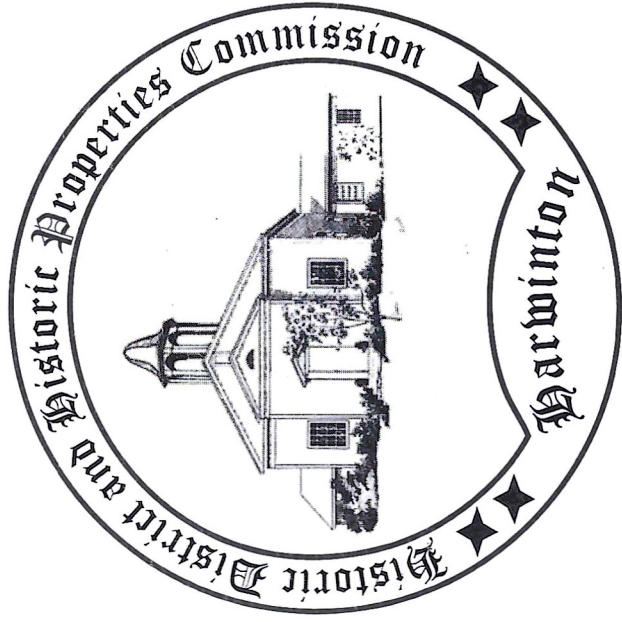
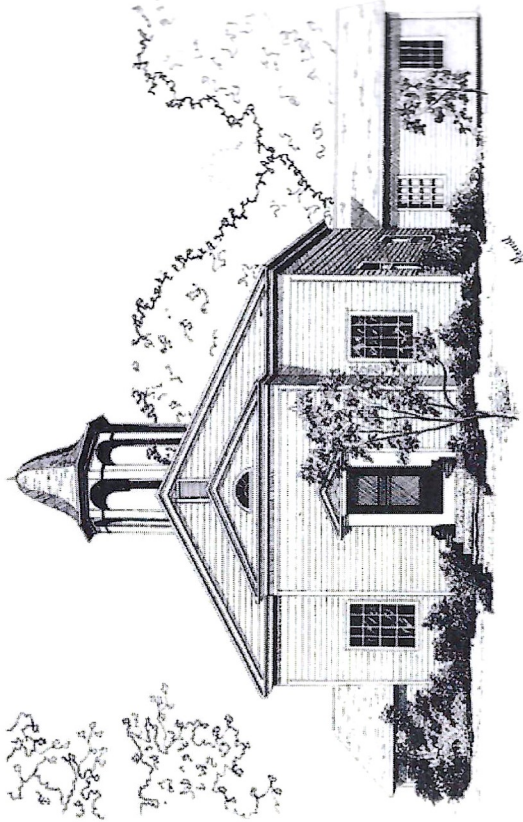


Handbook

Harwinton Historic District
and
Historic Properties Commission

Harwinton, Connecticut



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The Cover

The pen and ink drawing on the cover of this handbook is the work of Merrill French, the well known Harwinton artist, and is a gift to the town. We thank Merrill French for her generosity.

Harwinton Historical District
and
Historical Properties Commission

Forward

This handbook has been prepared to provide guidance and information to owners, tenants, prospective buyers, architects and builders, realtors, attorneys, and others with an interest in the Harwinton Historic Districts and Properties. A copy is provided to all owners in the districts. Additional copies may be obtained from the office of the Town Clerk, Harwinton Town Hall, Bentley Drive, or by writing to the chairman of the Harwinton Historic District and Properties Commission, Town Hall, Bentley Drive, Harwinton, Connecticut, 06791.

Why Historic Districts?

Even as the town grows and changes, there is a desire shared by residents of Harwinton to retain, in so far as possible, the qualities that led them or their ancestors to choose it as a place to live.

Accordingly, the citizens established a Planning Commission, Zoning Boards with comprehensive regulations, and in 1990 voted to create two Harwinton Historic Districts, administered by an appointed commission working under the provisions of Connecticut State General Statutes and the Town Ordinance.

The intent of any Historic District is: 1) to encourage the preservation of sites and buildings within the district which contribute to the educational, architectural, and aesthetic values that make the area unique 2) to fulfill the pertaining statutes 3) to advise and guide new construction or additions to existing buildings so that exterior features visible from a public way are compatible with the surroundings.

Through the Historic District and Properties Commission the character of a community can survive rather than be sacrificed to unrestricted development.

Harwinton's history is one of change and maturity. Some of Connecticut's Historic Districts consist of structures almost identical in style and age. By contrast, Harwinton's structures range from mid-18th century homes to late 20th century homes. Many of them have been homes at one time and have seen public or commercial uses at another. It is this continuity wed to natural growth which is worthy of preservation and protection. Harwinton has changed and adapted, but always with an awareness of the present and the past. The Historic Districts and Properties are created to ensure that change takes place in a manner that preserves and protects the buildings, structures, and overall character presently in place.

Past experience would indicate that threats to the integrity of Historic Districts may come from commercial interests indifferent to local surroundings. They may be presented also, however, by conscientious, concerned citizens whose project proposals want some adjustment. Projects requiring review by this Commission must be evaluated, therefore, in accordance with one consideration that is, whether they tend to preserve the qualities that have characterized Harwinton as a unique New England

village which is evolving into a small, primarily residential 21st century town.

The character of such a town as Harwinton is the sum of small elements which, together, constitute the town's attributes and sense of place. These fragile qualities belong in common to all who live here and are enjoyed by those who visit. The Historic Districts and Properties serve to perpetuate the community's heritage, the destruction or compromise of which would be an irreparable loss.

A Brief History Of Harwinton

The Town of Harwinton grew in a virgin wilderness known in pre-Revolutionary Connecticut as the "Western Lands". This was part of a strip of land about 73 miles wide that ran from Narragansett Bay to the Pacific Ocean. This strip of land was granted by Charles II in 1662. Most of it was given to the U. S. government in 1786, but Connecticut held a portion bordering Lake Erie until 1795 when the 3, 667,000 acre area known as "The Western Reserve" was sold to the Connecticut Land Company for \$1,200,000.

The township was a composite of lands granted to the towns of Hartford and Windsor, by the Colonial Legislature. These were granted originally in 1686 for two reasons: first, to prevent the possible annexation of Northwest Connecticut, which was then wild and unsettled, by New York State, and, secondly, to deter Sir Edmund Andross, crown-appointed President and Captain-General over New England, New York, and New Jersey from appropriating the area to himself.

Once the danger of annexation by New York or private ownership by Sir Andross for his personal enrichment was over, the Connecticut Colony moved to repeal the land grants. This caused disagreements, which were settled on May 26, 1726, by dividing the disputed lands three ways: a portion to the Colony; a part to the town of Hartford, and a part to the town of Windsor. Subsequently, land belonging to each town was sold to inhabitants of that town by lot. Out of Windsor's territory came 3 1/2 townships, and out of Hartford's came 3 1/2 townships, also. It is from the two half townships that Harwinton was created.

After six years, on May 11, 1732, Windsor enacted that it's half township of 9,560 acres "should forever be called Harwinton", and in May, 1733, one year later, Hartford enacted that it's half township, containing by estimation 8,590 acres "should forever, hereafter, in conjunction with the other part, be called Harwinton". Thus, was derived the single whole township of Harwinton, an area of approximately 18,150 acres. The name was a wedding of the names of the two towns. Geographically, the western part of Harwinton was the portion derived from Windsor-town's grant, and the eastern part from Hartford-town's ownership, and the contraction "Harwinton" refers to it's original double proprietorship.

The town was incorporated on October 13, 1737, at which time the legislature conferred upon the "plantation called Harwinton, town privileges" - the right to levy and collect taxes, support the "gospel" ministry, build a meeting house, and brand horses with the letter "A".

The first resident in Harwinton was Daniel Messenger, who in January, 1730, settled on the side of the Litchfield-Farmington trail. This same road is still the main east-west roadway today. Nearly all other very early arrivals were from either Hartford or Windsor.

For the most part, they came to settle land they had bought, and from a settlement of 161 in 1737, the population had grown to 1,015 in 1774, 1481 in 1800, and after the 2002 census, exceeds 5288.

The prevailing occupation, historically, was agriculture -- farms occupied by owners and operated to sustain the farmer and his family. This pattern has led in time to the evolution and development of a primarily residential community. There has been some mercantile and manufacturing activity since Harwinton's settlement, though no record exists of any stores prior to 1800, according to Raymond Bentley's History of Harwinton. Mr. Bentley records the existence of grocery and general stores, two tin shops, and a creamery as well as wagon and blacksmiths' shops. At various times, stable and hayforks were manufactured; hats, kegs and barrels, cutlery, shoes, leather goods, bricks and clocks were made, also. Much of this production was part-time activity done by farmers to serve other farms. The lack of abundant water power discouraged industrialization on a large scale during Harwinton's early years. The establishment of major industrial complexes in areas closer to sources of usable power has kept intact the fundamentally rural character of the town and has fostered relatively slow growth.

The more sizable mercantile developments tended to locate in industrial areas marked by large and rapid population increases. The resultant growth of business operations in Harwinton has kept itself in scale with the gradual growth of the population, and its character has been kept in focus with the character of the town. The development of small, locally-owned businesses has waned recently in Harwinton, as in other towns of northwest Connecticut, following the arrival of the large, national retail outlets which dominate increasingly most mercantile activity in the county.

One of the probable reasons for Harwinton's being settled was its position between the earlier established communities of Litchfield and Farmington. Harwinton was a convenient stopping place between them. A trail had been cleared between Farmington and Litchfield in as direct a line as was possible in that era. This was done very early, before the lands were given to Hartford and Windsor, and this trail became, and remains, the main street of the town. On either side of it were built many of the historic and significant structures of the town from the earliest days of Harwinton's settlement to the present. During the Revolutionary War, it was the line of march for troops and their commanders. George Washington, the Marquis de Lafayette and General Knox stopped at a house along this old pre-revolutionary road, which, in its own right, is historic. Until recently, it was the traditional route for town parades. These, however, have been re-routed because the road is so heavily used as a route from the Thomaston-Litchfield-Bantam-Torrington area to most towns in the Farmington Valley.

