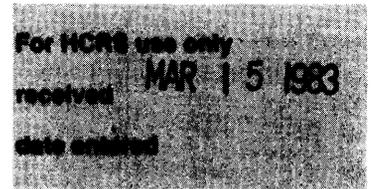


**United States Department of the Interior  
Heritage Conservation and Recreation Service**

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



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

**1. Name**

historic N/A  
and/or common East Haddam Historic District

**2. Location**

street & number CT 147, Broom Road, Creamery Road, and N/A not for publication  
city, town East Haddam N/A vicinity of congressional district 2nd  
state CT code 09 county Middlesex code 007

**3. Classification**

|  |   |   |   |
|--|---|---|---|
| <b>Category</b>                              | <b>Ownership</b>                          | <b>Status</b>   | <b>Present Use</b>                                    |
| <input checked="" type="checkbox"/> district | <input type="checkbox"/> public           | <input checked="" type="checkbox"/> occupied          | <input type="checkbox"/> agriculture                  |
| <input type="checkbox"/> building(s)         | <input type="checkbox"/> private          | <input type="checkbox"/> unoccupied                   | <input checked="" type="checkbox"/> commercial        |
| <input type="checkbox"/> structure           | <input checked="" 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 checked="" type="checkbox"/> government        |
|  | <input type="checkbox"/> being considered | <input checked="" type="checkbox"/> yes: unrestricted | <input checked="" type="checkbox"/> industrial        |
|  | <u>N/A</u>                                | <input checked="" type="checkbox"/> no                | <input type="checkbox"/> military                     |
|  |   |   | <input checked="" type="checkbox"/> museum            |
|  |   |   | <input checked="" type="checkbox"/> park              |
|  |   |   | <input checked="" type="checkbox"/> private residence |
|  |   |   | <input type="checkbox"/> religious                    |
|  |   |   | <input type="checkbox"/> scientific                   |
|  |   |   | <input type="checkbox"/> transportation               |
|  |   |   | <input type="checkbox"/> other:                       |

**4. Owner of Property**

name Multiple Ownership  
street & number \_\_\_\_\_  
city, town N/A vicinity of \_\_\_\_\_ state \_\_\_\_\_

**5. Location of Legal Description**

courthouse, registry of deeds, etc. East Haddam Town Clerk  
street & number East Haddam Town Office Building  
city, town East Haddam state CT

**6. Representation in Existing Surveys**

title (Goodspeed Opera House) National Register of Historic Places  
has this property been determined eligible?  yes  no  
date 1971  federal  state  county  local  
depository for survey records National Park Service  
city, town Washington state DC

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## 7. Description

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|  |                                       |   |   |
|--|---------------------------------------|---|---|
| <b>Condition</b>                         |                                       | <b>Check one</b>                            | <b>Check one</b>  |
| <input type="checkbox"/> excellent       | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered          | <input checked="" type="checkbox"/> original site       |
| <input checked="" type="checkbox"/> good | <input type="checkbox"/> ruins        | <input checked="" type="checkbox"/> altered | <input checked="" type="checkbox"/> moved    date _____ |
| <input type="checkbox"/> fair            | <input type="checkbox"/> unexposed    |   |   |

---

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

Located in the town of East Haddam, Connecticut, the East Haddam National Register District encompasses a narrow strip of land extending for approximately 1 1/8 miles along the eastern bank of the Connecticut River. To the south, following the river's course, Long Island Sound is 16 miles distant; while, to the north, Middletown and Hartford are 14 and 32 miles away respectively.

The district's shape is determined by the interaction of several geographic and historic factors. First, the river, which defines the district's western boundary, attracted Colonial settlers because it offered an avenue to merchants engaged in local and foreign trade and because it possessed wealth in the form of large numbers of fish, particularly salmon and shad. Second, the district is unusually long because it encloses two eighteenth-century settlement areas, one at its northern and one at its southern extreme. Both the northern settlement, the Upper Landing, and its southern neighbor, the Lower Landing (also known as Chapman's and Goodspeed's Landing) developed in semi-independence as distinct commercial communities with their own stores, wharves, and shipyards, and both were served by ferries which shuttled goods and people back and forth across the river. Eventually, however, as the nineteenth century wore on and more and more houses were built on lots between the two centers, their physical and social separation disappeared, although the concentration of eighteenth and early nineteenth-century buildings around the two "landings" still testify to their former isolation. Finally, the shape of the district is influenced by the high bluffs to the east. Particularly at the northern end, the land rises very rapidly from the river, and rock outcroppings are very noticeable. Because of these bluffs, building has been concentrated close to the river; and the slope of the land explains why so many houses have partially exposed basement stories, and why their lots are terraced for lawns and gardens. At the southern end of the district, the land rises more gently to the east; and a small stream, Creamery Brook, tumbles through the mill pond behind #101 and, then, through a low, swampy area before reaching the river.

Taking these geographical and historical factors into consideration, the district's boundary has been drawn to include all the buildings related to the social and economic evolution of this portion of East Haddam (a large town with a number of other interior settlements) which lie between the Connecticut River to the west and the steep bluffs to the east. \*Wherever possible, non-contributing structures have been excluded, such as a group of uninteresting, mid-twentieth century buildings immediately to the south which are part of a small airport. Open land has been included only when it provides a direct link between historic buildings or contributes overwhelmingly to the visual coherence of the whole district. An example of the latter case is the swampy area surrounded by Lumberyard and Creamery Roads (Lot 57 and Lot 57-2, Fig. 3). Portions of this National

\*No attempt was made to link up these widely spaced settlements; they contain structures such as the Congregational Church, marginally related to the development of this village.

FHR-8-300A  
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

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## NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

East Haddam National Register District

East Haddam, CT

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2. Location, cont'd.

Lumberyard Road; and parts of East Haddam - Moodus Road (Route 149),  
Landing Hill Road, and Norwich Road (Route 82).

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### PROPERTY LIST AND INVENTORY

Note: information concerning owners of property and their addresses is compiled from the East Haddam Assessor's records as of January 3, 1980.

Format:

Map # / Lot #

Name of Owner

Contributing (C)

Address of Owner

Non-contributing (NC) / Survey #

Inventory of Structure: Historic Name, (Common Name), Date, Architect, Style, Description

#### Broom Road

17/21  
C, #57

Donald and Mary E. Klinck  
East Haddam, CT 06423

C. 1860, plain, 2½ stories, frame, gable roof with ridge parallel, clapboards (lower story) and wood shingles (upper story). Decorative features: partially returned cornice; 6-over-6 sash; modern enclosed entry porch on east side; large porch, c. 1920, on west side facing river.

Note: U.S. Broom and Brush Manufacturers located here in the second half of the nineteenth century.

#### Creamery Road

17/63  
C, #89

Robert and Helen Davis  
East Haddam, CT 06423

Luther Boardman House, (The Seraph), c. 1860, Italian Villa, 2½ stories (with exposed basement story to rear because of the slope of the land), frame, shallow hip roof, clapboards. Decorative features: offset three-story tower; paired, elaborately incised cornice brackets;

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2-over-2 sash; most windows on first and second stories are paired and have heavy Gothic Revival hood moldings; main porch across front has heavy squared columns with arched openings in between and small cornice brackets below the flat roof; half-hexagonal bay windows on east and west sides have bracketed cornices (Fig. 12).

17/64  
C, #88

William and Anna Blaschik  
East Haddam, CT 06423

Paine House, (Brooks House), c. 1870, Italianate, 2½ stories, frame, gable roof with ridge perpendicular, clapboards. Decorative features: partially returned cornice; 2-over-2 sash; arched window in attic gable has molded hood with drop ornament; main entrance has plain doorframe with sidelights; porch across front has turned posts with brackets, plain rail and balusters.

17/65  
C, #87

Louis S. Shea and Virginia S. Stolarz  
East Haddam, CT 06423

C. 1920, plain, double house, 2½ stories, frame, gable roof with ridge parallel, clapboards. Decorative features: partially returned cornice; 6-over-6 sash; two shallow bay windows on first floor; two porches on either end of house sheltering entrances have one square post at the corners and plain rails and balusters.

Note: good example of twentieth-century mill housing.

17/66  
C, #85

Commercial Fishing Supplies, Inc.  
East Haddam, CT 06423

1883, factory building, plain, 2½ stories, frame, gable roof with ridge perpendicular, clapboards. Decorative features: 2-over-2 sash; large loading doors on the second and third floors; later (early 20th century) addition on the southeast side (Fig. 16).

17/67  
Land only

Ambrose and Clara Gates  
East Haddam, CT 06423

17/69  
C, #83

Emerson J. Carpenter  
P. O. Box 93  
East Haddam, CT 06423

(11/78)

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(Ye Olde Creamery Building), c. 1850, plain, 1½ stories (with exposed basement story in front because of the slope of the land), frame, gable roof with ridge parallel, clapboards. Decorative features: 2-over-2 sash; main entrance has plain doorframe with flared brick heading (note, this entrance is in the basement).

17/70  
C, #82

Ambrose and Clara Gates  
East Haddam, CT 06423

C. 1880, plain, 2½ stories (with basement story exposed in front because of the slope of the land), frame, gable roof with ridge perpendicular, clapboards. Decorative features: 1-over-1 sash; large porch across front and sides has turned posts, plain rail and balusters.

17/71  
C, #80

John Bonanni  
East Haddam, CT 06423

C. 1860, Italianate, 2½ stories, frame, gable roof with ridge perpendicular, clapboards. Decorative features: molded bargeboards; 2-over-2 sash; semi-circular window in attic gable; second story window in center of main facade has heavy, segmental-arch surround encompassing paired 1-over-1 sash; rectangular projecting bay window in center of main facade on first story has a bracketed cornice, arched hoods over triple windows divided by thin pilasters; offset main entrance under small side porch, door has two long glass panels.

