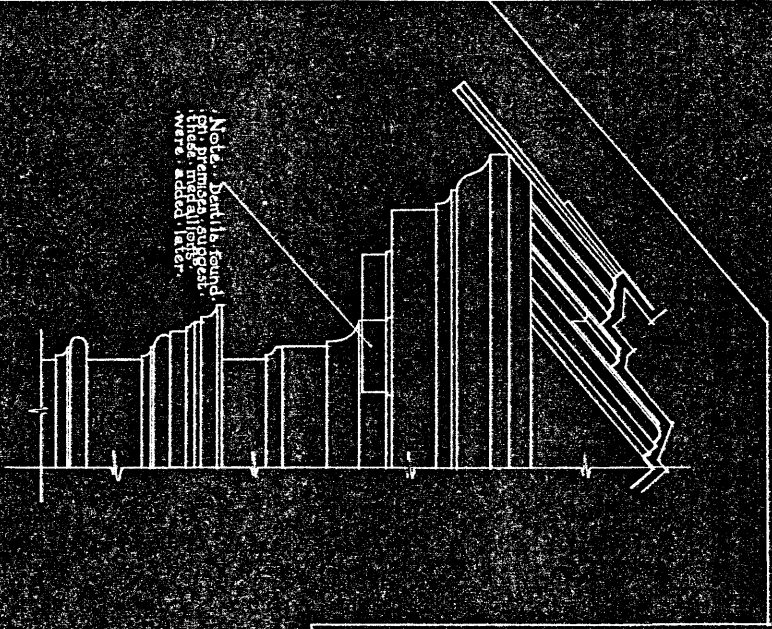
Best Room

Entry

Frederic Palmer, M.Arch., del.  
Post Haddam, Connecticut.  
18 August, 1937.

John Warner House

DESIGNED BY WILLIAM W. LYMAN, SUMMER OF 1937



Note: Dentils found in original suggest these added later

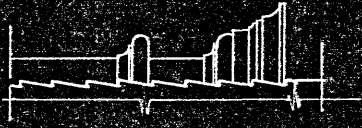
ELEVATION & SECTION THROUGH ROOF CORNICE SHOWING CORNICE PILASTER. Scale: 1/4" = 1'-0"

Note: All partitions, except A & B are solid wood panels. Wall of plate, or wood. End wall of attic project 2' 6" inches over end wall of lower floors

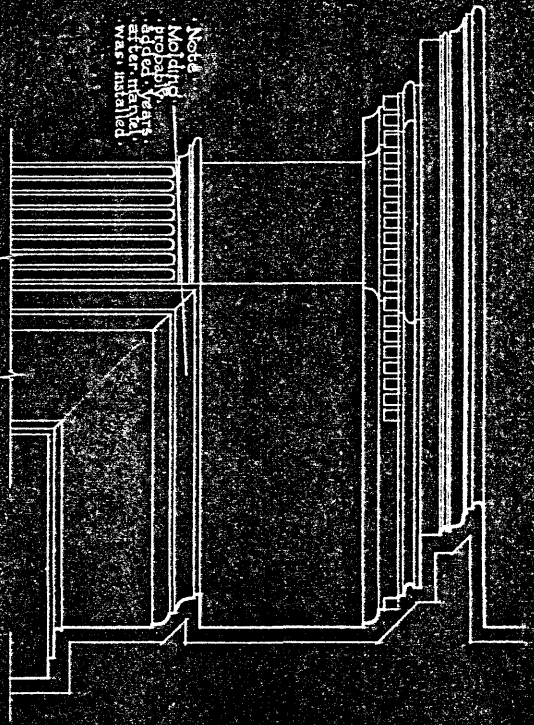
SECOND FLOOR PLAN AT QUARTER SCALE



PILASTER CAPITAL. Scale: 1/4" = 1'-0"



ELEVATION & SECTION DINING ROOM MANTEL. Scale: 1/4" = 1'-0"



Note: Molding popped after wall was installed

UNIVERSITY OF MICHIGAN ARCHITECTURE FOURTEEN  
 DETAILS & PLANS JOHN WARNER HOUSE C. 1735 EAST HADDAM CONNECTICUT F.C. PALMER JR. OWNER  
 WILLIAM W. LYMAN JR. DEL. PROF. EMIL LORCH INST.

P10 27-4

4  
123.54 Ac.

ROAD

19

18

17

16

15

14

13

12

11

10

9

8

7

PETTICOAT LANE

TOWN STREET

10.8 Ac.

6  
45.8 Ac.

19

15

8  
23.0 Ac.

9  
22.9 Ac.

10  
2.4 Ac.

12  
25 Ac.

14  
8.5 Ac.

15  
12.0 Ac.

15  
35.8 Ac.

16  
1.73 Ac.

17  
8.87 Ac.

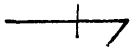
17-1  
2.09 Ac.

17-2  
2.28 Ac.

17-5  
4.19 Ac.

17-4

N



Warner House  
East Haddam, CT  
Site Plan

Portion of Town Map 18

Scale: 1" = 400'

Photo key