CENTER CORNERS DISTRICT

From Route 4, the district runs south on South Road approximately 5/10 mile, and north on North Road approximately 1/10 mile. The southern boundaries are the property lines of South Cemetery and of 88 South Road. The northern boundaries are the property lines of the Harwinton Congregational Church and of 10 North Road. The district extends along Route 4 east and west approximately 5/10 mile. The eastern boundaries are the property lines of Center Cemetery and of 10 North Road. The western boundaries are the property lines of 100 Litchfield Road and the Town of Harwinton Conservation and Recreation Area. This text and the maps that follow are for the convenience of the reader and for illustrative purposes only. Where there is not conformity to the statutory description of the districts, the latter is controlling.

HISTORIC PROPERTY

The Samuel Peck House is located at 295 County Line Road. Boundaries of this Historic Property are defined by the property lines of this address, and are reflected on the Town of Harwinton Assessor's map E8-02-180A.

National Register of Historic Places

In 1998, properties in the Harwinton Historic Districts were awarded placement on the National Register of Historic Places. Among the advantages are possible federal tax benefits for preservation and restoration and some protection against federally funded projects that might impact negatively on the property.

Any owner whose property is listed in the National Register of Historic Places is eligible to display a blue and gold aluminum plaque (see illustration below). The plaque is 7" X 4", has holes drilled for mounting, and depicts the Charter Oak. Orders may be sent to the office of the Connecticut Commission of Culture and Tourism, 59 South Prospect Street, Hartford, Connecticut, 06106.

The order must include the following:

1. The appropriate fee payable to: Treasurer, State of Connecticut
2. The property owner's name.
3. The address of the property listed.



Because of a growth pattern that has been steady but slow and relatively manageable, changes have come without great alteration to the fundamental environment of the town.

There are historic sites, an historic road and historic buildings representative of various architectural periods which have survived, so far, relatively unchanged. Harwinton is unique, and to paraphrase R. Manning Chipman in his 1858 *History of Harwinton*, the town looks forward with hope toward those who will be here in the future and looks backward with gratitude to those who were here in the past.

Harwinton's Historic Districts and Historic Properties

Establishment. The establishment of Historic Districts in Connecticut was authorized by the Connecticut General Statutes, Section 7-147a through 7-147k, inclusive, as enacted and amended from time to time.

The establishment of the Historic Districts in Harwinton was enacted by the Town of Harwinton Historic District Ordinance, enacted by votes of approval by the required number of property owners in each of the two districts and by the vote of the town. The ordinance established the districts as of April 17, 1990. On October 23, 2001, this ordinance was amended to include Historic Properties. Should there be any ambiguities, conflicts, or omissions in this handbook, the pertinent Town Ordinance and State Statutes prevail. Copies of the Town Ordinance may be obtained from the Town Clerk, and copies of the State Statute from the office of the Connecticut Commission of Culture and Tourism, 59 South Prospect Street, Hartford, Connecticut, 06106.

Boundaries. There are two separate Historic Districts in the township - the Catlin Corners District, the Center Corners District and one Historic Property, the Samuel Peck House.

CATLIN CORNERS DISTRICT

From Route 4, this district runs south on Locust Road, approximately 1/10 mile, and north on Harmony Hill Road approximately 4/10 mile. The southern boundaries are the southern property lines of 25 Locust Road and 141 Burlington Road. The northern boundaries are the northern property lines of 85 Harmony Hill Road and 90 Harmony Hill Road.

The District extends along Route 4 east and west approximately 2/10 mile. The eastern boundaries are the eastern property lines of 141 Burlington Road and 148 Burlington Road. The western boundaries are the western property lines of 1 Harmony Hill Road (at Further Lane) and of 125 Burlington Road.

The Harwinton Historic District and Historic Properties Commission

Authority. Historic District policies and regulations enumerated in State Statute and the Town Ordinance are administered by the Harwinton Historic District and Historic Properties Commission, in accordance with statutes and the ordinance.

Composition. The Commission is composed of eight residents of Harwinton, appointed by the town's Board of Selectmen; five regular members and three alternate members. All are electors holding no salaried town office. Regular members serve for terms of five years, and alternate members serve for three years, the terms arranged so that the term of one regular member and one alternate member expire each year. At least three regular members and one alternate member must reside within the Historic Districts. When possible, persons serving on the commission are chosen for their specialized training, professional experience, and/or general interest in preserving the character of Harwinton.

Meeting Schedule. Regular meetings are held at the Harwinton Town Hall on the third Tuesday of each month (except for legal holidays). Meetings are open to the public, and those interested in historic preservation and the historic districts are encouraged to attend.

Duties. Briefly, no building or structure within the Historic Districts or Historic Properties may be erected, altered, removed, or demolished until a Certificate of Appropriateness as to exterior architectural features has been granted by this Commission.

A Certificate of Appropriateness is necessary whether or not a building permit is required. "Exterior architectural features" is defined by Statute as "such portion of the exterior of a structure or building as is open to view from a public street, way, or place". It can be noted that, contrary to widely held misconceptions of historic district regulations, the color of paint used on the exterior of any building or structure is not controlled by a Historic District Commission. [Connecticut General Statute, Section 7-147d, subsection (c)].

Additionally, the Commission advises concerning historic properties, suggests pertinent legislation, initiates planning and zoning proposals, cooperates with other regulatory and civic groups interested in historic preservation, and comments on applications for zoning variations that may affect the Historic Districts. The Commission in Harwinton reports to, consults with, and seeks the assistance of the Commission on Culture and Tourism in Hartford.

Benefits. Among the benefits of Historic Districts is the assurance they provide to the town and residents of a stable environment. It is to this end that the Historic Districts and Properties were established and to this end that the Commission addresses its efforts.

Certificate of Appropriateness - Procedures

Requirements. A Certificate of Appropriateness is required for the restoration, relocation, erection, demolition or exterior alteration of any building or structure within the Historic District. A Certificate of Appropriateness shall be required whether or not a building permit is required. Connecticut State Statute defines a "building" as any combination of material forming a shelter for persons, animals, or property. "Structure" is defined as any combination of materials, other than a building affixed to, or resting on, the land including, but not limited to swimming pools, parking areas, driveways, road signs, fences, walls, sidewalks, and lampposts.

The style, material, size, and location of outdoor advertising, billboards, posters, as well as signs and fences within an Historic District shall be under the control of this Commission, and a Certificate of Appropriateness is required for industrial, commercial, business, home industry or occupational parking.

A Certificate of Appropriateness is not required for ordinary maintenance or repair which does not involve a change of design, form, size, or appearance.

Forms. Applications for a Certificate of Appropriateness may be obtained from the Town Clerk's office in the Town Office Building, Bentley Drive, Harwinton, Connecticut, 06791. The forms must be signed by the owner(s) or formally authorized agent, and should describe clearly the proposed work. A written description, site plan, photographs of building or structure involved, adjacent buildings, and project area are required. In the case of demolition, a plan depicting the site after the removal should be included. Completed forms may be submitted through the Town Clerk's office to the Harwinton Historic District and Historic Properties Commission, and shall be considered received as of the date of the Commission's next regularly scheduled meeting.

Pre-hearings held during a regular meeting provide applicants the opportunity to discuss contemplated work before the preparation of detailed plans and a formal application. Any architect, builder, owner or other person planning to work on a property in the Historic District is encouraged to meet with the Commission.

Procedures. Every application for a Certificate of Appropriateness is reviewed at a Public Hearing during the first regular meeting after receipt of the application following proper notification as required by law. Owners of properties within 100 feet of the subject property are notified by certified mail, and public notice of the hearing is given not more than fifteen days nor less than five days before the hearing date.

The Commission has up to 65 days from the date the formal application is received in which to render a decision, although in practice many are rendered at the time of the hearing. The Harwinton Historic District and Historic Properties Commission may approve, deny, or modify by imposing conditions of approval. Public notice of the decision is given, and written notice is sent to the applicant.

Consideration of Applications. In considering an application for a Certificate of Appropriateness, the Commission has no requirements as to specific architectural form or style. There is no mandate to favor the past over the present. Some change is inevitable and at times beneficial. The town, therefore, through the offices of the Historic District and its Commission is concerned only that all new structures or artifacts introduced into the districts and all changes to structures already existing be appropriate, be competently designed, and show respect for their immediate neighbors and for the districts as a whole.

Variations. Occasionally, the Commission may permit variation from established practice because of topographical conditions or unusual circumstances. Special stipulations and conditions intended to preserve the character of the historic district may be imposed, and the Historic District and Historic Properties Commission seeks to hold such variations to a minimum. No variations should be considered as having established a precedent.

Expiration of Certificate of Appropriateness. A Certificate of Appropriateness shall become null and void at a time specified by the Commission, but unless otherwise specified, the period shall not exceed one year.

Transfers. If the property is transferred prior to the commencement or completion of the proposed work, the new owner, upon request to the Historic District and Historic Properties Commission, shall be able to obtain a renewal of the Certificate of Appropriateness for the remainder of the original time period.

Criteria and Guidelines

In accordance with administrative regulations and procedures set forth by the town for the Harwinton Historic District and Historic Properties Commission, the Commission is to consider, but not be limited to, a building's historic values, architectural style, general design, texture and materials of the building and its features, the relationship of the building and its features to other structures in the immediate neighborhood and the importance of the building to the neighborhood. Additionally, the Commission is to employ as a guideline in the evaluation process the following source: Secretary of the Interior's Standards For Rehabilitating Historic Buildings, reprinted in Section V of the Handbook for Connecticut Historic District and Historic Properties Commissions (1988).

A copy may be requested from the State of Connecticut Commission of Culture and Tourism, One Constitution Plaza, Second Floor, Hartford, CT 06103.

The standards describe in detail suitable materials, design, and techniques. Photographs illustrate building form and scale as well as neighborhood and area spatial relationships. In addition, the bibliography provides a list of other sources.