17/72  
C, #78

Marion G. Hemstreet  
East Haddam, CT 06423

This house is a duplicate of #80 (see above).

17/62  
C, #86

Anna K. Guiliano  
East Haddam, CT 06423

C. 1850, Greek Revival, 2½ stories, frame, gable roof with ridge perpendicular, aluminum siding. Decorative features: partially returned cornice; 2-over-1 sash; modern enclosed porch hides original entrance.

Note: small board and batten carriage house to the east of this residence.

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17/61  
C, #84

Paul E. and Janet Barrett  
East Haddam, CT 06423

(Old Stout Place), c. 1860, plain, 2½ stories, brick (English garden wall bond, variation), gable roof with ridge parallel, framed attic story (clapboards). Decorative features: projecting brick cornice; 6-over-6 sash; windows have flared brick headings; main entrance has a plain, slightly recessed doorframe.

Note: once used for the storage of cream.

17/57-1  
Land only

Paul E. and Janet Barrett  
East Haddam, CT 06423

17/57-2  
Land only

Rotary Club of East Haddam  
East Haddam, CT 06423

### East Haddam - Moodus Road

26/21  
Land only

Louie C. Free and Sharon R. Hyde  
East Haddam, CT 06423

26/20  
NC, #9

Edward S. Stolarz, Trustee  
East Haddam, CT 06423

Small, cement-block, fisherman's shack.

26/19  
C, #10, #11

Albert Marcus and Fred Roebuck  
30 East 10th Street  
New York, NY 10003

Lord and Barber Store, #10, c. 1820, Federal, 3½ stories, frame gable roof with ridge perpendicular, clapboards. Decorative features: 12-over-12 sash; wooden fan in attic gable with keyblock in surround; fully-returned cornice; two barn-like sliding doors on main floor. Goodspeed's Store, #11, c. 1840, Greek Revival (small gambrel-roofed wing on south side once an apothecary shop, probably earlier, c. 1760), 2½ stories, frame, gable roof with ridge perpendicular, clapboards. Decorative features: 6-over-6 sash in Greek Revival structure, 8-over-12 sash in gambrel-roofed wing; cornice fully returned; modern, broken-pediment doorframe on north side (Fig. 6).

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26/18  
C, #13

Everett and Mary Hoffman  
East Haddam, CT 06423

C. 1850, plain commercial building, now a residence, 2½ stories, brick (common bond in Flemish variation), gable roof with ridge perpendicular. Decorative features: many modern alterations including new windows; an enclosed porch across the front of the structure; and aluminum siding on the two gable-roofed dormers on the north and south sides. Said to be remodeled from an older, c.1805 structure.

26/17  
Land only

Roscoe and Florence Lewis  
2285 Shippan Avenue  
Stamford, CT 06902

26/16  
C, #18

William and Sheila Doherty  
East Haddam, CT 06423

Champion House (also once called the Steamboat Hotel), 1782, 3 stories, brick (Flemish diagonal bond), hipped roof. Note: third story added in 1830 and south wing in 1858 when building also took on the details of the Italian Villa style including: large cornice brackets; a central cupola-tower; and a plain porch with squared posts across the front (e.), north and west elevations.

26/15  
Land only

The Connecticut Light and Power Company  
P. O. Box 2010  
Hartford, CT 06101

26/14  
C, #20

Philip Doherty  
East Haddam, CT 06423

Watrous House, c. 1875, Second Empire, 1½ stories, frame, slate-covered mansard roof, asbestos siding. Decorative features: pilasters with molded capitals; modillions below molded cornice; 2-over-2 sash with flat hoods over first-story windows and arched hoods over dormer-type windows on second story; elaborate main entrance having panelled door with two long glass panels. There is a flat-roofed, modern addition to the rear.

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26/13  
NC, #21

Philip H. and Anna M. Peeler  
East Haddam, CT 06423

Modern (c. 1975), 2½ story, frame, gable roof with ridge parallel, clapboards. Constructed in the Georgian idiom: 8-over-12 sash, a dentilated cornice, and fluted pilasters to either side of the main entrance.

26/12  
C, #23

Joan T. Ziemba  
East Haddam, CT 06423

C. 1900, plain, 2½ stories, frame, gable roof with ridge perpendicular, aluminum siding. Decorative features: 6-over-6 sash, modern bay window on north side of main facade; offset main entrance has small, gable-roofed portico with squared posts.

26/11  
C, #26, NC, #27

Hazelton McCandless  
East Haddam, CT 06423

A. Shailer House, #26, c. 1880, plain, 1½ stories, frame, gable roof with ridge perpendicular, clapboards. Decorative features: 6-over-6 sash, unusual Victorian carved panel above transom light over main entrance.

#27, small, 1½-story, frame, summer cottage, c. 1920.

26/10  
NC, #28

Hazelton McCandless  
East Haddam, CT 06423

C. 1930, small, 1½-story, frame house.

26/9  
C, #30

Myron R. Bernstein  
East Haddam, CT 06423

Thomas C. Boardman House, 1844, Greek Revival, 2½ stories, frame, gable roof with ridge perpendicular, clapboards. Decorative features: Fully-returned cornice; 6-over-6 sash; semi-circular window in attic gable; main entrance has plain pilasters supporting a large, flat hood which surround four-light sidelights and a five-light transom.

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26/8  
Land only

Myron R. Bernstein  
East Haddam, CT 06423

26/7  
Land only

Myron R. Bernstein  
East Haddam, CT

26/6-1  
Land only

Alan and Paula Schwartz  
c/o Greenbaum, Wolf & Ernst  
437 Madison Avenue  
New York, NY 10022

26/6  
C, #33

Marius Winkelman and Darinda Cruikshank  
East Haddam, CT 06423

Gladwin House, c. 1845, Greek Revival, 2½ stories (with 1½-story addition), frame, gable roof with ridge perpendicular, clapboards. Decorative features: fully returned cornice with wide frieze below; 6-over-6 sash; main entrance has plain pilasters and flat, molded hood surrounding a door with four-light sidelights (Fig. 9).

26/5  
C, #34

Alan and Paula Schwartz  
c/o Greenbaum, Wolf & Ernst  
437 Madison Avenue  
New York, NY 10022

The Landing School, 1854, Greek Revival, 1½ stories, frame, gable roof with ridge parallel, clapboards. Decorative features: plain pilasters; fully returned cornice; 6-over-6 sash; four-light windows in attic gables; central main entrance is recessed in a projecting, gable-roofed portico which has corner pilasters and a round window in the pediment; square cupola on roof has paired plain pilasters between which are wooden louvers. Constructed as the Second District schoolhouse, this building is now a private residence.

26/4  
C, #37

Casey G. Miller  
East Haddam, CT 06423

C. 1850, Gothic Cottage, 1½ stories, frame, gable roof with ridge

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perpendicular, board and batten. Decorative features: elaborate crested bargeboards; 4-over-4 sash; half-hexagonal bay window on north side; main entrance has doorframe with plain pilasters, one-light sidelights, and a one-light transom; porch across front and part of south side has wooden posts in the form of clustered columns between which are open, curved supports with drops (Fig. 11).

26/3  
C, #40

Dorothy Pond  
East Haddam, CT 06423

Matthew Plumstead House, c. 1870, Second Empire, 1½ stories, frame, mansard roof, clapboards. Decorative features: 2-over-2 sash; triangular hoods over second-story windows; molded cornice; Eastlake-style iron cresting around the curb of the roof; central main entrance has original door with arched glass panel and is surrounded by a thick molding with crossettes; porch across the front has elaborate turned posts and a frieze made up of thin turned members (Fig. 4).

Note: this house was once the residence of Captain George Comer, a pioneer Arctic explorer.

26/2  
C, #41

Eberhard H. Luethke  
East Haddam, CT 06423

Reynold's Place, c. 1880, Italianate, 2½ stories, frame, multi-planed gable roof, clapboards. Decorative features: large, incised cornice brackets; 2-over-2 sash; flat, bracketed window hoods crowned by cut-out ornaments; arched windows in attic gables with heavily molded surrounds and key blocks; large mansard-roofed tower has round windows with surrounds supported by consoles and topped with finials; porch across front and south side has squared columns, brackets, cut-out balusters, and molded rail (Figs. 4 and 18).

26/1  
C, #43

Mary E. Angenola  
East Haddam, CT 06423

Boardman House (Cobb House), c. 1862, Greek Revival, 2½ stories, frame, gable roof with ridge perpendicular clapboards on main facade and wood shingles on north and south sides. Decorative features: fully returned cornice; 6-over-6 sash; semi-elliptical window in attic gable; main entrance has plain pilasters and a molded, flat door hood which surround a panelled door and three-light sidelights (Fig. 4).

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17/27  
NC, #45

Rocco and Mildred Vumbaco  
East Haddam, CT 06423

C. 1960, brick (common bond), ranch-style house.

17/26  
C, #48

Riverview Cemetery Association  
Riverview Cemetery  
East Haddam, CT 06423

Many carved burial stones. Of particular interest is a small mausoleum, #48, c. 1847, built in the Greek-temple style of brownstone (including the roof). It has 4 pink granite Doric columns supporting a portico with a triangular pediment and an entablature which has a course of carved modillions below the cornice (fig. 10).