Commission Review. Following are some actions by historic property owners which are reviewed by the Commission:

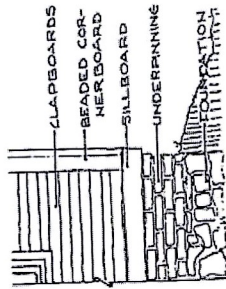
- Masonry replacement and repointing
- Extensive or total replacement of siding and roofing materials
- Visible temporary or permanent additions to the dwelling, outbuilding, or site. This includes signs, TV antennas, satellite dishes, solar panels, fences, pools, decks, outbuildings, and outdoor light fixtures.
- Construction, alteration or enlargement of driveways or parking areas
- Methods and reasons for total paint removal
- Partial or entire window, storm window, door, and storm door modification or replacement, except for exact replacement.
- The addition, removal, or replacement of window shutters.
- The addition, removal, or replacement of any architectural detail or ornament, as discussed in the Design Guidelines.
- Outdoor signs
- Fencing, swimming pools, walkways, driveways.
- Handicap Provisioning
- Demolitions
- Existing stone wall alterations

Design Guidelines. The following guidelines are used by the Commission in considering a Certificate of Appropriateness, and will be useful to anyone in Harwinton who is contemplating work which alters historic architectural features. The guidelines are divided into sections covering maintenance, repair, replacement and new construction. "Maintenance" and "Repairs" generally do not require a Certificate of Appropriateness, but are included to assist the homeowner in making decisions concerning options to be considered or avoided in the process of building or restoration. No intent is made to cover every situation or condition which may arise in the Historic Districts. Homeowners should refer to the following as reference material, and not as strict standards.

Exterior Walls and Siding

Maintenance

Exterior walls and siding provide the building with an overall texture. The choice of materials and their relationship to each other help in defining the historic character of the building.

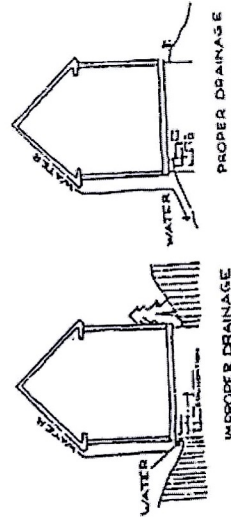


Basic Exterior Features

Wood clapboard is the most prevalent siding material within the Historic District. Other siding materials include wood shingle, vinyl and aluminum siding, and brick.

Masonry is a very durable material and with proper care can last indefinitely. The major cause of deterioration is inappropriate cleaning and waterproofing, which leads to water damage. Air pollution can also lead to masonry decay. Maintenance for masonry walls and foundations includes proper drainage systems and, when necessary, cleaning of the exterior surface.

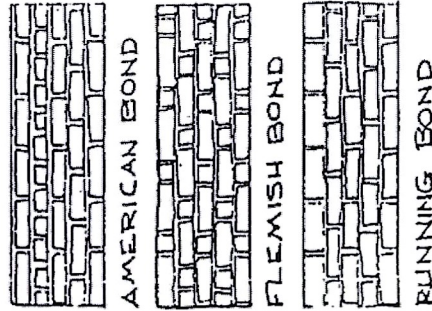
Wood Siding is also a very durable material when properly maintained. Routine painting and caulking are the best preservatives. Water, insects, fungi, and vegetation growing too close to its surface can all contribute to siding damage. Handcrafted detailing and finishing should be carefully preserved when maintenance and/or repairs take place.



Drainage

Repair-Masonry

Masonry repair normally consists of repointing and limited replacement. Both are technical procedures which will require research on the part of the homeowner. When repairing, try to match the original color, texture, size, and pattern of the existing mortar joints and masonry. Special care should be taken when repointing. Historic mortars are generally softer and use more lime than Portland Cement. The standard mortars of today can destroy historic masonry walls.



Basic Bonding Patterns

Repair-Wood

When wood decay is suspected, there are easy methods for detecting affected areas. Limited replacement or repair for decayed, warped, or missing siding pieces should be considered. Try to match patching materials with existing siding in size, shape, texture, pattern, and color.

Paint is used on both masonry and wood to provide protection, color, and articulation of details. When reapplication is needed, normally every five to eight years, cleaning, light scraping, and hand sanding is generally sufficient and recommended. In most instances, total paint removal is not recommended or necessary. There are several paint removal methods, some of which are satisfactory for historic surfaces. Among the most destructive methods is sand blasting. Although it is a quick and easy way to remove paint, it is highly inappropriate for the Historic District, and alternative methods should be used.

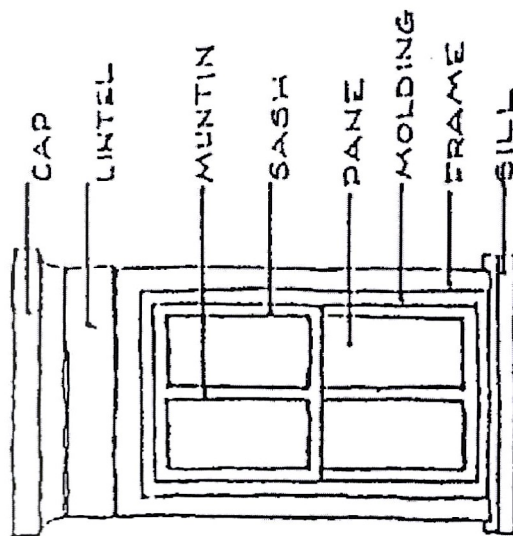
Windows

Maintenance

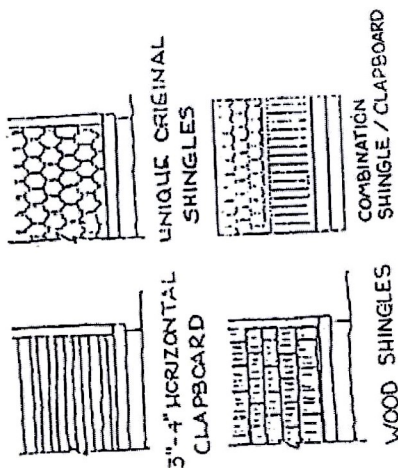
Window material, type, arrangement, details, ornamentation, and construction are an important part of the character and style of a building. Traditional window types in our districts include, but are not limited to the 12-over-12 double hung, the 6-over-6 double hung, 2-over-2 double hung, and 1-over-1 double hung. There are also more decorative styles. The window and all its parts should be considered together as a whole, and should be preserved as such.

Repair

A window can often be repaired by patching or replacing deteriorated parts. It is recommended that this alternative be studied and considered prior to replacement of the entire window.



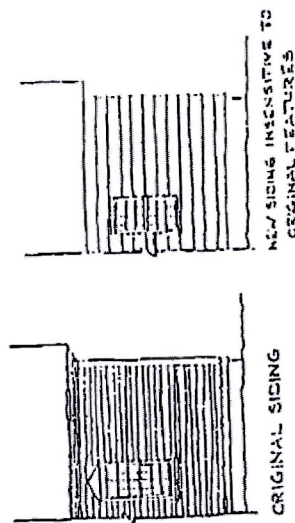
Basic Window Features



Original Siding Types Used

Replacement

In Harwinton, clapboards and weatherboards were the most common siding types in the 18th and 19th centuries. Synthetic siding is a 20th century invention, and does not enhance historic structures, as it cannot duplicate the texture, relief, and detail of wood.



Siding

Addition

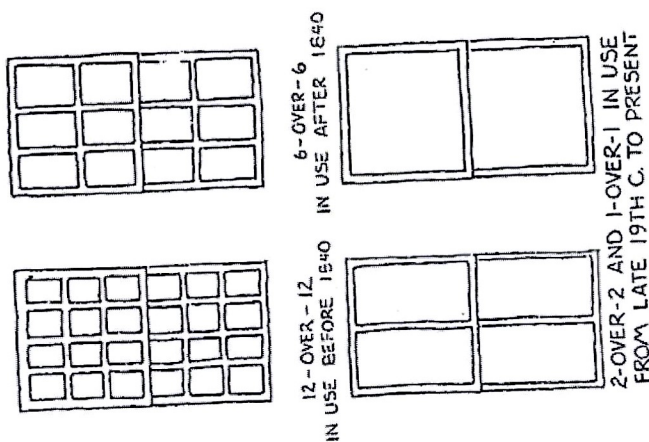
In some cases, vinyl or aluminum siding may be permitted, but is not recommended for historic buildings, and its advantages and disadvantages should be weighed carefully. When such material is installed, care should be taken to match width, spacing, and direction of original siding, and to replicate or preserve surrounding architectural features, such as window and door trim, corner or sill boards, cornices, brackets, and eave details.

Storm Windows

Storm windows and screens can be both appropriate and energy efficient for historic buildings. When combined with an original window, storm windows can provide better thermal efficiency than a modern double glazed replacement. When present, original storm windows should be retained. When choosing and installing new storm windows or screens, attempts should be made not to cover window details. Muntins and trim should line up with the original window.

Shutters

Window shutters were not used until the end of the 18th century, although at this time, many were added to older buildings. Their first function was to provide insulation and privacy, but have since been used merely as decorative features. If shutters are desired, they should be the traditional wood slat type capable of closing and covering the window completely, in line with their original historic function.



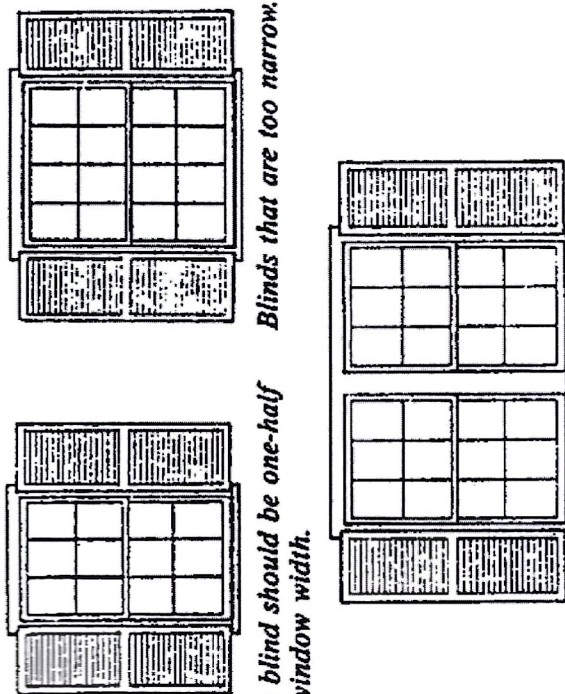
Basic Window Types

Replacement

When replacing an entire window, the original features should be duplicated. Most windows in the historic district are of wood construction, and it is recommended that replacements be of the same material. When this is not possible, a substitute material should match the color of other windows or surrounding elements.

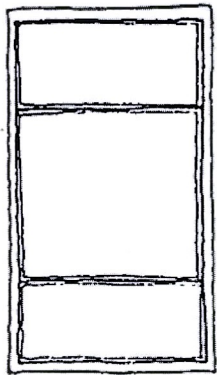
Addition

New windows can easily destroy a building's integrity. Attempts should be made to place new windows on non-character defining sides of the building, and attempt to conform to the building's overall style, proportion, scale, and material.

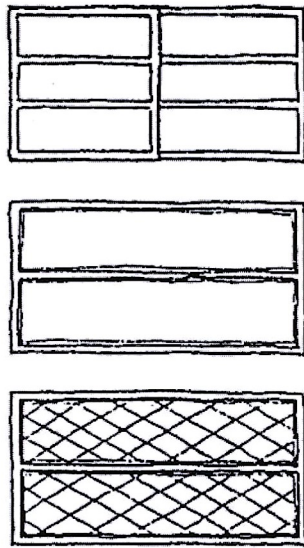


Each blind should be one-half the window width. Blinds that are too narrow.

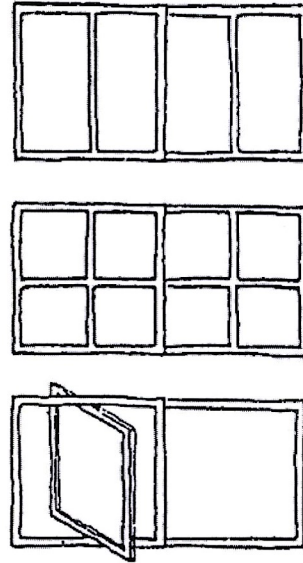
Improper use of blinds.



PICTURE WINDOW

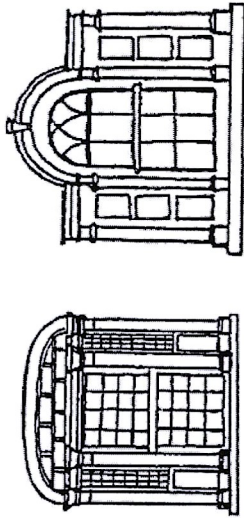


CASEMENT WINDOWS 3-OVER-3



AWNING 4-OVER-4 2-OVER-2

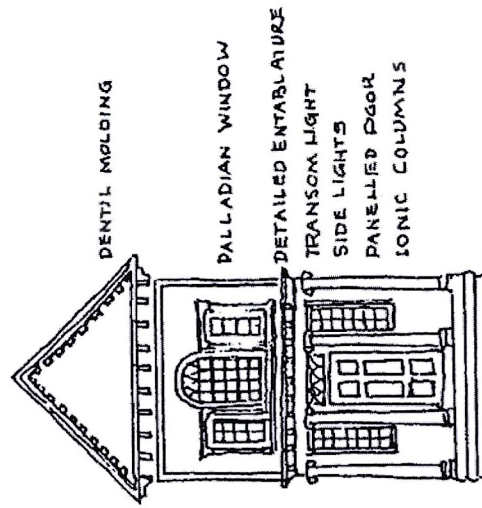
Inappropriate window types for older houses



Decorative Window Types

Entrances and Porches

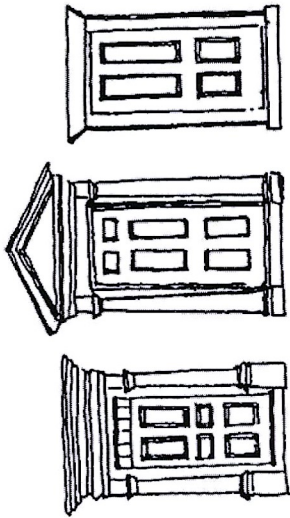
Entrances and porches can be the focal point of a building's facade. Along with their functional and decorative features, such as doors, steps, balustrades, pilasters, and entablatures, they can be extremely important in defining the over-all historic character of a structure. They can also be the most individually expressive part of a building, with many variations existing within each architectural style. Unfortunately, especially for porches, they are often the part of the house which undergoes the most change. This, in large part, is a result of faster deterioration due to greater exposure, stylistic trends, personal taste, or special needs of the occupants.



Basic Entrance Features

Repair

Most entrances and porches in older homes are constructed of wood, and are more easily prone to deterioration. Decorative woodwork often gives the structure its unique character. When repairing, try to match new parts with existing features as best and accurately as possible.

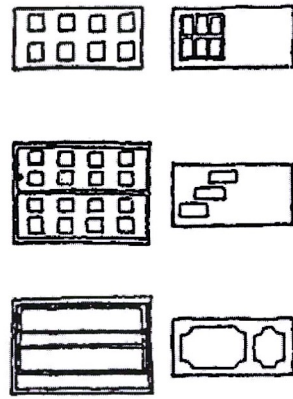


Original Entrances

Replacement

Replacement of doors and their features, such as transom, fan and side-lights, pilasters, caps, panels, and hardware, should try to conform to the original building style, facade proportion, and material. Some woodworkers also specialize in period reproductions. Avoid removing the original features on an entrance without replacing them with visually compatible elements.

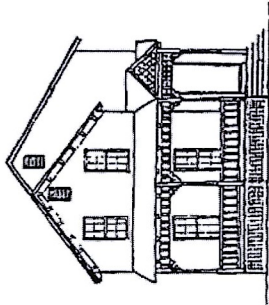
When replacing a porch, attempt to determine whether it is original or a later addition. If the porch is original to the house, it is an integral part of the total design, and should convey the same visual appearance. A new porch which resembles the old in material, arrangement, scale and proportion may often be appropriate and even help to restore the house's original character and integrity.



Inappropriate Entrance Doors for Older Houses

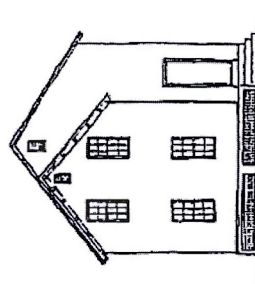
Addition

Generally, the addition of new entrances, decks, or porches should be confined to the sides or back of a building, not visible from the public way. Storm doors are often very prominent features which can detract from the original door. Avoid inappropriate detail, and try to choose a storm door which resembles the main door in proportion, color, and material.

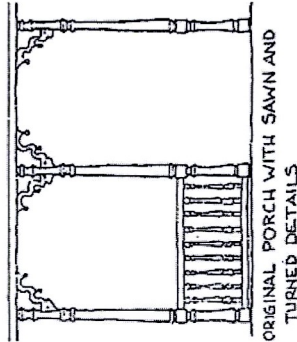


Original Porch

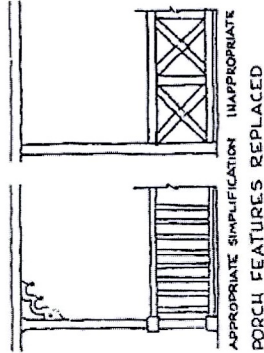
Enclosed Porch Changes Massing and Volume



Porch Removed
and Not Replaced

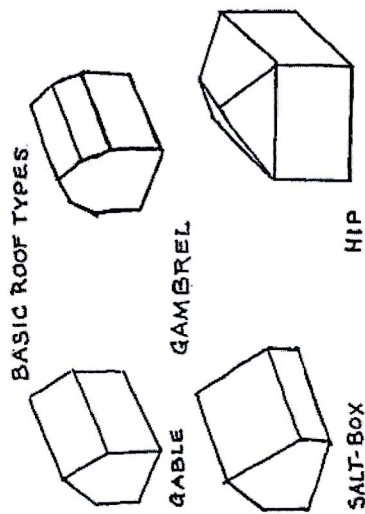


ORIGINAL PORCH WITH SAWN AND
TURNED DETAILS



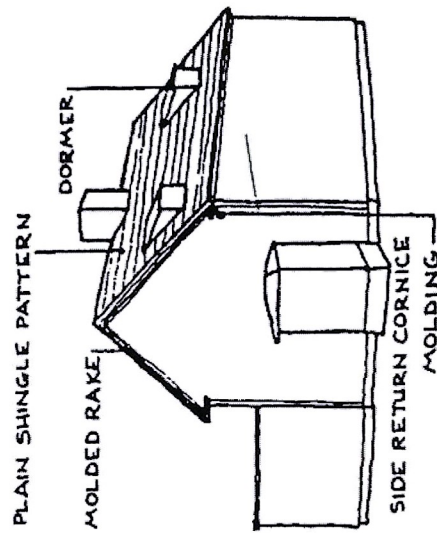
APPROPRIATE SIMPLIFICATION INAPPROPRIATE
PORCH FEATURES REPLACED

Roofs and Roofing



Maintenance

The roof's shape, particular features, material, and color all contribute in defining the building's external appearance and overall character. In Colonial times, the wood shingle was the predominant roofing material. Slate tiles and metal were also used in the 19th century, while in the 20th century, asphalt has become popular for roofing and replacement, and is now the most prevalent roofing material used.



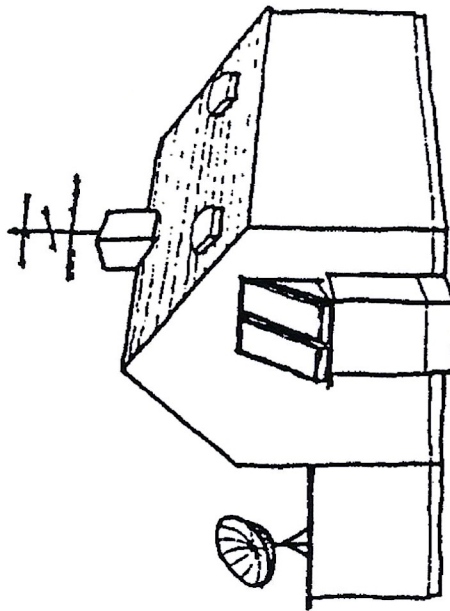
Basic Roof Features

Replacement

Replacement work should first consider the roof's original shapes, features, color, and materials. Any substitutions, such as new chimneys and dormers should be compatible with the original style and period of the building. Gutters and downspouts are often highly visible, and replacements should not detract from the building's composition or special detail. Avoid removing, without replacing, any character defining feature of a building which indicates the original style and period. Alternative materials, such as asphalt shingles, are usually appropriate, except when the roofing material is highly decorative.