17/25  
C, #51 and #52

St. Stephen's Church  
East Haddam, CT 06423

St. Stephen's Episcopal Church, #51, 1890, Shingle style, undressed stone with shingle trim in gable ends, tower and porch. Decorative features: central tower over chancel has rounded shingle sides and wooden louvers; another open bell tower to the rear. Modern parish hall, 1½-stories, is connected to the south side of the church (Fig. 15).

Note: church possesses a bell of Spanish origin cast in A.D. 815.

St. Stephens Rectory, #52, c. 1890, Gothic Revival (with Stick-style elements), 2½ stories, frame, gable roof with ridge parallel, asbestos siding. Decorative features: 4-over-4 sash (first floor), 6-over-6 sash (second floor); double attic gables on front facade with a small attic dormer above; interesting gable-roofed portico has exposed rafter ends and pointed-arch openings between squared posts.

17/24  
C, #53 and #A

Connecticut Society of the Sons of the  
American Revolution  
Nathan Hale School  
East Haddam, CT. 06423

Nathan Hale School, #53, c. 1760, 1½ stories, frame, gable roof with ridge parallel, clapboards. Decorative features: 12-over-12 sash;

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door at each end of main facade.

Note: this building originally stood on the site of Monument B, at the junction of East Haddam - Moodus Road and Norwich Road. It was moved to its present location and restored for use as a museum in 1968. Monument A, to Major General Joseph Spencer, 1904, consists of a granite base with a bronze plaque showing the profile of Spencer on the north side and an inscription on the south side; then a tall granite column topped by a granite ball and crowned with a bronze eagle. Close by the monument are the original brownstone grave markers of General Spencer and his wife (Fig. 5).

17/23  
Land only

Donald and Mary E. Klinck  
East Haddam, CT 06423

17/22  
C, #56

Masonic Building Association of East  
Haddam, Inc.  
c/o Roger Maple  
Porges Road  
East Haddam, CT 06423

Society Hall, c. 1866, plain, 3½ stories, frame, gable roof with ridge parallel, clapboards. Decorative features: 6-over-6 sash, porch across front has squared posts with curving braces in between and a plain rail and balusters.

17/20  
C, #59

Gary Bogan  
East Haddam, CT 06423

(L'Atelier Antiques), c. 1860, plain, 2½ stories, frame, gable roof with ridge parallel, asbestos siding (upper story), board and batten (lower story). Decorative features: 2-over-2 ash; simple, shed-roofed porch across front.

Note: house is built on a slope and the shop is contained in the fully exposed basement story.

17/19  
C, #60

Carrie Alexander  
East Haddam, CT 06423

C. 1832, Greek Revival, 2½ stories, frame, gable roof with ridge per-

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pendicular, clapboards. Decorative features: fully returned cornice; 12-over-12 sash; arched Palladian-style window in attic gable has elaborate sidelights and overlight with leaded ornaments and glazing bars; main entrance has doorframe with pilasters which support a flat hood and a transom light; wide porch on south side with squared posts and no rail.

17/18  
C, #62

Amos W. Shepard  
East Haddam, CT 06423

C. 1813, with Victorian rebuilding c. 1890, originally Greek Revival, 2½ stories, frame, gable roof with ridge parallel, clapboards. Decorative features: plain pilasters; fully returned cornice; some 6-over-6 sash with 1-over-1 sash in Victorian bay windows, and long 2-over-4 sash on main facade; projecting, half-hexagonal, two-story bay window on north side has bracketed cornices; portico over main entrance part of projecting bay above which terminates in an attic gable, and has squared double columns, corner windows on second floor with Eastlake-style brackets and central window with Eastlake-style hood, and diamond panes in attic gable window. Fine carriage house.

17/16-17  
C, #65

Parsnip Hollow Products  
c/o A. Shephard and J. R. Wynn  
East Haddam, CT 06423

(Parsnip Hollow), c. 1850, Greek Revival, 2½ stories, frame, gable roof with ridge perpendicular, clapboards. Decorative features: plain pilasters; fully returned cornice; 6-over-6 sash; main entrance has doorframe with sidelights and transom light.

Note: now used as a shop, there have been several modern additions to this building.

17/15  
C, #67; NC, #68

Town of East Haddam  
East Haddam, CT 06423

#67, (Town Office Bldg.), c. 1935, Colonial Revival, 1½ stories, frame, gable roof with ridge parallel, wood shingles. Decorative features: partially returned cornice; 6-over-6 sash; four dormers across main facade; cupola on roof has paired pilasters with arched openings in between, a copper roof, and a weather vane; main entrance has quin-

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like wooden blocks around doorframe. There is a 2-story brick addition to the rear behind which is a modern, cement-block structure (a record vault).

#68, c. 1920, large, barn-like, 1½-story, frame, storage building located behind Town Hall.

17/14

Town of East Haddam

C, #70; NC, #69

East Haddam, CT 06423

(River House), #70, c. 1913, plain, 2½ stories, frame, gable roof with ridge parallel, clapboards (lower story), wood shingles (upper story). Decorative features: 1-over-1 sash; porch across front and west side has plain Tuscan columns, rail and balusters.

Note: house is currently being restored.

#69, c. 1950, large, 7-bay garage to the east of the house used for town vehicles.

26/34

Lorraine Ticehurst

C, #12

East Haddam, CT 06423

Reuben Cone House, (Capt. Jehiel Tinker House), c. 1760, 2½ stories, frame, gable roof with ridge parallel, clapboards. Decorative features: partially returned cornice, 8-over-12 sash.

26/35

Winifred S. Rapp

C, #14

East Haddam, CT 06423

Timothy Green House, 1833, Greek Revival, 2½ stories (with full basement story exposed because of the slope of the land), brick (common bond in Flemish variation), gable roof with ridge perpendicular. Decorative features: fully returned cornice has modillions below with holes drilled in their underside to represent guttae; 6-over-6 sash with granite lintels and sills; semi-elliptical fanlight in attic gable with granite surround and a prominent key block; main entrance has flat-roofed portico with fluted Doric columns; doorframe under portico is ornamented with a molding of raised circles (Fig. 8).

Note: there is a large, 2-story, frame addition on the south side of this house.

Note: the basement of this house was used as a bank until 1847, and the original vault is still extant.

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26/36  
NC, #15

Joseph and Titine Gross  
300 Winston Drive  
Cliffside, NJ 07010

C. 1960, 1½ stories, stone residence.

26/37  
C, #16

Donald E. Jr. and Susan Waggaman  
East Haddam, CT 06423

C. 1840, plain, 2 stories, frame, shallow-pitched gable roof with ridge parallel, clapboards. Decorative features: 6-over-6 sash; central projecting bay shelters main entrance and has a screened porch above.

Note: the roof of this porch appears to have been flattened when the porch was added, c. 1920.

28/38  
C, #19

Mildred Bonfoey  
East Haddam, CT 06423

Built before 1849, plain, 2½ stories, frame, gable roof with ridge perpendicular, aluminum siding. Decorative features: 6-over-6 sash; screened porch on west side.

Note: C. L. & P. has a right-of-way across this property.

26/39  
Land only

Town of East Haddam  
East Haddam, CT 06423

26/40  
C, #22

Michael and Susan Murphy  
102 Pendleton Street  
New Haven, CT 06423

(Arnold House), c. 1830, Late Federal, 1½ stories (with fully exposed basement story because of the slope of the land), frame, gable roof with ridge parallel, clapboards. Decorative features: 6-over-6 sash with 6-light windows in attic story under eaves; partially returned cornice; central main entrance has doorframe with pilasters supporting a flat molded hood with a three-light transom below.

Note: there must have been a porch across the front of this house as the main entrance is approximately six feet above ground level.

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26/41  
C, #24

James and Beverly Magner  
East Haddam, CT 06423

C. 1849, later remodelled, plain, frame, gable roof with ridge parallel, clapboards (lower story) and wood shingles (upper stories). Decorative features: 6-over-6 sash (lower story), 2-over-1 sash (upper story); porch across front has turned posts with brackets, plain rail and balusters.

26/42  
C, #25

Vincent Nastro  
East Haddam, CT 06423

Landing Hill School, c. 1795, plain, 1½ stories (with exposed basement story because of the slope of the land, frame, gable roof with ridge parallel, clapboards. Decorative features: partially returned cornice; 6-over-6 sash (lower story) and 6-light windows (upper story); flared board heading over main entrance.

26/43  
C, #29

Carl and Jane Viggiani  
East Haddam, CT 06423

O. Osborn House, c. 1845, Greek Revival, 2½ stories, frame, hip roof, clapboards. Decorative features: Paired, plain pilasters with molded capitals; dentil course below plain cornice; 9-over-9 sash (first floor), 6-over-6 sash (second floor); main entrance has recessed doorframe with four-light sidelights and a twelve-light transom, and the frame itself is ornamented with a molding of raised, diamond-shaped panels.

26/44  
C, #31

Frederick and Beverly Becher  
East Haddam, CT 06423

1803, plain, 1½ stories (with exposed basement story because of the slope of the land), frame, gable roof with ridge parallel, clapboards. Decorative features: 6-over-6 sash (with some 6-over-9 sash in basement story, main facade); small modern balcony above main entrance; modern enclosed porch on south side.

26/45  
C, #32

Mary Ellen Klinck  
P. O. Box 178  
East Haddam, CT 06423

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C. 1845, Greek Revival, 2½ stories, frame, gable roof with ridge parallel, clapboards. Decorative features: fully returned cornice; 6-over-6 sash; central main entrance has recessed doorframe with four-light sidelights and a four-light transom, and is surrounded by plain pilasters which support a heavy, flat hood consisting of a wide frieze divided by a fillet with a dentil course and a molded cornice above.