Additions

Additions to roofs are generally discouraged. When adding new features such as skylights, dormers, satellite dishes, or solar collectors, consider placing them out of view from the public way, and avoid covering, removing or distracting from the character defining features of the building. See page 32 for further details on Solar Energy and Wind Power.

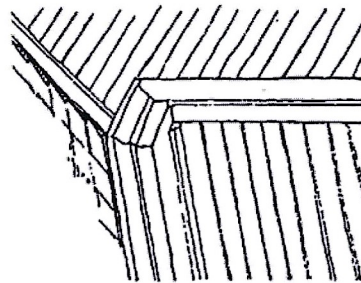


Inappropriate Placement of Roof Additions

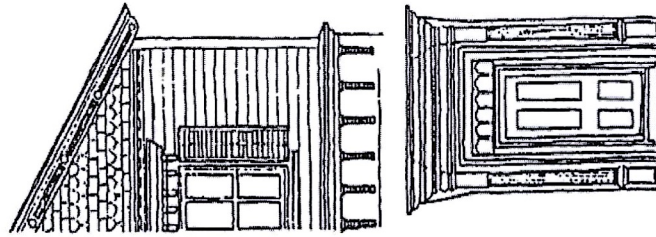
Architectural Ornament

Maintenance

The earliest Colonial houses had little elaborate ornamentation, although simple hand carved cornice moldings were applied. By the end of the 18th century, these moldings had become more prominent and refined. Later, by the end of the Civil War, and with the perfection of the band saw and turning techniques, many architectural styles became known for their prolific ornamentation. Details and trim, such as cornices, rakes, brackets, columns, beaded joints, corner boards, entablatures, and balustrades, give each building its own special character and charm. Original features, whether simple or elaborate, are integral to and consistent with the building as a whole, and should be maintained and retained as such.



Simple Molded 18th
Century Cornice



19th Century Ornamentation

Repair

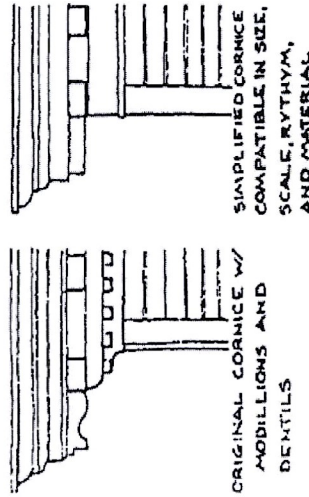
Since most details and decorative elements are commonly made from wood, their maintenance and repair is similar to any wood construction. Repair may consist of refastening, reinforcement, piecing-in, patching, or limited replacement.

Replacement

When it is necessary to replace a detail or decorative feature, closely examine the original, its parts, and how they are combined and constructed. If duplication of the original design is not possible, approximation or careful simplification, which conveys similar visual appearance, may be appropriate. Any replacement should be compatible in size, scale, rhythm, and material. Avoid removing original details or decorative features without replacing them.

Addition

In most cases, it is appropriate, and encouraged, to add missing historic details and decorative features. Any additions should be appropriate to the style and period of the building. Try to respect original ornamentation patterns, using pictorial and historical evidence, and avoid creating a "false" historical appearance. Additions should be compatible in size, scale, and material to the building.

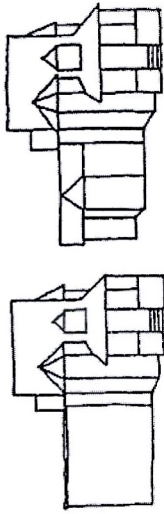


Cornices

New Additions

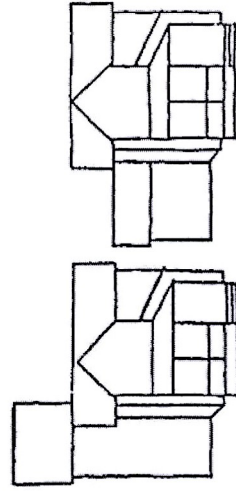
An attached exterior addition to an historic building expands its outer limits to create a new profile. Such expansion has the capability to radically change the historic appearance. New additions should be designed and constructed in a manner that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process.

Some houses in the Historic District have been added to, and many of these additions are sensitive to, and compatible with, the older structure. These may serve as models for future additions. The new addition should attempt to be compatible with the historic building in terms of mass, materials, proportion, location, scale, and relation of solids to voids.



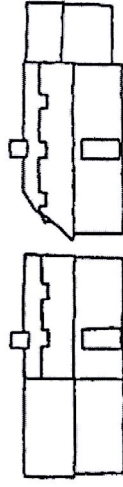
Mass

Avoid single massive forms which are not compatible with the original building's massing. Try to relate the addition to the type and variety of original forms and their composition.



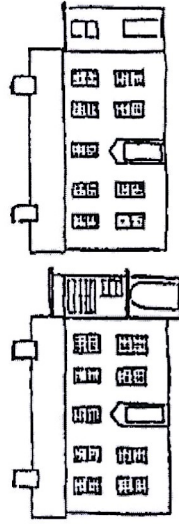
Scale

Out-of-scale additions can detract from the original building. Try to be sensitive to the original building size and proportion.



Location

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



Solid/Void Relationship - Rhythm

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

New Construction

The statutory mandate of an historic district does not require reproduction or replication of historic styles, or strict adherence to any architectural style, provided a proposed structure is visually compatible with the area. Historic districts and properties are not museums, but places where people live and work. Virtually all districts contain a blend of styles from previous decades and centuries, and this process can and should be tastefully continued to include styles from the present and into the next century.

Important considerations for totally new structures will include, but not be limited to:

- Qualities of the building form, including mass, scale and roofing.
- Qualities of the facade, including doors, windows, architectural style, details of embellishment, and roofing material.
- Relationship to immediate neighbors, including architectural compatibility and placement of buildings on the site
- Relationship to the district as a whole, including materials, texture, proportions (such as porches and eaves).
- Environmental factors, including paving, fences, lighting fixtures, signs, and relationship to open space.

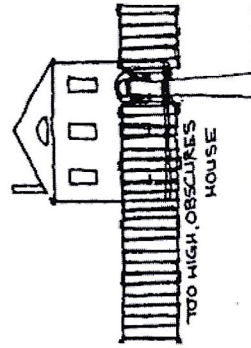
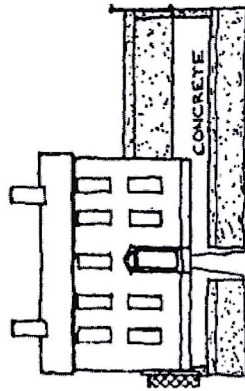
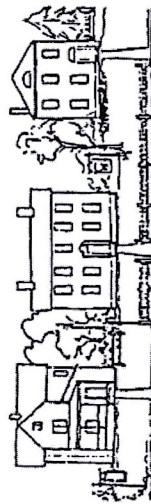
Outbuildings

Outbuildings include garages, tool sheds, greenhouses, and barns. Some of these are historically significant in their own right. Every attempt should be made to maintain and repair these historic outbuildings in keeping with previous sections of these guidelines. The complete deterioration, which can result in the loss of these structures, causes an even greater loss to the character of the historic district.

New construction, such as garages and tool sheds, should be compatible with the major building in material, scale, design, and location. If possible, try to locate these structures near the rear of the property, or where they are screened from public view.

Site

The relationship between an historic building or buildings and the site helps to define and often enhance the character of an historic property. The site's features, such as outbuildings, fences, signs, exterior lighting fixtures, walkways, driveways, and vegetation can all contribute to or detract from both the historic and contemporary building. Site features are an integral part of the streetscape.



Basic Site features

Fences

New fences should be compatible with the building's style and character. Simple wooden fences, picket fences, stone walls, stone posts with wooden fence rails, and livestock fencing are considered appropriate. Chain link and stockade fencing should be avoided.

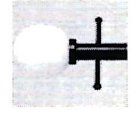
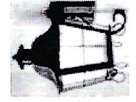
Stone Walls

Harwinton features some of the nicest stone walls in all of New England. The well maintained walls of native split boulders and quarried stone that run along the Center Corners District are as beautiful now as they were when they were constructed over 100 years ago. To preserve this wall and all walls within the town, Harwinton established an ordinance effective on March 11, 2006 that requires a special permit be granted from the Highway Supervisor, acting on behalf of the Board of Selectman, before any person may remove, dismantle, demolish, bury or relocate any stone wall or portion thereof. The Highway Supervisor can be contacted at the Town Offices on Bentley Drive.

Inappropriate Fencing For Older Houses

Lighting fixtures

Whether attached to a building or mounted on a post, lighting fixtures contribute importantly to the general character of an area, and therefore, are under the jurisdiction of the Commission. Many exterior lights available today are too small for the building they are intended to accompany. Examples shown are appropriate for structures dating in style from the 18th century to the present day.

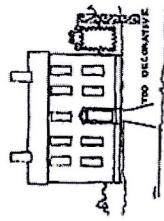
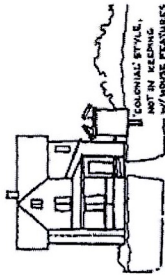


Driveways and Walkways

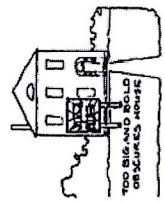
Large expanses of paved surfaces can visually detract from the historic house. When repaving, consider either material originally used, or something compatible in color and texture to the building site. Avoid large areas of blacktop. Alternatives such as crushed stone rolled into a bituminous binder provide an attractive, serviceable surface, and should be considered.

Permanent Signs

The erection of any permanent sign within an historic district requires a Certificate of Appropriateness. All signs must also comply with Harwinton zoning regulations, and necessary permits for them must be obtained from the Zoning Office in the Town Hall. Maximum allowable sizes for signs are two (2) square feet for residential zoned properties, and six (6) square feet for commercial zoned property. The commission, however, is not obligated to approve zoning code maximums and may be more restrictive. To be considered permanent, a sign need not be fixed to the ground or building. Any sign regularly displayed during business hours and removed at other times is considered to be permanent. All permanent signs should be constructed of wood, and finished on both sides. Lettering style should be traditional, and execution of lettering should be of professional quality. For detailed information, refer to the Harwinton Historic District Sign Policy. A copy is available from the office of the Town Clerk.