Note: 1½-story ell to the rear may be considerably older, c.1780 (?).

26/46

Marjorie Bishop

C, #35 and #36

East Haddam, CT 06423

James Gladwin House, #35, c. 1825, Greek Revival, 2½ stories, frame, gable roof with ridge perpendicular, clapboards. Decorative features: panelled pilasters with Ionic capitals and egg-and-dart molding; fully returned cornice with breaks over the pilasters; 6-over-6 sash and a large, multi-paned elliptical window in the attic gable; unusual main entrance has plain pilasters around a six-panel door supporting a flat, heavy hood, and from this hood spring fluted Ionic columns with delicate egg-and-dart molding around the capitals which flank the window above.

#36, lies south of the main house, is a three story frame building, c. 1800, which was once used as a carpenter's shop; the windows are unusual having twelve lights in fixed frames.

26/47

Thomas M. Howard and Douglas Dickinson

C, #38 and #39

East Haddam, CT 06423

Epaphroditus Dickinson House, #38, c. 1840, Greek Revival, 2½ stories, frame, gable roof with ridge perpendicular, clapboards (horizontal flush boards in attic gable). Decorative features: fully returned cornice; 2-over-2 sash with 8-over-12 in attic gable; main entrance has panelled pilasters, a four-light transom, and a thin, molded, "mantel-shelf" type door hood.

#39, to the rear of the above residence is an exceptional, brick (common bond in Flemish variation), carriage house, c. 1850.

26/48

Norman and Linda Bisson

C, #42

East Haddam, CT 06423

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C. 1850, Greek Revival, 2½ stories, frame, gable roof with ridge perpendicular, clapboards. Decorative features: fully returned cornice; 2-over-2 sash (with some 12-over-12 sash in first floor of main facade); main entrance has a modern Georgian doorframe with a broken pediment; enclosed screen porch on south side.

26/49  
C, #44

Marion G. Hemstreet  
East Haddam, CT 06423

C. 1855, Greek Revival, 2½ stories, frame, gable roof with ridge parallel, clapboards. Decorative features: fully returned cornice; 2-over-2 sash; porch across front and south sides has squared posts, plain rail and "X" balusters.

17/28  
NC, #46

National Bank of New England  
East Haddam, CT 06423

(National Bank of New England), c. 1960, 1½ stories, brick (common bond), gable roof with ridge parallel. Decorative features: building embellished in the modern "Colonial" idiom with 6-over-6 sash, and a cupola on the roof.

Note: cement block addition to the rear for drive-up teller's window.

17/29  
C, #47

Rathbun Free Library  
East Haddam, CT 06423

Rathbun Memorial Library, Orr and Del Grella, 1937, Colonial Revival, 1½ stories, brick (Flemish bond), gable roof with ridge parallel. Decorative features: partially returned cornice with modillions below; 2-over-2 sash in windows with marble sills and flared brick headings which have marble key blocks; main entrance in projecting, gable-roofed pavillion has an elaborate doorframe consisting of fluted pilasters and an arched transom light, above which is an entablature with a pulvinated frieze, dentil course and broken pediment which has carved rosettes at the ends and a round window in between. Also, there are marble stairs, and a marble drip course between the basement and the main block (Fig. 21).

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17/30  
NC, #49

Joseph Adinolfi Jr., et al.  
c/o R. T. O'Connell  
29 Elm Street  
Old Saybrook, CT 06475

U.S. Post Office, c. 1965, 1½ stories, brick (common bond), low gable roof with ridge perpendicular, horizontal flush boards in attic gable. Decorative features: building reflects the modern "Colonial" idiom with 8-over-8 sash and a cupola which has louvers and a copper finial.

17/31  
C, #50

Donald and Mary E. Klinck  
East Haddam, CT 06423

Charles Atwood House, (Root Agency Real Estate Office), c. 1860, Greek Revival, 1½ stories frame, gable roof with ridge perpendicular, clapboards. Decorative features: 6-over-6 sash (with 3-over-3 sash below the eaves on the buildings sides); modern bay window on first floor of main facade; main entrance has plain pilasters and a flat door hood.

17/32  
C, #54

Harold W. Graham  
East Haddam, CT 06423

Joseph Lord House, c. 1835, Greek Revival, 2½ stories, frame, gable roof with ridge perpendicular, wood shingles. Decorative features: fully returned cornice; 6-over-6 sash with a triangular window in the attic gable; main entrance has a plain doorframe and a hip-roofed portico supported by plain brackets, c. 1920; a one story porch on the south side with squared posts, plain rail and balusters.

17/33  
C, #55

Donald and Mary E. Klinck  
East Haddam, CT 06423

C. 1799, Rufus Dewey House, 2½ stories, frame, gambrel roof with ridge parallel, clapboards. Decorative features: 9-over-1 sash on first floor, 6-over-1 sash on second floor; main entrance has doorframe with plain pilasters and twelve-light sidelights.

17/34  
C, #58

Donald and Shirley Doyle  
East Haddam, CT 06423

Cook House, (The Tea Caddy), c. 1840, Greek Revival, 1½ stories, frame,

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gable roof with ridge perpendicular, clapboards. Decorative features: partially returned cornice; 6-over-6 sash with small "eyebrow" windows in the wide entablature along the sides of the house; main entrance is set in a one-story addition on the south side and has a plain door-frame with a transomlight recessed several feet under a porch with elaborate trellis-like posts.

17/52  
C, #61

Estate of Fred P. Baughman  
East Haddam, CT 06423

C. 1840, Greek Revival, 2½ stories, with exposed basement story to the rear because of the slope of the land, frame, gable roof with ridge perpendicular, clapboards (horizontal flush boards in the attic gable); Decorative features: plain pilasters; fully returned cornice; 6-over-6 sash with 3-over-3 sash in attic gable; main entrance has doorframe with pilasters, sidelights and transom; shopfront-porch across front of building has Tuscan columns between which are decorated rectangular panels with plate glass display windows above (Fig. 2).

17/53  
C, #63

Robert C. and Mary Helen Leitze  
Tater Hill Road  
East Haddam, CT 06423

C. 1860, Italianate, 2 stories (with full basement story to rear because of the slope of the land), flat roof, clapboards. Decorative features: 6-over-6 sash; porch across front with squared posts, no rail or balusters (Fig. 2).

17/54  
C, #64

Jean Iasiello  
P. O. Box 184  
East Haddam, CT 06423

Solomon Belden House, c. 1840, Greek Revival, 2½ stories (with exposed basement story to rear because of the slope of the land), frame, hip roof, clapboards. Decorative features: plain pilasters; modillions below cornice; three hip-roofed dormers on main, east and west elevations; offset main entrance has recessed doorframe with panelled sides, sidelights and transom light, and a hip-roofed portico with squared columns and modillions under the cornice; porch with sleeping porch above integrated into the west side of the house.

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Note: this house appears to have been substantially rebuilt,  
c. 1920.

17/55  
C, #66

Julia Poulos  
P.O. Box 116  
Moodus, CT 06469

Original Goodspeed Store, c. 1816, plain, 1½ stories (with exposed basement story to rear because of the slope of the land), frame, gable roof with ridge parallel, aluminum siding. Decorative features: partially returned cornice; 6-over-6 sash; two jerkin-headed dormers on either side of roof; main entrance has simple gable-roofed portico, c. 1920, with turned posts and integral seats between the posts and the wall, and a plain door-frame.

17/10  
C, #72

Gelston House, Inc.  
East Haddam, CT 06423

Gelston Hotel (afterwards, Riverside Inn and Hotel Swan, now Gelston House), c. 1852, Italian Villa, 4 stories, frame, flat roof, clapboards. Decorative features: plain pilasters divide main bays; paired cornice brackets; various style and age sash including 4-light rectangular sash under cornice, arched 6-over-4 sash in third story, rectangular 4-over-6 sash in second story, and some 6-over-6 sash in the wing on the east side; cupola-tower on roof has shallow hip roof, cornice brackets, arched windows and is crowned by a flagpole; wide porch with turned columns across front and enclosed porch on west side.

Note: there have been a number of additions and alterations to this building over the years, including a new kitchen to the rear, but it retains its historical character and splendid original proportions (Figs. 1 and 2).

17/11  
Land only

Goodspeed Opera House Foundation, Inc.  
East Haddam, CT 06423

17/12  
C, #71

Goodspeed Opera House Foundation, Inc.  
East Haddam, CT 06423

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Goodspeed Opera House, Jabez Comstock, 1876, Second Empire, 6 stories (4 stories on east or main side), frame, mansard roof, clapboards. Decorative features: large cornice brackets; 2-over-2 sash and all windows have elaborate hoods; central projecting pavillion has tower above with double arched windows; large porch across front has squared columns and modillions below cornice; elaborate balconies on main and rear facades.(Figs. 1 and 20).

Note: listed on the National Register of Historic Places, 1971.

17/13  
Land only

State of Connecticut  
Hartford, CT

Landing Hill Road

26/27  
C, #1

Estate of H. Shailer Dow  
East Haddam, CT 06423

C. 1750, 1½ stories, frame, gambrel roof, clapboards. Decorative features: some original 12-over-12 sash.

26/26  
C, #4

Ruth L. Harrison  
East Haddam, CT 06423

General Epaphroditus Champion House, 1794, William Sprats. One of the finest examples of late-Georgian domestic architecture in New England. 2½ stories, frame, hip roof, clapboards. Decorative features: fine balustrade around roof's front edge; wooden blocks suggest quoins at corners; entrances on south and east sides have porticos consisting of fluted Ionic columns supporting triangular pediments with modillions and dentil courses; and elaborate window surrounds with crossettes and flat hoods (Figs. 7 and 19).

Note: there is an unusual double privy to the south whose exterior details are similar to those of the main house.

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26/25

Louie C. Free and Sharon R. Hyde

C, #6

East Haddam, CT 06423

Counting House, c. 1755, 1½ stories, frame, gambrel roof, clapboards. Originally built for use as a warehouse and store for a nephew of Gov. Trumbull, now a private residence.

26/29

Norwegian Deaconess Home and Hospital

C, #2

c/o Lutheran Medical Center

45-20 4th Avenue

Brooklyn, 20, NY

Sisters' Home, c. 1845, Greek Revival, 2½ stories, frame, gable roof with ridge perpendicular, clapboards. Decorative features: 6-over-6 sash; four-light rectangular window in attic gable; fully returned cornice; and screened porch across front with plain turned posts.

26/30

Fred Costa

C, #3

East Haddam, CT 06423

George Lord House, c. 1808, Federal, 2½ stories, frame, gable roof with ridge parallel, clapboards. Decorative features: 12-over-12 sash; leaded fanlight over main entrance with a peaked-roof hood above supported by plain pilasters.

26/31

Barbara Logiadis

C, #5

64 Edge Cliff Terrace

Yonkers, NY 10705

Oliver Green House, c. 1800, 2½ stories, frame, clapboards. Decorative features: 6-over-6 sash; four-light transom above the central main door over which is a flat hood supported by fluted pilasters.

26/32

Hubert Crowley & Bruce Pfau

C, #7

48 Pine Street

Middletown, CT 06457

C. 1820, Federal, 2½ stories, frame, gable roof with ridge perpendicular, clapboards. Decorative features: plain pilasters with molded capitals and bases; 6-over-6 sash; semi-elliptical fanlight in attic

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gable with keyblock in surround; plain pilasters to either side of offset main doorway; porch across front has turned posts with brackets and a molded rail with plain balusters below.

26/33  
C, #8

Raymond Hughes  
East Haddam, CT 06423

David Annable House, c. 1735, 1½ stories, frame, gambrel roof, clapboards. Decorative features: two gable-roofed dormers in front; 6-over-6 sash.

Note: was used as a store in the eighteenth century.

Lumberyard Road

17/56  
C, #73

Estate of Edgar D. Williams  
East Haddam, CT 06423

(Williams Chevrolet), c. 1920, brick (common bond), flat roof supported by a steel truss. Decorative features: stepped parapet across front.

Note: modern, cement block showroom addition on north side, also two-story frame addition on rear.

17/57  
Land only

Estate of Edgar D. Williams  
East Haddam, CT 06423

17/58  
C, #74

R. A. Parady & Sons, Inc.  
East Haddam, CT 06423

(Bigelow House), c. 1750, (moved to site 1831), 2½ stories, frame, gable roof with ridge parallel, clapboards. Decorative features: 12-over-12 sash; main entrance has plain doorframe with transom light.

Note: heavily damaged by a recent fire, future uncertain.

17/7  
C, #75

J. Wesley Sisson  
East Haddam, CT 06423

George Bates House, c. 1842, Greek Revival, 1½ stories (with exposed brick basement story),

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gable roof with ridge perpendicular, asbestos siding. Decorative features: partially returned cornice; 6-over-6 sash; three-pane "eye-brow" windows pierce frieze along sides; modern, c. 1930, porch on south side with garage below.

17/6  
C, #76

Virginia Rutledge  
East Haddam, CT 06423

C. 1850, Greek Revival, 2½ stories, frame, gable roof with ridge perpendicular, clapboards. Decorative features: partially returned cornice; 6-over-6 sash (upper floor) and 2-over-2 sash (lower floor); multi-pane rectangular window in attic gable; main entrance has a doorframe with plain pilasters, a flat hood, and a five-light transom.

17/5  
C, #77

Nicholas Passarella, H. Priest, and  
A. R. Jones  
East Haddam, CT 06423

Built after 1904, plain double house, 2½ stories, frame, gable roof with ridge parallel, clapboards. Decorative features: 2-over-2 sash (Fig. 14).  
Note: built as a mill house.

17/59  
C, #79

Alice Lukie  
East Haddam, CT 06423

George Wallace House, c. 1854, plain, 1½ stories, frame, gable roof with ridge parallel, wood shingles. Decorative features: 2-over-2 sash with small 3-over-3 sash in upper story windows; large porch across front and west side, partially screened in, has squared posts, plain rail and plain balusters; another small porch over ell on east side has square posts, plain rail and turned balusters.

Note: probably built as a mill house.

17/60  
C, #81

Gail and Michael Callaghan  
East Haddam, CT 06423

Cyrus Brainard House, c. 1854, plain, 1½ stories, frame, gable roof with ridge parallel, clapboards. Decorative features: modern, shed-roofed portico; many windows replaced.

Note: similar to #79 (see above).

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17/8  
Land only

Goodspeed Opera House Foundation, Inc.  
East Haddam, CT 06423

Parking lot for opera house.

Norwich Road

17/40  
NC, #101; NC, #102

Goodspeed Opera House Foundation  
East Haddam, CT 06423

#101, c. 1950, plain-commercial, 1 story, brick (common bond), low pitched gable roof with ridge parallel. Decorative features: large steel, industrial-type windows.

#102, house, c. 1948, plain, 1½ stories, gable roof, asbestos siding. Behind these structures is a dam and small mill pond, constructed c. 1845.

Note: factory complex is built on the site of the Luther Boardman & Son factory where britannia ware was manufactured in the second half of the nineteenth century.

17/39  
Land only

Goodspeed Opera House Foundation, Inc.  
East Haddam, CT 06423

17/38  
C, #96

Edward and Dorothy Wocl  
East Haddam, CT 06423

C. 1786, Thomas Marchall House, Cape, remodeled c. 1930, 1½ stories, frame, gable roof with ridge parallel, wood shingles. Decorative features: some 6-over-6 sash, others replaced; large porch across front, bottom half enclosed, square posts above.

17/37  
C, #94

C. Brendan Montano  
East Haddam, CT 06423

C. 1818, 2½ stories, frame, gable roof with ridge parallel, clapboards.

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Decorative features: beaded corner boards, 12-over-12 sash.

Note: currently being restored.

17/36  
C, #93

Angelina D. and William D'Aquila  
East Haddam, CT 06423

(DeLorenzo's Store), c. 1850, Greek Revival, 2½ stories (with exposed basement story in front), brick (English garden wall bond, variation), gable roof with ridge perpendicular. Decorative features: fully returned cornice constructed of brick in an elaborate stepped pattern; 6-over-6 sash; windows have brownstone lintels and sills; modern, one-story addition in front.

17/35  
C, #92

Angelina D. and William D'Aquila  
East Haddam, CT 06423

C. 1860, Gothic Revival, 2½ stories, frame, gable roof with ridge parallel, aluminum siding. Decorative features: projecting central pavillion has arched window on second floor and is flanked by pitch-roofed attic gables; 6-over-6 sash (upper stories) and 4-over-4 sash (lower story); central main entrance has gable-roofed portico with a tympanum decorated with Eastlake-style pierced motifs, and is supported by large brackets; double main doors have etched-glass panels.

Intersection of East Haddam -  
Moodus Road and Norwich Road  
C, #B

Town of East Haddam  
East Haddam, CT 06423

Nathan Hale Monument, 1904, E. S. Woods. Consists of a granite base and a low column on which is a bronze bust of Nathan Hale. Monument marks the original location of the Nathan Hale school (see #53).

17/46  
C, #103

Goodspeed Opera House Foundation, Inc.  
East Haddam, CT 06423

C. 1860, plain, 2½ stories, frame, gable roof with ridge parallel, clapboards. Decorative features: 2-over-2 sash.

17/47  
C, #100

Goodspeed Opera House Foundation, Inc.  
East Haddam, CT 06423



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(exposed basement story to rear because of the slope of the land), frame, gable roof with ridge perpendicular, clapboards. Decorative features: foliated bargeboards below level and raking eaves; 6-over-6 sash with long 4-over-4 sash on first floor of main facade; half-hexagonal bay window on east side; porch across front and half of east side has clustered columns on square bases and open brackets with drops.

Note: the Attwood Drugstore once stood behind this house.

17/51  
C, #91

Charles and Josephine Kenny  
P. O. Box  
Montauk, Long Island, NY 11954

C. 1840, Greek Revival, 2½ stories (with exposed basement story to rear because of the slope of the land), frame, gable roof with ridge perpendicular, aluminum siding. Decorative features: plain pilasters; fully returned cornice; 6-over-6 sash with paired 4-over-4 sash in attic gable; porch across front and around half of east and west sides has squared posts and no rail or balusters (Fig. 2).

Porges Road

26/55  
NC, #17

Leonard Goodspeed  
Porges Road  
East Haddam, CT 06423

C. 1960, plain, 1½-story, frame house.

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HERITAGE CONSERVATION AND RECREATION SERVICE

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East Haddam National Register District  
East Haddam, CT

CONTINUATION SHEET

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6. Representation in Existing Surveys, cont'd.

Historic American Building Survey  
(General Epaphroditus Champion House)  
1941 Federal  
Library of Congress  
Washington DC

State Register of Historic Places  
1982 State  
Connecticut Historical Commission  
Hartford CT

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Register district, it should be noted, are included within the boundaries of a local historical district. Generally, the northern borders of the two districts are the same. However, the southern boundary of the National Register district has been drawn to include considerably more land than its local counterpart. This was done primarily to enclose within the National Register district a number of industrial structures which are essential to the interpretation of this area's historical development.