Inappropriate Signs



Number of signs. One (1) sign. A building housing more than one business may have only one sign (1) listing all businesses. The total sign area will be the same regardless of the number of businesses.

Removal. When a property is sold or there is a change of tenant, any non-conforming sign must be removed within sixty (60) days.

Temporary Signs

Real Estate. One real estate "For Sale" or "For Rent" sign is permitted per property, not to exceed four (4) square feet in size, and it shall be removed, together with its post or support, within two (2) days after the closing of the sale of the house or lot, or the signing of a lease.

Signs advertising non-profit local events may be displayed not more than ten (10) days before the event and must be removed within 48 hours after the event.

Contractors' signs. On property where construction, remodeling, or repairs are in progress, one temporary sign listing contractors, subcontractors and designers may be displayed for a limited period consistent with the nature of the work.

Paint Colors. Although the Commission may properly consider the texture and color of materials, Connecticut statutes give historic district commissions no jurisdiction over paint colors.

Landscaping. A few shrubs or trees may be introduced without the approval of the Commission. When plant materials are used to form a barrier, or when the grade is to be significantly changed, a Certificate of Appropriateness is required.

No need for a Certificate of Appropriateness. *A Certificate of Appropriateness is not needed to perform routine maintenance when there is no change in materials, design, or texture. The Commission is concerned only with changes "open to view from a public street, way, or place". All interior and many exterior changes to the rear of buildings are exempt.*

Even when it appears that no Certificate is likely to be required, owners contemplating changes or additions of any kind within the Historic District are asked to inform the Commission. This will help avoid unnecessary inquiries and possible misunderstandings.

Solar Energy

Solar energy systems are allowed provided all options are evaluated that ensure the system will be installed in such a way that it has minimum impact on the historic character and appearance of the district. There are many companies with numerous products that provide aesthetically pleasing systems in this evolving technology. A simple search of the internet will provide the latest in solar energy systems.

Wind Power

As of the publication of this booklet, Harwinton does not yet have a wind power ordinance. This commission reserves the right to adhere to or be stricter than any ordinance that might be enacted by the town. Considerations should be the size of the wind turbine and related tower. To be effective, the American Wind Energy Association recommends that the tower be 30 feet taller than any nearby structure and located not closer than 300 feet from any structures, trees or hills. It is recommended that the home owner's property be at least two acres in size. Noise from the system should not exceed 60db at any property line.

Handicap Provisioning

We recognize the need to create handicap access entrances ways for special needs people. We recommend that any access way adhere to the following recommendations:

- The maximum slope of a wheelchair ramp should be 1" of rise for each 12" of run.
- The maximum rise for any run is 30". The maximum run 30'.
- The minimum inside clear width of a ramp should be 36".
- Landings must be provided at the top and bottom of each run.
- The landing should be at least as wide as the ramp, and a minimum of 60" in length.
- Handrails must be provided on both sides of the ramp, between 30" and 38" above the ramp surface. These hand rails should be styled so that they closely match the architectural style of the dwelling.

Demolition

If a building is to be demolished, a certificate of Appropriateness / demolition is required. (**Do we even have one???**) Once issued, the commission reserves the right to determine that the building should be saved if possible and may contact the Connecticut Commission on Culture and Tourism for assistance in finding a purchaser who will retain or remove such building or who will present another reasonable alternative to demolition. No demolition shall occur for ninety days from issuance of the certificate. At the conclusion of such ninety-day period, the demolition permit shall become effective and the demolition may occur. If the Commission determines that the building is not worth saving then demolition may commence immediately.

Garage, Barn and Storage Tents

Garage tents, Barn tents and Storage Tents are not allowed in the Districts in a location that is visible from a public access way.

Blight

Homeowners share the responsibility of maintaining quality neighborhoods. Homeowners are required to maintain their properties. We highly recommend that no homeowner will allow the property to become or remain unsightly. This would include but not be limited to the following:

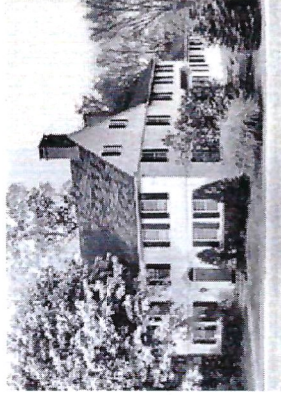
- Dilapidated, broken or leaning fences.
- One or more motor vehicles on the property that are not capable of normal operation, are not undergoing maintenance or restoration and are apparently abandoned residing in the same visible location for a minimum of one year.
- Construction materials where there is no apparent construction occurring for which the materials are required in a visible location.
- Exterior finishing of the dwelling has become dilapidated through the lack of maintenance.
- Unkempt landscaping that detracts from the appearance of the neighborhood for extended periods of time.

Enforcement and Appeals

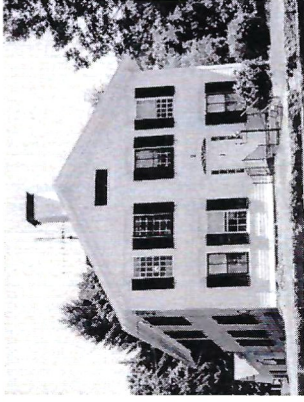
Appeals. Any persons aggrieved by a decision of the Commission may appeal to the Superior Court for the judicial district in which the municipality is located within fifteen days of receiving written notification of the decision. Notice of appeal must be given within twelve days by leaving a true and attested copy in the hands of or at the home of the chairman or clerk of the Commission.

Enforcement. While the Commission always tries to accommodate homeowners, by statute, the decisions of the Commission are, if necessary, to be enforced by the zoning enforcement officer, the building inspector, or other such person as may be designated by ordinance. Also, by statute, the owner or agent of property where a violation has been committed may be fined not less than \$10 nor more than \$100 for each day the violation continues. If the offense is willful, the offender may be fined not less than \$100 nor more than \$200 for each day the violation continues.

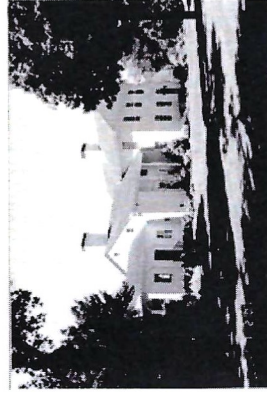
Houses and buildings in the Center Corners District Built Pre-1900



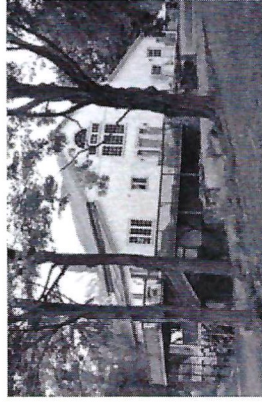
5 South Road
"The Messenger House"
Built 1783



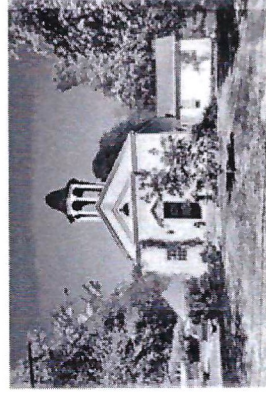
2 South Road
Built in late 1700's



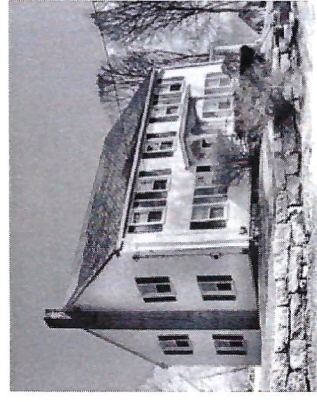
33 South Road
Built Approximately 1760



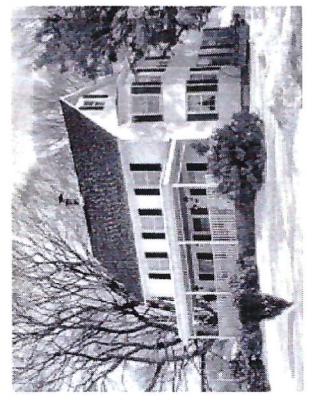
47 South Road
Once Barn as part of
33 South Road



50 South Road
"Center Academy"
Built in 1754

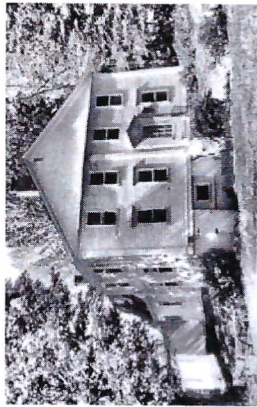


20 South Road
"The Parsonage"
Built in late 1700's

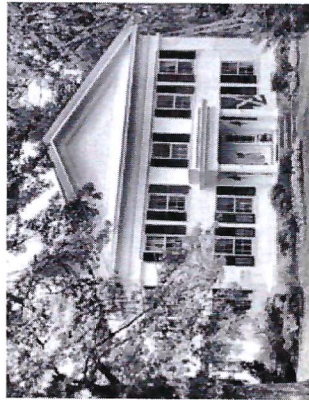


88 South Road
Built in 1799

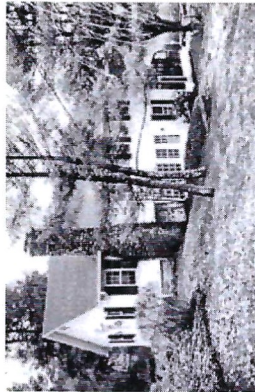
Houses and buildings in the Center Corners District Built Pre-1900 (continued)



10 North Road
Portion built in 1760



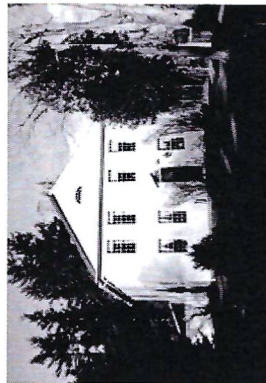
10 Litchfield Road
Built in 1838



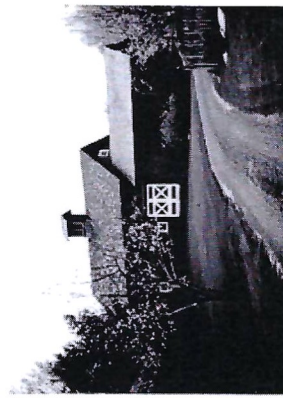
39 Litchfield Road
"The Creamery"
Built in 1890