Today, the northern area of the district, the Upper Landing, is entirely residential. Although the wharves and shipyard of the eighteenth and nineteenth centuries have vanished, the former multi-purpose nature of this settlement is reflected in several residences that were either built for or once served a commercial function. For example, the Counting House, #6, was originally constructed as a warehouse and office for a merchant, the David Annable House, #8, was used as a store in the eighteenth century, #10, #11 (Fig. 6), and #13 were originally stores, and the basement of the Timothy Green House, #14 (Fig. 8), housed a bank between 1833 and 1847. Architecturally, the area is dominated by the magnificent, late-Georgian General Epaphroditus Champion House, #4 (Figs. 7 and 19), built in 1794; and most of the surrounding houses are either Colonial or Federal in style.

The main thoroughfare from this area to the Lower Landing is East Haddam - Moodus Road, Route 149. Between the two settlements, both sides of this road are lined with nineteenth-century residences (Fig. 4). Most of the Victorian architectural styles are represented, including Gothic Revival, Italianate and Second Empire; but the predominant style is Greek Revival. Also, there is an early twentieth-century building of architectural significance, namely the Colonial Revival Rathbun Memorial Library, #47 (Fig. 21), and several non-contributing, unobtrusive modern structures: a post office, #49, a bank, #46 (Fig. 23), and four residences, #21, #27, #29, and #45.

As Route 149 enters the Lower Landing, it is joined by another main highway from the east, Norwich Road, Route 82. From this junction, the combined road proceeds westerly through the settlement (Fig. 2) to the bridge across the Connecticut River (Fig. 1). This portion of the district is much more functionally diversified than the areas to the north, containing small-scale commercial and manufacturing concerns besides a number of residences. The lower landing is dominated visually by the Goodspeed Opera House, #11 (Figs. 1 and 20), located along the river next to the highway bridge. Rescued from an uncertain future as a state warehouse, this imposing Second Empire structure was restored and reopened as an active theatre in

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1963. Its renaissance has spurred other commercial development, and several nineteenth-century buildings nearby now accommodate boutiques, specialty stores and antique shops. Other commercial activities include a small engineering firm, #101 (Fig. 22), and #102; a grocery store, #93, an automobile dealership, #73; and a large restaurant, the Gelston House, #72 (Figs. 1 and 2). There are also two factory buildings, #85 (Fig. 16) and #100 (Fig. 17) which are now used for storage and other non-manufacturing purposes, several mill houses, and more than twenty residences. The architectural style of the majority of the more modest houses is Greek Revival; but these structures are overshadowed by the exuberant Italianate of the two Boardman mansions, #89 (Fig. 12) and #97 (Fig. 13) and the Gelston House, #72, which visually compete with the Second Empire Opera House, #71, for the observer's attention.

This district contains 103 major structures, all of which are described in detail in the inventory accompanying the list of property owners. 89 of these structures are designated as contributing to the historical and architectural character of this district, and only 14 are labeled as non-contributing. The general condition of all buildings is good, except for #74 which has recently suffered a severe fire placing its future in question. There has been a minimum of aluminum siding, and most other changes such as new roofs, new sash and modern garages, have not detrimentally affected the architectural integrity of the contributing structures. One building has been moved. The Nathan Hale School, #53 (Fig. 5), originally stood at the junction of East Haddam - Moodus Road and Norwich Road. In 1799, it was removed to the site of #51 and used as a private residence for one hundred years. It was restored and moved to its present site in 1899. There are two inventoried monuments: the Spencer memorial, #A (Fig. 5) and the Nathan Hale Memorial, #B. The boundary of the district encompasses approximately 110 acres; and there is one cemetery, Lot 17/26, and one park, Lot 17/24, and twenty-six lots are without structures.

## 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/<br>humanitarian |
| <input checked="" type="checkbox"/> 1700–1799 | <input type="checkbox"/> art                     | <input type="checkbox"/> engineering            | <input type="checkbox"/> music                          | <input checked="" type="checkbox"/> theater      |
| <input checked="" type="checkbox"/> 1800–1899 | <input checked="" type="checkbox"/> commerce     | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy                     | <input type="checkbox"/> transportation          |
| <input type="checkbox"/> 1900–                | <input type="checkbox"/> communications          | <input checked="" type="checkbox"/> industry    | <input checked="" type="checkbox"/> politics/government | <input type="checkbox"/> other (specify)         |
|   |  | <input type="checkbox"/> invention              |   |  |

**Specific dates** See Item #7 - **Builder/Architect** See Item #7 - Inventory

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

The East Haddam National Register District possesses three areas of significance. First, its public buildings, commercial buildings, private residences and monuments reflect the changing patterns of growth and development between 1750 and 1900 of this historically important Connecticut town center (Criterion A). Second, the district includes a number of architecturally distinctive buildings, as well as many more modest structures which are representative examples of eighteenth and nineteenth-century vernacular styles (Criterion B). Finally, the district is associated with persons of importance in national, state, and local history (Criterion C).

East Haddam's history, to a large degree, has been defined and molded by the town's relationship to the Connecticut River. When the first settlers arrived here about 1685, their holdings were part of Haddam, a huge town encompassing thousands of acres on both sides of the river. Haddam's main settlement area and the town's meeting house were on the west bank; and, although a ferry was established in 1695, it was a hardship for East Haddam families to attend Sunday services. This situation was alleviated in 1700 when the General Assembly, acting on a petition from several prominent residents, granted permission for the "inhabitants of Haddum that dwell on the east side of the great river to embody themselves in church estate."<sup>1</sup> After construction of a meeting house in 1704, the affairs of East Haddam developed in increasing isolation from that of the mother settlement; and in 1734 the town was incorporated as a separate entity. Thus, from the very beginning, the influence of the "great river" shaped the development of the town's institutional and administrative organization.

East Haddam's first residents were subsistence farmers; and they tended to settle on the plains above the cliffs to the east of the river. Within two generations, however, adventurous and ambitious inhabitants recognized the economic opportunities that the river offered and began to settle at the Upper and Lower Landings where they engaged in various commercial pursuits. These included shipbuilding, fishing, and foreign and domestic trade; and, by 1750, both landings were active business centers containing wharves, warehouses, stores and residences.

Today, no discernible physical evidence of the fishing and shipbuilding industries remains; and all the wharves have disappeared.

## 9. Major Bibliographical References

History of Middlesex County, Connecticut, with Biographical Sketches of Its Prominent Men. New York: J.B. Beers & Co., 1884.

## 10. Geographical Data

Acreeage of nominated property c. 110

Quadrangle name Deep River, CT

Quadrangle scale 1:24,000

UMT References See continuation sheet

A 

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Verbal boundary description and justification

See continuation sheet

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

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

## 11. Form Prepared By

name/title Hal Keiner, Consultant, edited by John Herzan, National Register Coordinator

organization Connecticut Historical Commission date March 17, 1980

street & number 59 South Prospect Street telephone (203) 566-3005

city or town 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 Heritage Conservation and Recreation Service.

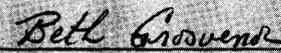
State Historic Preservation Officer signature 

title Director, Connecticut Historical Commission date March 8, 1983

For HCRS use only

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

date 4/29/83

  
Keeper of the National Register

Attest:

date

Chief of Registration

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As noted in the Statement of Description, however, there are a number of buildings dating from this period, particularly at the Upper Landing, which illustrate the district's early commercial importance. The most significant is the Counting House, #6. This structure was used as a warehouse and store by Jonathan Trumbull's nephew, Joseph Sluman, who was active as a merchant in East Haddam in the 1750s. Tradition says that Trumbull provided the capital for the commencement of his nephew's career and paid for this building's construction.<sup>2</sup>

By the outbreak of the Revolution, East Haddam, thanks to the commercial growth around the two landings, had become one of the most important towns in the colony with a population of about 3,000. A center of radical political activity, the local Sons of Liberty are said to have raised the tallest liberty pole in the colony, 147 feet,<sup>3</sup> at the Lower Landing. During the war, a number of privateers were constructed in the town's shipyards; and the wharves and warehouses were used to store<sup>4</sup> and transport shipments of provisions to the Continental Army.

With the coming of peace in 1783, East Haddam's commercial growth resumed and continued to 1860. Trade with the West Indies was particularly important before the War of 1812; and the wealthiest merchant engaged in this trade, General Epaphroditus Champion, employed some of his profits to construct a large mansion, #4 (Figs. 7 and 19) above the wharves and warehouses of the Upper Landing in 1794. Other large houses built by merchants and sea captains during this period include the George Lord House, #3; the Oliver Green House, #5; and the Timothy Green House, #14 (Fig. 8) at the Upper Landing, and #75, #76 and #94 at the Lower Landing. Several stores and warehouses also remain, notably the Lord and Barber Store, #10, and Goodspeed's Store, #11 (Fig. 6), and #13, all clustered by the river at the Upper Landing.<sup>5</sup> This commercial activity also led to the growth of artisan and craft occupations; and there were several blacksmiths, tanners and coopers who lived and worked in the district's precincts. Only one building remains that testifies to the importance of these craftsmen, the workshop of a carpenter and cabinetmaker, James Gladwin, #36, built around 1800.<sup>6</sup>

After the Civil War, East Haddam's importance as a port and commercial center began to decline. The river which had been the main artery of communication and trade was superseded by the Connecticut Valley Railroad which was constructed in 1871. This railroad, however, was built on the west bank of the river; and, with only ferry service providing access to the station at Tylerville, East Haddam was somewhat isolated from the kind of large-scale industrial

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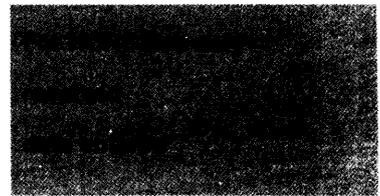
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development that was transforming such west bank towns as Chester and Middletown.

This is not to suggest that East Haddam's decline as a port and its relative isolation led to the town's overall decay; but rather these changes ushered in a general period of transformation as new endeavours and families replaced the merchants of earlier generations as the town's leading citizens. First, several small industrial concerns established themselves within the district's boundaries and flourished. The most important of these was the Boardman britania and silver plating factories whose owners built two large Victorian mansions at the Lower Landing (the Luther Boardman House, #89 (Fig. 12) and the Norman Boardman House, #97 (Fig. 13). Their factories no longer exist; but the industrial buildings of two later enterprises remain (#85, Fig. 16 and #100, Fig. 17) that reflect the type and scale of these firms. Also, one family of merchants, the Goodspeeds, continued to thrive by concentrating on the needs of the surrounding farmers and general retail supply. However, in spite of this prosperity, East Haddam remained a small town rather than becoming a small city; and slowly its attractiveness as a pleasant spot for vacationers and daytrippers from places like Hartford began to replace its former character as a commercial center. The shipyards at the Lower Landing, for example, ceased to function after 1877, and by this date the wharves on which goods from Europe and the West Indies were unloaded had disappeared through decay. Now, the river, plied by steamboats, brought people to the town interested in relaxation and a good meal. In short, thanks again to the influence of the river, East Haddam was slowly becoming a residential center and a tourist center. Two large buildings, former hotels (#18, once called the Steamboat Hotel, and the Gelston House, #72 (Figs. 1 and 2) illustrate these changes.

Thus, by 1900, the original settlement areas of East Haddam included in the National Register District's boundaries had been transformed from bustling commercial centers of the late-eighteenth and early-nineteenth centuries into a quiet place of small industries, a few stores, two or three hotels, and many residences. The relationship between the river and the town remained strong; but except for offering recreation to tourists, the river was no longer recognized as an avenue for the town's progress. Instead, as the new century began, many East Haddam residents, like the town's original settlers, saw the river as a barrier to further growth and development, and looked forward to the day when a bridge would be built (1913) and their relative isolation ended.

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The interesting mixture of residential, commercial and industrial buildings within the bounds of the East Haddam National Register District is architecturally diverse. There are several outstanding individual structures, as well as representative examples of modest homes constructed in most building styles popular between 1750 and 1900.

Pre-Revolutionary Colonial structures include: the Tinker House, #1; the Counting House, #6; the David Annable House, #8; the Reuben Cone House, #12; the Nathan Hale School, #53 (Fig. 5); and #74. Of these buildings, the most important is the Counting House; for large commercial structures dating from this period are extremely rare.

With the coming of peace in 1783 and the reestablishment of commercial and industrial prosperity, new buildings in new styles were constructed. The most important was the General Epaphroditus Champion House, #4 (Figs. 7 and 19), a late-Georgian mansion built in 1794. One of the finest examples of its type in New England, this residence was designed and built by William Sprats, a Scots master carpenter who had been a Revolutionary War prisoner. Declining to return to his native country after the war, Sprats married and settled down near Litchfield where he came to the notice of several prominent men, including Julius Deming, the town's wealthiest merchant. For Deming, Sprats designed and built "The Lindens" in 1793; and in 1795, Deming's patronage enabled him to win the commission to build the new Litchfield Courthouse. Epaphroditus Champion was Julius Deming's brother-in-law; and this connection undoubtedly explains why Sprats was chosen to build the General's new house.

For Champion, Sprats spared little effort. The house cost \$10,000, a huge sum at that time, and was built on terraces constructed of granite hauled from across the river. A large, 2½-story frame structure, Sprats embellished the house with quoins, a carefully-worked balustrade around the edges of the hip roof, pedimented porticos over both the south and east entrances, and elaborate window surrounds. The interior is equally noteworthy, with a number of rooms having finely-detailed panelling, cornices, and fireplace mantels and surrounds.

There are a number of representative Federal-style buildings which date from the period between 1800 and 1825. These include the George Lord House, #3, which has a finely-worked, leaded fanlight over the front door; the Oliver Green House, #5; #7; the Lord and Barber Store, #10 (Fig. 6); #31; the Epaphroditus Dickinson House, #38; and #42.

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The greatest number of structures in this district are built in the Greek Revival style, c. 1830 - 1855. These include many residences: #2; the Thomas Boardman House, #30; the Gladwin House, #33 (Fig. 9); the Boardman House, #43; #60; #62; #65; the Timothy Green House, #14 (Fig. 8); #22; the O. Osborne House, #29; #32; the James Gladwin House, #35; #44; #54; #61; the Solomon Belden House, #64; #99; #90; #91; #86; #75; and #76. Also, there are two Greek Revival commercial buildings, Goodspeed's Store, #11 (Fig. 6), and #93; a former schoolhouse, the Landing School, #34; and a mausoleum, #48 (Fig. 10) in the Riverside Cemetery. Although none of these structures is particularly outstanding, together they possess an impressive collection of decorative features. For example, the doorframes of the Timothy Green House, #14 (Fig. 8) and the O. Osborne House, #29 are finely ornamented; while the James Gladwin House, #35, has such rich details has panelled pilasters with Ionic capitals, a multi-paned elliptical window in the attic gable, and a very elaborate doorframe with fluted Ionic columns resting on the doorhood framing a second-story window.

Three Victorian styles are represented by a number of important buildings. First, Gothic Revival details are found on three frame residences: #37; St. Stephen's Rectory, #52; and #92. #37 (Fig. 11) is a particularly noteworthy example of a modest, board-and-batten Gothic Cottage, having elaborate, crested bargeboards and a porch with posts in the form of clustered columns. This same kind of embellishment, it should be noted, was added to a small Greek Revival house, #90, probably thirty years or so after its construction.

Second, the Italianate (and related Italian Villa style) is evident in two large commercial buildings, two mansions, and several modest residences. The commercial buildings are former hotels built to serve the patrons of the steamboats in the 1850s. The first, the Champion House, #18, was originally built in 1782 as a large private residence by a wealthy merchant. Enlarged in 1830, the structure was completely renovated for use as a hotel in 1858, when it was transformed into an Italian Villa with the addition of large cornice brackets, a central cupola, and wide porches. The second commercial structure is the Gelston Hotel, #72 (Figs. 1 and 2), today a restaurant. Constructed about 1852, this large building also exhibits many characteristics of the Italian Villa style, including a prominent cupola, cornice brackets under the wide eaves of a flattened hip roof, and arched windows. The two mansions were built by Luther Boardman, #89 (Fig. 12) and his son, Norman Boardman, #97 (Fig. 13). The former, constructed about 1860, is a pure example of the Italian Villa style; while the latter, built ten or fifteen years later, is considerably more eclectic, having a Second Empire tower with

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cast-iron cresting, and a porch across the front and one side supported by Gothic Revival clustered columns and braces. Finally, there are several smaller residences with Italinatate details including the Reynold's Place, #41 (Figs. 4 and 18) which has particularly fine ornamentation around windows and doors and its porches; #63; the Paine House, #88; #78; and #80.

The third well-represented Victorian style of architecture is the Second Empire. Its most obvious monument within the district is the Goodspeed Opera House, #71 (Figs. 1 and 20), built by William H. Goodspeed in 1876 and listed on the National Register of Historic Places in 1971. Because the Opera House is fully described in that nomination, it is necessary here only to point out that it possesses all of the foremost characteristics of the Second Empire style, such as the mansard roof and the projecting central bay with a tower above the main roofline. There are also two Second Empire residences within the district: the Watrous House, #20, and the Matthew Plumstead House, #40 (Fig. 4).

Finally, the twentieth century is represented by one structure of particular architectural merit. This is the Rathbun Memorial Library, #47 (Fig. 21), a distinguished Colonial Revival building designed by Orr and Del Grella and built in 1934.

The East Haddam National Register District's final area of significance is its association with a number of individuals important in national, state and local history. Undoubtedly the most famous person connected with the district is Nathan Hale, the patriot, whose exploits as a Revolutionary War spy are so well known that they do not need retelling here. As a young, unknown graduate of Yale, Hale taught school at the Lower Landing during the winter of 1773-74; and the small schoolhouse where he laboured, #53 (Fig. 5), is now preserved to his memory.

Another noteworthy individual was General Epaphroditus Champion. Born in 1756, Epaphroditus was the son of Henry Champion of Westchester, a wealthy farmer and merchant. When the Revolution broke out, Henry Champion was named as a commissioner to the Commissary General, Joseph Trumbull, and worked as a commissary officer throughout the war. Epaphroditus entered the Continental Army in 1776 and worked with his father to supply Washington's troops with cattle, flour and other provisions, often accompanying droves of beef and trains of supplies from Connecticut to New York, New Jersey and Pennsylvania.<sup>10</sup>

After the war, young Champion moved to East Haddam and became

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a successful merchant, trading with Europe and the West Indies. He owned wharves at East Haddam and New London and stores at East Haddam, and he employed a number of ships to carry his goods. The profits from his enterprises allowed him to construct the mansion, #4, at the Upper Landing in 1794 which is described above. He was elected to several terms in the Connecticut General Assembly; and from 1807 until 1816, he served in the United States House of Representatives where he supported the Federalist Party. After five terms in Washington, he retired to East Haddam, dying there in 1834.<sup>11</sup>

William H. Goodspeed was a man of local prominence. Born in 1814, he was the son of Joseph Goodspeed (1787-1847), a prosperous East Haddam merchant. After his father's sudden death, William and his brother George E. Goodspeed (1813-1863) took over the family business, which was located at the Lower Landing, and worked diligently to increase its sales and profits. These efforts were soon rewarded; and, in consequence, the brothers began to expand their activities. First, they turned their attention to shipbuilding, establishing a yard in the area of the present-day parking lot for the opera house. Here, a number of sloops and steam-powered vessels were built between 1846 and 1866, including the U.S.S. Kanawha, a steam gunboat, one of several ordered by Secretary of the Navy Gideon Welles after the outbreak of the Civil War to help enforce the Union blockade of Southern ports. The warship was delivered in the remarkable period of only ninety days and saw service in Southern waters throughout the conflict. Second, William and George Goodspeed were instrumental in founding the Bank of New England in 1854 (reorganized as the National Bank of New England in 1865). George Goodspeed served as the bank's first president and was succeeded after his death by William. Finally, the brothers promoted steamboat travel on the Connecticut River, and both held important positions in the Hartford and New York Steamboat Company.