77 Litchfield Road
Built in 1810



100 Litchfield Road
Built in 1812



Barn at 77 Litchfield Road

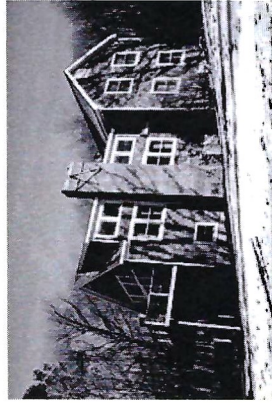


78 Litchfield Road
Built in mid 1800's

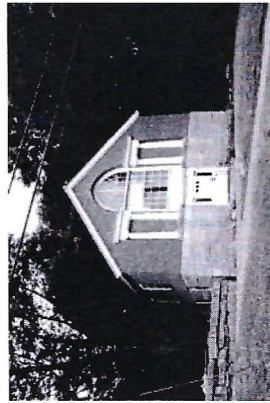


Barn at 78 Litchfield Road

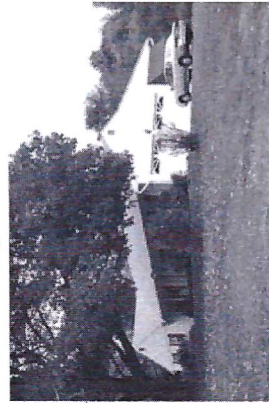
Houses and buildings in the Center Corners District Built Post-1900



34 Litchfield Road



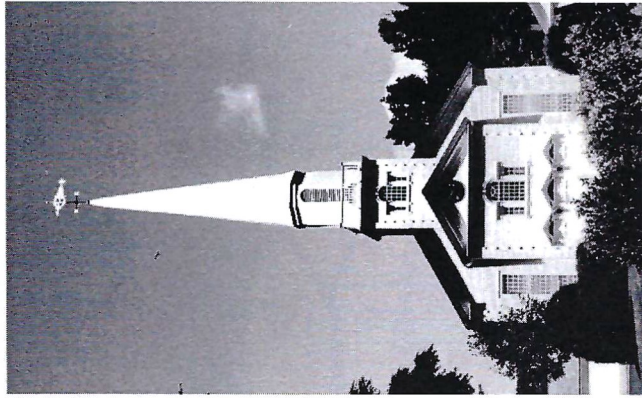
14 South Road
"Community Hall"
Originally built 1840 burned
Rebuilt on original foundation in 1915



6 Village Lane



32 South Road



Center Congregational Church
Original built 1808 burned.
Rebuilt in 1953

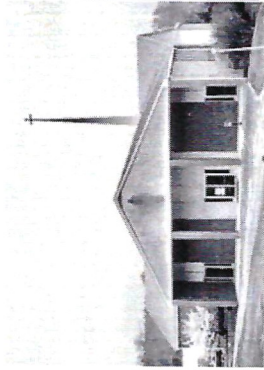


5 Village Lane

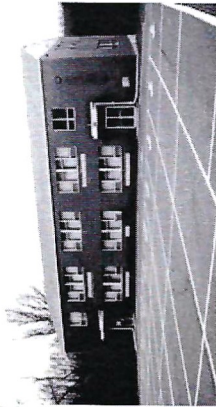


71 South Road

Houses and buildings in the Center Corners District Built Post-1900 (continued)



Immaculate Heart of Mary Church



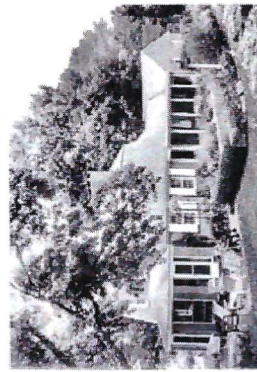
Brick Building at Catholic Church



Father Finn Parish Building

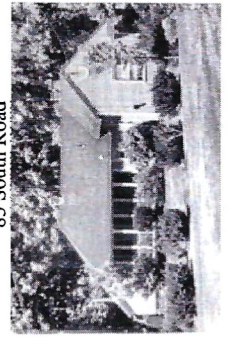


21 South Road

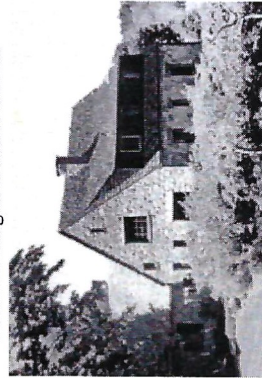


61 South Road

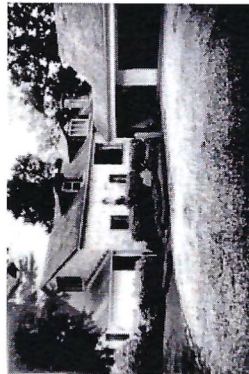
51 South Road



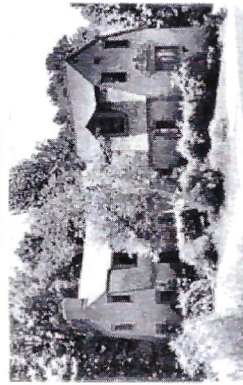
83 South Road



53 South Road



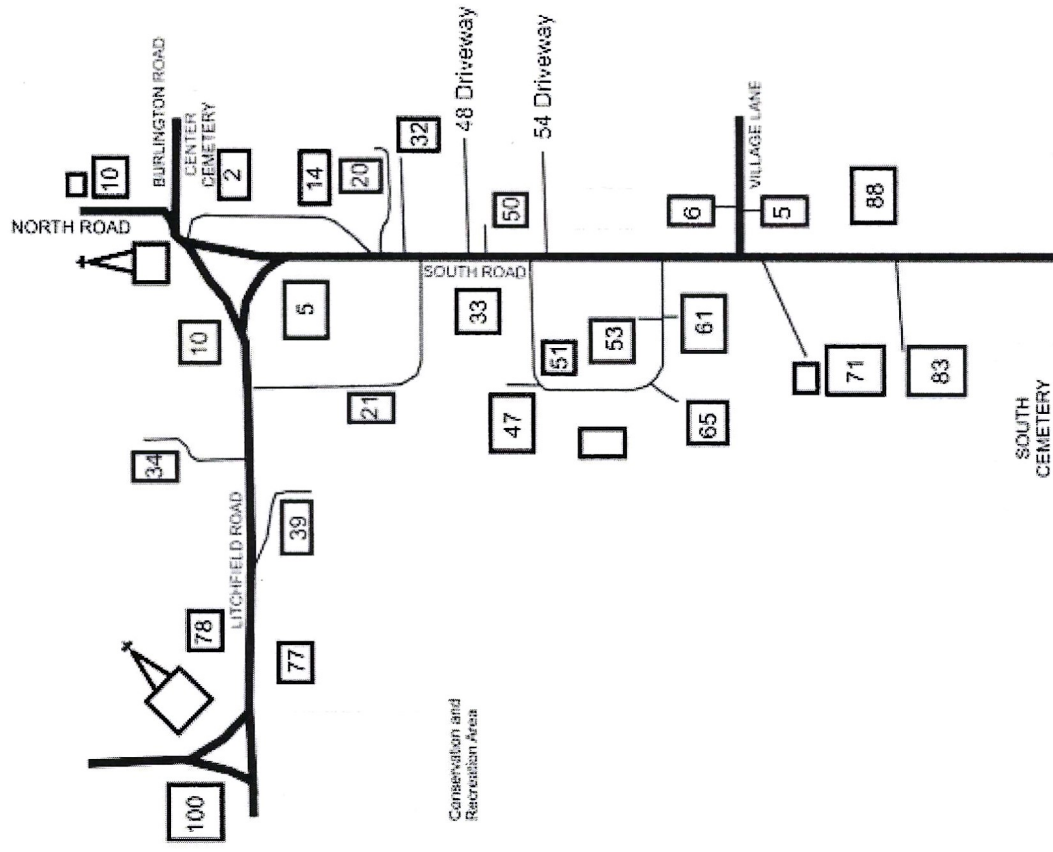
65 South Road



83 South Road

Map of the Center Corners District

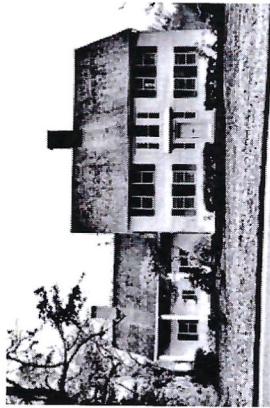
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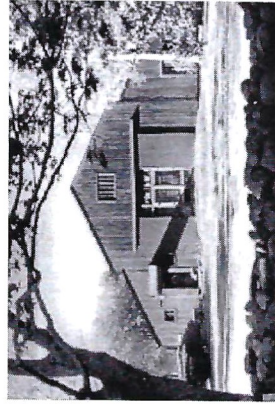
Houses and buildings in the Catlin Corners District Built Pre 1900



1 Harmony Hill Road
Built 1745



131 Burlington Road
Built 1799

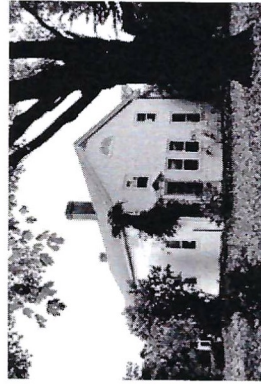


Barn at 1 Harmony Hill Road

125 Burlington Road
Once Barn at 131 Burlington Road



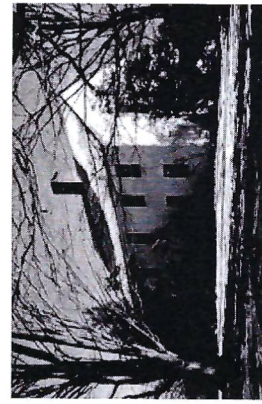
90 Harmony Hill Road
Built 1737



85 Harmony Hill Road
East Academy"
Built late 1700's

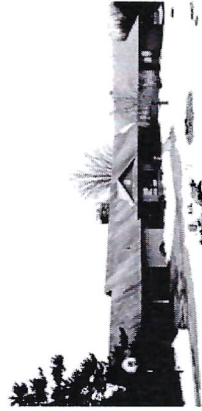


66 Harmony Hill Road
Built in 1830

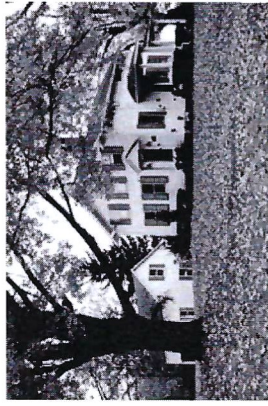


76 Harmony Hill Road
Built in 1770

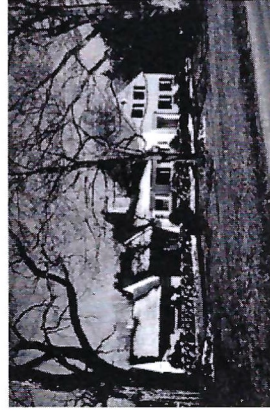
Houses and buildings in the Catlin Corners District Built Post 1900