After his brother's death, William continued to manage the family businesses. In 1876, he moved the old store at the Lower Landing and built the imposing Opera House which housed his retail business on its lower floors with the theatre above. To this theatre Goodspeed brought Broadway shows and other entertainments; and people from miles away travelled by steamer, ferry and carriage to enjoy an evening's amusement. The success of this enterprise was shortlived; for, after Goodspeed's death in 1882, no one else was able to carry on the opera house in the same lavish manner that he had been able to afford. Slowly, the building sank into disuse until in 1959 when it was<sup>12</sup> rescued by the Goodspeed Opera House Foundation and restored.

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Luther Boardman was another individual of local importance. He was born in 1812 and was apprenticed at the age of 16 at Meriden to learn the trade of making britannia holloware. An apt pupil, he moved to Chester after his apprenticeship and established his own britannia factory. In 1842, he removed his business to East Haddam where he successfully engaged not only in britannia production, but also in the manufacture of nickel, silver, and silver-plated goods. Boardman was a pioneer in producing britannia and plated ware of a quality which matched or surpassed imported goods, thereby insuring their acceptance among American consumers.

As his business prospered, Boardman became involved in other enterprises. He was a vice president of the Connecticut Valley Railroad, a director of the National Bank of New England, and president of the Hartford and Long Island Steamboat Company. He was a member of the Connecticut General Assembly (1864-65), and remained active in state and local affairs until his death in 1887.<sup>13</sup>

Finally, mention should be made of Wilbur J. Squire. He was a local inventor who perfected a machine for knitting gill nets, the manufacture of which he began in a building on Creamery Road in 1872. In 1883 the business was moved to a new building, #85 (Fig. 16); but it did not prosper and was discontinued in 1888. Squire's contribution, however, to the development of machinery for producing fish nets should not be overlooked.<sup>14</sup>

Footnotes

<sup>1</sup>Florence S. Marcy Crofut, Guide to the History and Historic Sites of Connecticut, I (New Haven, CT: Yale University Press, 1937), p. 473.

<sup>2</sup>"Report of the Historic District Study Committee, East Haddam," 1973 (mimeographed).

<sup>3</sup>Crofut, Guide, p. 474.

<sup>4</sup>Karl P. Stofko and Rachel I. Gibbs, "A Brief History of East Haddam, Connecticut," 1977 (typescript), p. 6.

<sup>5</sup>Stofko and Gibbs, "Brief History," p. 17.

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<sup>6</sup>Ibid., pp. 14 and 17.

<sup>7</sup>This interpretation of East Haddam's history after the Civil War is based on scattered evidence found in Stofko and Gibbs, "Brief History," and History of Middlesex County, Connecticut, with Biographical Sketches of Its Prominent Men (New York: J. B. Beers & Co., 1884, pp. 282-306. The bridge was finally built in 1913.

<sup>8</sup>On Sprats, his architecture, and the building of the General Epaphroditus Champion House, see William Lamson Warren, "William Sprats and His Civil and Ecclesiastical Architecture in New England," Part I, Old-Time New England, XLIV, No. 2 (1954), pp. 65-78; and Part II, XLIV, No. 4 (1954), pp. 103-114; and William Lamson Warren, "The Domestic Architecture of William Sprats and Other Litchfield Joiners," Old-Time New England, XLVI, No. 2 (1955), pp. 36-51.

<sup>9</sup>Francis Bacon Trowbridge, "General Epaphroditus Champion House," MS Colonial Dames Survey, 3rd Series, Connecticut State Library, Hartford, CT.

<sup>10</sup>On the work of Henry and Epaphroditus Champion in the commissary service, see Chester McArthur Destler, Connecticut: the Provisions State, Connecticut Bicentennial Series, V (Chester CT: Pequot Press, for the American Revolution Bicentennial Commission of Connecticut, 1973).

<sup>11</sup>Francis Bacon Trowbridge, The Champion Genealogy.... (New Haven: privately printed, 1891), pp. 277-287.

<sup>12</sup>On the Goodspeeds, see Arthur Westwood Goodspeed, History of the Goodspeed Family..., Vol. I (Chicago: W. A. Goodspeed, Publisher, 1907), pp. 481-485; and Hosford B. Niles, The Old Chimney Stacks of East Haddam, Middlesex County, Connecticut (New York: Lowe & Co., 1887), pp. 84-88.

<sup>13</sup>Charlotte Goldwaite, Boardman Genealogy, 1525-1895 (Hartford: Press of the Case, Lockwood & Brainard Company, 1895), pp. 495-496.

<sup>14</sup>Niles, Chimney Stacks, p. 143; and Stofko and Gibbs, "Brief History," p. 17.

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### 9. Major Bibliographical References, cont'd.

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### 10. Geographical Data, cont'd.

#### UTM References:

A: 18/711600/4593520  
B: 18/711720/4593500  
C: 18/711700/4593340  
D: 18/711740/4593320  
E: 18/711780/4593180  
F: 18/711760/4593140  
G: 18/711880/4592920  
H: 18/711840/4592920  
I: 18/711880/4592520  
J: 18/712040/4592120  
K: 18/712120/4592100  
L: 18/712180/4592240  
M: 18/712220/4592260  
N: 18/712260/4592320  
O: 18/712300/4592260  
P: 18/712280/4591860  
Q: 18/712320/4591660  
R: 18/712260/4591640  
S: 18/712160/4591660  
T: 18/712160/4591600  
U: 18/712120/4591580  
V: 18/712100/4591600  
W: 18/712040/4591560  
X: 18/711990/4591620  
Y: 18/711900/4591760  
Z: 18/711760/4592240  
AA: 18/711680/4592940  
BB: 18/711700/4593080

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### 10. Geographical Data, cont'd.

#### Verbal Boundary Description:

Beginning at the northwest corner of Lot 27, as shown on East Haddam Assessor's Map 26, the boundary proceeds easterly along the northern property line of Lot 27 to Landing Hill Road. It then proceeds southerly along the western curb of this thoroughfare for approximately 760'. From here, the boundary crosses Landing Hill Road to the northwest corner of Lot 29 and runs easterly along the northern property line of this lot to its northeast corner. Then, the boundary proceeds southerly along the eastern property lines of Lots 29, 30 and 31 to the southeast corner of Lot 31, and then southwesterly along the southern property line of Lot 31 to Porges Road. From here, the boundary crosses Porges Road to its western curb and proceeds southerly along this curb to the southeast corner of Lot 55; and, then, southwesterly across an unnamed right-of-way to the northeast corner of Lot 38. Next, the boundary proceeds southerly along the eastern property lines of Lots 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, and 48 to the southeast corner of Lot 48. From here, the boundary runs southerly through Lot 49 to the northeast corner of Lot 28, Map 17; and, then, the boundary continues in a southerly direction along the eastern property lines of Lots 28, 29, 30, 31, 32, and for approximately 250' along the eastern property line of Lot 33 to its junction with the northern property line of Lot 37. From here, it proceeds easterly along the northern property line of Lot 37 to the southwest corner of Lot 39, and then runs northeasterly along the western property lines of Lots 39 and 40 to Norwich Road (Route 82). From here, the boundary runs southwesterly along the western curb of Norwich Road for approximately 125' and then crosses Norwich Road and proceeds southeasterly along the western curb of Ray Hill Road for approximately 375' to the southeast corner of Lot 47. From here, the boundary runs southwesterly through Lots 48 and 67 to the northeast corner of Lot 69, and then runs southerly along the eastern property lines of Lots 69, 70, 71, and 72 to the southeast corner of Lot 72. Next, the boundary runs along the southern property line of Lot 72 to Creamery Road, and then northerly along the eastern curb of Creamery Road approximately 125' to Lumberyard Road. From the junction of these two thoroughfares, the boundary crosses to the northern curb of Lumberyard Road and proceeds westerly for approximately 325', and then crosses Lumberyard Road to

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to the northeast corner of Lot 5. The boundary next runs southerly along the eastern property line of Lot 5, westerly along the southern property line of Lot 5, and northerly along the western property line of Lot 5 for approximately 150' to the southeast corner of Lot 8. From here, the boundary runs westerly along the southern property line of Lot 8 for approximately 250' to the eastern bank of the Connecticut River. The boundary then runs northerly along the eastern bank of the Connecticut River for approximately 5,400' to the northeast corner of Lot 21, Map 26. From here, the boundary proceeds easterly across East Haddam - Moodus Road (Route 149) to this highway's eastern curb, and then runs northerly approximately 1,500' to the northwest corner of Lot 27 which was the starting point of this description.