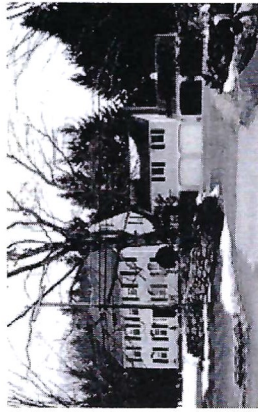
25 Locust Road



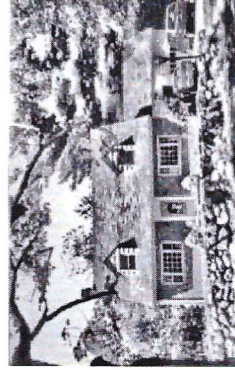
141 Burlington Road



17 Harmony Hill Road



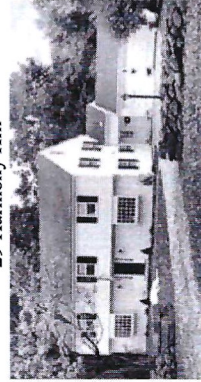
148 Burlington Road



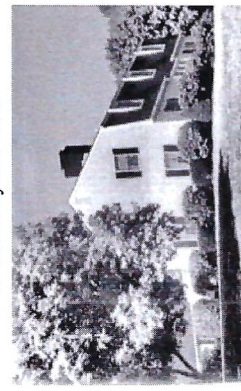
29 Harmony Hill



24 Harmony Hill Road



37 Harmony Hill

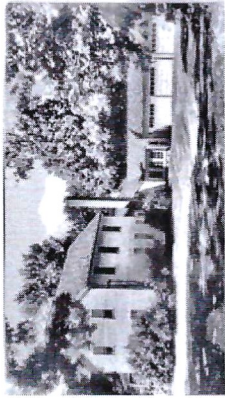


40 Harmony Hill Road

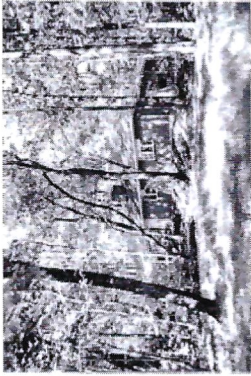


36 Harmony Hill Road

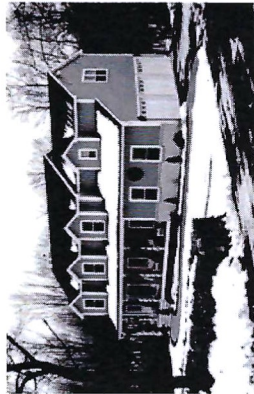
Houses and buildings in the Catlin Corners District Built Post 1900 (continued)



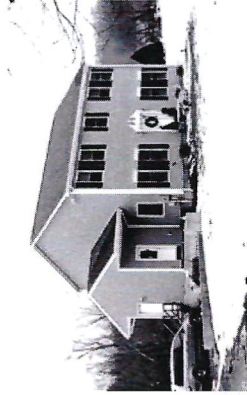
43 Harmony Hill Road



52 Harmony Hill Road



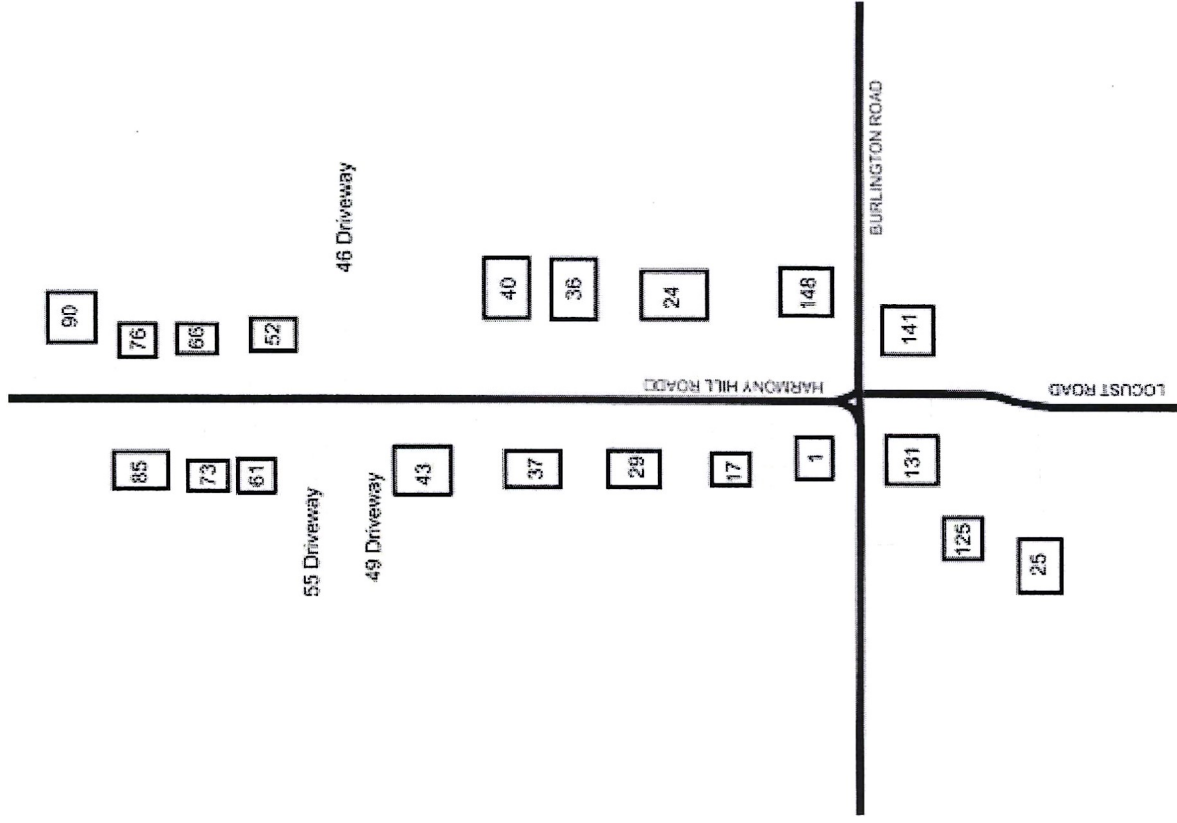
61 Harmony Hill Road



73 Harmony Hill Road

Map of the Catlin Corner's District

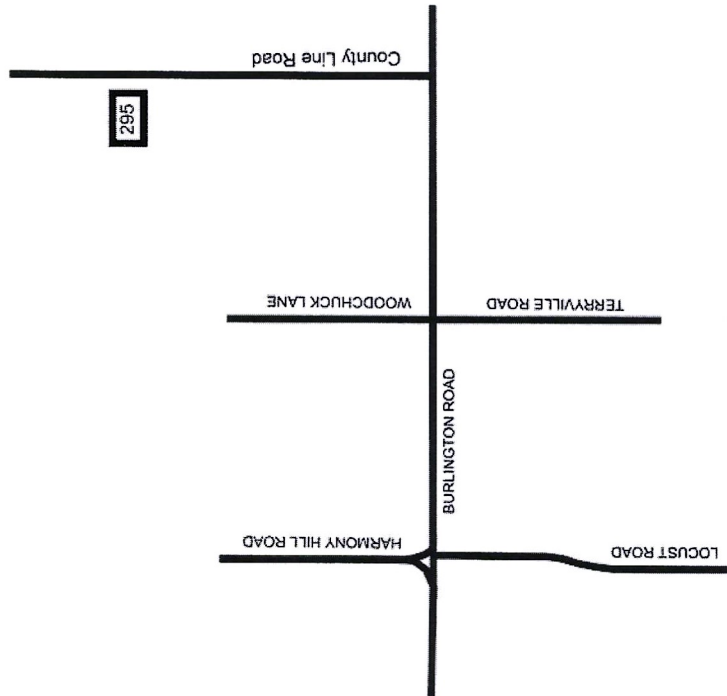
This map is provided for reference purposes only and was illustrated to no particular scale.



Historic Properties



295 County Line Road
Built 1754



Map to 295 County Line Road

This map is provided for reference purposes only and was illustrated to no particular scale.

CENTER CEMETERY

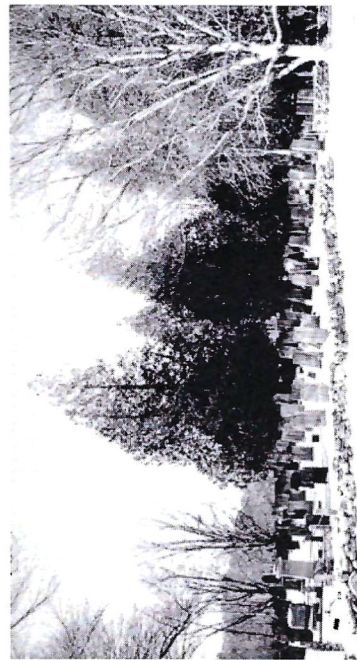
Center Cemetery, located in the Centers Corner District, is the oldest cemetery in Harwinton. It was deeded in 1741 and is the resting place of many of Harwinton's early settlers. This was in use up to the 1880's. Among the predominate names is Catlin with 23 internments.



SOUTH CEMETERY

South Cemetery, located in the Centers Corner District, is a one acre piece of land that was purchased in 1807 for use as a cemetery. This cemetery was in use up to approximately 1913.

Among the predominate names are Catlin with 50 internments and Barber with 34 internments.



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